



SNOWY MONARO
REGIONAL COUNCIL

ATTACHMENTS TO REPORTS

(Under Separate Cover)

Ordinary Council Meeting

17 March 2022

**ATTACHMENTS TO REPORTS
FOR
ORDINARY COUNCIL MEETING
THURSDAY 17 MARCH 2022**

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8 PLANNING AND DEVELOPMENT APPLICATION MATTERS

8.1 Development Application - 10.2020.90.2 - 4.55(1A) Modification - Relocating Toilet Amenities & Additional WC

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8.2 Development Application 10.2021.232.1 - Demolition of Dwelling and Construction of Boarding House with Six Units

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Enquiries Sarah Brown
1300 345 345
Our Ref 10.2020.90.2

CONDITIONS OF CONSENT

10.2020.90.2

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 – amended by 10.2020.90.2

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.

Plan No.	Plan Title.	Drawn By.	Dated.
A01	Stage 1 Site Plan	S. Wakeford	10/03/2020
A02	Stage 1 New Amenities Plan	S. Wakeford	10/03/2020
A03	Stage 1 Demolition Plan	S. Wakeford	10/03/2020
A01 (S2)	Stage 2 Site Plan	S. Wakeford	10/03/2020
A02 (S2)	Stage 2 Roof Stormwater Plan	S. Wakeford	10/03/2020
A03 (S2)	Stage 2 Stormwater Plan	S. Wakeford	10/03/2020
D01 (S2)	Stage2 Demolition Plan	S. Wakeford	10/03/2020
A01 (S3)	Stage 3 Site Plan	S. Wakeford	10/03/2020
A02 (S6)	Stage 3 Subfloor works	S. Wakeford	10/03/2020
A03 (S3)	Stage 3 Access Plan	S. Wakeford	10/03/2020
A04 (S4)	Stage 3 Door and Window Replacement plan	S. Wakeford	10/03/2020
A05 (S3)	Stage 3 Door and Window Schedule	S. Wakeford	10/03/2020
A06 (S3)	Stage3 Elevations	S. Wakeford	10/03/2020

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D01 (S3)	Stage3 Demolition Plan	S. Wakeford	10/03/2020
Added by 10.2020.90.2			
A01 (D)	Stage 1 Site Plan	S. Wakeford	09/12/2021
D01 (D)	Stage 1 New Amenities Plan	S. Wakeford	09/12/2021
A02 (D)	Stage 1 Demolition Plan	S. Wakeford	09/12/2021

Document Title.	Prepared By.	Dated.
Statement of Environmental Plan	Dong Huynh	Unknown
Added by 10.2020.90.2		
Statement of Environmental Plan	Dong Huynh	Unknown

In the event of any inconsistency between the approved plans and the supporting documentation, the plans will prevail.

Reason: It is in the public interest that work is carried out in accordance with the approved plans. Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, as amended.

ADM_02 Inconsistency between documents

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

ADM_03 Compliance with the Building Code of Australia and insurance requirements under the Home Building Act 1989

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 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

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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.

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

Reason: To ensure the development complies with the requirements of Clause 98 of the Environmental Planning and Assessment Regulations 2000, and Section 4.17(11) of the Environmental Planning and Assessment Act 1979, as amended

ADM_04 Development Stages

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

Stage 1A – Demolition of existing outhouse toilet and construction of new disabled access toilet amenities including slab and footings

New amenities

Disabled access path /ramp to amenities

Pump out and fill in existing tanks

Stage 1B – Demolition, remove storeroom extension from hall, and install external wall/cladding.

Demolish and remove stairs, landing and rails at pre-school

Stage 2 – Demolition of path on eastern side of hall.

New downpipes and storm water plumbing

Construct retaining wall – external pathway levels

Reinstate fence

Construct new concrete path to access hall and connect amenities

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- Stage 3 – Removal of wood fire heating within hall and Men’s shed, replacement with electric heating
- Subfloor works to masonry building – ventilation and drainage control under existing hardwood floor
- Access works – handrail and stair case removal and replacement
- External cladding repairs and replacement
- Install new smoke detectors and emergency lighting
- Fire safety works – fire extinguishers, fire blankets and replacement of stage curtain.

Reason: To allow for the orderly sequencing of the development

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.

Part B – Other Approvals

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.

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OA_04 Water supply, stormwater and sewerage works

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:

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

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

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Authority prior to the issue of the Construction Certificate.

Part D – Prior To the Commencement of Works

PCW_01 Prior to the commencement of works

No construction works approved by this consent are to commence unless the following have been satisfied:

- 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.
- D. 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

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.

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

Reason: To ensure the development complies with the requirements imposed under Clause 98 of the Environmental Planning and Assessment Regulations 2000, as amended, and Section 4.17(11) of the Environmental Planning and Assessment

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Act 1979, as amended.

PWC_14 Demolition Works

To ensure that demolition of structures is carried out in an environmentally acceptable and safe manner:

- All demolition work is to be carried out in accordance with Australian Standard AS2601 - The Demolition of Structures;
- It is the applicant's responsibility to notify Council of any existing damage to public areas in the vicinity of the development site through the submission of a dilapidation reports supported with suitable photographic records.
- This information shall be submitted to Council prior to commencement of work. Any damage other than that noted prior to commencement of the demolition shall be the responsibility of the owner of the property for repair or reinstatement;
- No demolition materials shall be burnt or buried on-site. The person responsible for the demolition works shall ensure that all vehicles leaving the site carrying demolition materials have their loads covered and do not track soil or waste materials onto the road.
- Any unforeseen hazardous and/or intractable wastes shall be disposed of in accordance with AS 2601. In the event that the demolition works may involve the obstruction of any road reserve/footpath or other Council owned land, a separate application shall be made to Council to enclose the public place with a hoarding or fence over the footpath or other Council owned land.
- The applicant is to provide a demolition Clearance certificate to Council at the completion of the works and a copy of the asbestos where the demolition involves the removal of more than 10 m2 of asbestos material.

Note: Construction Certificate is not required for demolition works, including demolition works involved with renovations.

PCW_15 Demolition Notification to Surrounding Residents

Demolition must not commence unless at least 2 days written notice has been given to adjoining residents of the date on which demolition works will commence.

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PCW_16 Termite Control

Prior to the commencement of works, the Applicant will submit to the satisfaction of the PCA (i.e. Council or Private Certifier) documentation confirming the building will be protected from termite attack in accordance with the provisions of Australian Standard AS 3660.1. The submitted documentation will include:

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

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.

Part E – During Construction

DC_01 Erosion and drainage management

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

The erosion and sediment control is to be wholly within the property unless otherwise negotiated with adjoining land owners

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

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required. Section 4.15(e) of the Environmental Planning and Assessment Act 1979.

DC_05 Use of Power Tools - Residential and Village Areas

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:

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

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

DC_06 Principal Certifying Authority

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.

DC_07 Inspections

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.

Reason: 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.

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DC_08 Items not to be placed on roadway

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.

DC_09 Site maintenance

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

Such measures will be in place throughout the construction process.

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.

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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. Section 4.15(e) of the Environmental Planning and Assessment Act 1979.

DC_23 Approved Plans on Site

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.

DC_24 Public Access and Site Security

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.

DC_11 Archaeology – Unexpected Finds

If any unexpected archaeological finds (relics/foundations associated with early European occupation) or Aboriginal relics are encountered during excavation, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval shall be completed if required to disturb relics, based on the nature of the discovery.

DC_12 Tree protection

All required tree protection measures are to be maintained in good condition for

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the duration of the construction period in accordance with AS 4970-2009 and the project arborist's certification. Existing soil grades must be maintained within the fenced Tree Protection Zones, and all machinery, builders refuse, spoil and/or materials must remain outside of the fenced Tree Protection Zones.

Council can require the project arborist to inspect, monitor and treat trees being retained at phases of the project. All monitoring must be recorded and provided to the Principal Certifying.

DC_13 Root pruning

Tree roots greater than 300mm diameter must remain intact unless otherwise approved. Tree roots less than 300mm diameter required to be severed for the purposes of this consent must be cut cleanly by hand, by a qualified and experienced Arborist or Horticulturalist with minimum qualifications of Horticultural Certificate or Tree surgery Certificate (Australian Qualification Framework Level 3). All pruning must be undertaken in accordance with AS 4374-2007.

DC_16 Cut and fill

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

- 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.
- B. 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_25 Excavation

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

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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 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_27 Revegetation Works

At the completion of site works the following landscaping works are to be carried out:

- a) all disturbed areas are to be weed free hay mulched.
- b) topsoil is spread over all disturbed areas with priority given to cut and fill batters;
- c) All disturbed areas are re-vegetated using drylands grass mix with a complete fertiliser;

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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.

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.

PART H – ONGOING USE AND OPERATION

OU_01 Occupation Certificate to be submitted

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

Reason: 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_05 Waste management

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.

Reason: To sure the site is kept in a safe and health condition and all materials are contained within the site.

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OU_28 External Finishes

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

OU_37 Storm Water Drainage Connection Point

All storm water discharging from roof or hardstand surfaces shall be connected to (a) the kerb and gutter in the street or (b) the storm water drainage pit with Council road reserve or appropriate easement or (c) an onsite stormwater disposal pit within the subject lot.

The storm water drainage pipe shall be a minimum 100mm in diameter, rubber ring jointed, class SN8 and installed in conformity with Council's Development Design and Construction Specifications and to the satisfaction of Council.

A pipe/kerb adaptor to match the kerb profile shall be inserted into the kerb. The kerb must be saw cut to the invert level and the adaptor grouted in place. A minimum depth of 50mm bedding shall be placed under the pipe in the road verge/footpath area. All affected areas shall be reinstated and revegetated with suitable erosion and sediment control.

The storm water drainage pipe shall be inspected by Council's Development Engineer or his delegate prior to backfill. Arrangements for inspections can be made by telephoning 1300 345 345 during office hours.

Note: Works in the road reserve must not commence until a Section 138 (Roads Act 1993) Consent Notice has been approved and issued by Council.

OU_02 External lighting

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.

OU_09 Tree preservation

A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree to which any such development control plan applies, unless conferred by

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a development consent or a permit granted by Council.

OU_17 Roof Water

The developer shall ensure that all stormwater is directed from the roof to rainwater storage tanks.

OU_19 Rainwater Tanks

1. All fixtures connected to the supply system are marked 'RAINWATER'.
2. Rainwater tanks are de-sludged every three years.
3. For Non-Charged Systems rainwater tanks are to be fitted with a first flush device and filter sock to prevent potential contaminants from entering the tank.
4. For Charged Systems the charged line must have a flush out drain point.
5. Rainwater tanks are fitted with the following:
 - a) Impervious covers and all access points, except for inlet and overflow, are fitted with close fitting lids.
 - b) The inlet and overflow shall incorporate a mesh covering and/or strainer.
6. The tank is enclosed, and inlets screened, to prevent the entry of foreign matter and to prevent mosquito breeding.
7. The roof catchment area is to be kept clear of overhanging vegetation.
8. Pumps are to be covered or screened to avoid noise nuisances to neighbouring properties.
9. All storm water that is not collected by the tank is to be directed away from tank foundations, buildings or other structures onto gardens or into rubble pits or directly to the road drainage system such that it does not cause nuisance to neighbouring properties.
10. Tank overflow is to be connected to a retention/infiltration device, swale, appropriate landscaping or directly to the road drainage system such that it does not cause nuisance to neighbouring properties.

Stage 1 overview- Details in following Drawings

- Stage 1 works to include the following.
- Demolition of areas shown on Sheet D01
 - Installation of new "MODJUS BURTON CUSTOM 3" amenities block including slab and footings.
 - Installation of required plumbing and sewer works to service new amenities block.
 - Temporary connection of new amenities block stormwater to existing stormwater system.
 - Make good affected ground surface and provide new link path to enable safe compliant access to new amenities block.
 - Construct new concrete path to ensure compliant and safe access to hall buildings and connect amenities link slab.

GENERAL NOTES:
 PROTECT EXISTING SERVICES FROM DAMAGE DURING DEMOLITION PROCEDURES. EXISTING ASPHALT AND CONCRETE SURFACES TO BE MADE GOOD UPON COMPLETION.

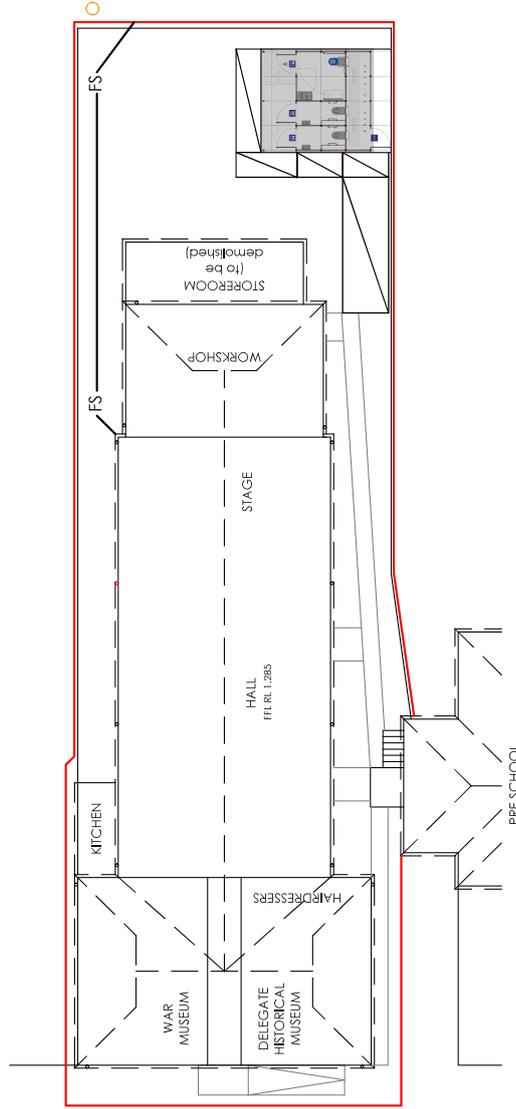
SEDIMENT CONTROL:
 PROVIDE IMPERVIOUS STOCKPILE COVERS OVER RUBBLE MOUNDS.
 PROVIDE FILTER SOCK SEDIMENT TRAP DOWN-SLOPE OF SOIL STOCKPILES.

PROVIDE FILTER FENCE WITH CLEAN AGGREGATE ANCHORING BOTTOM 300mm.

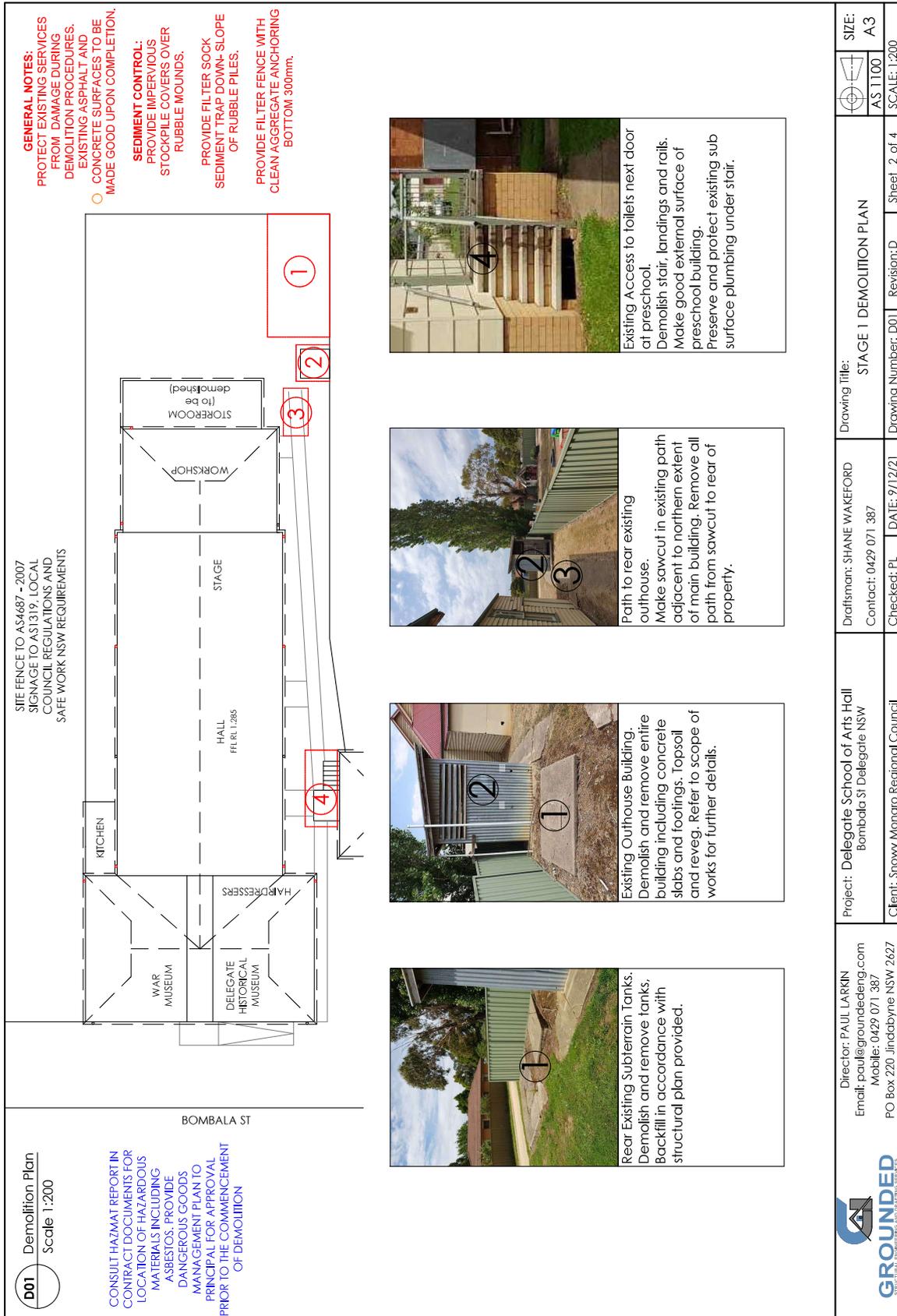
— FS — SITE FENCE
 — FS — FILTER SOCK

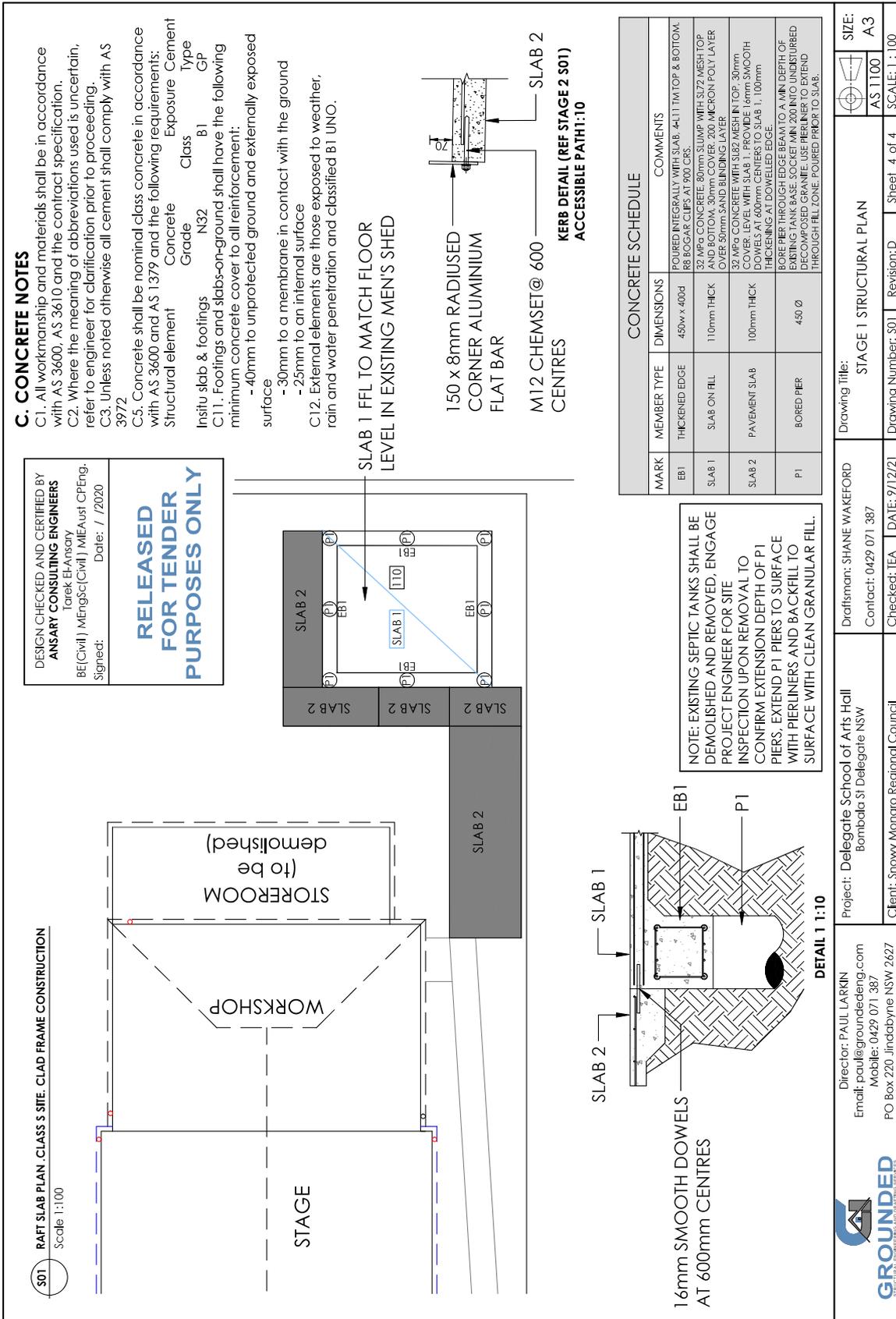
100mm TOPSOIL DRESSING
 LOCAL GRASS SEED, STRAW MULCH & FINE JUTE MATT TO REVEGETATION AREAS AROUND BUILDING

