



SNOWY MONARO
REGIONAL COUNCIL

ATTACHMENTS TO REPORTS

(Under Separate Cover)

Ordinary Council Meeting

21 October 2021

**ATTACHMENTS TO REPORTS
FOR
ORDINARY COUNCIL MEETING
THURSDAY 21 OCTOBER 2021**

Page No.

8 PLANNING AND DEVELOPMENT APPLICATION MATTERS

**8.1 Development Application 10.2021.157.1 - Staged Eco-Tourist Facility - Stage 1
Cabin + Residence/Attached Shed - Stage 2 Manager's Residence**

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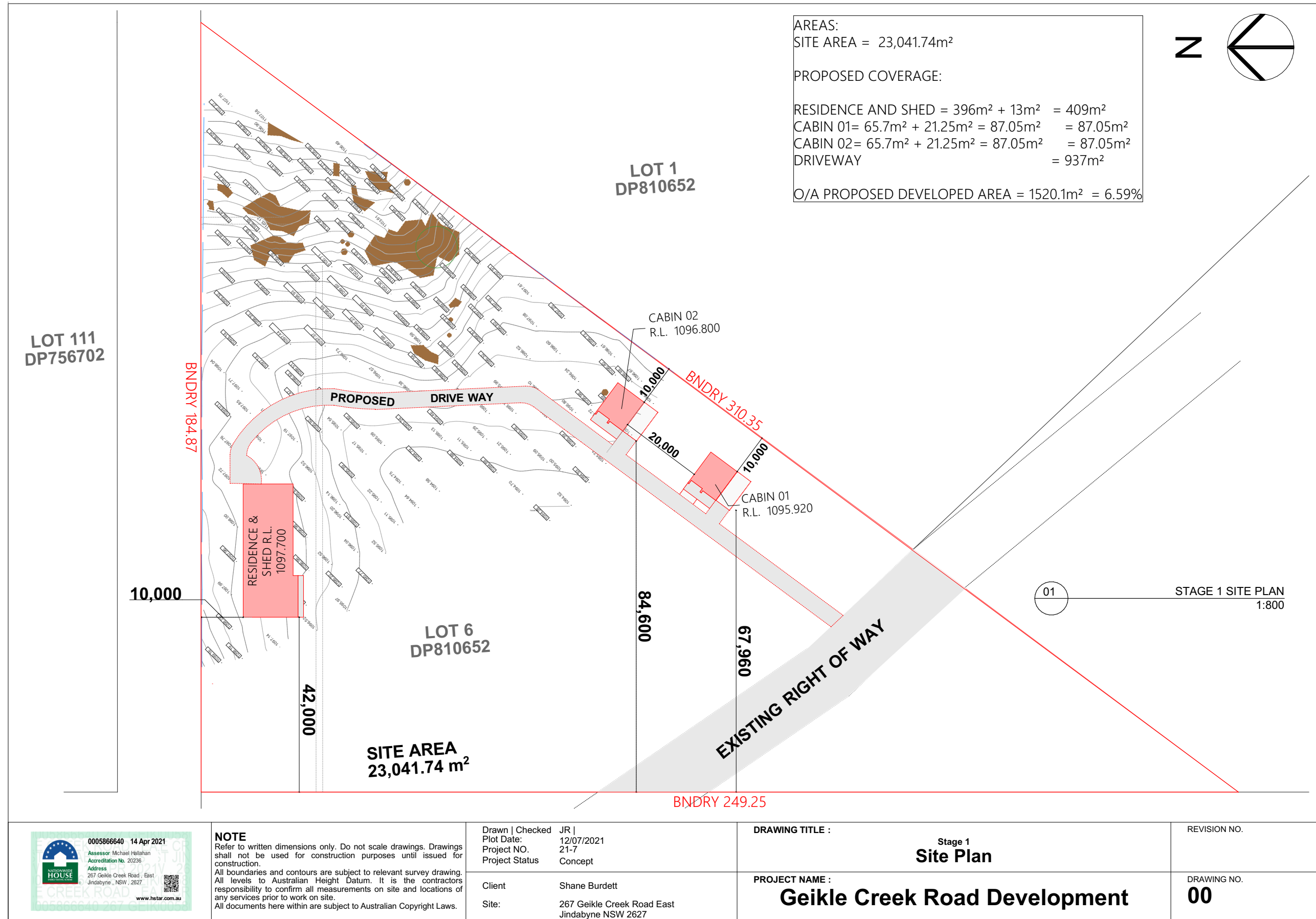
**8.2 Development Application 10.2021.262.1 - New Commercial Premises for
Supermarket**

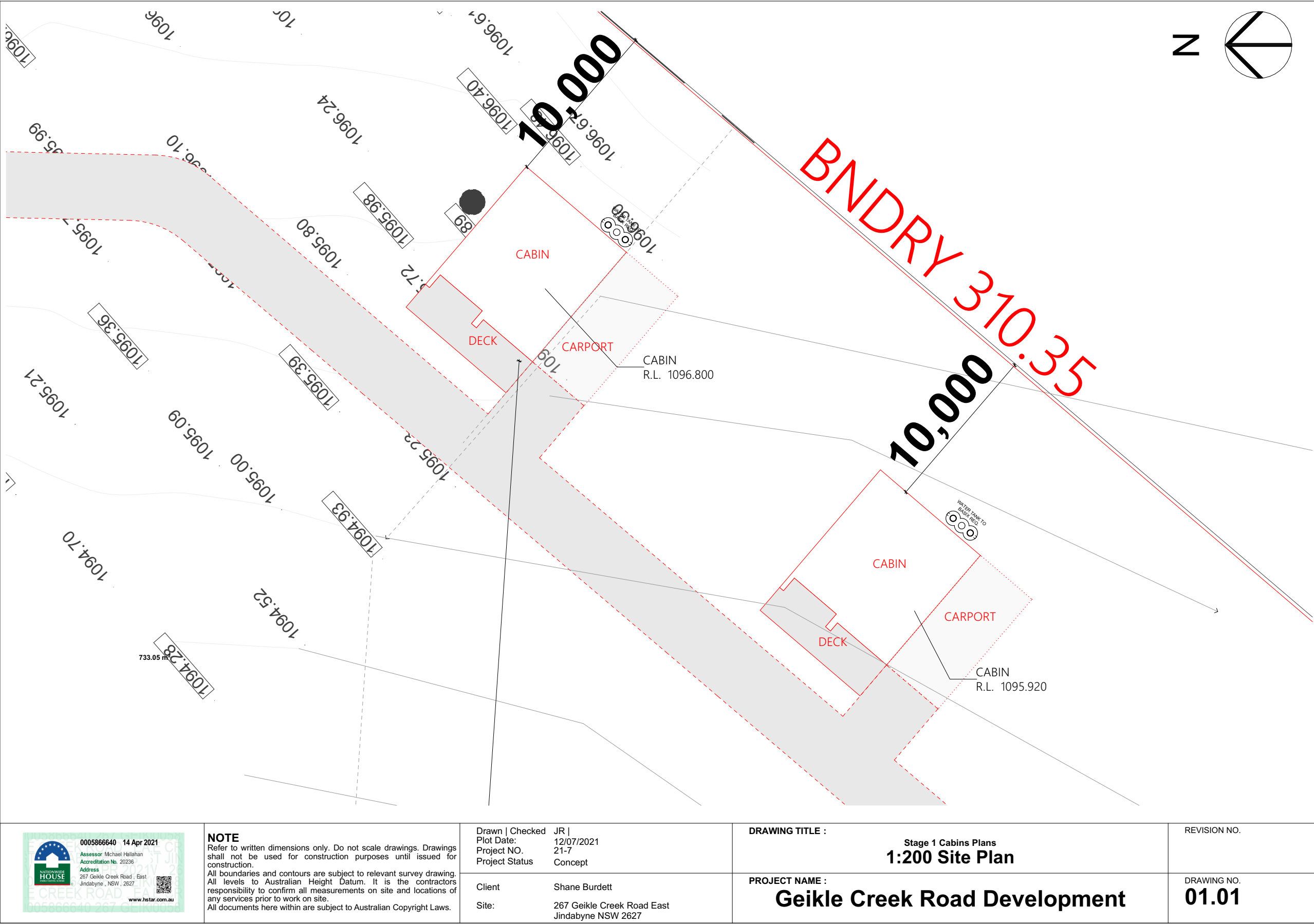
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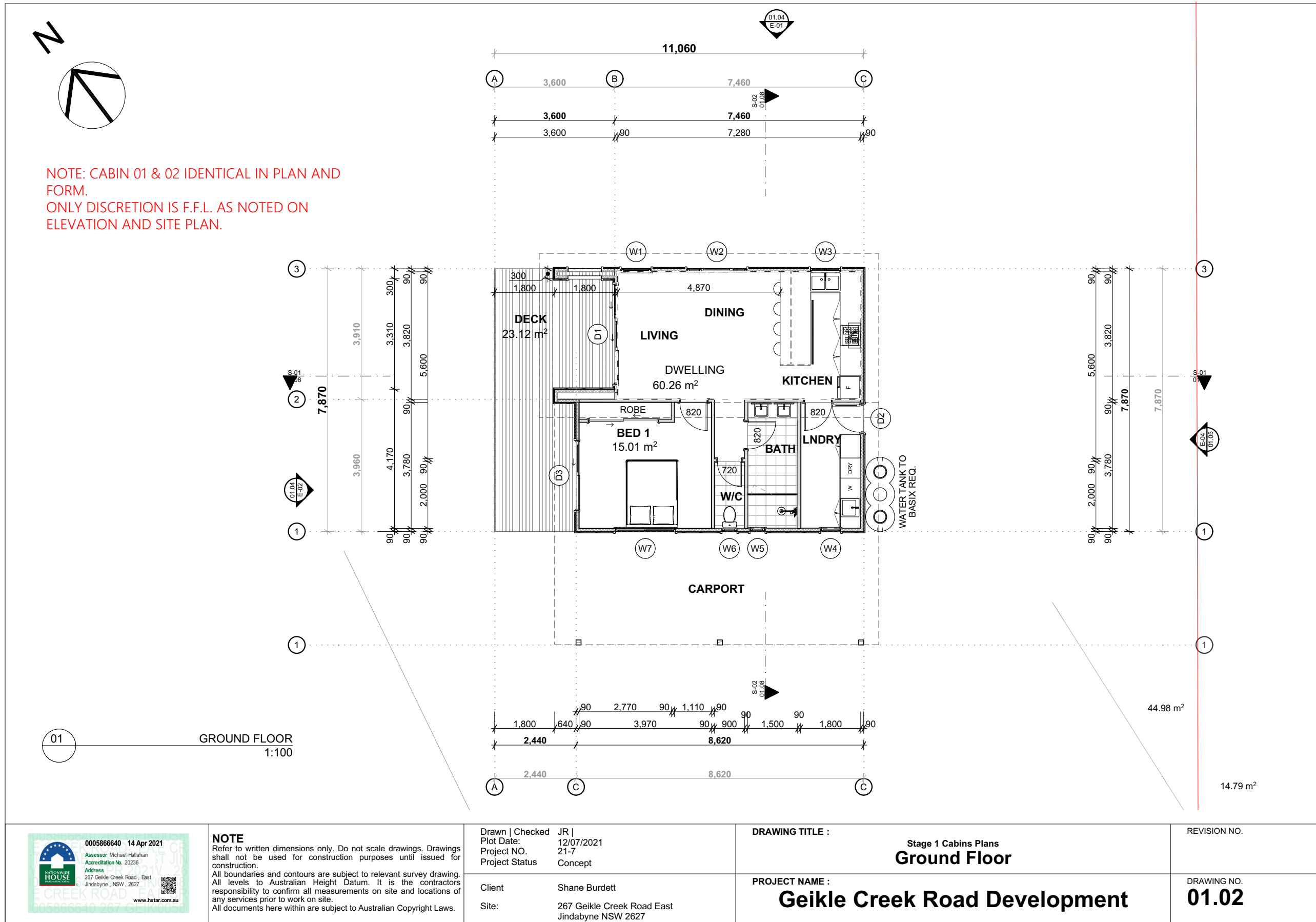
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9.3.4 Adoption of the Snowy Monaro Regional Council Waste Management Strategy

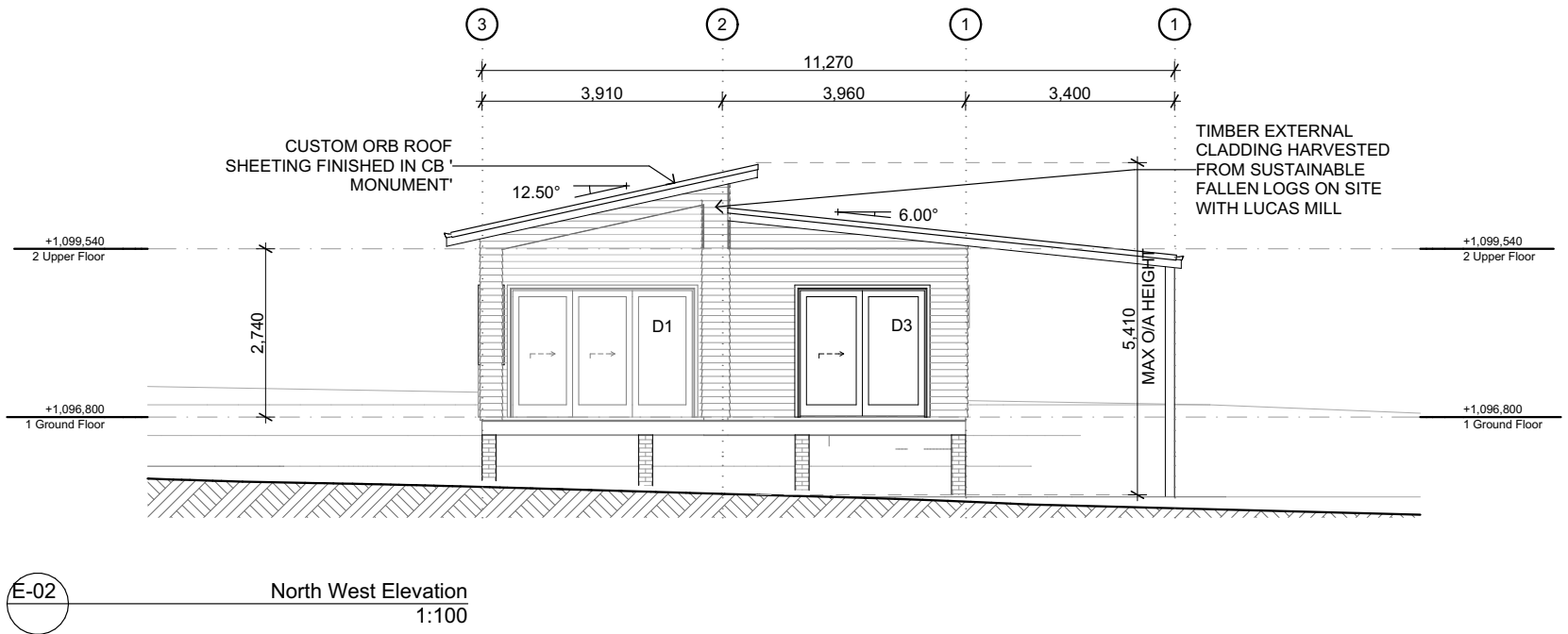
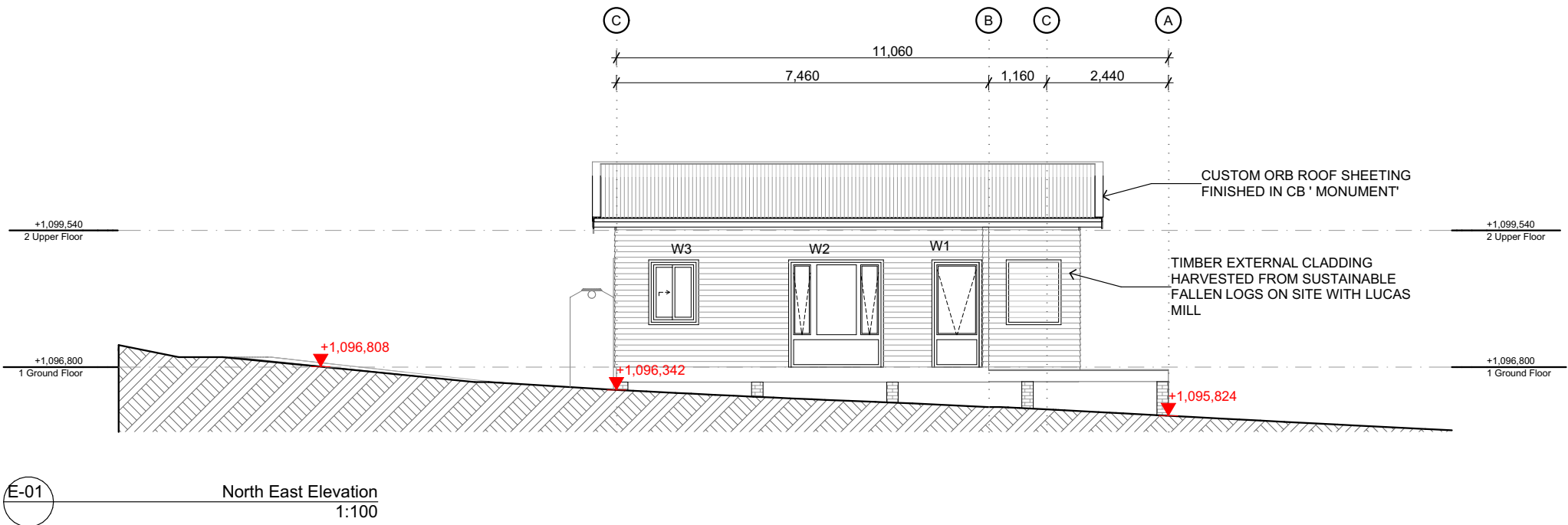
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NOTE
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Drawn | Checked JR |
Plot Date: 12/07/2021
Project NO. 21-7
Project Status Concept