SITE FENCE TO AS4487 - 2007
 SIGNAGE TO AS1319, LOCAL COUNCIL REGULATIONS AND SAFE WORK NSW REQUIREMENTS



Director: PAUL LARKIN Email: paul@groundedeng.com Mobile: 0429 071 387		Project: Delegate School of Arts Hall Bombala St Delegate NSW		Draftsman: SHANE WAKEFORD Contact: 0429 071 387		Drawing Title: STAGE 1 SITE PLAN		SIZE: A3 AS 1100	
PO Box 220 Jindabyne NSW 2627		Client: Snowy Monaro Regional Council		Checked: PL		DATE: 9/12/21		Drawing Number: A01 Revision: D	
								Sheet 1 of 4 SCALE: 1:200	







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: Dong Huynh
Company (if applicable): Snowy Monaro Regional Council

2 Proposal

Describe Proposal: <small>(Shop, Office, Hardware/Landscape, Food & Drink Premises, Industrial Activity etc.)</small>	Staged demolition and construction (see attached) Stage 1A - demolition of existing toilet and construction new toilet			
Machinery involved in activity:	Mini excavator			
Type of items sold from site directly to public:	NA			
Proposed seating:	NA			
Describe any signage/advertisement proposed:	NA			
Opening hours:	Monday - Friday		Saturday - Sunday	
	7 am	5 pm	8 am	12 pm
Proposed parking arrangements:	On site and street			
Type and extent of landscaping proposed:	NA			
If New Building Proposed				
Number of buildings proposed:	1			
Area of proposed building (m ²):	45m2			
Proposed number of rooms:	1			
Proposed number of storeys:	1			

Statement of Environmental Effects

Proposed materials:	External wall finishes	
	Roof finishes	
	Internal driveways/parking	
	Fences/privacy screens	
	Other	

3 Site & Surrounding Area

3.1 Site Analysis

Property Address:	Bombala Street, Delegate
Lot/DP/SP:	DP758346
Site area (m ² /ha)	
Existing vegetation cover	Grass
Existing structures	Community Hall and Amenities
Existing access arrangements	Existing driveway
Describe how water is supplied to the site	Town water
Describe how effluent is currently managed	NA
Describe how stormwater is currently managed	NA
Describe how electricity and/or gas is supplied to the site	NA

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:	Residential
Outline the distances to neighbouring dwellings/structures	1m mini.
Describe any Heritage items within the surrounding area	Heritage items next door
Describe the existing streetscape (ie landscaping, fences and building facades)	Planning portal - Australia Post next door
If applicable outline the predominant Heritage style within any conservation areas.	No affect - new structure in rear yard not visible from street

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: 4
	Customers/Visitors: 4
Describe how the development will gain legal vehicular access	existing driveway on site
Describe the number and size of deliveries expected per day	Ute and/ trailer
Describe how water will be supplied to the development	on site town water connection
Describe how effluent associated with the development will be managed	Council sewer
Describe how stormwater associated with the development will be managed	existing stormwater system
Describe how electricity and/or gas will be supplied to the development	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)	NA
If applicable describe how items for sale will be displayed to public areas	NA
Describe proposed measures to ensure any signage will not result in safety issues for public roads (light glare, traffic distraction etc)	NA
Describe any proposed measures to minimise any impacts on footpaths (ie outdoor dining, signage, goods displayed etc)	NA
Describe any proposed measures to minimise any emissions (gases, odours, noise etc) associated with the development	NA
Describe how the proposed development will address the existing streetscape (ie front fences, landscaping, building facade etc)	NA - in rear yard not visible from street
If applicable describe how development will complement the existing Heritage items or conservation area	NA - in rear yard not visible from street

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)	NA
Outline proposed measures to minimise any potential contamination (ie storage of chemicals, bunded areas etc)	NA
If applicable outline the levels of excavation/fill associated with the development	NA
If applicable/appropriate describe how the development will manage flood waters (levy banks, construction etc)	NA
If applicable/appropriate describe how the development will manage bushfire events (asset protection zones, construction etc)	NA

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)								
Outline the expected duration of construction	Total Days: 8 - 10 wks							
	Hours:							
	<table border="1"> <thead> <tr> <th colspan="2">Monday - Friday</th> <th colspan="2">Saturday - Sunday</th> </tr> </thead> <tbody> <tr> <td>7 am</td> <td>5 pm</td> <td>7 am</td> <td>12 pm</td> </tr> </tbody> </table>	Monday - Friday		Saturday - Sunday		7 am	5 pm	7 am
Monday - Friday		Saturday - Sunday						
7 am	5 pm	7 am	12 pm					
Outline how the site will be secured during the construction process	site fence							
Outline any proposed demolition as part of the development (including the removal of any asbestos materials)								
Outline how building materials will be stored on the site during construction (ie storage sheds/containers etc)	in fenced area							
Describe how waste generated during construction will be managed	<p>Waste Management Plan</p> <p>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</p>							

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
Construction waste	113m2	skip bins	Council tip	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.

MODUS PROPOSAL MA5552-B



DAVONE CONSTRUCTIONS

Delegate School of Arts Hall

BURTON-3 CUSTOM TOILET BUILDING

CONTENTS

3	THE MODUS DIFFERENCE How we make it easy
4	INTRODUCTION Letter of introduction
5	FLOOR PLAN Plan view of building
6	SPECIFICATION Detailed specification of building elements
7	FIXTURES Internal fixtures schedule and specification
8	Colour + Material Options Standard materials and colours
9	SCOPE Project scope and responsibilities
10	INVESTMENT VALUE Clear pricing breakdown
11	OPTIONAL EXTRAS Additional optional fixtures
12	PROJECTS Small selection of previous project images
13	TERMS + CONDITIONS Our terms and conditions of trade
16	ACCEPTANCE Order Confirmation to proceed

THE MODUS DIFFERENCE

We make it easy for you to deliver great looking and functional public toilet buildings. Partnering with Modus ensures a hassle-free project from forward planning to cutting the ribbon.

Here's how we do it:



EXPERT ADVICE WHENEVER YOU NEED IT

It's not always easy to know what you need from your toilet building.

From the number of cubicles required, to best floorplan layout and building style for the open space, or even just what will fit your budget – there's plenty of things to consider. Our project consultants are there to help when you're planning your toilet building project.

When it comes to construction, we also have experts on hand to provide technical support and documentation to make this easy too.



PRE-FAB MODULAR FOR FASTEST INSTALL

We do the hard work off-site so your toilet project happens faster, better and at a lower cost.

With our unique pre-fabricated modular design, your building comes delivered in flat-pack panels, which are pre-clad both sides and doors pre-hung. This means construction is fast, accurate and no specialist installation team is required – you can engage a local carpenter to put it up.

Be wary of other systems sold as 'pre-fabricated kit-form' that arrive on site more or less as a bundle of individual materials.



PRE-DESIGNED, ENGINEERED AND COMPLIANT

No need for an endless number of external consultants to design, engineer and ensure compliance of your toilet building.

Our buildings come in a wide range of pre-designed, engineered and access compliant floorplans, available in a range of attractive styles to suit any location.

We can also customise our buildings with different colours, finishes and design enhancements so you can customise it to match the aesthetic of your open space.

INTRODUCTION

Date: 25/08/2021

Attn: Ronny Gammone
Davone Constructions

Dear Ronny,

Thank you for your valued enquiry regarding our toilet and amenity solutions. Please see the below proposal for your consideration. We trust it meets with your satisfaction.

BURTON-3 CUSTOM TOILET BUILDING

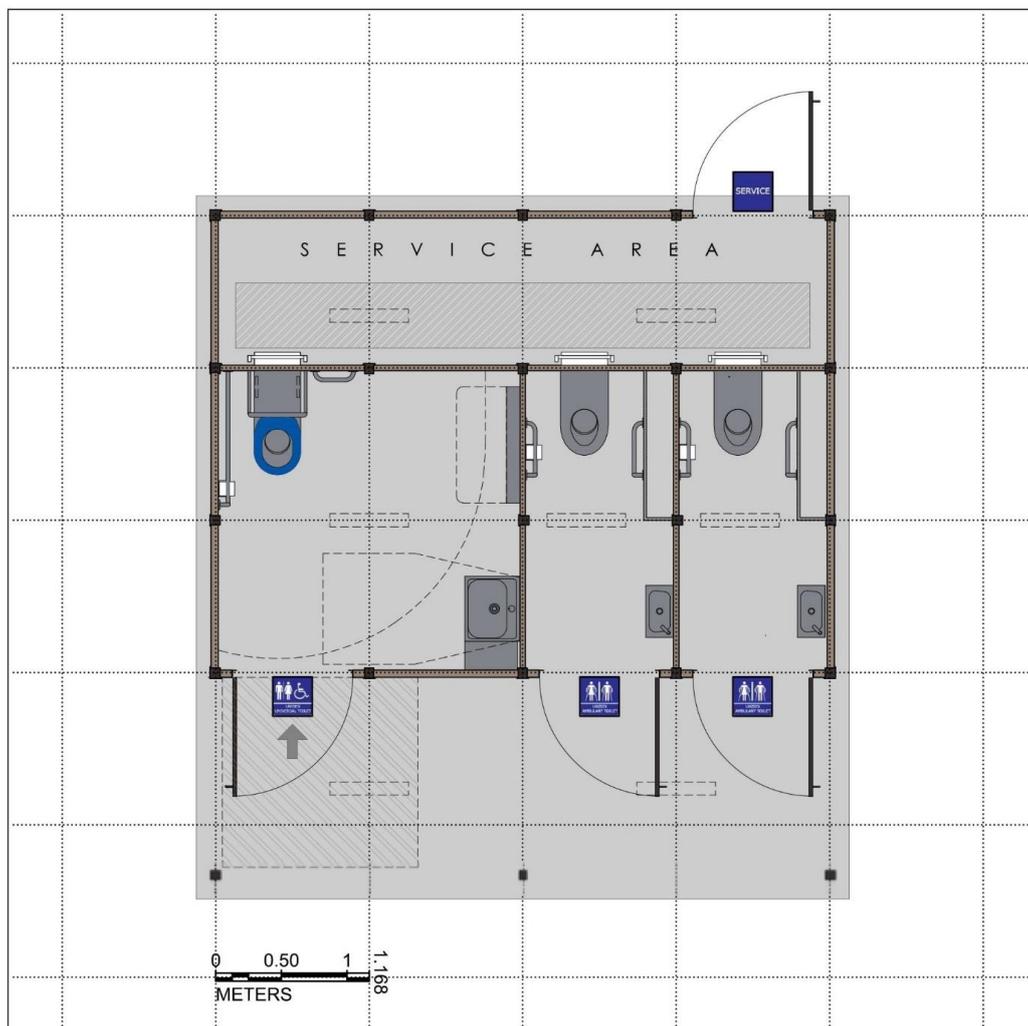
The Burton Toilet Building delivers classic form with a traditional style gable roof and trimming, designed to integrate seamlessly with any environment, whilst beautifying its surroundings.



Note 3D renders/photos may not reflect the exact building in this proposal, we can provide an accurate render upon confirmed order.

FLOOR PLAN

BURTON-3 CUSTOM TOILET BUILDING



Floor plan above may not contain all fixtures and modifications included in this proposal. For accuracy, refer to the Building Fixtures section. An accurate floor plan can be provided upon confirmed order.

SPECIFICATION

BURTON-3 CUSTOM TOILET BUILDING

ELEMENT	DETAILS
Wall Framing	Proprietary panel system, fully welded steel hot dip galvanized after fabrication
Proprietary Wall Panel System	Pre-clad panels (inside and out) Nutserts fitted to panel sides for bolt together construction on site
External Wall Cladding	Colorbond® Custom Orb sheeting Above Door: Powder coated aluminium battens
Internal Wall Cladding	Mini-orb sheeting in Zinalume finish
Roof	Custom Orb Sheeting with portion light sheet over each cubicle
Door	Solid Core with Colorbond metal skin
Door Hardware	Heavy duty marine grade stainless steel hinges, indicator bolts, door closers (dead locks additional), internal and external pull handles
Door Signage	Tactile Braille blue/white (compliant with AS 1428.1)
Fasteners	Class 3 in painted finish to match building colours
Structural Fixings	Stainless Steel
Structural Engineering Rating	As specified by client
Exposed Steel	Galvanised and powdercoated finish

BUILDING FIXTURES

BURTON-3 CUSTOM TOILET BUILDING

ITEM	QUANTITY
Stainless Steel Toilet Pan, Concealed Plastic Cistern, Backrest & Seat	3
Large Stainless Steel Wash Hand Basin with Hot/Cold Mixer Tap	1
Small Stainless Steel Wash Hand Basin with Hot/Cold Mixer Tap	2
Set of Stainless Steel Grab Rails	3
Stainless Steel Jumbo Toilet Roll Dispenser	3
Stainless Steel Hand Towel Dispenser	3
Stainless Steel Shelf for Universal Cubicle	1
Concealed Sharps Disposal Unit	3
Clothes Hook	3
Thermostatic Valve for Disabled Cubicle	1
Rheem 25L Electric Hot Water System	1
Distribution Enclosure with Main Switch and MCB/RCD	1
LED Batten Light with day/night switch	7
Lighting Timer	1
Light Motion Sensor	5

COLOURS

LEGEND

① Also available in COLORBOND® Ultra steel for coastal and industrial environments. All other colours are available in COLORBOND® Ultra steel on request, please speak with your supplier.

② Also available in COLORBOND® Stainless steel for severe coastal and industrial environments. Please speak to your supplier for more information regarding availability.

For further details on the legend, please refer to the back page.

CLASSIC colour range¹



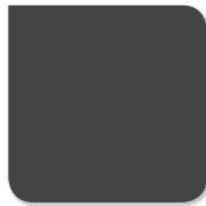
CLASSIC CREAM™
SA = 0.32. BCA = L



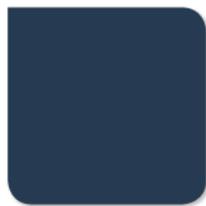
PAPERBARK®
SA = 0.42. BCA = M



PALE EUCALYPT®
SA = 0.60. BCA = M



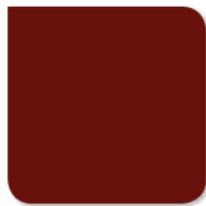
WOODLAND GREY® ①
SA = 0.71. BCA = D



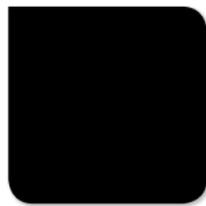
DEEP OCEAN® ②
SA = 0.75. BCA = D



COTTAGE GREEN®
SA = 0.75. BCA = D



MANOR RED®
SA = 0.69. BCA = D



NIGHT SKY®
SA = 0.96. BCA = D

CONTEMPORARY colour range¹



SURFMIST® ① ②
SA = 0.32. BCA = L



EVENING HAZE®
SA = 0.43. BCA = M



SHALE GREY™
SA = 0.43. BCA = M



DUNE® ① ②
SA = 0.47. BCA = M



COVE™
SA = 0.54. BCA = M



WINDSPRAY® ① ②
SA = 0.58. BCA = M



GULLY™
SA = 0.63. BCA = D



MANGROVE™
SA = 0.64. BCA = D



WALLABY™ ①
SA = 0.64. BCA = D



JASPER®
SA = 0.68. BCA = D



BASALT™
SA = 0.69. BCA = D



IRONSTONE®
SA = 0.74. BCA = D



TERRAIN®
SA = 0.69. BCA = D



MONUMENT® ①
SA = 0.73. BCA = D

Note: Pricing allows for the above colours from the standard Classic and Contemporary Colorbond® ranges only, additional materials and finishes available upon request

SCOPE OF WORKS

BURTON-3 CUSTOM TOILET BUILDING

ITEM	BY MODUS	BY OTHERS	N/A
DESIGN + ENGINEERING			
Engineering Drawings	•		
Concrete Specification Plan	•		
Plumbing Pre-Lay Plan	•		
Structural Engineer Sign Off	•		
TOILET BUILDING SUPPLY			
Fabrication, Coating and Pre-assembly of Components	•		
Freight of Kit-Form Building to Site	•		
OTHER ITEMS			
Local Building Permits, Approvals and Fees		•	
Installation and Site Works		•	

INVESTMENT VALUE

BURTON-3 CUSTOM TOILET BUILDING

ITEM	QUANTITY	VALUE
Burton-3 Custom Toilet Building Including Scope and Fixtures as noted	1	
Delivery to Bombala NSW 2632	1	

NOTES

- Delivery allows for items delivered on pallets, mechanical off-loading (forklift) to be provided by client unless specifically allowed for in above pricing

Please note this proposal is provided on a 'commercial in confidence' basis. Publishing in part or full of this proposal in tender documents or the like, without prior approval by Modus, will be considered a breach. If you would like to include specific parts of this in tender documents, please let us know and we will be more than happy to discuss and approve if warranted.

Thank you for the opportunity to provide a proposal on our solution for your needs, if you have any questions please get in touch with me on the details below. We look forward to assisting you further soon.

Best regards,



Jon Cook
Senior Project Consultant

M 0439 902 180
P 1300 945 930
E jon@modusaustralia.com.au

PREFERRED SUPPLIER APPOINTMENTS AND ASSOCIATIONS



OPTIONAL EXTRAS

ITEM	VALUE
Baby Change Table (horizontal)	\$ 600.00
Deadlocks (per door, pre-fitted) <i>We recommend deadlocks are retrofitted to building after install by your preferred locksmith, if ability to lock doors is required</i>	\$ 275.00
Electronic Locking Programmable (per door, pre-fitted)	POA
Stainless Steel Hand Dryer; Fantech RapidDry	\$ 330.00
Stainless Steel 1.2L Vertical Soap Dispenser	\$ 117.00
Stainless Steel Triple Toilet Roll Dispenser <i>Not for use in Disabled Cubicle - non-compliant</i>	\$ 242.00
Stainless Steel Mirror; 600mm W x 1000mm H	\$ 495.00

PROJECTS



TERMS + CONDITIONS

These Trading Terms & Conditions (“Terms”) are deemed to be a part of any subcontract or orders for the supply of Goods by Landmark Engineering & Design Pty Ltd (ACN 14 987 095) trading as Modus Australia (‘LED’) to a Customer from time to time. Acceptance of this proposal will deem acceptance of these conditions by the Customer. Any party who acts as an agent for another party such as the developer, builder or owner, must take all responsibility to accept the conditions of contract and payment of goods, and accept that they have full authority to liaise or negotiate with Modus regarding this agreement.

1 Interpretation

In these terms unless the contrary intention appears:

“LED” means Landmark Engineering & Design Pty Ltd, ACN 147 987 095, including its trading entity Modus Australia.