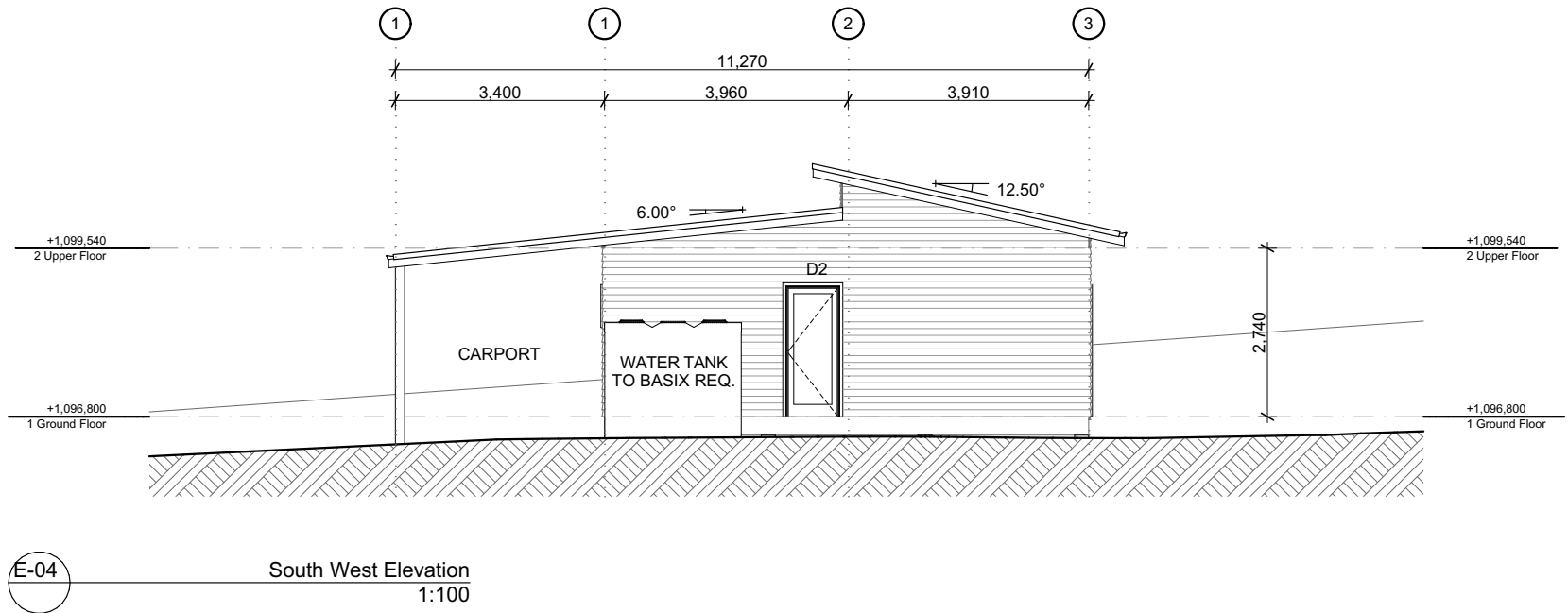
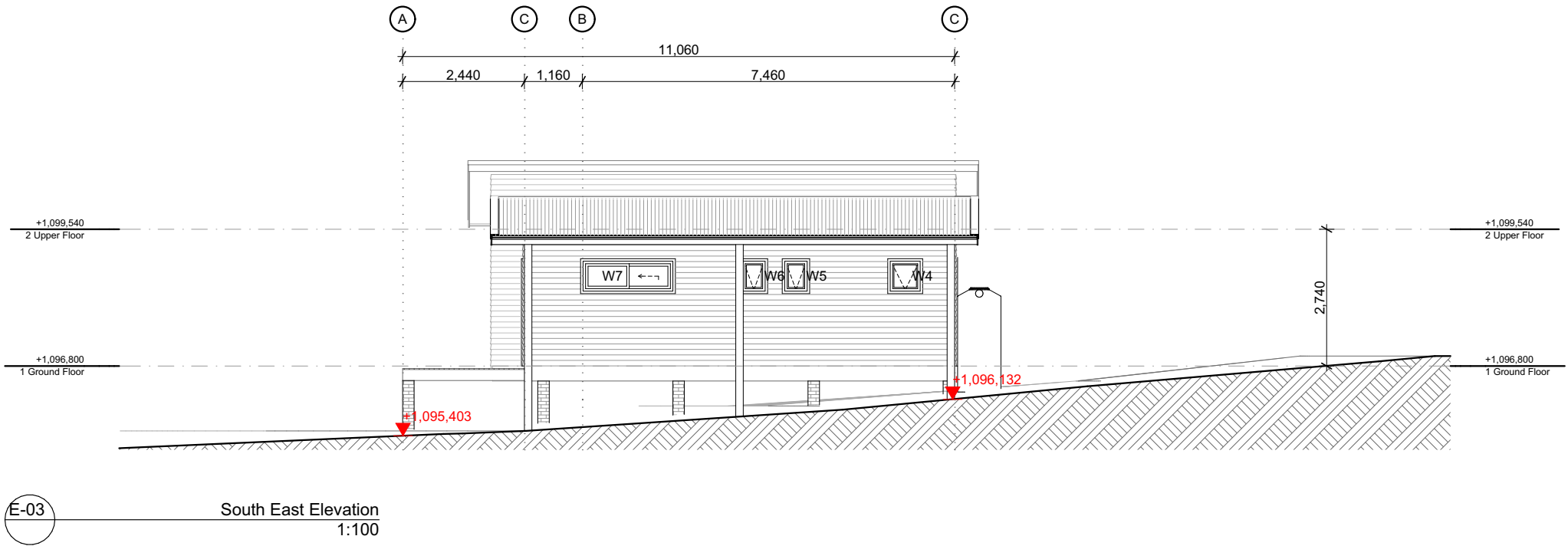
Client Shane Burdett
Site: 267 Geikie Creek Road East
Jindabyne NSW 2627

DRAWING TITLE :
Stage 1 Cabins Plans
Cabin 02 Elevations North East / North West

PROJECT NAME :
Geikie Creek Road Development

REVISION NO.

DRAWING NO.
01.04



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Plot Date: 12/07/2021
Project NO. 21-7
Project Status Concept

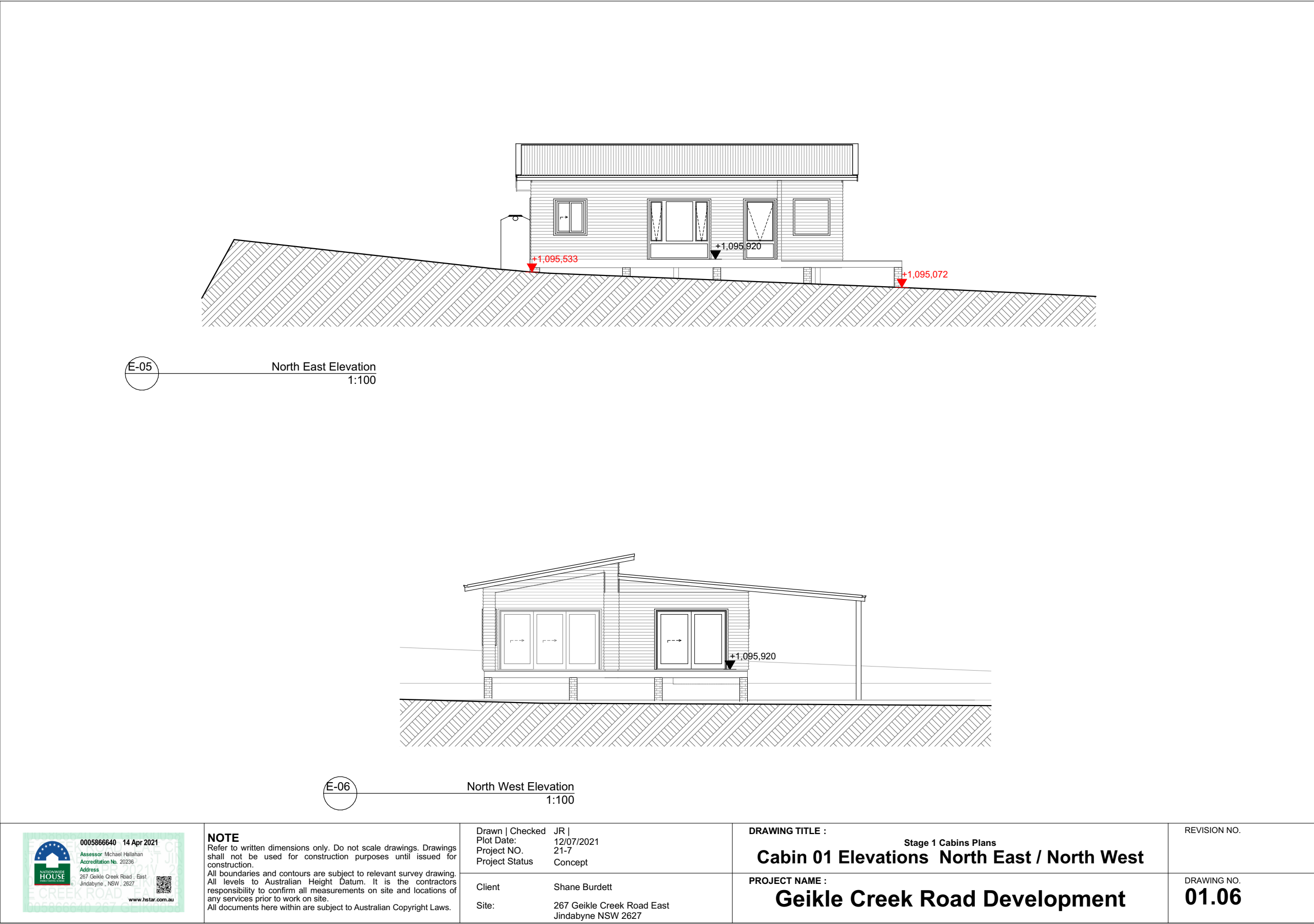
Client Shane Burdett
Site: 267 Geikie Creek Road East
Jindabyne NSW 2627

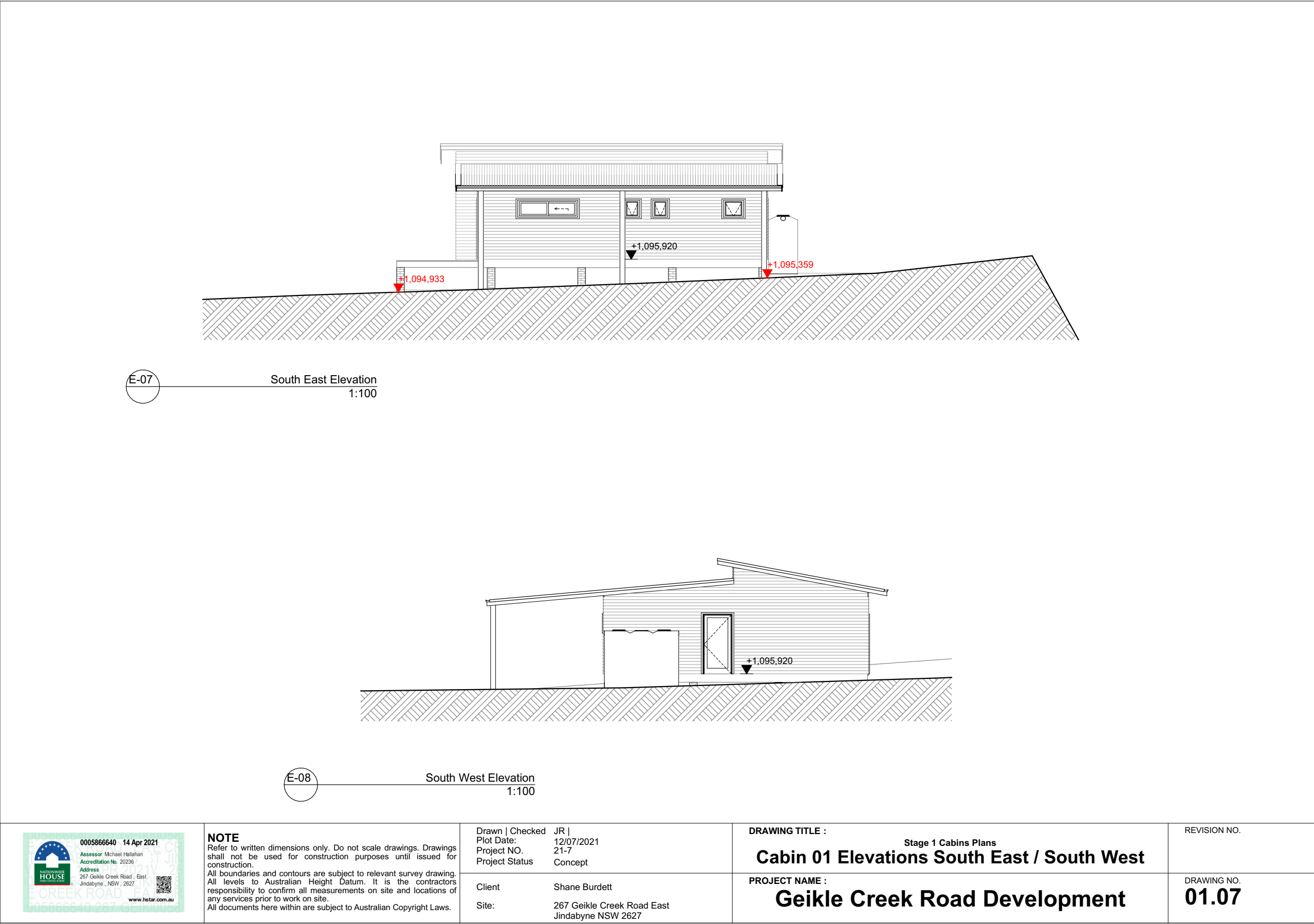
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Cabin 02 Elevations South East / South West

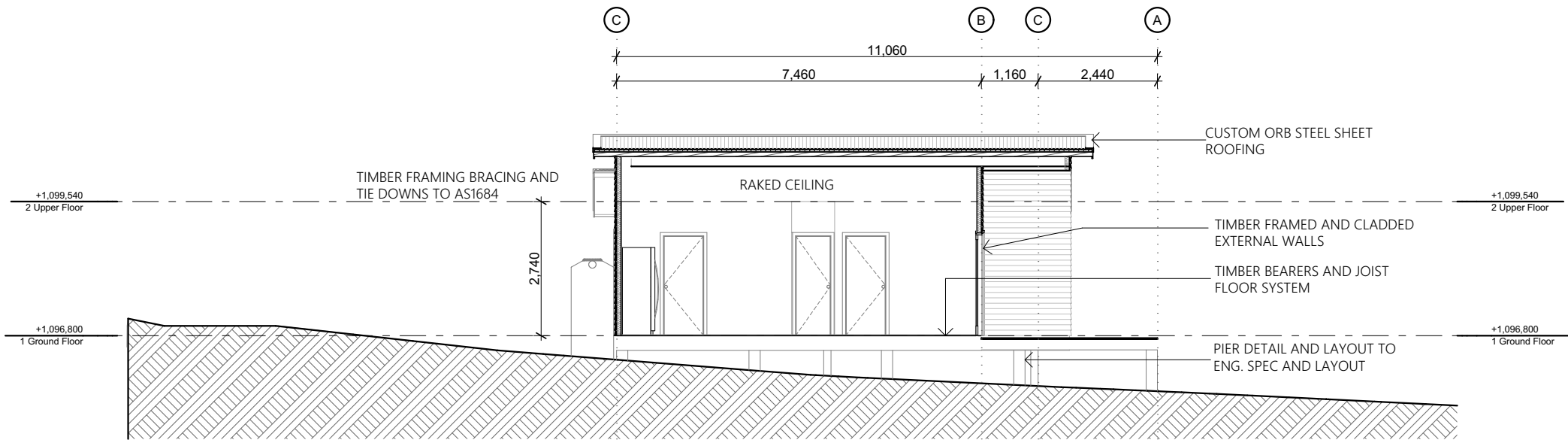
PROJECT NAME :
Geikie Creek Road Development

REVISION NO.