“Additional Charges” includes all delivery, handling and storage charges, goods and services tax, stamp duty, interest, legal and other costs of recovery of unpaid money and all other government imposts and all money, other than the Purchase Price, payable by the Customer to LED arising out of the sale of the Goods.

“Proposal” means any quotation or written advice of price from LED for its Goods.

“Customer” means the person to or for whom the Goods are to be supplied by LED.

“Goods” means the Goods sold to the Customer by LED and includes any services provided by LED to Customer.

“Intellectual Property Right” means any patent, registered design, patent, trademark, copy-right, trade secret or any other proprietary right of a third party or parties, registered or unregistered, in any country.

“PPSA” means the *Personal Property Securities Act 2009 (Cth)*.

“Purchase Price” means the list price for the Goods as charged by LED at the date of delivery or such other price as may be agreed by LED and the Customer prior to delivery of the Goods. Quoted prices are to be treated as estimates only and are subject to withdrawal, correction or alteration at any time before acceptance of the order by LED.

2 Proposals

- 2.1 Proposals from LED for Goods remain valid for 30 days from date of issue.
- 2.2 Unless otherwise stated, prices provided by LED are based on the following (as relevant and unless expressly stated otherwise in the proposal):
 - 2.2.1 Uninterrupted access to the site and location of product to be installed, by heavy vehicles including concrete trucks and Hiab crane trucks;
 - 2.2.2 Security monitoring of products to prevent damage, including concrete during curing period, to be provided by the Customer;
 - 2.2.3 Site fencing and personnel barriers to be provided by the Customer;
 - 2.2.4 Inductions and WHS compliance to be advised prior to attending site, by the Customer;
 - 2.2.5 Surveying of site and location of services to be conducted by the Customer and report provided to LED;
 - 2.2.6 Soil testing for engineering purposes to be conducted by the Customer and report provided to LED;
 - 2.2.7 All risk for the Goods to transfer to the Customer upon delivery to site;

- 2.3 Unless otherwise stated, prices provided by LED do not include (as relevant and unless expressly stated otherwise in the proposal):
 - 2.3.1 Goods & Services Tax (GST);
 - 2.3.2 Delivery of Goods;
 - 2.3.3 Installation of Goods;
 - 2.3.4 Hard digging and rock breaking;
 - 2.3.5 Site or the Customer’s specific induction or compliance requirements.

3 Order for Goods

- 3.1 An order given to LED is binding on LED and the Customer, if:
 - 3.1.1 a written acceptance is signed for or on behalf of LED; or
 - 3.1.2 the Goods are supplied by LED in accordance with the order.
- 3.2 An acceptance of the order by LED is then to be an acceptance of these Terms by LED and the Customer and these Terms will override any conditions contained in the Customer’s order. LED reserves the right to accept a part only of any order by notifying the Customer in writing or by delivering the Goods to the Customer. No order is binding on LED until accepted by it.
- 3.3 An order which has been accepted in whole or in part by LED cannot be cancelled by the Customer without obtaining the prior written approval of LED, which it may refuse in its absolute discretion.

4 Limitation of Liability

- 4.1 LED liability is limited to, to the extent permissible by law and at LED’s option:
 - 4.1.1 in relation to the Goods:
 - 4.1.1.1 the replacement of the Goods or the supply of equivalent goods
 - 4.1.1.2 the repair of the Goods
 - 4.1.1.3 the payment of the cost of replacing the Goods or of acquiring equivalent goods; or
 - 4.1.1.4 The payment of the cost of having the Goods repaired
 - 4.1.2 Where the Goods are services:
 - 4.1.2.1 the supply of service again; or
 - 4.1.2.2 the payment of the cost of having the services supplied again.
- 4.2 Any claims to be made against LED for short delivery of Goods must be lodged with LED in writing within 7 days of the delivery date.
- 4.3 To the extent permitted at law, all other warranties whether implied or otherwise, not set out in these Terms are excluded and LED is not liable in contract, tort (including, without limitation, negligence or breach of statutory duty) or otherwise to compensate Customer for:
 - 4.3.1 any increased costs or expenses;

- 4.3.2 any loss of profit, revenue, business, contracts or anticipated savings;
- 4.3.3 any loss or expense resulting from a claim by a third party; or
- 4.3.4 any special, indirect or consequential loss or damage of any nature whatsoever caused by LED's failure to complete or delay in completing the order to deliver the Goods.
- 4.3.5 defects or damages caused in whole or in part by misuse, abuse, neglect, electrical or other overload, non-suitable lubricant, improper installation repair or alteration (other than by LED) or accident;
- 4.3.6 Any transport, installation, removal, labour or other costs;
- 4.4 The exemption, limitations, terms and conditions in these Terms apply whether the loss or damage is caused by negligence or actions constituting fundamental breach of contract.

5 Delivery

- 5.1 The times quoted for delivery are estimates only and LED accepts no liability for failure or delay in delivery of Goods. The Customer is not relieved of any obligation to accept or pay for Goods by reason of any delay in delivery. Goods may be delivered by instalments at the discretion of LED.
- 5.2 Where the Customer causes delay in delivery, LED may require, at its sole discretion, a storage fee after a period of 14 days. Should a storage fee be required, the Customer will be notified in writing. LED will not be liable for any loss or damage to stored Goods. Storage is at the risk of the Customer.
- 5.3 The Customer, unless by mutual alternate arrangement with LED, is to provide mechanical and/or physical assistance in unloading the Goods at point of delivery.
- 5.4 Risk in accepting the Goods passes on delivery to the Customer.
- 5.5 All Additional Charges are payable by the Customer in addition to the Purchase Price of the Goods.
- 5.6 Return of Goods will not be accepted by LED except by prior agreement in writing with LED. Any Goods returned by written agreement with LED will be subject to a restocking charge of 10% of the Purchase Price of those Goods.

6 Variations

Should there be any variation in details, specification, sizes and quantities, delivery instructions or any other item or matter on which the proposal or invoice is based, LED reserves the right to revise and amend the Purchase Price accordingly. LED requires advice of variation requests from the Customer in writing, which will only be accepted based on LED acceptance in writing. Where variation is accepted by LED, the Customer accepts the resulting change to the Purchase Price and delivery timing.

7 Price and Payment

- 7.1 The Customer must pay the Purchase Price and the Additional Charges to LED in full at the specified terms, whether standard terms or those imposed at the discretion of LED.
- 7.2 Due to made-to-order nature of products, standard terms are 20% deposit prior to commencement of any works/services or manufacture, additional 30% upon completion of manufacture prior to delivery, balance upon delivery or project completion. Progress claims will be made for site works completed during month period. LED may at its discretion, require the Customer to pay in full prior to delivery. Deposit and progress payments are required, even if the Customer has been approved for credit with LED.
- 7.3 Should the Customer cancel an order prior to fulfilment, LED will at its sole discretion determine the costs that are payable by the Customer.
- 7.4 If the Customer is in default, LED may at its option withhold further deliveries or cancel a contract without prejudice to any of its existing rights.
- 7.5 Interest is charged at the rate of 2% per month from the expiry of that period until the date payment is received by LED.
- 7.6 LED does not accept retention monies being held by the Customer, but can provide a bank guarantee in lieu of such upon request

- 7.7 All amounts payable by the Customer under these Terms must be paid without set-off or counter claim of any kind.

8 Intellectual Property

- 8.1 All branding and artwork provided by the Customer is the intellectual property of the Customer. Artwork and branding supplied will only be used for the purposes of satisfying these Terms.
- 8.2 Customer warrants that the use by LED of any intellectual property provided by Customer to LED so that LED may provide the Goods and/or services under these Terms does not infringe any Intellectual Property Rights.
- 8.3 Customer must indemnify and keep indemnified LED against any and all liabilities, expenses, losses and/or damages including attorney's fees whether direct, indirect or consequential, arising from a third party, alleging that the Goods infringe the Intellectual Property Right of the third party due to LED's use in the production of the Goods of any branding, artwork or other intellectual property provided to LED by Customer.

9 Retention of Title

- 9.1 Ownership, title and property in the Goods and in the proceeds of sale of those Goods remains with LED until payment in full for the Goods and all sums due and owing by the Customer to LED on any account has been made. Until the date of payment:
 - 9.1.1 the Customer has the right to sell the Goods in the ordinary course of business;
 - 9.1.2 the Goods are always at the risk of the Customer.
- 9.2 The Customer is deemed to be in default immediately upon the happening of any of the following events:
 - 9.2.1 if any payment to LED is not made promptly before the due date for payment;
 - 9.2.2 if the Customer ceases to carry on business or stops or suspends payment or states its intention of so doing or is unable to pay its debts as they fall due or if any cheque or bill of exchange drawn by the Customer payable to LED is dishonoured;
- 9.3 In the event of a default by the Customer, then without prejudice to any other rights which LED may have at law or under this Agreement:
 - 9.3.1 LED or its agents may without notice to the Customer enter the Customer's premises or any premises under the control of the Customer for the purposes of recovering the Goods.
 - 9.3.2 LED may recover and resell the Goods;
 - 9.3.3 if the Goods cannot be distinguished from similar Goods which the Customer has or claims to have paid for in full, LED may in its absolute discretion seize all Goods matching the description of the Goods and hold same for a reasonable period so that the respective claims of LED and the Customer may be ascertained. LED must promptly return to the Customer any Goods the property of the Customer and LED is in no way liable or responsible for any loss or damage to the Goods or for any loss, damage or destruction to the Customer's business howsoever arising from the seizure of the Goods.
 - 9.3.4 In the event that the Customer uses the Goods in some manufacturing or construction process of its own or some third party, then the Customer must hold such part of the proceeds of sale of such manufacturing or construction process as relates to the Goods in trust for LED. Such part will be an amount equal in dollar terms to the amount owing by the Customer to the LED at the time of the receipt of such proceeds. The Customer will pay LED such funds held in trust upon the demand of LED.
- 9.4 Separately, Customer hereby charges all its right, title and interest to and in the proceeds of sale of the Collateral (as defined in the PPSA) as original collateral, or any of it, in favour of the LED.

10 PPSA

- 10.1 Defined terms in this clause have the same meaning as given to them in the PPSA.

- 10.2 LED and the Customer acknowledge that these Terms constitute a Security Agreement and entitle the LED to claim:
- 10.2.1 a Purchase Money Security Interest ("PMSI") in favour of LED over the Collateral supplied or to be supplied to the Customer as Grantor pursuant to these Terms; and
- 10.2.2 a security interest over the proceeds of sale of the Collateral referred to in (a) as original collateral.
- 10.3 The Goods supplied or to be supplied under these Terms fall within the PPSA classification of "Other Goods" acquired by the Customer pursuant to these Terms.
- 10.4 The Proceeds of sale of the Collateral referred to in clause 10.2.1 falls within the PPSA classification of "Account".
- 10.5 LED and the Customer acknowledge that LED, as Secured Party, is entitled to register its Security Interest in the Collateral supplied or to be supplied to Customer pursuant to these Terms and in the relevant Proceeds.
- 10.6 To the extent permissible at law, the Customer:
- 10.6.1 waives its right to receive notification of or a copy of any Verification Statement confirming registration of a Financing Statement or a Financing Change Statement relating to a Security Interest granted by the Customer to LED.
- 10.6.2 agrees to indemnify LED on demand for all costs and expenses, including legal costs and expenses on a solicitor / client basis, associated with the;
- 10.6.2.1 registration or amendment or discharge of any Financing Statement registered by or on behalf of LED; and
- 10.6.2.2 enforcement or attempted enforcement of any Security Interest granted to LED by the Customer;
- 10.6.3 agrees that nothing in sections 130 and 143 of the PPSA will apply to these Terms or the Security under these Terms;
- 10.6.4 agrees to waive its right to do any of the following under the PPSA:
- 10.6.4.1 receive notice of removal of an Accession under section 95;
- 10.6.4.2 receive notice of an intention to seize Collateral under section 123;
- 10.6.4.3 object to the purchase of the Collateral by the Secured Party under section 129;
- 10.6.4.4 receive notice of disposal of Collateral under section 130;
- 10.6.4.5 receive a Statement of Account if there is no disposal under section 132(4);
- 10.6.4.6 receive a Statement of Account under section 132(3)(d) following a disposal showing the amounts paid to other Secured Parties and whether Security Interests held by other Secured Parties have been discharged.
- 10.6.4.7 receive notice of retention of Collateral under section 135;
- 10.6.4.8 redeem the Collateral under section 142; and
- 10.6.4.9 reinstate the Security Agreement under section 143.
- 10.6.5 All payments received from the Customer must be applied in accordance with section 14(6)(c) of the PPSA.

11 No Implied Service

The Customer acknowledges that except as provided by law this Agreement does not entitle the Customer to demand to receive from us any site

inspection or service of the Goods supplied, delivered and/or installed, such work to be the subject of a separate agreement if applicable.

12 Regulatory and Government Approvals

Unless specifically stated otherwise, LED is not responsible for building or development application or fees to Council or relevant approvals for installation and use of Goods as may be required by Council or Government Codes. Responsibility to obtain such approvals rests solely with the Customer.

13 On-Sale

The Customer agrees that upon the on-sale of any Goods to third parties, it will:

- 13.1 inform any third party involved of these Terms;
- 13.2 inform any third party of LED's product warranties if any; and
- 13.3 not make any misrepresentations to third parties about the Goods.

14 Trustee Capacity

If Customer is the trustee of a trust (whether disclosed to LED or not), Customer warrants to LED that:

- 14.1 Customer enters into this Agreement in both its capacity as trustee and in its personal capacity;
- 14.2 Customer has the right to be indemnified out of trust assets;
- 14.3 Customer has the power under the trust deed to enter into this Agreement; and
- 14.4 Customer will not retire as trustee of the trust or appoint any new or additional trustee without first advising the LED.

15 Clerical Errors

Clerical errors in computations, typing or otherwise of catalogue, quotation, acceptance offer, invoice, delivery docket, credit note, specifications of LED shall be subject to correction.

16 Indemnity

To the full extent permitted by law, Customer will indemnify LED and keep LED indemnified from and against any liability and any loss or damage LED may sustain, as a result of any breach, act or omission, arising directly or indirectly from or in connection with any breach of any of these Terms by Customer or its representatives.

17 General

- 17.1 These Terms are to be construed in accordance with the laws from time to time in the State of Western Australia and the Commonwealth of Australia. The parties submit to the non-exclusive jurisdiction of the Courts of Western Australia, Australia and any courts which may hear appeals from those courts in respect to any proceedings in connection with these Terms.
- 17.2 These Terms contain all of the terms and conditions of the contract between the parties and may only be varied by agreement in writing between the parties.
- 17.3 Any conditions found to be void, unenforceable or illegal may, to that extent be severed from the Agreement.
- 17.4 LED may, at its sole discretion, subcontract or assign its rights and obligations hereunder.
- 17.5 The Customer may not assign its rights and obligations hereunder without the express written permission of LED.

No waiver of any of these Terms or failure to exercise a right or remedy by LED will be considered to imply or constitute a further waiver by LED of the same or any other term, condition, right or remedy.

ACCEPTANCE

Let's do this. Review all details, sign below and send to us so we can get this happening for you.

SUMMARY

Proposal No.	MA5552-B
Contract Total	\$ 56,376.00 + GST
Scope	As detailed in this proposal

Please note acceptance of this proposal confirms your acceptance of our terms and conditions.

Once we've received your acceptance, we will be in touch to confirm your order and advise any further information required for us to commence your order.

I wish to proceed with this proposal:

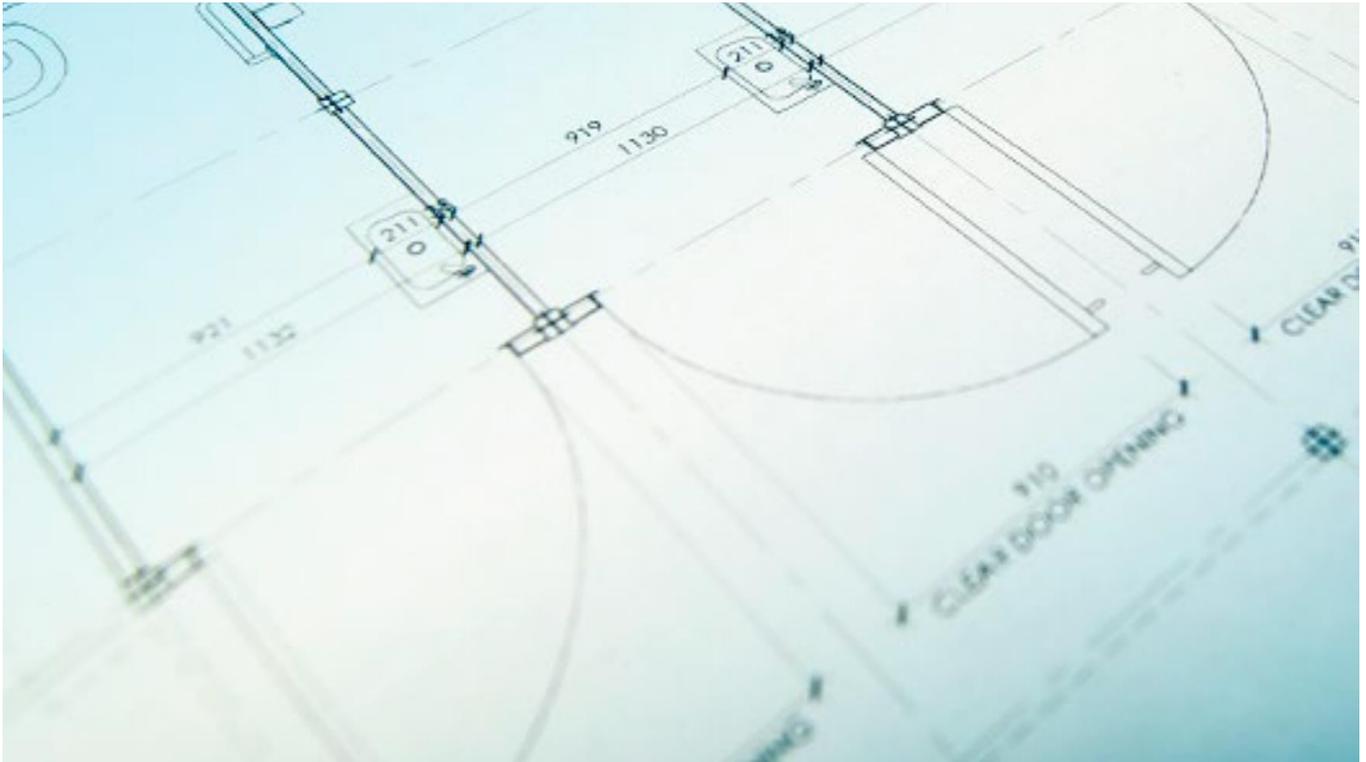
Your Name and Title

Company Name

Authorised Signature

Purchase Order / Contract No. (if required)

Date



TOILET AMENITY BUILDING PROJECTS MADE EASY

- Engineering Certification
- Plumbing Pre-Lay Plan
- Concrete Specification Plan
- Installation Instructions
- Prefabricated Modular Building Kit
- Technical Support Team



GOT QUESTIONS?