DRAWING NO.
01.05







S-01 Section 1:100

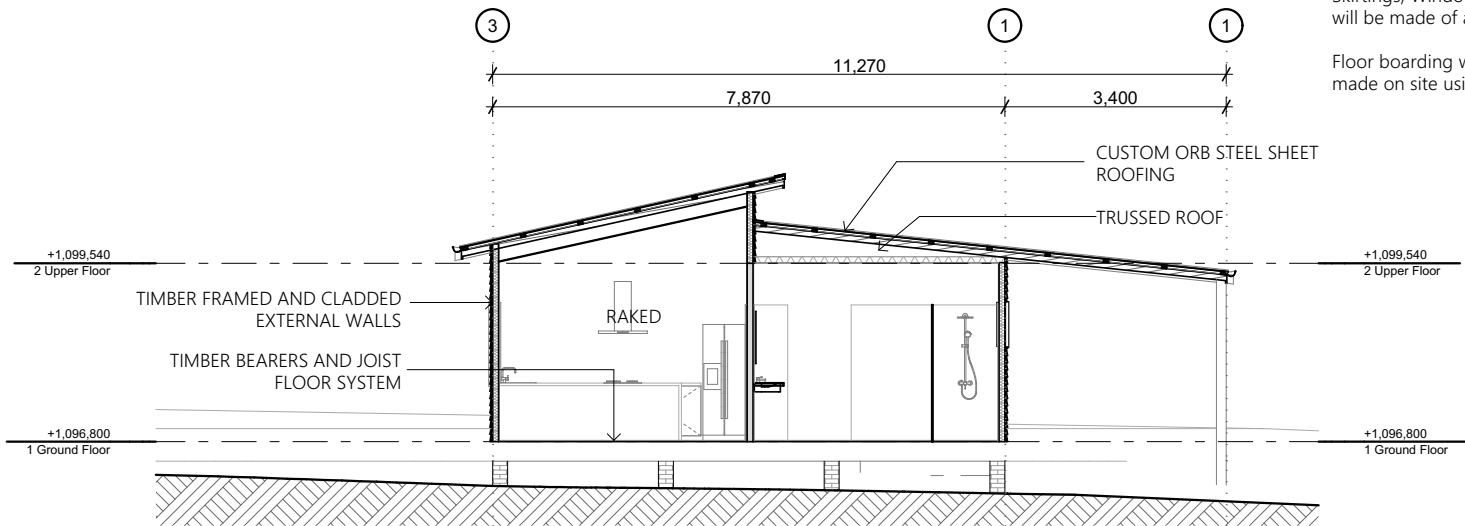
STRUCTURE MATERIAL NOTES:

All Interior and exterior timber cladding will be harvest from sustainable fallen logs cut on site with a Lucas mill.

Local species of timber such as Mountain Ash, Iron Bark, Stringy Bark, Spotted Gum and River Gum all will be seasoned and Machined on site. No trees will be removed for current location.

All Decking will be of mixed Species: Iron Bark, Spotted gum. All Interior architraves, Skirtings, Window lining boards, cladding will be sourced from Mountain Ash. Furniture will be made of a mixture of Red gun, mountain ash, Spotted gum.

Floor boarding will be a mixture of Jarrah and Blackbutt timbers. Feature Door will be made on site using Sustainable sourced Mountain Ash.



S-02 Section 1:100



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Project Status Concept

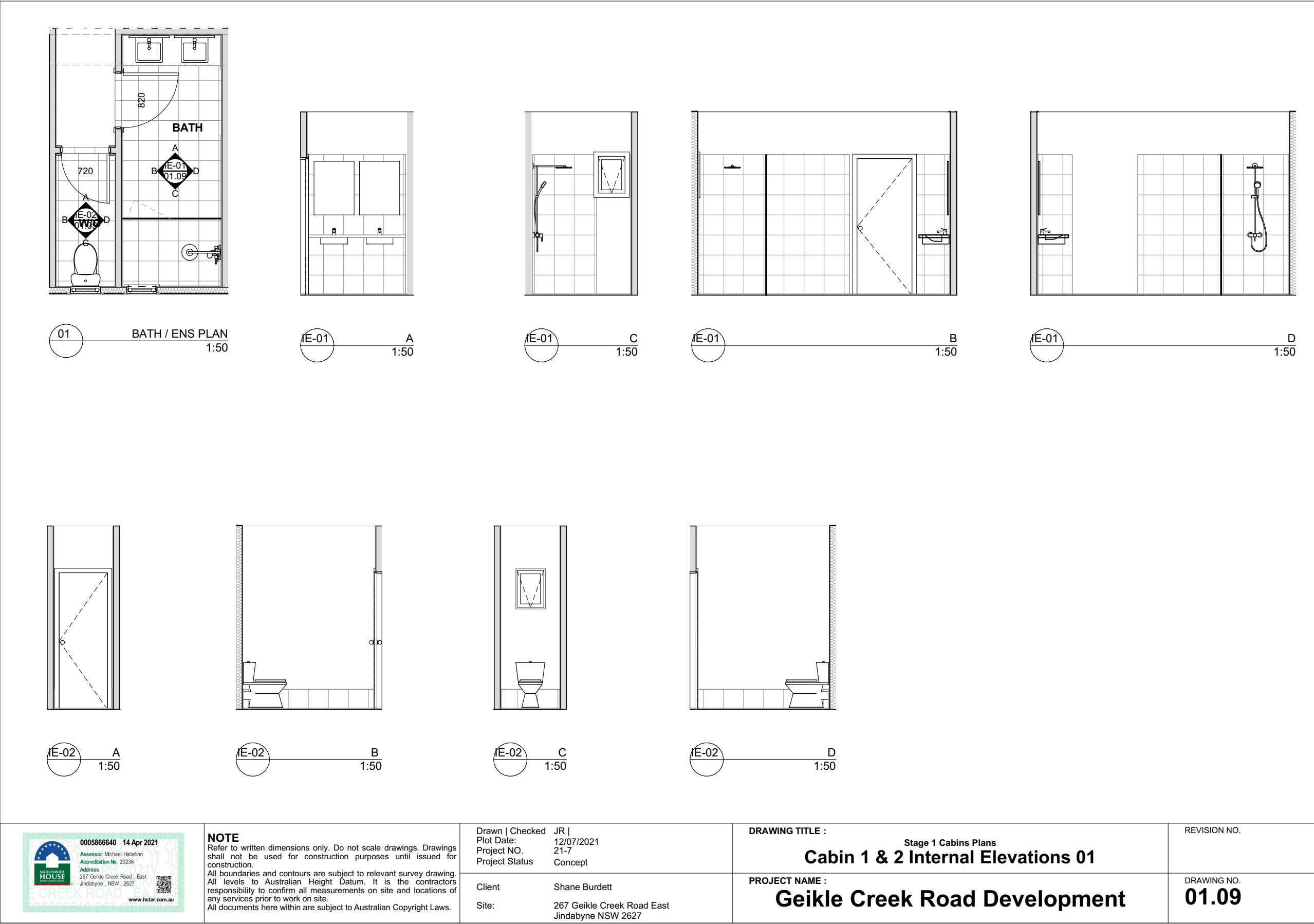
Client Shane Burdett
Site: 267 Geikle Creek Road East
Jindabyne NSW 2627

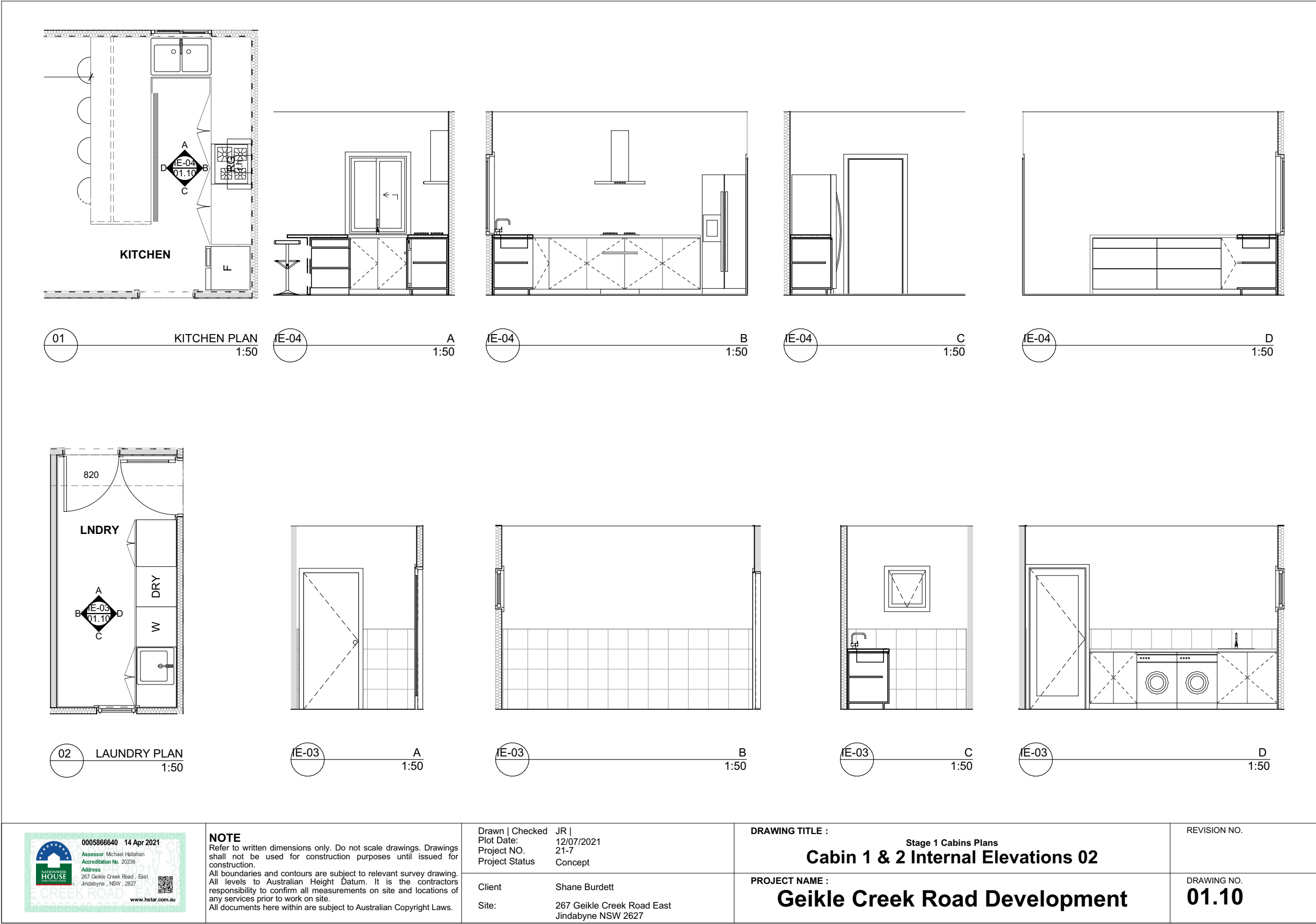
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Stage 1 Cabins Plans
S-01 S-02