Get in touch



1300 945 930



info@modusaustralia.com.au



modusaustralia.com.au



Pre-Lodgement Application Form

Portal Application number:
PAN-181693

Applicant contact details

Title	Mr
First given name	Dong
Other given name/s	
Family name	Huynh
Contact number	[REDACTED]
Email	dong.huynh@snowymonaro.nsw.gov.au
Address	81 COMMISSIONER STREET COOMA 2630
Application on behalf of a company, business or body corporate	Yes
ABN	
ACN	
Name	
Trading name	
Is the nominated company the applicant for this application?	Yes

Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	Snowy Monaro Regional Council
ABN / ACN	21 570 922 668

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	81 COMMISSIONER STREET COOMA 2630
Email Address	council@snowymonaro.nsw.gov.au

Development details

Application type	Modification Application
On what date was the development application to be notified determined	17/12/2020
Type of modification requested	S4.55(1A) - Modification involving minimal environmental impact, where the development will remain substantially the same as the development that was originally approved
Development Application number of	10.2020.90.1

the consent to be modified	
Description of the proposed modification	Relocating toilet amenity building toward rear boundary and adding an additional cubicle from a 2 cubicle WC to 3 cubicle WC.
Was the DA applied for via the NSW Planning Portal?	No
Site address #	1
Street address	BOMBALA STREET DELEGATE 2633
Local government area	SNOWY MONARO REGIONAL
Lot / Section Number / Plan	11/8/DP758346 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP Bombala Local Environmental Plan 2012</p> <p>Land Zoning RU5: Village</p> <p>Height of Building NA</p> <p>Floor Space Ratio (n:1) NA</p> <p>Minimum Lot Size NA</p> <p>Heritage NA</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p>

Proposed development

Proposed type of development	Other
Description of development	<p>Stage 1A - Demolition and disposal of existing outhouse toilet and replace with a new toilet amenity building.</p> <p>Stage 1B - Demolition and remove storeroom extension from hall and install external wall/cladding. Demolish and remove stairs, landing and rails at preschool.</p> <p>Stage 2 - Remove and replace existing pathway. Provision for groundwater drainage and retaining wall.</p> <p>Stage 3 - access & egress pathway, fire detection, electrical & lighting, and external cladding repair.</p>
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	No
Monday	7:00 AM -
Proposed to operate 24 hours on Tuesday	No
Tuesday	7:00 AM -
Proposed to operate 24 hours on Wednesday	No
Wednesday	7:00 AM -
Proposed to operate 24 hours on Thursday	No
Thursday	7:00 AM -
Proposed to operate 24 hours on Friday	No
Friday	7:00 AM -
Proposed to operate 24 hours on Saturday	No

Saturday	- 12:00 PM
Proposed to operate 24 hours on Sunday	
Sunday	-
Dwelling count details	
Number of dwellings / units proposed	0
Number of storeys proposed	1
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Number of existing floor area	15
Number of existing site area	15
Cost of development	
Estimated cost of work / development (including GST)	\$150,000.00
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	1
Is subdivision proposed?	No
Proposed operating details	
Number of additional jobs that are proposed to be generated through the operation of the development	
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?	Yes, this application is for staged development which may include concept and/or multiple stages.
Description of the proposed staging of the development	Stage 1A - Demolition and disposal of existing outhouse toilet and replace with a new toilet amenity building. Stage 1B - Demolition and remove storeroom extension from hall and install external wall/cladding. Demolish and remove stairs, landing and rails at preschool. Stage 2 - Remove and replace existing pathway. Provision for groundwater drainage and retaining wall. Stage 3 - access & egress pathway, fire detection, electrical & lighting, and external cladding repair.
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	No

instrument (eg LEP or SEPP)?	
Is the application accompanied by a voluntary planning agreement (VPA) ?	No
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	Yes
Have you already applied for approval under s68 of the Local Government Act?	No
Would you like to apply for approval under s68 of the Local Government Act?	Yes
10.7 Certificate	
Have you already obtained a 10.7 certificate?	No
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
Political Donations	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

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	2157092266824
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	MA5552-B - Davone Constructions_Delegate School of Arts Hall - Burton-3 Custom (002) DSAH-STAGE 1 AND 2 REV-D-DRAFT - P4 DSAH-STAGE 1 AND 2 REV-D-DRAFT - P3 DSAH-STAGE 1 AND 2 REV-D-DRAFT - P2 DSAH-STAGE 1 AND 2 REV-D-DRAFT - P1
Statement of environmental effects	Statement of Environmental Effects - Commercial Form
Waste management plan	Section 68 Application - Form B - Plumbing - signed

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 agree to pay any required NSW Planning Portal Service Fee/s specified under Clause 263B of the Environmental Planning and Assessment Regulation 2000 to the Department of Planning, Industry and Environment.	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	



DRAFT CONDITIONS OF CONSENT

10.2021.232.1

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.

Plan No.	Plan Title.	Drawn By.	Dated.
DA01	Site Analysis & Site Plan	Edmiston Jones	28/06/2021
DA02	Ground Floor Plan	Edmiston Jones	28/06/2021
DA03	Roof Plan & Typical Accessible Unit Setout	Edmiston Jones	28/06/2021
DA04	Elevations	Edmiston Jones	28/06/2021
DA20	Landscape Concept Plan	Edmiston Jones	28/06/2021
DA21	Typical Details & Planting Schedule	Edmiston Jones	28/06/2021
21288_C03	Erosion & Sediment Control Plan	Westlake Punnett	24/06/2021

Document Title.	Prepared By.	Dated.
Statement of Environmental Effects	Edmiston Jones	22 May 2021
Waste Minimisation & Management Plan	Edmiston Jones	15 May 2021
BASIX Certificate No. 1204342S	Gradwell Consulting	28 June 2021
NatHERs Report No. 0006165641	Gradwell Consulting	28 June 2021

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In the event of any inconsistency between the approved plans and the supporting documentation, the plans will prevail.

Reason: It is in the public interest that work is carried out in accordance with the approved plans. Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, as amended.

ADM_02 Inconsistency between documents

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

ADM_03 Compliance with the Building Code of Australia and insurance requirements under the Home Building Act 1989

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 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.

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.

Reason: To ensure the development complies with the requirements of Clause 98 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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ADM_06 BASIX requirements

Under Clause 97A (3) of the Environmental Planning and Assessment Regulation 2000, it is a condition of this development consent that all the commitments listed in each relevant BASIX Certificate for the development are fulfilled.

Relevant BASIX Certification means:

- a. A BASIX Certificate that was applicable to the development when this development consent was granted or modified in accordance with Section 4.55 of the EP&A Act, being BASIX Certificate No 1204342S or;
- b. If a replacement BASIX Certificate accompanies any subsequent application for a construction certificate, the replacement BASIX Certificate.

Reason: To ensure the development complies with the requirements imposed under Clause 97A of the Environmental Planning and Assessment Regulations 2000, as amended, and Section 4.17 (11) of the Environmental Planning and Assessment Act 1979, as amended.

ADM_10 Operation of Boarding House

The operation of the boarding house is to comply with the requirements of the *Boarding Houses Act 2012, Boarding Houses Regulation 2013, State Environmental Planning Policy (Affordable Rental Housing) 2009* and any other relevant legislation as applicable.

Part B – Other Approvals

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.

OA_04 Water supply, stormwater and sewerage works

Prior to issue of the Construction Certificate, an application pursuant to Section 68

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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:

- Position and depth of the sewer (including junction).
- 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_02 Section 7.11 Contributions

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:

Open Space/Community Facilities x 4	\$3,228.48
Total	\$3,228.48

The above contributions have been imposed in accordance with the Cooma Monaro s94 Contributions Plan, The contribution is based on an additional four (4) dwellings. 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 Construction

SNOWY MONARO REGIONAL COUNCIL

Certificate.

Reason: In accordance with Section 7.11 of the Environmental Planning and Assessment Act 1979 and Council's Contributions Plan.

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.

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.

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.

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.

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- 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 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).

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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

Part D – Prior To the Commencement of Works

PCW_01 Prior to the commencement of works

No construction works approved by this consent are to commence unless the following have been satisfied:

- 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.
- D. 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

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.

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

Reason: To ensure the development complies with the requirements imposed

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under Clause 98 of the Environmental Planning and Assessment Regulations 2000, as amended, and Section 4.17(11) of the Environmental Planning and Assessment Act 1979, as amended.

PCW_12 Temporary Sanitary Facilities

Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

- A. a standard flushing toilet; and
- B. connected to either: an accredited sewage management facility or an approved chemical closet.
- 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.

PWC_14 Demolition Works

To ensure that demolition of structures is carried out in an environmentally acceptable and safe manner:

- All demolition work is to be carried out in accordance with Australian Standard AS2601 - The Demolition of Structures.
- It is the applicant's responsibility to notify Council of any existing damage to public areas in the vicinity of the development site through the submission of a dilapidation reports supported with suitable photographic records.
- This information shall be submitted to Council prior to commencement of work. Any damage other than that noted prior to commencement of the demolition shall be the responsibility of the owner of the property for repair or reinstatement;
- No demolition materials shall be burnt or buried on-site. The person responsible for the demolition works shall ensure that all vehicles leaving the site carrying demolition materials have their loads covered and do not track soil or waste materials onto the road.

SNOWY MONARO REGIONAL COUNCIL

- Any unforeseen hazardous and/or intractable wastes shall be disposed of in accordance with AS 2601, to the satisfaction of the Principal Certifying Authority. In the event that the demolition works may involve the obstruction of any road reserve/footpath or other Council owned land, a separate application shall be made to Council to enclose the public place with a hoarding or fence over the footpath or other Council owned land.
- The applicant is to provide a demolition Clearance certificate to Council at the completion of the works and a copy of the asbestos where the demolition involves the removal of more than 10 m2 of asbestos material.

Note: Construction Certificate is not required for demolition works, including demolition works involved with renovations.

PCW_15 Demolition Notification to Surrounding Residents

Demolition must not commence unless at least 2 days written notice has been given to adjoining residents of the date on which demolition works will commence.

PCW_16 Termite Control

Prior to the commencement of works, the Applicant will submit to the satisfaction of the PCA (i.e. Council or Private Certifier) documentation confirming the building will be protected from termite attack in accordance with the provisions of Australian Standard AS 3660.1. The submitted documentation will include:

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

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.

SNOWY MONARO REGIONAL COUNCIL

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

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.

Part E – During Construction

DC_01 Erosion and drainage management

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

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_03 Infrastructure and Public Road and Footpath Areas

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.

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

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:

SNOWY MONARO REGIONAL COUNCIL

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

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

DC_06 Principal Certifying Authority

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.

DC_07 Inspections

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.

Reason: 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

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.

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DC_09 Site maintenance

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

Such measures will be in place throughout the construction process.

DC_10 Contaminated, scheduled, hazardous or asbestos materials

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.

DC_11 Archaeology – Unexpected Finds

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.

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

SNOWY MONARO REGIONAL COUNCIL

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

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

- 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.
- B. 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

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

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.

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- 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

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. Section 4.15(e) of the Environmental Planning and Assessment Act 1979.

DC_23 Approved Plans on Site

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

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times during construction and will be readily available for perusal by any officer of the Council or the PCA.

DC_24 Public Access and Site Security

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.

DC_25 Excavation

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 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

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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 Dust Control Measures

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 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.

Reason: to reduce impact on surrounding properties during construction.

DC_27 Revegetation Works

At the completion of site works the following landscaping works are to be carried out:

- a) all disturbed areas are to be weed free hay mulched.
- b) topsoil is spread over all disturbed areas with priority given to cut and fill batters;
- c) All disturbed areas are re-vegetated using drylands grass mix with a

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complete 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.

POC_02 Smoke alarms

Smoke alarms must be installed in each Class 1 building or dwelling in accordance with the relevant provisions of the BCA – Housing Provisions, and in accordance with AS 3786. Smoke alarms must be connected to the consumer mains electric power supply and provided with a battery back-up. A Compliance Certificate certifying the installation of smoke alarms must be provided to the Principal Certifying Authority prior to the issue of the relevant Occupation Certificate.

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.

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.

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

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issue of the relevant Occupation Certificate.

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.

POC_12 Fulfilment of BASIX commitments

The person having benefit of the development consent must demonstrate the fulfilment of BASIX commitments pertaining to the development prior to the issue of the relevant Occupation Certificate as required under Condition **ADM_06**.

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.

PART G – ONGOING USE AND OPERATION

OU_40 Storm Water Detention

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.

The detention system is to be designed and installed to limit storm water discharge to a rate no greater than the pre-development discharge rate.

Reason: To prevent downstream storm water impacts on private property and Council's storm water system.

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OU_27 Vehicular Entrance (Urban)

The developer shall construct a concrete paved vehicular footpath crossing between the kerb and gutter and the property boundary in conformity with Council's standard drawing no's. B163 and D243 at the location shown on the approved plan of development and perpendicular to the road. The Concrete pavement shall be not less than 125mm in depth, with a concrete strength grade of not less than 25 MPa and reinforced with SL72 steel mesh.

Formwork and reinforcing for the vehicular footpath crossing shall be inspected by Council's Development Engineer or his delegate prior to the pouring of concrete. Arrangements for inspections can be made by telephoning (02) 6451 1642 during office hours.

Note: Works in the road reserve must not commence until a Section 138 (Roads Act 1993) Consent Notice has been approved and issued by Council.

OU_01 Occupation Certificate to be submitted

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.

Reason: 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

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 Pl Lighting, and AS 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting.

OU_04 Air conditioning units

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.

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OU_05 Waste management

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.

Reason: To sure the site is kept in a safe and health condition and all materials are contained within the site.

OU_07 Smoke alarms

Smoke alarms must be maintained in each Class 1 building or dwelling in accordance with the relevant provisions of the BCA – Housing Provisions, and in accordance with AS 3786. Smoke alarms must be connected to the consumer mains electric power supply and provided with a battery back-up.

OU_08 Landscaping

The landscape works must be maintained to ensure the establishment and successful growth of plants, meeting the intent of the landscape design. This must include but not be limited to watering, weeding, and the replacement of failed plant material.

OU_12 Maintenance of BASIX Commitments

All BASIX commitments must be maintained in accordance with the requirements in Condition **ADM_06**.

OU_14 Fire Safety

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.

OU_15 Parking

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All occupants must first utilise the three available off-street car parks available on-site before on-street parking is taken advantage of.

Reason: To ensure maximum carriageway width of the street is preserved and to reduce impacts on visual amenities and Council services by minimising car parking on the road frontage of the property.

OU_23 Garbage Disposal

A 240-litre capacity wheeled garbage bin and a 360 litre recycling bin of a type provided by Council must be provided for each dwelling/unit. Or at a rate agreed to with Council's waste department.

Note - to arrange for the provision of bins for the development please contact Council 1300 345 345.

OU_24 Maintenance of Garbage Bins

Garbage bins are to be maintained in good order and healthy state; and used only for the purpose of storage and collection of garbage.

OU_28 External Finishes

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.

OU_32 Occupancy Rates – Permanent Residential

Each bedroom/unit in the building are to be occupied by a maximum of two (2) persons.

The proposed development is not used to permanently accommodate more than twelve (12) persons in total.

OU_34 Degree of Permanency

Occupancy agreements between the proprietor and residents must not allow stays of less than 28 days.

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Reason: To ensure accommodation is not used for short stay and/or tourist and visitor accommodation as defined by *Cooma-Monaro Local Environmental Plan 2013*.

OU_51 Maintenance

All parts of the premises and all appurtenances (including furniture, fittings, beds and linen) must be kept in a clean and healthy condition.

All common areas including the kitchen, laundry, living areas and bathrooms shall be kept in a clean and healthy condition.



GENERAL NOTES:

1. THE CONTRACTOR MUST ENTER INTO AN ENVIRONMENTAL PROTECTION AGREEMENT WITH THE SHOALHAVEN CITY COUNCIL.
2. ENSURE THAT ALL ENVIRONMENTAL PROTECTION WORKS ARE IN PLACE BEFORE COMMENCING CONSTRUCTION ON THE SITE.
3. LIAISE AS NECESSARY WITH THE SHOALHAVEN CITY COUNCIL AND OBTAIN AGREEMENT TO THE ADEQUACY OF THE PROTECTION WORKS.
4. KEEP A COPY OF THE EPA SIGNED EROSION AND SEDIMENT CONTROL PLAN ONSITE AT ALL TIMES. DISPLAY IN A PROMINENT LOCATION.
5. LOCATE ALL PROTECTION WORKS WHOLLY WITHIN THE SITE UNLESS OTHERWISE PRE-APPROVED.
6. ASSIGN A DESIGNATED PARKING AREA. ALL WORKERS VEHICLES ARE TO BE PARKED IN LEGAL PARKING ZONES, WHERE POSSIBLE VEHICLES ARE TO BE PARKED WITHIN THE BLOCK.
7. MINIMISE THE DISTURBANCE OF THE EXISTING SURFACE AND VEGETATION.

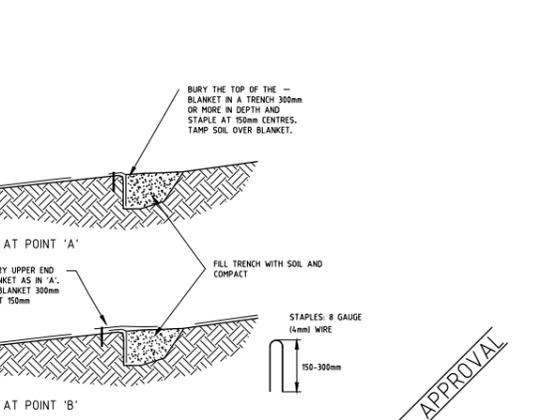
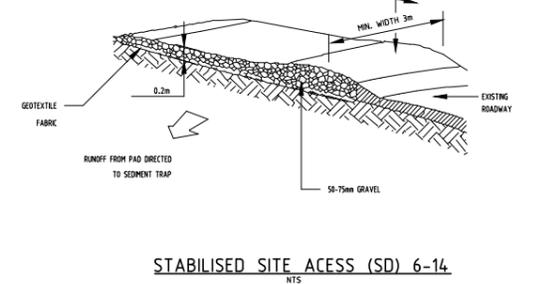
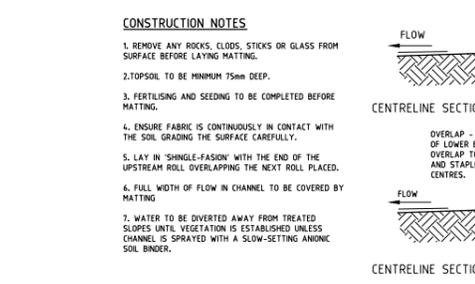
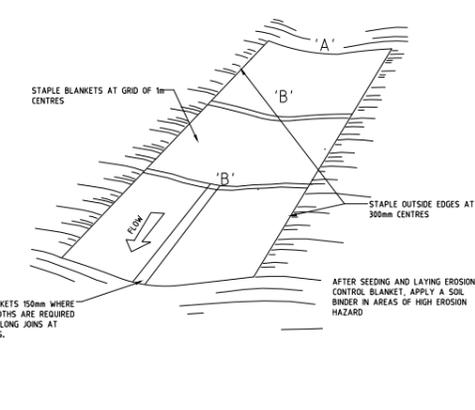
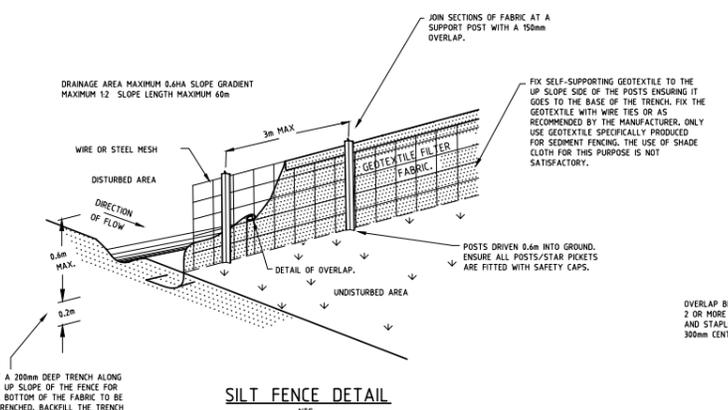
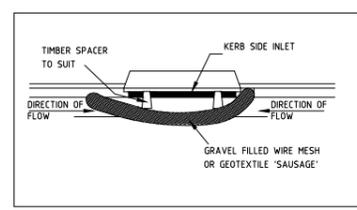
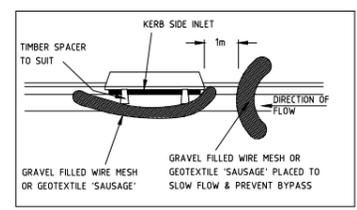
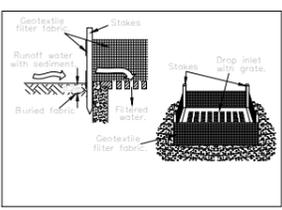
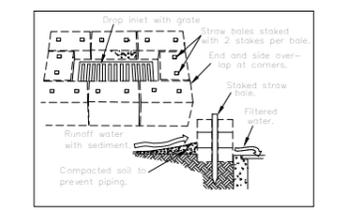
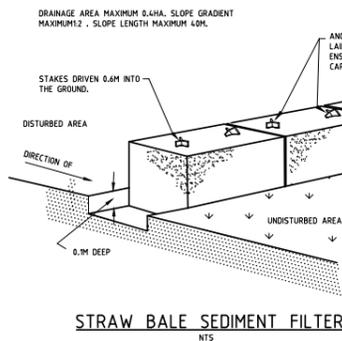
SOIL AND WATER MANAGEMENT NOTES

1. THE SOIL AND WATER MANAGEMENT PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS AND COUNCIL'S WRITTEN GUIDELINES FOR THE DEVELOPMENT OF LAND.
2. CONTRACTORS SHALL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE UNDERTAKEN AS SPECIFIED ON THE PLAN AND IN ACCORDANCE WITH THE GUIDELINES SHOWN IN 'MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION 4TH EDITION 2004' (THE BLUE BOOK).
3. ALL CONTRACTORS ARE RESPONSIBLE FOR REDUCING THE SOIL EROSION AND POLLUTION OF DOWNSLOPE AREAS.
4. THE SOIL EROSION HAZARD ON THE SITE IS TO BE KEPT AS LOW AS POSSIBLE AND GENERALLY IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.