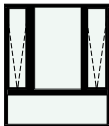




PROJECT NAME :
Geikle Creek Road Development


REVISION NO.

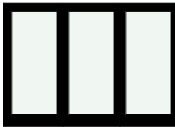

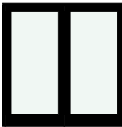
DRAWING NO.
01.08






Window Schedule						
Door No.	W1	W2	W3	W4	W5	W6
Orientation						
Height	2,100	2,100	1,200	600	600	600
Width	900	1,800	900	600	450	450
Elevation						
Head Height	2,100	2,100	2,100	2,100	2,100	2,100
Sill Height	0	0	900	1,500	1,500	1,500

Window Schedule	
Door No.	W7
Orientation	
Height	600
Width	1,800
Elevation	
Head Height	2,100
Sill Height	1,500

Door Schedule			
Door No.	D1	D2	D3
Orientation			
Height	2,100	2,100	2,100
Width	3,000	820	2,100
Elevation			
Head Height	2,100	2,100	2,100
Sill Height	0	0	0



0005866640 14 Apr 2021

Assessor Michael Hallahan
Accreditation No. 20236
Address
267 Geikle Creek Road, East
Jindabyne, NSW, 2627
www.hstar.com.au

NOTE

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Project NO. 21-7
Project Status Concept

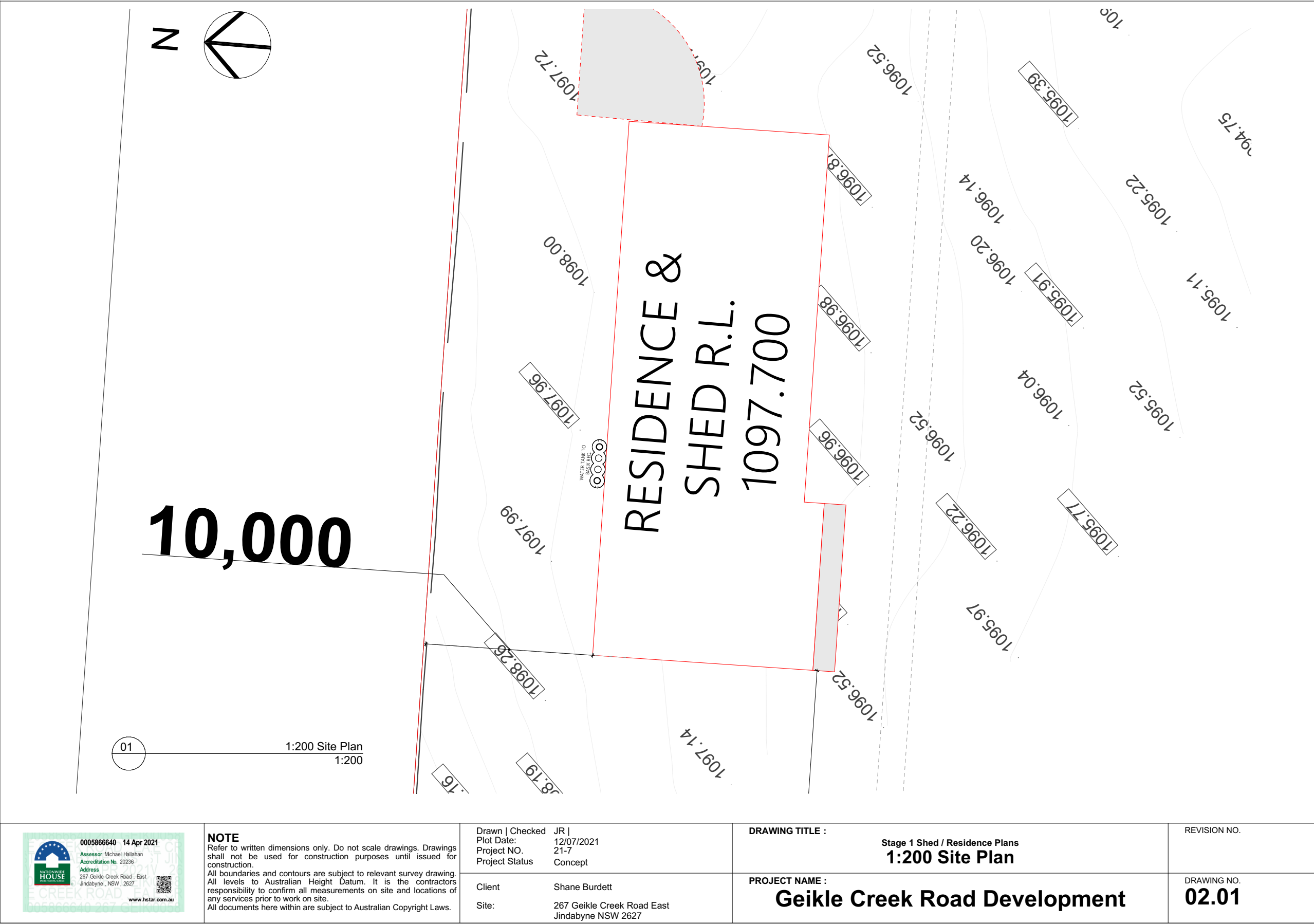
Client Shane Burdett
Site: 267 Geikle Creek Road East
Jindabyne NSW 2627