LAND USE	LIMITATION	COMMENTS
CONSTRUCTION AREAS	DISTURBANCE TO BE NO FURTHER THAN 5m (up to 2m) FROM THE EDGE OF ANY ESSENTIAL ENGINEERING ACTIVITY AS SHOWN ON THESE PLANS	ALL SITE WORKERS WILL CLEARLY RECOGNISE THESE ZONES - WHERE APPROPRIATE THE CONSTRUCTION AREAS ARE TO BE IDENTIFIED WITH BARRIER FENCING (UPSLOPE) & SEDIMENT FENCING (DOWNSLOPE) OR SIMILAR MATERIAL.
ACCESS AREAS	LIMITED TO A MAX. WIDTH OF 10m.	THE SITE MGR. SHALL DETERMINE AND MARK THE LOCATION OF THESE ZONES ONSITE. THEY CAN VARY IN POSITION TO BEST CONSERVE THE EXISTING VEGETATION AND PROTECT DOWNSTREAM AREAS. WHILE BEING CONSIDERATE OF THE NEEDS OF EFFICIENT WORKING ACTIVITIES. ALL SITE WORKERS SHALL CLEARLY RECOGNISE THEIR BOUNDARIES - WHERE APPROPRIATE THE ACCESS AREAS ARE TO BE MARKED WITH BARRIER MESH, SEDIMENT FENCING OR SIMILAR MATERIALS
REMAINING LANDS	ENTRY PROHIBITED EXCEPT FOR ESSENTIAL THINNING OF PLANT GROWTH.	THINNING OF GROWTH MAY BE REQUIRED FOR FIRE HAZARD REDUCTION

NOTE: WORKS WITHIN WATERWAYS AND CREEKS SHALL BE RESTRICTED AS DIRECTED - ALL LANDS WITH CREEKS AND WATERWAYS SHALL HAVE C-FACTORS BELOW 0.05 FROM 1 JAN. TO 15 MAY USING MATERIALS THAT CAN CATER FOR CONCENTRATED FLOWS.

5. WORKS ARE TO BE UNDERTAKEN IN THE FOLLOWING SEQUENCE. EACH SUBSEQUENT STAGE IS NOT TO COMMENCE UNTIL THE PREVIOUS ONE IS COMPLETE:
 - a) INSTALL ALL BARRIER AND SEDIMENT FENCING WHERE SHOWN ON THE PLAN AND TO DETAIL ISD1 6-8.
 - b) CONSTRUCT STABILISED SITE ACCESS AS SHOWN ON THE PLAN AND TO DETAIL ISD1 6-14.
 - c) CONSTRUCT LOW FLOW EARTH BANKS WHERE SHOWN ON THE PLAN AND TO DETAIL ISD1 5-5.
 - d) CLEAR THE SITE AND STRIP AND STOCKPILE THE TOPSOIL IN THE LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE SITE SUPERINTENDENT TO DETAIL ISD1-1.
 - e) INTERLACE ALL ESSENTIAL CONSTRUCTION WORKS.
 - f) INSTALL MESH AND GRAVEL INLET PROTECTION ISD16-11 FOR ADJACENT KERB INLETS NOT SHOWN.
 - g) INSTALL GEOTEXTILE INLET FILTERS ISD16-12 AROUND ALL DROP INLETS ONSITE (NOT SHOWN).
 - h) COMPLETE TORMING TO FINAL GRADES AND APPLY TURF TO DISTURBED AREAS WITHIN 5 DAYS OF COMPLETION OF CONSTRUCTION WORKS.
 - i) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER THE PERMANENT LANDSCAPING HAS BEEN COMPLETED.



6. CLEARLY VISIBLE BARRIER FENCING SHALL BE INSTALLED WHERE DIRECTED BY THE SITE SUPERINTENDENT TO CONTROL AND PROHIBIT UNNECESSARY SITE DISTURBANCE.
7. EARTH BATTERS SHALL BE CONSTRUCTED WITH AS LOW A GRADIENT AS PRACTICABLE BUT NO STEEPER THAN:
 - a) 2:01 - 1:01 WHERE SLOPE LENGTH IS LESS THAN 1m
 - b) 2:50 - 1:01 WHERE SLOPE LENGTH IS BETWEEN 1m AND 10m
 - c) 3:01 - 1:01 WHERE SLOPE LENGTH IS BETWEEN 10m AND 15m
 - d) 4:01 - 1:01 WHERE SLOPE LENGTH IS BETWEEN 15m AND 20m
 - e) 5:01 - 1:01 WHERE SLOPE LENGTH IS BETWEEN 20m AND 27m
 - f) 6:01 - 1:01 WHERE SLOPE LENGTH IS GREATER THAN 27m
8. PROTECTION FROM EROSION FORCES SHALL BE UNDERTAKEN ON ALL LANDS TO MEET THE REQUIREMENTS OF TABLE 9-7 'MAXIMUM ACCEPTABLE C-FACTORS AT NOMINATED TIMES DURING WORKS' FROM 'MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION 3RD EDITION'
9. TEMPORARY GROUND COVER IN SHEET FLOW AREAS IS TO BE IN ACCORDANCE WITH TABLE 9-7 'PLANT SPECIES FOR GROUND COVER' FROM 'MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION 3RD EDITION', WHERE PRACTICAL FOOT AND VEHICULAR TRAFFIC SHALL BE KEPT AWAY FROM REHABILITATION AREAS.
10. WHERE POSSIBLE THE CONSTRUCTION PROGRAM IS TO BE SCHEDULED SO THAT THE TIME FROM STARTING LAND DISTURBANCE ACTIVITIES TO STABILISATION IS A DURATION OF LESS THAN 6 MONTHS THIS MEANS ACHIEVING A C-FACTOR OF LESS THAN 0.1 AND SETTING IN MOTION A PROGRAM THAT ENSURES THAT IT DROPS PERMANENTLY, BY VEGETATION, PAVING, ARMOURING etc.) TO LESS THAN 0.05 WITHIN A FURTHER 60 DAYS. LOCAL WATER RESTRICTIONS PERMITTING, LANDS THAT HAVE BEEN NEWLY PLANTED WITH GRASS SPECIES SHALL BE WATERED REGULARLY UNTIL AN EFFECTIVE COVER HAS BEEN ESTABLISHED AND PLANTS ARE GROWING VIGOROUSLY. FOLLOW-UP SEED AND FERTILISER SHALL BE APPLIED AS NECESSARY IN AREAS OF MINOR SOIL EROSION AND/OR INADEQUATE VEGETATIVE PROTECTION, NOTWITHSTANDING THIS SCHEDULE OF WORKS SO THAT THE DURATION FROM THE CONCLUSION OF LAND SHAPING TO THE COMPLETION OF FINAL STABILISATION IS LESS THAN 20 WORKING DAYS.
11. THE VEGETATION SHALL BE AIMED AT RE-ESTABLISHING NATURAL SPECIES. THEREFORE, THE NATURAL SURFACE SOILS SHALL BE REPLACED AND NON PERSISTENT ANNUAL COVER CROPS SHALL BE USED.
12. SEDIMENT FENCES ISD16-1 SHALL:
 - a) BE INSTALLED WHERE SHOWN ON THE PLAN AND AS DIRECTED AT THE DISCRETION OF THE SITE SUPERINTENDENT DURING THE COURSE OF CONSTRUCTION TO CONTAIN THE COARSER SEDIMENT FRACTIONS AS NEAR AS POSSIBLE TO THEIR SOURCE.
 - b) HAVE A CATCHMENT AREA NOT EXCEEDING 720sq.m. AND A STORAGE DEPTH OF AT LEAST 0.4m.
 - c) PROVIDE AN UPSLOPE RETURN OF 1m AT INTERVALS ALONG THE FENCE WHERE THE CATCHMENT AREA EXCEEDS 720sq.m. TO LIMIT THE DISCHARGE REACHING EACH SECTION TO 400l/sec/acc IN A MAX. 20yr 1c DISCHARGE.
13. STOCKPILES ISD1 4-1 SHALL BE LOCATED AS SHOWN ON THE PLANS AND AT DISCRETION OF THE SITE SUPERINTENDENT.
14. DURING WINDY WEATHER LARGE UNPROTECTED AREAS ARE TO BE KEPT MOST WET BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL. IN THE EVENT WATER IS NOT AVAILABLE IN SUFFICIENT QUANTITIES SOIL BINDERS AND/OR DUST RETARDENTS SHALL BE USED OR THE SURFACE SHALL BE LEFT IN A CLODDY STATE THAT RESISTS REMOVAL BY WIND.
15. NOTWITHSTANDING NOTE 5d STOCKPILES SHALL NOT BE LOCATED WITHIN 5m OF HAZARD AREAS, INCLUDING LIKELY AREAS OF HIGH VELOCITY FLOWS SUCH AS WATERWAYS, PAVED AREAS OR DRIVEWAYS.
16. SEDIMENT REMOVED FROM ANY TRAPPING DEVICE SHALL BE DISPOSED IN LOCATIONS WHERE FURTHER EROSION AND CONSEQUENT POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS SHALL NOT OCCUR
17. WATER SHALL BE PREVENTED FROM DIRECTLY ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE IN THE CATCHMENT HAS BEEN LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN TREATED IN AN APPROVED DEVICE NEVERTHELESS STORMWATER INLETS SHALL BE PROTECTED ISD16-11 & 4-12
18. TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES SHALL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE STABILISED
19. ACCEPTABLE BINS SHALL BE PROVIDED FOR ANY CONCRETE AND MORTAR SURRES, PAINTS, ACID WASHINGS, LIGHTWEIGHT WASTE MATERIALS AND LITTER. CLEARANCE SERVICES SHALL BE PROVIDED AT LEAST ONCE A WEEK.

SITE INSPECTION AND MAINTENANCE

20. A SELF AUDIT PROGRAM SHALL BE ESTABLISHED BASED ON A CHECK SHEET. A SITE INSPECTION USING THE CHECK SHEET SHALL BE MADE BY THE SITE MANAGER:
 - a) AT LEAST WEEKLY
 - b) IMMEDIATELY BEFORE SITE CLOSURE
 - c) IMMEDIATELY FOLLOWING RAINFALL EVENTS IN EXCESS OF 5mm IN ANY 24hr PERIOD. THE SELF AUDIT SHALL INCLUDE:
 - i) RECORDING THE CONDITION OF EVERY 'BEST MANAGEMENT PRACTICE'
 - ii) RECORDING MAINTENANCE REQUIREMENTS IF ANY FOR EACH 'BEST MANAGEMENT PRACTICE'
 - iii) RECORDING THE SITE WHERE SEDIMENT IS DISPOSED
 - iv) FORWARDING A SIGNED DUPLICATE OF THE COMPLETED CHECK SHEET TO THE PROJECT MANAGER/DEVELOPER FOR THEIR INFORMATION.
21. IN ADDITION A SUITABLY QUALIFIED PERSON SHALL BE RESPONSIBLE FOR OVERSEEING THE INSTALLATION AND MAINTENANCE OF ALL SOIL AND WATER MANAGEMENT WORKS IN THE SITE. THE PERSON SHALL BE REQUIRED TO SPEND A MIN. OF:
 - a) 2hrs ONSITE EACH FOURTH UNTIL COMPLETION OF ROAD AND DRAINAGE WORKS AND/OR THE COMMISSIONING OF SEDIMENT BASINS/WATER QUALITY CONTROL FACILITIES AND DURING THE DECOMMISSIONING OF SAME AND/OR FINAL SITE STABILISATION. TO PROVIDE A SHORT MONTHLY WRITTEN REPORT.
 - b) ONE HOUR ONSITE EACH 2 MONTHS DURING THAT PHASE WHERE THE DEVELOPER'S RESPONSIBILITIES ARE LIMITED TO MAINTENANCE OF THE SEDIMENT DEVICES AND/OR SEDIMENT BASINS IN DURING THE STAGE WHEN BUILDING WORKS CAN BE UNDERTAKEN TO PROVIDE A SHORT WRITTEN REPORT EACH 4 mths.
 - c) THIS PLAN IS BEING IMPLEMENTED CORRECTLY.
 - d) REPAIRS ARE BEING UNDERTAKEN AS REQUIRED
 - e) ESSENTIAL MODIFICATIONS TO THIS PLAN ARE MADE IF AND WHEN NECESSARY AND EACH REPORT SHALL CERTIFY THAT WORKS HAVE BEEN CARRIED OUT ACCORDING TO THE APPROVED PLANS.
22. WASTE BINS SHALL BE EMPLOYED AS NECESSARY. DISPOSAL OF THIS WASTE SHALL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.
23. PROPER DRAINAGE OF THE SITE SHALL BE MAINTAINED. TO THIS END DRAINS (INCLUDING INLET AND OUTLET WORKS) SHALL BE CHECKED TO ENSURE THAT THEY ARE OPERATING AS INTENDED, ESPECIALLY THAT:
 - a) NO LOW POINTS EXIST WHICH CAN OVERTOP IN LARGE STORM EVENTS.
 - b) AREAS OF EROSION ARE REPAIRED (AND LINED WITH SUITABLE MATERIAL) AND/OR VELOCITY OF FLOW IS REDUCED APPROPRIATELY THROUGH CONSTRUCTION OF SMALL CHECK DAMS OR INSTALLING ADDITIONAL DIVERSIONS UPSLOPE.
 - c) BLOCKAGES ARE CLEARED THESE MIGHT OCCUR BECAUSE OF SEDIMENT POLLUTIONS, SAND/SOIL/SPOIL BEING DEPOSITED IN OR TOO CLOSE TO THEM, BREACHED BY VEHICLE WHEELS etc)

24. SAND/SOIL/SPOIL MATERIAL PLACED CLOSER THAN 2m FROM HAZARD AREAS SHALL BE REMOVED. SUCH HAZARD AREAS INCLUDE ANY AREAS OF HIGH VELOCITY WATER FLOWS (eg WATERWAYS AND GUTTERS) PAVED AREAS AND DRIVEWAYS.
25. RECENTLY STABILISED LANDS SHALL BE CHECKED TO ENSURE THAT THE EROSION HAZARD HAS BEEN EFFECTIVELY REDUCED. ANY REPAIRS SHALL BE INITIATED AS APPROPRIATE.
26. EXCESSIVE VEGETATION GROWTH SHALL BE CONTROLLED THROUGH MOWING OR SLASHING.
27. ALL SEDIMENT DETENTION SYSTEMS SHALL BE KEPT IN GOOD WORKING CONDITION. IN PARTICULAR ATTENTION SHALL BE GIVEN TO:
 - a) RECENT WORKS TO ENSURE THAT THEY HAVE NOT RESULTED IN DIVERSION OF SEDIMENT LADEN WATER AWAY FROM THEM.
 - b) DEGRADABLE PRODUCTS TO ENSURE THAT THEY ARE REPLACED AS REQUIRED
 - c) SEDIMENT REMOVAL TO ENSURE THE DESIGN CAPACITY OR LESS REMAINS IN THE SETTLING ZONE.
28. ADDITIONAL EROSION AND/OR SEDIMENT CONTROL WORKS SHALL BE CONSTRUCTED AS MIGHT BECOME NECESSARY TO ENSURE THE DESIRED PROTECTION IS GIVEN TO DOWNSLOPE LANDS AND WATERWAYS IN MAKE ONGOING CHECKS TO THIS PLAN WHERE IT PROVES INADEQUATE IN PRACTICE OR IS SUBJECT TO CHANGES IN CONDITIONS AT THE WORKS SITE OR ELSEWHERE IN THE CATCHMENT.
29. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN A FUNCTIONING CONDITION UNTIL ALL EARTHWORKS ACTIVITIES ARE COMPLETED AND THE SITE STABILISED. VEGETATIVE STABILISATION SHOULD BE COMPLETED IMMEDIATELY AFTER COMPLETION OF FINAL LAND FORMING.

AIR & NOISE POLLUTION CONTROL

1. SUPPRESS DUST BY THE FOLLOWING METHODS WHERE APPLICABLE:
 - a) STAGE WORKS TO LIMIT THE EXTENT OF EXPOSED AND UNPROTECTED AREAS.
 - b) CONDUCT REGULAR SPRAYING OF WATER.
 - c) COVER AND SECURE VEHICULAR LOADS ENTERING/EXITING THE SITE.
 - d) USE AN ENVIRONMENTALLY FRIENDLY CHEMICAL SPRAY TO BIND SOIL TOGETHER THUS STABILISING UNUSED SOIL.
 - e) RESTRICT SPEED OF VEHICLES ONSITE.
 - f) COVER STOCKPILES TO PROTECT THEM FROM WIND.
 - g) PROVIDE 1.8m HIGH DUST SCREENS, SHADE CLOTH, PVC BANNER OR POLYESTER MESH, SECURELY FIXED TO PERMETER FENCE.
2. IMPLEMENT MEASURES TO LIMIT AIR POLLUTION BY VEHICLES AND PLANT WORKING ON OR PASSING THROUGH THE SITE.
3. MAINTAIN POLLUTION CONTROL MEASURES DURING CONSTRUCTION AND UNTIL FULL STABILISATION. ROUTINELY INSPECT EACH WEEK AND AFTER SIGNIFICANT RAINFALL EVENTS. REPAIR AND REINSTATE WORKS AS NEEDED TO MAINTAIN PROTECTION. RECORD MAINTENANCE ACTIVITIES AND DETAILS AND PROVIDE TO EPA FOR INSPECTION WHEN REQUESTED.
4. ENSURE ALL CONSTRUCTION WORK THAT GENERATES NOISE TAKES PLACE ONLY WITHIN THE PRE-APPROVED OPERATING HOURS FOR THE PROJECT.
 - MONDAY TO FRIDAY, BETWEEN 7AM & 6PM.
 - SATURDAY, BETWEEN 8AM & 3PM.