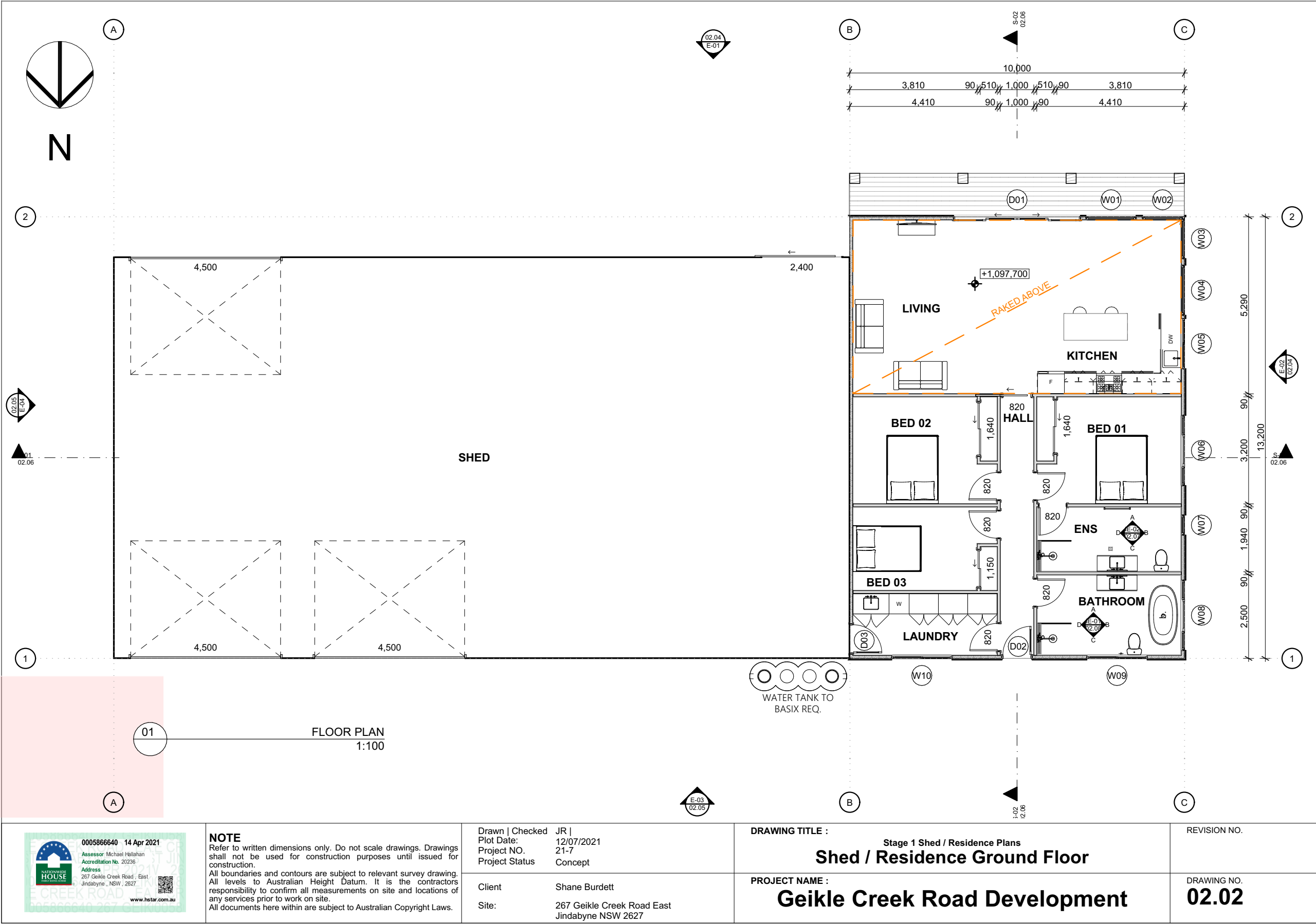
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Stage 1 Cabins Plans
Cabin 1 & 2 Opening Schedule

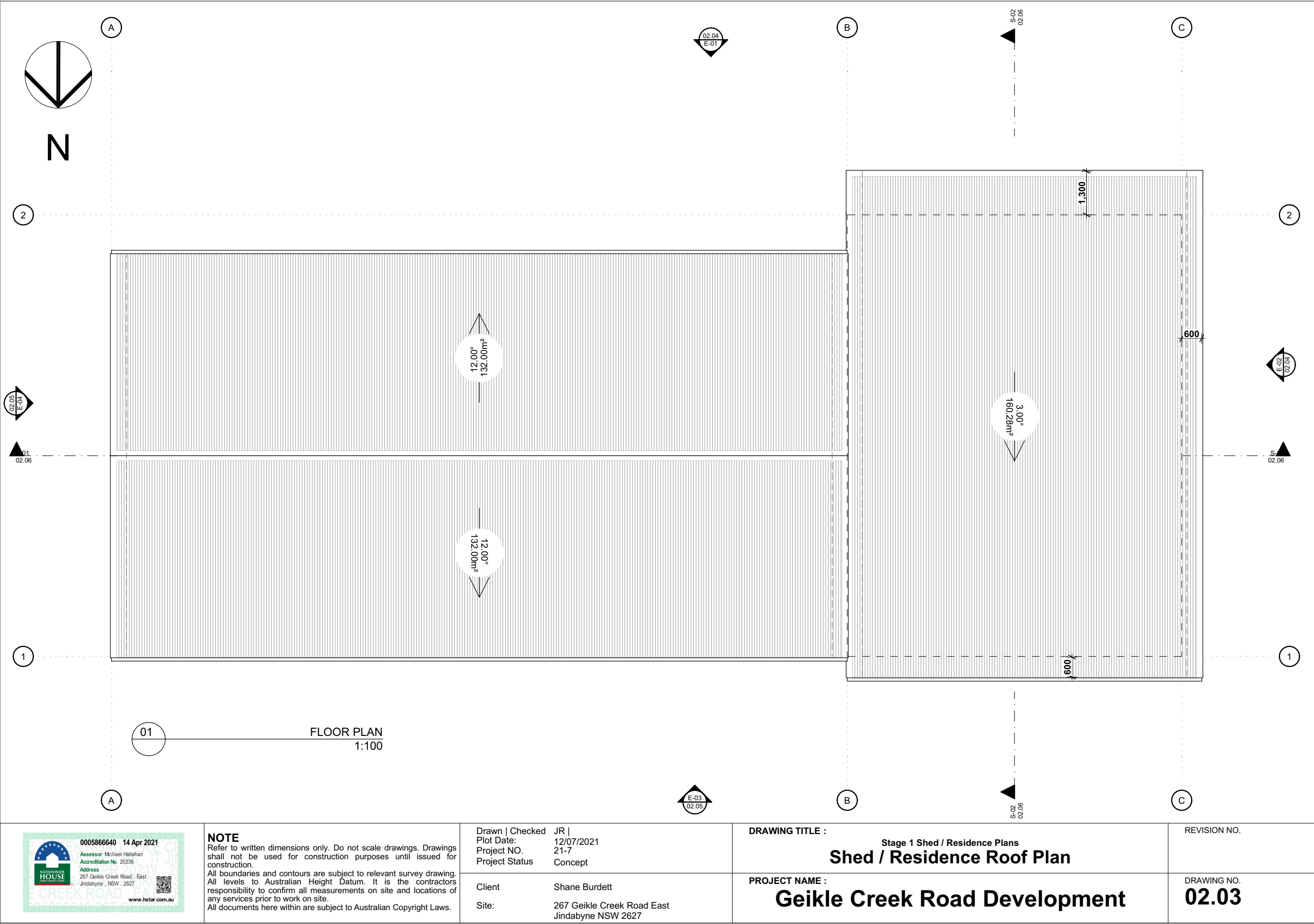
PROJECT NAME :
Geikle Creek Road Development