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Rev.	Amendments	Approved	Date

CIVIL & STRUCTURAL ENGINEERS
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 RESIDENTIAL - COMMERCIAL - INDUSTRIAL

EROSION & SEDIMENT CONTROL PLAN
 Design: S.Punnett
 Drawn: T.Eastment
 Checked: S.Punnett
 Date: 24/06/2021
 Drawing No. 21288-C03
 Rev -

PROJECT: PROPOSED AFFORDABLE HOUSING DEVELOPMENT
 AT: 21 HARRIS STREET, COOMA
 FOR: SOUTHERN CROSS HOUSING

FOR DA APPROVAL

BASIX[®] Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1204342S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Monday, 28 June 2021

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,
Industry &
Environment

Project summary		
Project name	21 Harris Street Cooma EJ2	
Street address	21 Harris Street Cooma 2630	
Local Government Area	Snowy Monaro Regional Council	
Plan type and plan number	deposited 758280	
Lot no.	11	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	6	
Project score		
Water	✓ 31	Target 30
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 40	Target 40

Certificate Prepared by
Name / Company Name: Gradwell Consulting
ABN (if applicable): 68 872 791 784

Description of project

Project address	
Project name	21 Harris Street Cooma EJ2
Street address	21 Harris Street Cooma 2630
Local Government Area	Snowy Monaro Regional Council
Plan type and plan number	Deposited Plan 758280
Lot no.	11
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	6
Site details	
Site area (m ²)	1783
Roof area (m ²)	364
Conditioned floor area (m ²)	260.0
Unconditioned floor area (m ²)	4.0
Total area of garden and lawn (m ²)	150

Assessor details and thermal loads		
Assessor number	BDAV/12/1451	
Certificate number	0006165641	
Climate zone	24	
Area adjusted cooling load (MJ/m ² .year)	6	
Area adjusted heating load (MJ/m ² .year)	120	
Ceiling fan in at least one bedroom	No	
Ceiling fan in at least one living room or other conditioned area	No	
Project score		
Water	✓ 31	Target 30
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 40	Target 40

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 159 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		✓	✓

Thermal Comfort Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method				
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.				
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.				
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.				
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.			✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.		✓	✓	✓
Floor and wall construction		Area		
floor - concrete slab on ground		All or part of floor area square metres		

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric instantaneous.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans; Energy rating: n/a		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans; Energy rating: n/a		✓	✓
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 6 of the bedrooms / study; dedicated		✓	✓
• at least 1 of the living / dining rooms; dedicated		✓	✓
• the kitchen; dedicated		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> • all bathrooms/toilets; dedicated • the laundry; dedicated • all hallways; dedicated 		✓ ✓ ✓	✓ ✓ ✓
Natural lighting			
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 1 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

Nationwide House Energy Rating Scheme NatHERS Certificate No. 0006165641

Generated on 28 Jun 2021 using BERS Pro v4.4.0.2 (3.21)

Property

Address 21 Harris Street , Cooma , NSW , 2630
Lot/DP 11/758280
NCC Class* 1A
Type New Dwelling

Plans

Main Plan 21-0005
Prepared by Edmiston Jones

Construction and environment

Assessed floor area (m²)*		Exposure Type
Conditioned*	260.0	Suburban
Unconditioned*	4.0	NatHERS climate zone
Total	264.0	24
Garage	0.0	



Thermal performance

Heating	Cooling
120.4 MJ/m ²	6.2 MJ/m ²



Accredited assessor

Name David Gradwell
Business name Gradwell Consulting
Email info@gradwellconsulting.com
Phone 1800 11 24 25
Accreditation No. DMN/12/1451
Assessor Accrediting Organisation Design Matters National
Declaration of interest The Assessor has provided design advice to the Applicant

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?p=trkfZcpJ. When using either link, ensure you are visiting hstar.com.au



National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One. In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au. State and territory variations and additions to the NCC may also apply.

* Refer to glossary.
 Generated on 28 Jun 2021 using BERS Pro v4.4.0.2 (3.21) for 21 Harris Street , Cooma , NSW , 2630

0006165641 NatHERS Certificate

6.9 Star Rating as of 28 Jun 2021



Certificate check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional notes

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70	0.70	0.70
ALM-001-01 A	ALM-001-01 A Aluminium A SG Clear	6.7	0.57	0.57	0.57

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
unit 1	ALM-002-01 A	n/a	2100	3000	n/a	60	NE	No

0006165641 NatHERS Certificate

6.9 Star Rating as of 28 Jun 2021



Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
unit 1	ALM-001-01 A	n/a	600	1450	n/a	90	SE	No
unit 1	ALM-002-01 A	n/a	1200	1500	n/a	45	SE	No
unit 1	ALM-001-01 A	n/a	600	1400	n/a	00	SW	No Shading
Unit 1 ENS	ALM-001-01 A	n/a	600	1450	n/a	90	SE	No
Unit 2	ALM-002-01 A	n/a	2100	3000	n/a	60	NE	No
Unit 2	ALM-001-01 A	n/a	600	1400	n/a	00	SW	No Shading
Unit 2 ENS	ALM-001-01 A	n/a	600	1400	n/a	00	SW	No Shading
Kitchen/Living	ALM-002-01 A	n/a	2100	3000	n/a	60	NE	No
Common Bath	ALM-001-01 A	n/a	500	1450	n/a	90	SW	No
Unit 3 ENS	ALM-001-01 A	n/a	600	1450	n/a	90	SE	No
Hall 2	ALM-001-01 A	n/a	2100	1100	n/a	90	NE	No
Unit 4	ALM-002-01 A	n/a	2100	3000	n/a	60	NW	No
Unit 5	ALM-002-01 A	n/a	2100	3000	n/a	60	NW	No
Unit 6	ALM-002-01 A	n/a	2100	3000	n/a	60	NW	No

Roof window type and performance

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window schedule

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight type and performance

Skylight ID	Skylight description
GEN-04-006a	Single-glazed clear, Timber and Aluminium Frame

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m ²)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
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0006165641 NatHERS Certificate

6.9 Star Rating as of 28 Jun 2021



Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m ²)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
Hall 1	GEN-04-006a	n/a	50	0.60	N	None	No	0.50
Unit 3	GEN-04-006a	n/a	50	0.60	N	None	No	0.50
Hall 2	GEN-04-006a	n/a	50	0.40	N	None	No	0.50

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Hall 1	2400	820	90	SE

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Brick Veneer	0.50	Medium	Bulk Insulation R2	No

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
unit 1	EW-1	3900	4630	NE	1125	NO
unit 1	EW-1	4200	5255	SE	800	NO
Unit 1 ENS	EW-1	4200	2055	SE	800	NO
Unit 1 ENS	EW-1	4500	2000	SW	6700	YES
Unit 2	EW-1	4200	1500	NW	15000	YES
Unit 2	EW-1	3900	4630	NE	1175	NO
Kitchen/Living	EW-1	3500	1885	SW	700	YES
Kitchen/Living	EW-1	2700	4160	NE	800	YES
Common Bath	EW-1	3500	2385	SW	700	YES
Hall 1	EW-1	3200	1260	SE	2000	YES
Unit 3	EW-1	3000	1885	SE	1200	NO
Unit 3	EW-1	2700	5355	SW	800	NO
Unit 3	EW-1	3000	4430	NW	600	YES
Unit 3 ENS	EW-1	3000	2455	SE	1200	NO
Unit 3 ENS	EW-1	2700	1955	SW	800	NO
Hall 2	EW-1	2700	3100	SE	300	YES
Hall 2	EW-1	2700	1730	SW	2600	YES
Hall 2	EW-1	2700	1860	NE	800	YES
Unit 4	EW-1	2900	5130	NW	1300	NO
Unit 4	EW-1	3200	4855	NE	700	NO
Unit 4 ENS	EW-1	3200	2455	NE	700	NO
Unit 4 ENS	EW-1	2900	2500	SE	700	YES

* Refer to glossary.
Generated on 28 Jun 2021 using BERS Pro v4.4.0.2 (3.21) for 21 Harris Street, Cooma, NSW, 2630

0006165641 NatHERS Certificate

6.9 Star Rating as of 28 Jun 2021



Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Unit 5	EW-1	2900	5060	NW	1300	NO
Unit 6	EW-1	3200	4855	SW	900	NO
Unit 6	EW-1	2900	5230	NW	1300	NO
Unit 6 ENS	EW-1	3000	2755	SE	2100	YES
Unit 6 ENS	EW-1	3200	2455	SW	900	NO

Internal wall type

Wall ID	Wall type	Area (m ²)	Bulk insulation
IW-1	Cavity wall, direct fix plasterboard, single gap	92.00	No insulation
IW-2	Concrete Block	168.00	No insulation

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
unit 1	Concrete Slab on Ground 100mm	28.30	None	No Insulation	Carpet 10mm
Unit 1 ENS	Concrete Slab on Ground 100mm	4.70	None	No Insulation	Cork Tiles or Parquetry 8mm
Unit 2	Concrete Slab on Ground 100mm	28.00	None	No Insulation	Carpet 10mm
Unit 2 ENS	Concrete Slab on Ground 100mm	4.40	None	No Insulation	Cork Tiles or Parquetry 8mm
Kitchen/Living	Concrete Slab on Ground 100mm	26.30	None	No Insulation	Carpet 10mm
Common Bath	Concrete Slab on Ground 100mm	4.10	None	No Insulation	Cork Tiles or Parquetry 8mm
Hall 1	Concrete Slab on Ground 100mm	9.20	None	No Insulation	Carpet 10mm
Unit 3	Concrete Slab on Ground 100mm	27.20	None	No Insulation	Carpet 10mm
Unit 3 ENS	Concrete Slab on Ground 100mm	4.40	None	No Insulation	Cork Tiles or Parquetry 8mm
Hall 2	Concrete Slab on Ground 100mm	17.80	None	No Insulation	Carpet 10mm
Unit 4	Concrete Slab on Ground 100mm	30.40	None	No Insulation	Carpet 10mm
Unit 4 ENS	Concrete Slab on Ground 100mm	6.10	None	No Insulation	Cork Tiles or Parquetry 8mm
Unit 5	Concrete Slab on Ground 100mm	29.80	None	No Insulation	Carpet 10mm
Unit 5 ENS	Concrete Slab on Ground 100mm	6.00	None	No Insulation	Carpet 10mm
Unit 6	Concrete Slab on Ground 100mm	30.90	None	No Insulation	Carpet 10mm
Unit 6 ENS	Concrete Slab on Ground 100mm	6.30	None	No Insulation	Cork Tiles or Parquetry 8mm

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
unit 1	Plasterboard	Bulk Insulation R2.5	No
Unit 1 ENS	Plasterboard	Bulk Insulation R2.5	No
Unit 2	Plasterboard	Bulk Insulation R2.5	No
Unit 2 ENS	Plasterboard	Bulk Insulation R2.5	No

* Refer to glossary.
Generated on 28 Jun 2021 using BERS Pro v4.4.0.2 (3.21) for 21 Harris Street, Cooma, NSW, 2630

0006165641 NatHERS Certificate

6.9 Star Rating as of 28 Jun 2021



Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Kitchen/Living	Plasterboard	Bulk Insulation R2.5	No
Common Bath	Plasterboard	Bulk Insulation R2.5	No
Hall 1	Plasterboard	Bulk Insulation R2.5	No
Unit 3	Plasterboard	Bulk Insulation R2.5	No
Unit 3 ENS	Plasterboard	Bulk Insulation R2.5	No
Hall 2	Plasterboard	Bulk Insulation R2.5	No
Unit 4	Plasterboard	Bulk Insulation R2.5	No
Unit 4 ENS	Plasterboard	Bulk Insulation R2.5	No
Unit 5	Plasterboard	Bulk Insulation R2.5	No
Unit 5 ENS	Plasterboard	Bulk Insulation R2.5	No
Unit 6	Plasterboard	Bulk Insulation R2.5	No
Unit 6 ENS	Plasterboard	Bulk Insulation R2.5	No

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm ²)	Sealed/unsealed
unit 1	12	Downlights - LED	150	Sealed
Unit 1 ENS	2	Downlights - LED	150	Sealed
Unit 2	12	Downlights - LED	150	Sealed
Unit 2 ENS	2	Downlights - LED	150	Sealed
Kitchen/Living	11	Downlights - LED	150	Sealed
Common Bath	2	Downlights - LED	150	Sealed
Hall 1	4	Downlights - LED	150	Sealed
Unit 3	11	Downlights - LED	150	Sealed
Unit 3 ENS	2	Downlights - Halogen	450	Sealed
Hall 2	8	Downlights - LED	150	Sealed
Unit 4	13	Downlights - LED	150	Sealed
Unit 4 ENS	3	Downlights - LED	150	Sealed
Unit 5	13	Downlights - LED	150	Sealed
Unit 5 ENS	3	Downlights - LED	150	Sealed
Unit 6	13	Downlights - LED	150	Sealed
Unit 6 ENS	3	Downlights - LED	150	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

0006165641 NatHERS Certificate

6.9 Star Rating as of 28 Jun 2021



Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Corrugated Iron	Bulk, Reflective Side Down, Anti-glare Up R1.3	0.30	Light

0006165641 NatHERS Certificate

6.9 Star Rating as of 28 Jun 2021



Explanatory notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licenced assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, indoor air temperature and local climate.

Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au .
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).



Edmiston
Jones

www.aej.com.au

WASTE MINIMISATION & MANAGEMENT PLAN

PROJECT: PROPOSED BOARDING HOUSE
SITE ADDRESS: 21 HARRIS ST, COOMA
APPLICANT: SOUTHERN CROSS HOUSING
PROJECT No: 21-0005
DATE: 15 MAY 2021

The following details outline the intentions for managing waste generated by this project, in accordance with Shoalhaven City Council Requirements.

Please find attached:

1. Proposal
2. Demolition Stage
3. Bulk Excavation
4. Construction Stage
5. Servicing and Ongoing Use of Premises



REVISION	DATE	DESCRIPTION
-	15.05.21	<ul style="list-style-type: none"> • DA Issue
		<ul style="list-style-type: none"> •
		<ul style="list-style-type: none"> •

Prepared By:	Gabe Reed	Signed:
Position:	Registered Architect	
Date:	15.05.21	

Approved By:	Gabe Reed	Signed:
Position:	Registered Architect	
Date:	15.05.21	



1. PROPOSAL

The proposal is for a single storey boarding house consisting of 6 studio units, common areas and associate parking. Refer to drawings 21-0005/DA01 – 07.
This plan includes the bulk excavation, construction, servicing and ongoing use of the proposed development.

2. DEMOLITION

The development involves the demolition of the existing minor structures (concrete pit, driveway and footpath) and the removal of vegetation.

Material	Quantity		Method			Destination
	Estimated vol (m3) or weight (t)	Recycled on-site	Recycled off-site	Disposal		
Concrete	0.1 m3		✓		Contractor to segregate & delivery to Local Recycling and Waste Disposal Depot	
Organics (green waste, vegetation)	3 m3	✓	✓		Contractor delivery to Local Recycling and Waste Disposal Depot	

3. BULK EXCAVATION

The proposal includes the bulk excavation with on site recycling and disposal at an approved landfill site.

Bulk Excavation	Estimated Volume	Location Landfill
Top Soil	20m3	Reuse on site for landscaping
Compacted Fill	Nil cut/fill	Reuse cut on site back fill
Clean Fill	N/A	Approved Land fill site – to be determined by Contractor



4. CONSTRUCTION

The construction waste, including volume, recycling and servicing requires servicing of material waste, general waste and recycling to be carried out on the site.

Material	Quantity vol (m ³) or weight (t)	Method			Destination
		Recycled on-site	Recycled off-site	Disposal	
Bricks & Blocks	2 m ³		✓		Contractor to segregate any excess and transport to Local Recycling and Waste Disposal Depot
Concrete	1 m ³	✓	✓		Recycled on-site for back fill and builder to segregate any excess and transport to Local Recycling and Waste Disposal Depot
Insulation material	0.5 m ³			✓	Contractor to transport to Local Recycling and Waste Disposal Depot
Timber off-cuts	0.5 m ³			✓	Use for framework where possible, remaining to be transported by contractor to Local Recycling and Waste Disposal Depot
Steel/metal off-cuts	0.3 m ³		✓		Return to supplier or to Local Recycling and Waste Disposal Depot
Fibre-cement sheet	0.1 m ³			✓	Return undamaged sheets to supplier, remaining to be transported by contractor to Local Recycling and Waste Disposal Depot
Plasterboard	0.3 m ³			✓	Return un-used sheets and off-cuts to supplier for recycling, remaining to be transported by contractor to Local Recycling and Waste Disposal Depot
Paint & other drum type containers & surplus paint	0.01 m ³			✓	separate and contractor to transport to Local Recycling and Waste Disposal Depot
Sand	0.25 m ³	✓			Use in landscaping or site fill if needed, remaining to be transported to Local Recycling and Waste Disposal Depot
Non-ferrous metals (copper pipe, electrical wires, alumin cans etc)	0.01 m ³		✓		Contractor to transport to Local Recycling and Waste Disposal Depot
Pallets	0.1 m ³		✓		Return to supplier for re-use
Packaging (cardboard/ paper/ plastic wrap/timber etc)	0.25 m ³		✓		Use plastic wrap as covers on site. Where possible, return to supplier for re-use. Segregate cardboard for recycling timber to chipping stockpile – no nails. Contractor to transport balance to Local Recycling and Waste Disposal Depot
Plastic pipe off-cuts (water supply and drainage) & beverage containers	0.01 m ³		✓		Contractor to transport balance to Local Recycling and Waste Disposal Depot
Other	1 m ³		✓	✓	Separate and transport for recycling where possible. Contractor to transport balance to Local Recycling and Waste Disposal Depot

Important Note:

An area shall be set aside and shall be sufficient to locate the various waste streams (bricks & tiles, concrete, timber, steel, non-ferrous metals, plasterboard, pallets, plastics, cardboard, packaging, paint and paint drums and other waste). Space shall also be provided for bulk materials such as sand that are not stored in skips. This area shall be kept clear so that vehicles have ready access and manoeuvring room and shall also be kept in a tidy condition both for WHS reasons and to encourage separation of waste materials. The waste management principles and facilities in use on the site shall be included as part of the site induction for all personnel working on the site and their correct use shall be rigidly enforced.



5. SERVICING & ONGOING USE OF PREMISES

The following is proposed:

- two units share a 240 litre refuse bin.
- three units share a 240 litre recycling bin.

A total of 5 240L bins (3 refuse bins and 2 recycling bins) are to be provided and stored in secure bin enclosures located in the site frontage behind the letterboxes. It is proposed that kerb side collection of waste will be via Councils contractor. The building manager (South Cross Housing to appoint) will organise bins to be removed and returned to the bin enclosure on collection days.

Proposed waste and recycling system

What type of waste & recycling system is proposed? Wheelie Bins

Waste system is clearly detailed in plans submitted as part of this Development Application



Amenity

Screened from public view

Minimises odour & noise impacts on residents & neighbours

Complements the building design & surrounds



Size

Large enough for the amount of waste generated

Sufficient size to accommodate waste containers

(if using wheelie bins), Street frontage is wide enough



Access

Waste storage area will be easily accessible for people to deposit waste

A realistic travel distance to walk to storage area

Wheelie bins can easily be move to kerb side

For on-site waste collection, suitable area for waste collector



Functional

Protected from weather

Secure from vandalism & illegal dumping

Functional waste storage inside the premises



Please note:

The above summary points have been extracted from Councils Requirements, Controls for Waste Minimisation and Management Policy in order to compile this part of the report.



Received by
SNOWY MONARO REGIONAL COUNCIL
30/6/2021

STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT: Proposed Boarding House
SITE ADDRESS: 21 Harris St, Cooma
APPLICANT: Southern Cross Housing
PROJECT No: 20-0005
DATE: 22 May 2021

ATTACHMENTS

- A. SLEP Property Report
- B. Dial Before You Dig information
- C. Photo Reference by Murphy & Co Surveyors
- D. Assessment of Site Opportunities



Project: Proposed Boarding House – 21 Harris St, Cooma
For: Southern Cross Housing
Job No: 21-0005
Date: 22 May 2021

STATEMENT OF ENVIRONMENTAL EFFECTS

Introduction:

The Development application is submitted for construction of a new boarding house to be managed as affordable housing by Southern Cross Housing. The site is located at 21 Harris St, Cooma (Lot 11 Section 17 DP 758280) and has a total site area of 1,783m².

The existing site consists of a single dwelling currently used for affordable housing. Demolition of this dwelling is proposed under this application.

The development will consist of a building containing 6 studio units, a common area and associated car parking and landscape works.

The site is zoned R2 Low Density Residential; and the development proposed is permissible on the site.

The proposal is submitted with the following supporting documentation.

- D. Architectural Plans by Edmiston Jones
- E. Landscape Architect Plans by Edmiston Jones
- F. Civil Engineering by Westlake Punnett
- G. Survey Plan by Murphy & Co Surveyors
- H. Basix Report by Gradwell Consulting
- I. Access Report by Alchemy Consulting
- J. Waste Minimisation and Management Plan by Edmiston Jones
- K. Notification Plans by Edmiston Jones

The application is submitted on the basis of compliance with the site and project specific requirements, including Cooma-Monaro Local Environment Plan (LEP) 2013, Cooma-Monaro Shire Development Control Plan (DCP) and SEPP Affordable Rental Housing 2009. No variations are sought in this application

The application results in a development that is appropriate to the existing and future context of the area and as a result should be approved.



1. Site

The subject land comprises Lot 11 Section 17 DP 758280, at 21 Harris St, Cooma. Refer attached SLEP Property reports. The land is owned by Land and Housing Corporation and owners' consent is provided with the application. The site will be managed by our client, Southern Cross Community Housing who will manage this development as an affordable housing project in accordance with the SEPP.



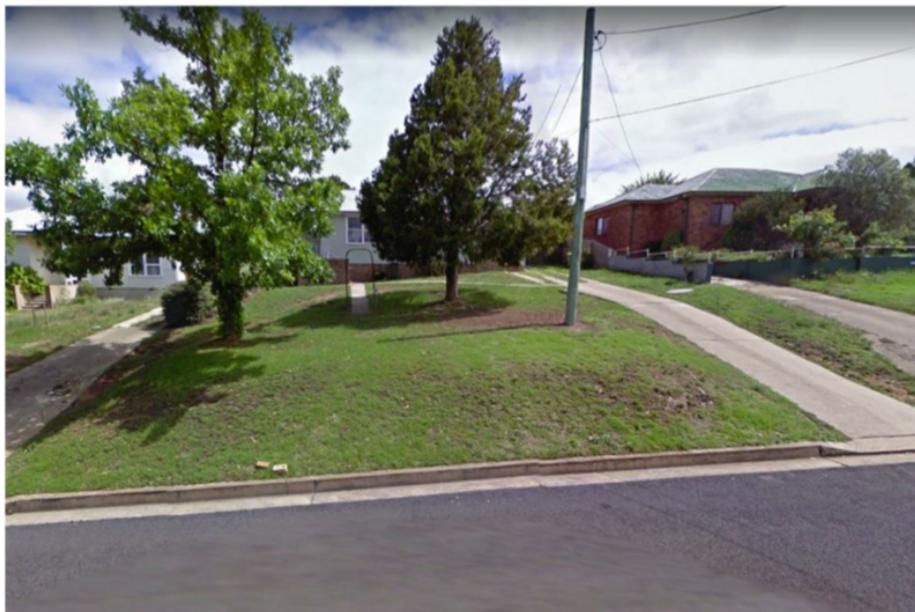
1 LOCATION / SUBURB CONTEXT PLAN
NTS

The subject land is rectangular in shape with a total area of 1,783 m² and currently has a single dwelling on site. It fronts Harris St with a boundary length of 20.11m and there is a steep slope from the street to the property boundary which currently includes the driveway. The property also backs onto Smith Lane to the north, no access from Smith Lane is currently proposed.



image obtained from six maps.

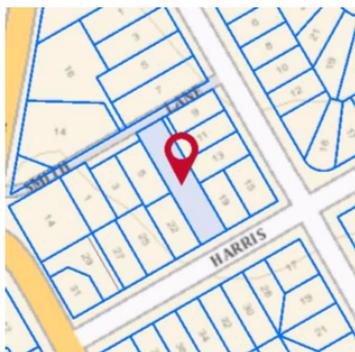
The site has frontage to Harris St with a grassed verge and kerb to the road. There is currently one access point from the street on the south eastern side of the frontage. The site consists of vegetation and several trees which the proposal seeks to remove three trees and retained the rest. The site has a varying topography, descending 5m from the back to the street and slopes across the site as well. The steeps slope occurs in the front half of the site. Refer to image below and photo reference document from the surveyor attached.



EXISTING - PHOTO FROM HARRIS ST



The site is zoned R2 Low Density Residential under the provisions of the Cooma-Monaro Local Environment Plan (LEP) 2013 and has a maximum height of 8.5m and FSR of 0.4:1 under Clause 4.3 of the LEP. Refer LEP Property report below and attached.



Property Details

Address: 21 HARRIS STREET COOMA 2630
 Lot/Section /Plan No: 11/17/DP758280
 Council: SNOWY MONARO REGIONAL COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Cooma-Monaro Local Environmental Plan 2013 (pub. 25-10-2013)
Land Zoning	R2 - Low Density Residential: (pub. 25-10-2013)
Height Of Building	8.5 m
Floor Space Ratio	0.4:1
Minimum Lot Size	500 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

The site adjoins surrounding residential developments to the East and West as well as opposite the street to the north and south. Properties along Harris St are generally single storey and the proposal is consistent with the existing character of the street.



2. Proposed Development

The proposal is for a boarding house, design to accommodate affordable housing managed by Southern Cross Housing. The boarding house will consist of 6 studio dwellings and a common area. The works include associated landscape works and three car spaces for the project. Refer to attached Assessment of site opportunities for key compliance requirements.

The development proposes to remove the existing vehicle cross over point along Harris St and relocate downslope further west to ensure suitable parking levels and onsite accessibility is available. Parking is provided in the front setback to enable cars to enter and exit in a forward direction as well as provide an accessible path of travel to all areas, i.e. parking, bin enclosure, bike parking and building entry points. Two accessible parking spaces are proposed with a central shared area in accordance with Australian Standards. A third parking space is also provided.

The building consists of two entry point, one facing the street and forming a façade that presents to the street as a single dwelling, allows access to three units (1-3), each of approximately 33m² in area. The units are all designed to the Silver Level under the Liveable Housing Design Guidelines (LHDG) and accessed off a central corridor. These units also have access to the common area via a stair at the end of the corridor.

The second entry is accessed via a ramp along the west of the building. Due to the slope on the site, the ramp provides an accessible path to the rear of the building allowing access to a central common area and the communal open space (COS) as well as three accessible units (4-6). Each unit has access to a private open space (POS) which is appropriately screened to the adjacent units and contains suitable area for outdoor living and landscaping. The central common area provides a shared bathroom and kitchen area, which will also allow use by the building manager.

The design of the building is a result of a site assessment study done by Edmiston Jones to assess potential development opportunities. The process involves a detailed site assessment done separately to a briefing process. This includes an assessment of site opportunity and constraints which factor in environmental, authority and contextual factors to ensure the development is fit for purpose. The design of the building was to present as though it is a single dwelling in context with surrounding dwelling. The building being of a single dwelling and using traditional residential building materials is of a typical single dwelling footprint and scale.

Landscape works have been considered as a significant component of the design and appearance of the building. The Landscape concept plans show the building is surrounded and broken up by suitable landscape areas to all boundaries providing a landscape buffer to the neighbouring dwellings and parking areas. Design has been completed in accordance with Council's DCP and contact has been made to obtain Council's planting schedule.

3. Compliance with Council's LEP, DCP/Variations and SEPP 65.

We note the application has been assessed against the following key authority legislation as detailed in the compliance matrix's noted above

- L. Cooma-Monaro Local Environment Plan (LEP) 2013
- M. Cooma-Monaro Development Control Plan
- N. SEPP Affordable Rental Housing 2009
- O. Building Code of Australia (Refer to section 5 below)

The proposal is compliant with the relevant chapters of the DCP, LEP 2013 and the SEPP 65. Refer to the attached assessment of site opportunities for key compliance responses.

As noted above the site is zoned R2 and the proposed boarding house is permissible on the site as per the following definition from the LEP.



Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To integrate new development with the established settlement pattern and character.

2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Car parks; Caravan parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Exhibition homes; Group homes; Home occupations (sex services); Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Seniors housing; Signage; Tank-based aquaculture; Water supply systems

4 Prohibited

Any development not specified in item 2 or 3

4. BCA/NCC Requirements

The building is considered a class 1(b) under the BCA as it is a boarding house of less than 300m² and would not reside more than 12 occupants. The design has been completed in accordance with the relevant parts of the BCA and subsequent Australian Standards.

SPECIFIC RESPONSE TO KEY ISSUES TYPICAL TO THE PROPOSED DEVELOPMENT TYPE

5. Waste Management

Refer to the attached Waste Minimisation and Management plan outlining the demolition, construction and ongoing waste management. The proposal consists of standard 240L garbage and recycling bins for kerbside collection by Council's waste contractor. The bins will be stored in a bin enclosure onsite.

6. Vehicle Access, Manoeuvring and Provision of On-Site Car Parking

The proposed traffic and access is consistent with that of the existing site and previous uses, similar to that of a single dwelling. As noted above the proposal will relocate the vehicle crossover and upgrade to suit the development. Three car spaces are proposed with suitable landscape buffer around the parking and driveway. Cars can enter and exit in a forward direction and suitable manoeuvring for cars is allowed for in accordance with AS2890.

Two accessible car spaces are proposed to cater the 3 accessible units. These spaces would not be limited to only use as an accessible car space but allow for any potential occupant with a disability and it can be allocated to them as required.

Motor bike and Bicycle parking is provided for the development.

7. Privacy, Natural Light or Views of Neighbouring Properties?

The proposal is consistent with the impacts of a typical single storey dwelling. The project provides suitable boundary separation and screening to ensure no privacy issues are likely on the amenity of the neighbouring dwelling or adjacent units within the site.

The dwelling is only of a single storey with an articulated roof form. The building is also down slope of the dwellings behind so no impact on views is likely.

Refer to the shadow diagrams on DA06. No additional impact is expected on adjacent properties.



8. Local Air Quality or Water Quality

There will be no impact on the local air or water quality as a result of the proposed development. Refer to the attached Stormwater concept plan and supporting report from the stormwater engineer outlining the detailed response to stormwater management on the site.

9. Site Contamination by Previous Land Use

No site contamination exists on the property.

10. Provisions for People with Disabilities

The development has been designed with a high level of accessibility in mind. All areas are accessible by persons with a disability. Accessible parking has been provided as well as an accessible path from the property boundary to the parkings areas, bin enclosure and building entries.

Three accessible units are proposed as detailed as well as a common area which is also accessible.

Refer to the attached access report for further details.

11. Stormwater and engineering

Refer to the attached Structural and Civil documentation for engineering design.

12. BASIX assessment

A Basix assessment has been provided for this development and is attached to the application.

13. Affordable Housing

The applicant, Southern Cross Housing, is a registered affordable housing provider and the proposed development will be constructed and operated by them. The development will provide much needed affordable housing to the area and provides accommodation to a wide range of demographics.

CONCLUSION

As a result of the associated research, documentation and reporting the proposed boarding house at 21 Harris St, Cooma is seen as a suitable and compliant development for the precinct that will assist in and enhanced the streetscape and lifestyle of the occupants and surrounding context as well as provide much needed affordable housing. This development is complying with the R2 zoning and the attached documentation significantly support this statement and provide the detail required to assess and determine the application. The projects suitability for the existing and future context of the locality support the development and as a result should be approved.

Yours faithfully



Gabe Reed
ASSOCIATE DIRECTOR
Registered Architect No. 8581

Project: Affordable Housing Development Cooma
 For: Southern Cross Housing
 At: 21 Harris St Cooma
 Job No: 21-0005
 Date: 01.02.2021



ASSESSMENT OF SITE OPPORTUNITIES

COMMENTS

SITE CONSTRAINTS

ZONING	-	R2 – Low Density Residential
SITE AREA	-	1774 m ²
HEIGHT LIMIT	-	8.5 m
MAXIMUM FSR	-	0.4 : 1
MAXIMUM FLOOR AREA	-	709.6m ²
SETBACKS:		
FRONT	-	6.0 m
SIDE	-	900mm
REAR	-	3.0 m

- LEP Maps
- Council Website
- LEP Maps
- LEP Maps
- Council DCP

BUILDING CODE REQUIREMENTS

CLASS & TYPE	-	1b
ACCESSIBLE/ADAPTABLE UNITS	-	

- BCA Clause A3.2
- BCA

COUNCIL CODE REQUIREMENTS

FLOOD RESTRICTIONS	-	N/A
BUSHFIRE PRONE	-	N/A
SOLAR ACCESS	-	3 hours direct sunlight from 9am-3pm mid-winter in communal living rooms
HERITAGE RESTRICTIONS	-	N/A
ACID SULPHATE SOILS	-	N/A
PRIVATE OPEN SPACE	-	One area of at least 20 m ² (min. dimension of 3 m)
LANDSCAPED AREA	-	Compatible with the streetscape

- LEP Maps
- LEP Maps
- SEPP Affordable Housing – 29 (c)
- SEPP Affordable Housing – 29 (d)
- SEPP Affordable Housing – 29 (b)

OTHER REQUIREMENTS

BIODIVERSITY OFFSET SCHEME	-	N/A
STORAGE	-	

- Boset Website

PARKING REQUIREMENTS

RESIDENTIAL	-	At least 0.4 parking spaces per each room
ACCESSIBLE	-	
VISITOR	-	
OTHER	-	

- SEPP Affordable Housing – 29 (e)

SITE INFORMATION CURRENTLY AVAILABLE

<input type="checkbox"/> SITE SURVEY	<input type="checkbox"/> SITE MODEL	<input type="checkbox"/> SITE PHOTOS
<input type="checkbox"/> SITE ANALYSIS	<input type="checkbox"/> SITE SECTIONS	<input checked="" type="checkbox"/> LOCATION PLAN (Google Maps)

Issues to be addressed

- On-Site detention required. See DCP Pg 27 and Appendix 1. Cannot rely on pump to clear the system within an R2 zone. BC
-

Submission 1

18 August 2021

Mr Peter Bascomb
Chief Executive Officer
Snowy Monaro Regional Council
81 Commissioner Street
Cooma NSW 2630

Dear Mr Bascomb

Re: Reference 10.2021.232.1

I am writing in regard to the above mentioned development application proposing that 6 Affordable Housing Units be erected at 21 Harris Street in Cooma. My family and I reside within the notification zone and have significant concerns about this application. Based on the information below we object to the proposed development.

It is noted that the SEPP (Affordable Rental Housing 2009) is not an approval instrument, rather it provides for concessions from some Council development standards and requirements. The SEPP does not remove the requirement for Council to consider the application under the Environmental Planning and Assessment Act and Regulations – i.e. it still requires the consent authority to undertake a 'Merit Assessment' as provided under Section 4.15 of the Act. In this regard, it is our opinion that the application as presented lacks merit in several areas, as outlined below.

We are also aware that this application has generated considerable public interest concerns among several other property owners/residents in the area, and that several other submissions opposing this application will or have been submitted.

My understanding is that NSW Housing owns this land together with the land behind that is accessed via Smith Lane. The duplex that is proposed for demolition, has for several years been occupied by social/affordable housing recipients. This application is being submitted by Southern Cross Housing who I am of the impression have managed the existing tenancy to date.

In reviewing the SEPP the following is brought to the attention of Council and the reviewing Officers. The definition of a 'Boarding House' under the Standard Instrument LEP is:

"boarding house means a building that—

(a) is wholly or partly let in lodgings, and

(b) provides lodgers with a principal place of residence for 3 months or more, and

(c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and

(d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers, but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment."

Areas that I am seeking clarification relate to the SEPP - Clauses 30 and 30A, that state:

30 Standards for boarding houses

(1) A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following

(b) no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres

From the plans provided, the floor areas for the units as shown are larger than 25 sq.m., bathrooms are 4.8 sq.m. for non-accessible units, and 6.5 sq.m. for accessible units. Can you confirm how the area for the 'kitchen' for each area has been calculated?

30A Character of local area

A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.

It is noted that the plans state they have been designed so the footprint and visual impact are compatible with the housing in the area. In looking up and down Harris Street, the majority of homes are weatherboard, except for the much older style house next door that is red brick. This however reflects a similar era to that of the weatherboard houses and fits with the character of the street.

The façade of the development is more reflective of a low budget brick veneer development. The minimal windows at the front and car parking also make this look more like a business than a residential development. The overall budget for the units is \$985K. Having recently built in Cooma, it is hard to imagine that 6 units can be built for that sum that will also look good and fit with the current street landscape and feel.

In my opinion for the design to reflect the street appeal, the front façade would need to reflect that of a house rather than the side profile of the proposed units.

The area is predominantly made up of single residences with a low number of duplex dwellings and even fewer residential flat buildings. A boarding house of the nature proposed will not, in our view, be consistent or compatible with the pattern of residential development in the surrounding area, and could have detrimental effects on the quiet residential amenity that current residents have enjoyed for decades.

We are also concerned that the establishment of a boarding house as proposed will have a negative impact on the value of other properties in the area. As we have only recently constructed our dwelling, being a significant financial investment, we are concerned that the value of our property will be diminished due to having a boarding house located in the immediate vicinity of our property.

Additionally, from the information provided there appears to be an error in the winter and summer breezes. Sheet DA – 01 has the winter and summer winds shown incorrectly – cooling breezes would be from the SE (stated as NW) and hot summer breezes would be from NW (shown as SE). Have the diagrams factored in the slope of the ground (if not, the shadowing effect in the morning will be exacerbated for those dwellings lower down). The accuracy/inaccuracy of this information may need to be further considered and socialised with the home owner below the proposed dwelling, to ensure they are fully aware of the impact the size of the development may have on their property.

When looking at the design and its purpose, the parking (although understood to be within the requirements of the SEPP) appears unrealistic. The 6 studio units have the capacity to house up to twelve residents between them. This means there will be parking for less than 1 person per unit. In an area with extremely limited public transport, this is unrealistic. Once the on-site parking has been occupied, it is likely that residents will park on the street, or illegally on the nature strips. Additionally, this may see the land behind the site on Smith Lane being used as an opportune place

to park bigger vehicles, trailers, or private vehicles that may not be on the road. The additional cars on the street may also be an issue for garbage and recycling trucks as well as the local bus.

The SEPP in theory is a reasonable plan, however as for other SEPPs, it is designed as a 'one size fits all' across the State, and is primarily more relevant for (and arguably designed for) urban and metropolitan situations – for example, SEPPs often require less car parking than Council's Development Control Plan (DCP) would require for similar development (this is exactly the case with the Low Rise Medium Density Code from a couple of years ago). Additionally, the development promoted by the SEPP would be more suited to areas where you could walk straight out of your dwelling to a café, restaurant or supermarket for example downstairs or next door, where a car is not such a necessity for access to essential services.

In further reference to traffic and parking, has there been consideration to the volume of traffic in the area as well as using Smith Lane as a thoroughfare? Has there also been consideration given to the scenario of friends that may be visiting and where they will park? If 12 residents all have 1 – 2 friends visit at a weekend the traffic and cars may reflect a small gathering on a frequent basis creating parking and traffic congestion in the area.

In consideration to Amenity, Harris Street is a quiet residential neighbourhood. There is concern that the use of the development may interfere with this. If reflecting on the point that 12 residents plus up to 6 – 12 friends may be visiting at any one time, there is a concern that noise will become an issue. Additionally, it is hoped that all residents of each unit would get along however at some point residents amongst the boarding house may not see eye to eye. This in itself may lead to conflict and arguments – although highly subjective may be less than desirable for neighbours.

The diagrams show little to no storage available let alone significant outdoor areas. In assuming residents are not transient, and that the SEPP requires that tenancies must be for a minimum of 3 months, where are they expected to store goods? How will factors such as smoking outdoors and pets be managed to minimise the noise and smoking pollution on houses in the sides and back of the development? Again, this is highly subjective however this point is highlighting that the potential volume of people will exacerbate issues that may not be as problematic where tenancies are more suited to the square meterage provided.

Harris Street is a neat and tidy street. We are concerned that the lack of storage will lead to dumping of rubbish, furniture and shopping trolleys that are frequently seen at the Egan Street Social Housing development also managed by Southern Cross Housing.

In respect to Locality, is this the right location for this type of development? Access to the town bus for those without a car only occurs three times a week. Is this enough for someone with mobility issues? Harris Street has a strong incline that may pose an issue for someone with mobility issues and no transport.

We are also concerned that for several months, there has been much discussion that local housing that is affordable to young families and couples is almost absent due to the current elevated housing market. From what I have heard, there is a desperate need for houses that support multiple people including children. What is the exact need for studio apartment accommodations in town? This accommodation is more reflective of a hotel for short-term tenancy and due to the size will lend itself to those requiring transient accommodation. The smallest 'unit' is 32 sq.m and the biggest 37 sq.m. and as such, appears to be most suited to transient style needs.

As a parent, it is not unreasonable to want to know who is in your backyard, and who your neighbours are. Having housing that encourages tenants to set up and stay will ensure there is stability in tenure of those who are residing in the local area.

With a minimum tenancy of three months, these studio units are not the right type of accommodation for a resident looking for permanency, particularly due to their size and lack of storage and parking.

There is no objection to social or affordable housing in the area managed by an agency such as Southern Cross Housing. The issue is that the studio units will undoubtedly lead to a transient community which we feel does not fit in with the character and design of the area.

Further to this, consideration also needs to be given to the close proximity of the Building Blocks childcare centre. Our son went to Building Blocks and our baby is registered to also attend later in the year. Building Blocks has transparent fencing at the front as do most other houses in the area. If the accommodation is transient and will be accessible to all – how can we be assured that less than desirable characters are not residing in the units, for example people being released from Cooma Jail? While we do appreciate that everyone needs a roof over their head, is this location the best for a boarding house set up?

Council does not have a defined 'Strategy' on housing in the region. Our family has struggled to find accommodation in Cooma and were stuck with a cost that is over and above what we were paying in the capital city we moved from. Our house is less substantive in Cooma. We however understand the climate and were fortunate to rent and now buy and build in town. This is not the case for several people in town. Housing that is affordable and available appears to be the biggest issue for most community members (NB: according to social media commentary).

We personally have not seen or heard of any feedback that says studio units for singles or couples are in high demand. We are of the understanding that several units already exist in the area that can occupy 1 – 2 people for example Yulin Avenue and also Mulach Street. Additionally, up until this year a boarding house that was no longer occupied was set up in Cooma East. Does Council still own the land in Mulach Street (the former Cooma Municipal Council Depot)? This a site that may be more suitable for such a development, and adjoins a similar style housing development constructed many years ago.

We are concerned that NSW Housing in conjunction with Southern Cross Housing have capitalised on a grant opportunity that has specific parameters surrounding the use and demographic of residents. This information has not been socialised with community. As residents in the immediate vicinity, we would like to be consulted as to any proposed development and how this aligns with the specific need of the region. This proposal looks like a great opportunity for Southern Cross Housing to make an immediate profit off accommodations which they have not had to fund, and it appears that the SEPP does not impose any requirements regarding on-going ownership of the development. From the outside looking in, it looks like an opportunity rather than a direct need related to the current state of play in Cooma. In referring to this, is Harris Street the best location for an 'Affordable Housing' project as part of the scheme?

We believe our Council must be made aware of this proposal and the fine line surrounding the wording interpretation. This is a project that meets the financial guidelines related to the 'Affordable Housing' program offered through Southern Cross Housing whereby prospective residents (tenants) must meet criteria to be accepted into the accommodations. This is not merely 'affordable housing'

or better expressed as 'housing that is affordable' that is open to the whole market and managed through local realtors.

Additionally, we moved from an area where the population density was greater than what had been planned for, and consequently were faced with significant issues related to congested internet connectivity and stress on other infrastructure. How can we be assured that the additional volume of people accessing services such as the internet will not create a drain on surrounding houses?

Furthermore, if this is to be run through Southern Cross Housing, can further information be provided as to the management arrangement? Specifically maintaining the façade, gardens, allocation of tenants, car parking, rubbish removal, noise, and management of tenancy issues?

We seek a guarantee that if Council determines to approve the application, that the property will be retained for the purpose of 'affordable housing' as it appears that the SEPP does not require properties owned by NSW Housing to be held for that purpose as would be required for other providers (SEPP Clause 17 (1) and (2)). This is most concerning, as it appears that the SEPP (via this concession) promotes the construction of such accommodation types, without ensuring any on-going requirement for the property to be retained for the purpose it was built for.

We look forward to this going to Council for debate and discussion.

In accordance with Section 10.4 of the *Environmental Planning and Assessment Act*, we declare that we have not made any political donations or gifts.

Thank-you for consideration of our concerns.

Regards

Submission 2

The CEO,

Snowy Monaro Regional Council

81 Commissioner St,

Cooma,
2630.

Good morning

We own property at [REDACTED], and wanted to express concern about the proposed application for a Boarding House at 21 Harris Street.

We know Cooma is extremely short on housing but surely we need housing for families, and these units are clearly not for families, so who will they be housing.

Where will they park their cars as there are only 3 car spaces for 6 units.

I realise this is a last minute enquiry but other neighbours have expressed their concerns as well.

[REDACTED]
[REDACTED]
[REDACTED]

Submission 3

The CEO,

Snowy Monaro Regional Council

Attention: Tim Pepperell

I have become aware of a development application for 21 Harris St, Cooma 2630 NSW (lot 11 Sec: 17 DP: 758280). I did not receive the Public Notification - New Proposal letter.

As I am one of the owners of [REDACTED], I would like to lodge an objection to this proposal.

The plan to build super tiny little studio apartments, feel out of place in a low-density rural context like Cooma. The quality of the development appears low in an attempt to keep the project under that \$1million - the facade is essentially a 4 space carpark with a very basic entry which doesn't add any value into the streetscape visually or aesthetically. There are also only 4 car spaces for 6 units (likely the minimum requirement but barely functional in practicality).

I question if providing appropriate affordable housing in the right suburban context. A development like this seems more suited to a higher density residential zone towards the town centre, or alternatively in areas which aren't surrounded by detached dwelling housing. In Harris St, the development is inconsistent to the general feel of the street and area and will change the look and feel of the street negatively.

Kind Regards

Submission 4

The CEO,

Snowy Monaro Regional Council

81 Commissioner St,

Cooma,
2630.

Cerified Mail.

Also by email to:

council@snowymonaro.nsw.gov.au

Dear Sir,

**Re DA 10.2021.232.001 Proposed Boarding House at 21 Harris St
Cooma.**

We are the owners of [REDACTED], Cooma and object to this development on the following grounds:-

- 1) We are unable to see from the SEE what is the source of the Council's power to deal with this DA as proposed;
- 2) The SEE appears to rely on **both** the *Cooma- Monaro LEP* and *SEPP Affordable Rental Housing 2009* (the SEPP);
- 3) Yet the SEPP can not be the source of the power because the subject land is not in an *accessible area* as defined in the SEPP;
- 4) The subject land is not within 400m of a bus service stop that has at **least one** service per hour between 06.00 am and 21.00 pm each day, Monday to Friday. The bus service is only three (3 times per day and there is none at weekends;
)
- 5) As a result, the SEPP and particularly Clauses 29,30 and 30A, **do not** apply such that the proposed development must be measured against the LEP and its development standards;
- 6) Even if that was not the case (and it is) the proposed development fails the test of at least Clause 30(1)(a) of the SEPP in that each *boarding room* appears to be in excess of 25 sqm, even when bathrooms are excluded;
- 7) It is noted that the *boarding rooms* are called *units* and that the SEE also states that *SEPP No 65- Design Quality of Residential Flat Development* applies. Yet there is no discussion of the *Design Quality Principles* or otherwise in the SEE as required by Schedule 1, Clause 2,(5) of the *Environmental Planning and Assessment Regulation 2000.* (the Regulation). This is required for a residential flat development -which appears to be what is here proposed. Else, why use the expression *units* and identify SEPP 65 as being relevant?
- 8) If the proposed development is not under the SEPP (and it is not) it must be assessed under the LEP;

9) When assessed in this way, the Applicant can not rely on Clause 29 of the SEPP.

That being the case, and properly categorized by definition the proposed development constitutes *multi dwelling housing* or a *residential flat building* and the development standards for those forms of residential accommodation in the R2 Low Density Residential zone must be applied.

The SEE does not address these standards whether in the LEP or the DCP.

Therefore the DA is not properly constituted and should be rejected.

Further where there is a departure from any development standard a Section 4.6 variation request must be made. Until it is made the Council has no power to deal with the DA (see *Initial Action Pty Ltd v Woollahra Municipal Council* (2018)NSWLEC 118 at [14-15], because a successful request is a *jurisdictional fact* of a special kind- without it the Council lacks the power to approve and must refuse;

10) When assessed against the character of the existing local area precinct, what is proposed is **incompatible** with the existing low density single dwelling pattern, all with generous curtilages and the usual domestic occupation by families, rather than what is proposed namely six (6) units with a potential to be occupied by two occupants per unit.

11) The DA must be refused.

If contrary to this objection, the DA is recommended for approval, we request it go to the **whole** Council for determination rather than being dealt with under delegation because of the serious and adverse impact of what is proposed in this neighbourhood and residential precinct.

Yours sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

Submission 5

Dear Timothy Pepperell,

I am writing to you in regards to the new proposal at 21 Harris St, Cooma.

Application name : Alex Pontello
Application number : 10.2021.233.1

It is in my understanding this application is to develop 6 affordable housing units no bigger than 32 square metres each, with only 3 car parks for all units.

I would like to put forward my negative views on this.

I believe in doing so you will turn a quiet street, with family's and small children into a noisy, untrustworthy place to live.

With the appartments being no bigger than a hotel room, I don't think it will attract long lasting residents.

I also believe having only 3 car parks for 6 units, creates a whole lots of street parking from residents and visitors to those units. Also turning our nice quiet street into a busy and noisy one.

The rubbish factor is also to take into account. 6 or more residents creating ample amounts of waste.

Not to mention to noise from construction and demolition.

Personally, I've just moved in at [REDACTED], with a 7 month old baby and if I had of known about this development sooner, I would have definitely had second thoughts about it.

I hope this new development doesn't go ahead and we can continue to live on our nice quiet friendly street with no hassles.

Kind regards,

Submission 6

We are the owners of [REDACTED]

We are writing to object to the Development Application (Application No: 10.2021.232.1) for 21 Harris Street COOMA 2630. Our main concern is the safety of our staff and children in our day care centre.

Submission 7



Our Ref: 01.02.04.01.20210729.01
Your Ref: 10.2021.232.1

CEO, Snowy Monaro Regional Council

By email—

TO: council@snowymonaro.nsw.gov.au

CC: records@snowymonaro.nsw.gov.au

Dear CEO,

**RE: PUBLIC NOTIFICATION – NEW PROPOSAL
for Application Number: 10.2017.118.1**

Proposed development: Demolition of existing dwelling & construction of New Generation Boarding House consisting of 6 affordable housing units.
Property description: 21 Harris Street COOMA 2630
Applicant's Name: Alex Pontello
Application Number: 10.2021.232.1
Notified by: Neighbour Notify - Letters

In accordance with Section 147 of the Environmental Planning and Assessment Act 1979, I declare that I have not made any political donations or gifts within the last 2 years, nor any associate.

I refer to your letter dated 16 July 2021.

I object to the development application for 21 Harris Street COOMA NSW 2630. The proposed building classification Class 1(b) is not reflective of the buildings design and should be reviewed to ensure that the minimum Health and Safety requirements of the intended occupants are satisfied.

The proposal includes three units that satisfy the Silver level and three units that meet the Gold level requirements of the non-mandatory Livable Housing Design Guidelines. The proposed building is intended for people with disability and people that require accessible living.

- (1) On Page 8 of the Statement of Environmental Effects, Mr. Reed from Edmiston Jones has included point 10 on behalf of Mr. Pontello, as follows.

10. Provisions for People with Disabilities

The development has been designed with a **high level of accessibility in mind. All areas are accessible by persons with a disability.** Accessible parking has been provided as well as an accessible path from the property boundary to the parkings areas, bin enclosure and building entries. **Three accessible units are proposed as detailed as well as a common area which is also accessible.** Refer to the attached access report for further details.

- (2) A report authored by Mr. Bayer from Alchemy Consulting included in the application and dated 25 June 2021 assesses the buildings *Access For People With A Disability*.

I implore Council to review the building classification and consider that this development is reclassified as a Class 3 building in accordance with Clause A6.3 of the National Construction Code. The requirements of a Class 3 building will improve the safety, liveability and accessibility for the occupants that this development is clearly intended for, It will also improve safety and accessibility for the community that would have to respond in the event of an emergency.

Copied below for reference is clause A6.3 of the National Construction Code.

A6.3 Class 3 building

A Class 3 building is a residential building providing long-term or transient accommodation for a number of unrelated persons, including the following:

- (1) A boarding house, guest house, hostel, lodging house or backpacker accommodation.
- (2) A residential part of a hotel or motel.
- (3) A residential part of a school.
- (4) Accommodation for the aged, children, or people with disability.**
- (5) A residential part of a health-care building which accommodates members of staff.
- (6) A residential part of a detention centre.
- (7) A residential care building.

Council should heed this objection based on the Health and Safety of the intended building occupants. If council were to accept the building classification of Class 1(b) proposed in the development application the risk to occupants with disability could be significant.

Please respond by return email.

Sincerely

Submission 8

Attention: Tim Pepperell

To Council in regards to Development Application of 21 Harris St, Cooma 2630 NSW (Lot: 11 Sec: 17 DP: 758280) 10.2021.232.001

[REDACTED]

We have concerns re the following of the Development of 21 Harris St

overshadowing of our property by the new building

The fact that the current property has only two tenants & being of dual occupancy & the new building will consist of 6 individual units thus increasing noise & traffic next door & impacting upon our home

The design of the ramp & its height will overlook our property invading our privacy

The architectural design of the new building doesn't suit the area / buildings in our street & will impact on the value of our homes

Kind regards

[REDACTED]

[REDACTED]

Project: Proposed Boarding House – 21 Harris St Cooma
 For: Southern Cross Housing
 Job No: 21-0005
 Date: 17 January 2022



SCHEDULE OF ITEMS RAISE BY NEIGHBOURS

The following table itemises the key items raised by the neighbours and our response to these issues.

Items raised	EJ RESPONSE
Suitability of the project/context/design	<p>As outlined in the SEE, the proposed boarding house is a permissible use in the R2 zoning.</p> <p>The scale of the development is appropriate for the existing context of the site as it reflects that of a single storey dwelling both in elevation and footprint.</p> <p>The proposed materials of brickwork and lightweight cladding reflect the materials of the area while responding to a contemporary design that will also sit well in the future context of the area. The materials are also chosen to be low maintenance to ensure the material quality and colour is maintained for a long time.</p> <p>The site is currently used for affordable housing and managed by the applicant, as is several sites in the vicinity, reinforcing its suitability for the area.</p> <p>The small sizes of the units respond to the needs of the area to provide housing for singles and couples. The existing site contains two small units of similar size which reflects the suitability of the proposal. The development also includes good sized outdoor areas and a common room and landscaped area for use by the occupants.</p>
Use of Affordable Housing SEPP	<p>The application is proposed in accordance with division 3: Boarding Houses of the Affordable Rental Housing SEPP 2009. The division applies to the site as the land is zoned R2, the development is for boarding houses and is managed by a registered social housing provider in Southern Cross Housing.</p>
Number of carparking spaces	<p>Parking has been provided in accordance with the SEPP Affordable Rental Housing 2009 requirements. The number of spaces provided will ensure vehicle access to and within the property are limited and typical to that of a dwelling or dual occupancy as per existing uses along the street frontage.</p> <p>The reduced parking rate is typical to other Boarding Houses managed by the applicant, and it not seen as an issue for the ongoing use of the development.</p> <p>In addition, parking for motor bikes and bicycles is provided to provide more transport options and storage facilities to the occupants.</p>
Size of each boarding room	<p>Each proposed boarding room has an area of 25m² or less excluding the bathrooms and kitchens.</p> <p>Each bathroom is approximately 5m² for units 1-3 and 6.5m² for units 4-6. There is 4.5m² of kitchen and laundry joinery in units 1-3 and 5.5m² in units 3-6 (excluding circulation area) which clearly confirms the unit sizes are consistent with those outlined in the SEPP.</p>



<p>Use of the term 'Units' and reference to SEPP65</p>	<p>Each boarding room has been labelled as unit for ease of reference. The term Unit and Room is equivalent in this proposal. The use of the development as a boarding house is clear. The application is not proposed under SEPP 65 and there is an error in the SEE where reference to SEPP 65 is made, this should be SEPP (Affordable Rental Housing) as already detailed in the SEE.</p>
<p>Overshading of neighbours</p>	<p>The shadow diagrams provided on drawing DA06 are correct and have factored in the slope of the land and level of the development. This can be seen in the shadows of the retaining walls for example. The shadow diagrams are shown for the winter solstice which is the worst case scenario, as a result overshading to the neighbour at 23 Harris St is limited.</p>
<p>Impact on noise and traffic due to increase in occupants</p>	<p>The development will be constructed in accordance with relevant standards relating to acoustic requirements. POS and living areas have been separated to different elevations to spread out the occupants and liveable areas, reducing impact on neighbours. Refer above regarding proposed traffic impacts and volume.</p>
<p>Privacy to neighbour from ramp</p>	<p>The proposed entry ramp would be a low use space, especially with the option of entering the building directly from the carpark. Screening or planting to the ramp can be provided to increase privacy if required.</p>
<p>BCA Classification of the building (Class 3 vs 1b)</p>	<p>The building is under 300m², occupies not more than 12 persons and is used as a boarding house. As a result, it is considered a class 1b building under the BCA 2019.</p> <p><i>Class 1b is one or more buildings which together constitute—</i> <i>(a)a boarding house, guest house, hostel or the like that—</i> <i>(i)would ordinarily accommodate not more than 12 people; and</i> <i>(ii)have a total area of all floors not more than 300 m² (measured over the enclosing walls of the building or buildings);</i></p>
<p>Storage</p>	<p>Storage has been provided to each room, typical to that provided for similar developments. The applicant is very aware of storage requirements as well as ongoing maintenance and visual presentation of their properties. As a result, they typically provide storage sheds in the POS or common areas for use by the occupants.</p>
<p>Ongoing Maintenance, materials, etc</p>	<p>The site will be managed by Southern Cross Housing (SCH) and space for a manager to visit the site is provided in the common area, which is part of their operational procedures. The sites will have an ongoing contract with a site manager and gardener to ensure the site is well kept and not left to the responsibility of the tenants. As noted above low maintenance, long lasting building materials have been chosen to ensure the materials maintain their quality for many years to come.</p>



Development Application Form

Portal Application number: PAN-115525
 Council Application number: 10.2021.232.1

Applicant contact details

Title	Mr
First given name	Alex
Other given name/s	
Family name	Pontello
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Southern Cross Community Housing LTD
ABN / ACN	50 307 328 813
Is the nominated company the applicant for this application?	Yes

Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	NSW Land and Housing Corporation
ABN / ACN	

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

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

Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	21 HARRIS STREET COOMA 2630
Local government area	SNOWY MONARO REGIONAL
Lot / Section Number / Plan	11 / 17 / DP758280
Primary address?	Yes

Planning controls affecting property	Land Application LEP	Cooma-Monaro Local Environmental Plan 2013
	Land Zoning	R2: Low Density Residential
	Height of Building	8.5 m
	Floor Space Ratio (n:1)	0.4:1
	Minimum Lot Size	500 m ²
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information 13 23 91.	

Proposed development

Proposed type of development	Boarding house
Description of development	Proposed demolition of existing dwelling and construction of a New Generation Boarding House consisting of 6 affordable housing units and associated parking.
Dwelling count details	
Number of dwellings / units proposed	6
Number of storeys proposed	1
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	1
Number of existing floor area	70
Number of existing site area	1,783
Cost of development	
Estimated cost of work / development (including GST)	\$985,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1204342S
Subdivision	
Number of existing lots	
Is subdivision proposed?	No
Proposed operating details	
Number of staff/employees on the site	0
Number of parking spaces	3
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
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	Yes
Have you already applied for approval under s68 of the Local Government Act?	No
10.7 Certificate	
Have you already obtained a 10.7 certificate?	No
Tree works	
Is tree removal and/or pruning work proposed?	Yes
Please provide a description of the proposed tree removal and/or pruning work	Removal of 5 trees as shown on the attached site plan
Number of trees to be impacted by the proposed work	5
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	100
Units	Square metres
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
Political Donations	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

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	Southern Cross Community Housing LTD
ABN	50 307 328 813
ACN	
Trading Name	
Email address	gaber@aej.com.au
Billing address	PO Box 1315

Application documents

The following documents support the application.

Document type	Document file name
Access report	21-0005 SCCH 21 Harris St Cooma Access DA Final 280621
Architectural Plans	21-0005 SCCH 21 Harris St Cooma_Architectural_210628
BASIX certificate	21-0005 SCH Cooma_210628 stamped Basix NatCert 21 Harris St Cooma EJ2 28 June 2021 Assessor Construction Summary 21 Harris St Cooma EJ2 28 June 202 BASIX Certificate 1204342S 21 Harris St Cooma EJ2 28 June 2021
Civil Engineering Plan	21288- SCCH 21 Harris St Cooma-Civil-2021.06.25
Cost estimate report	21-0005 Cooma SOA
Generated Pre-DA form	Pre-DA form_1625215757.pdf
Landscape plan	21-0005 SCCH 21 Harris St Cooma_Landscape_210628
Owner's consent	Owner's Consent Letter - 11 May 2021 - SCCH 21 Harris St Cooma
Statement of environmental effects	Statement of Environmental Effects - SCCH 21 Harris St Cooma
Survey plan	Site Survey - SCCH 21 Harris St Cooma
Waste management plan	Waste Management Plan - SCCH 21 Harris St Cooma

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
If the consent authority is a Council, that Council 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 the Council's Customer Service areas and on the Council's website.	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?	No
Council unique identification number	10.2021.232.1
Date on which the application was lodged into Council's system	5/07/2021