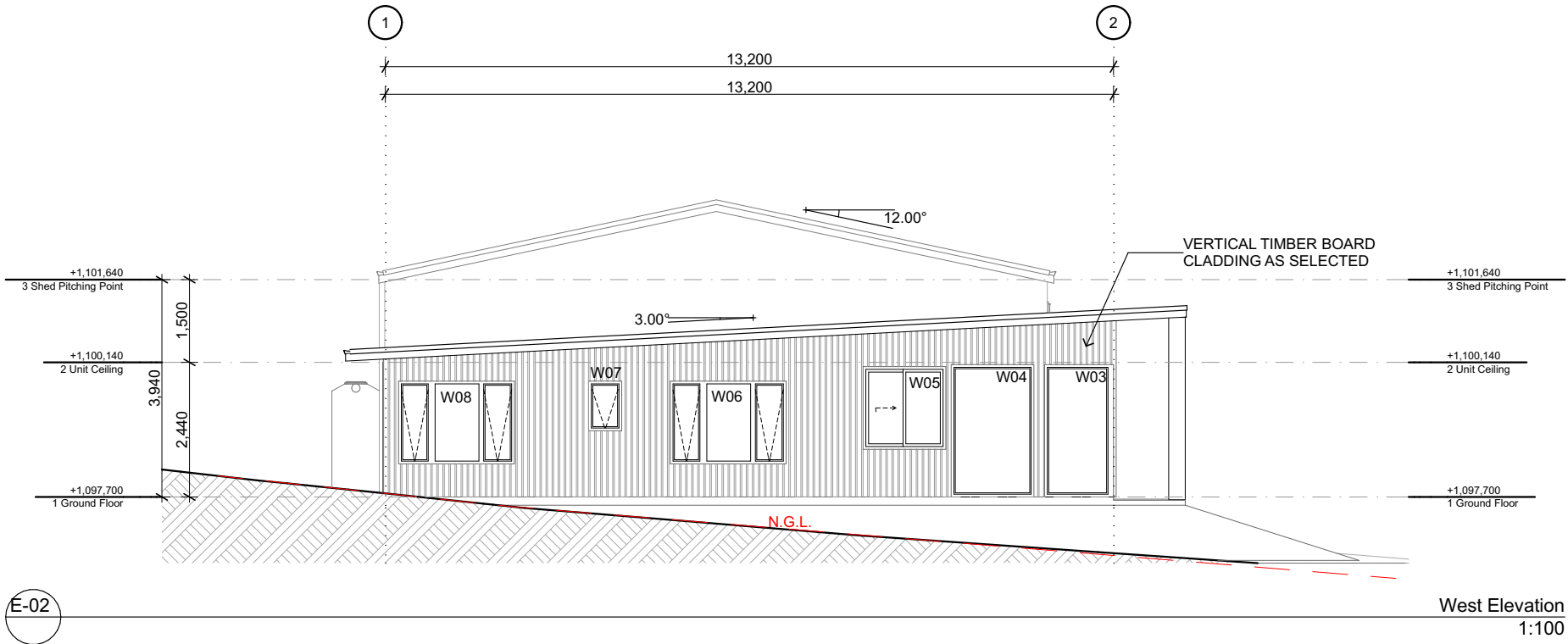
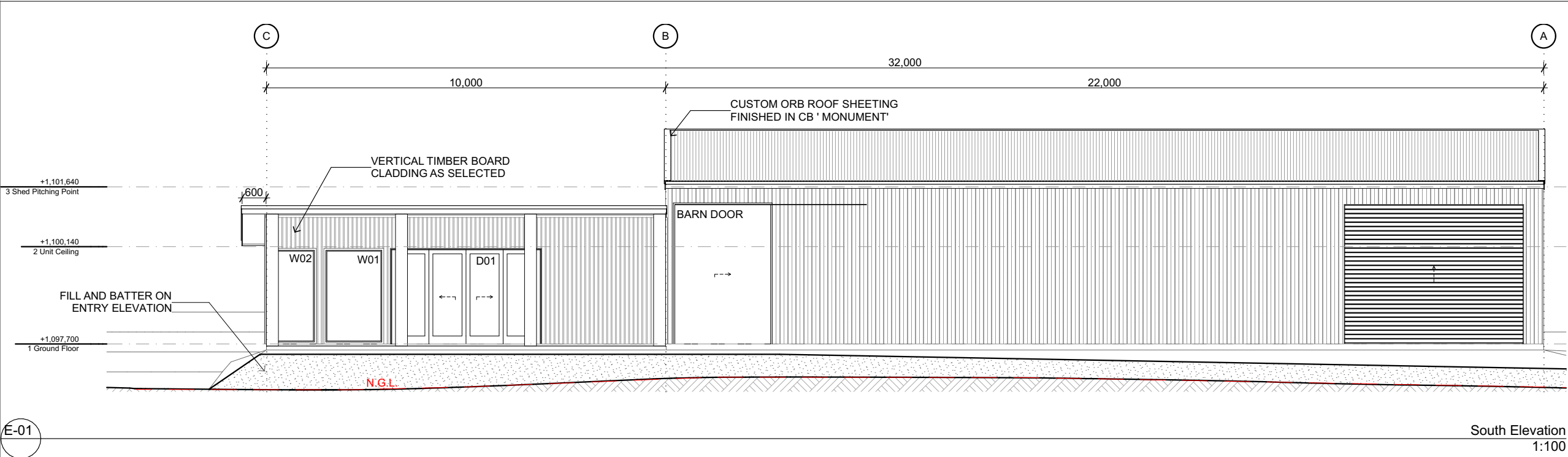
REVISION NO.

DRAWING NO.
01.11









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Project NO. 21-7
Project Status Concept

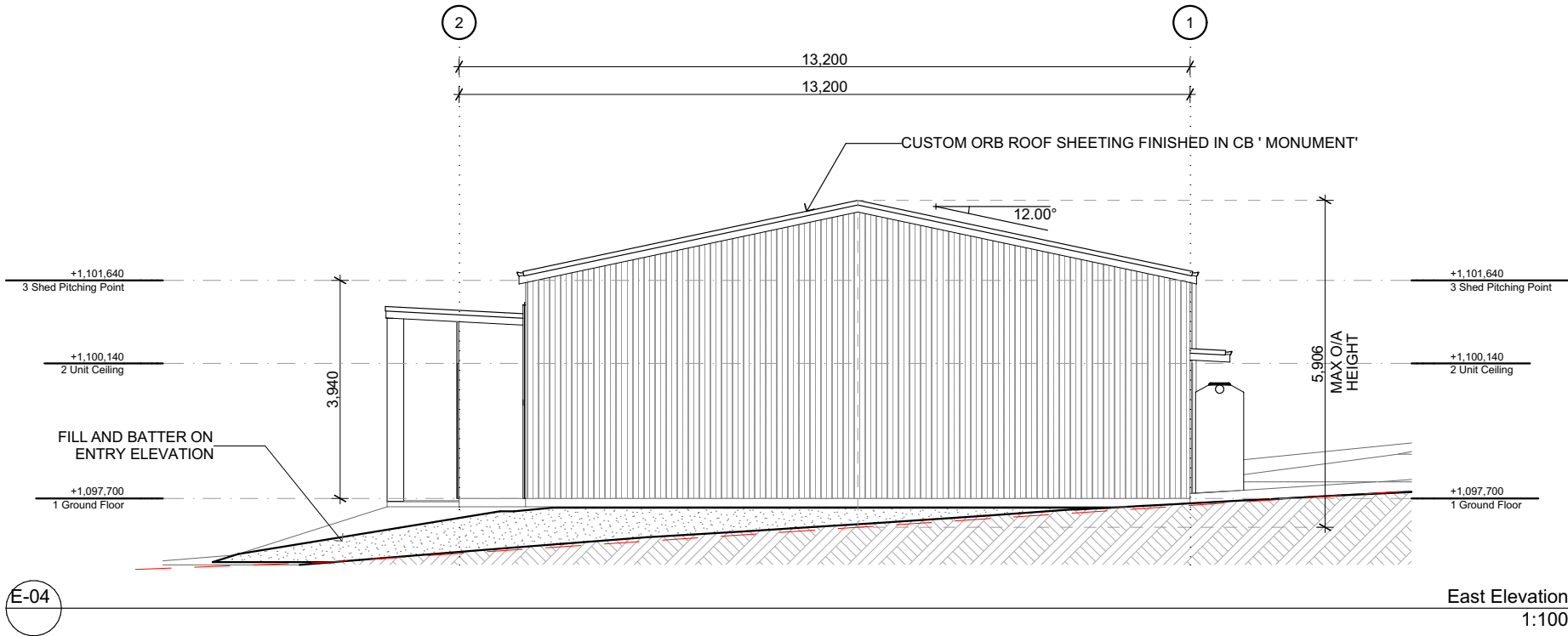
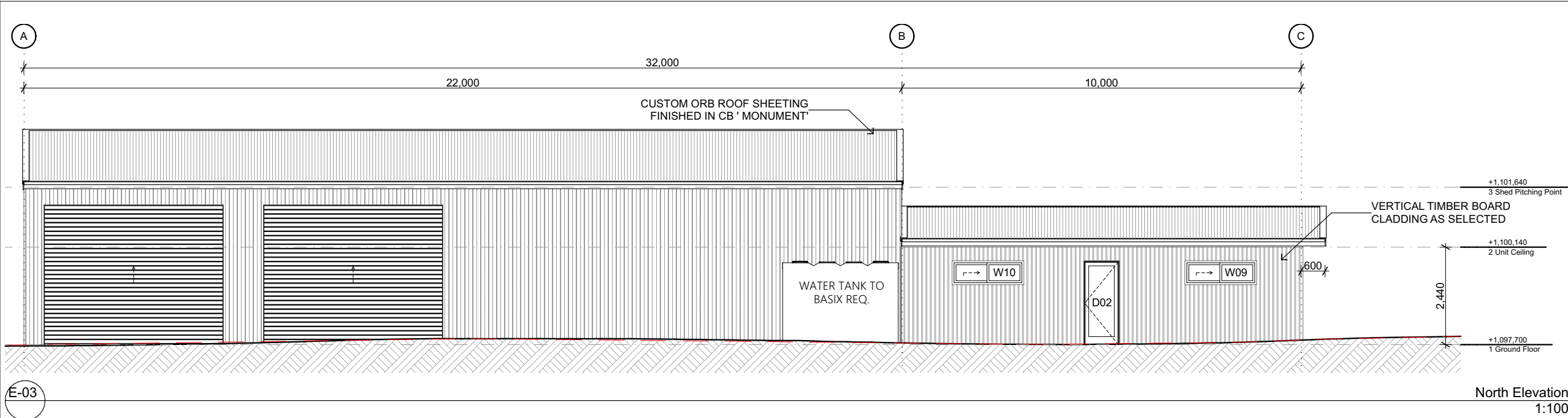
Client Shane Burdett
Site: 267 Geikie Creek Road East
Jindabyne NSW 2627

DRAWING TITLE :
Stage 1 Shed / Residence Plans
Shed / Residence Elevations 01

PROJECT NAME :
Geikie Creek Road Development

REVISION NO.

DRAWING NO.
02.04



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Project NO. 21-7
Project Status Concept

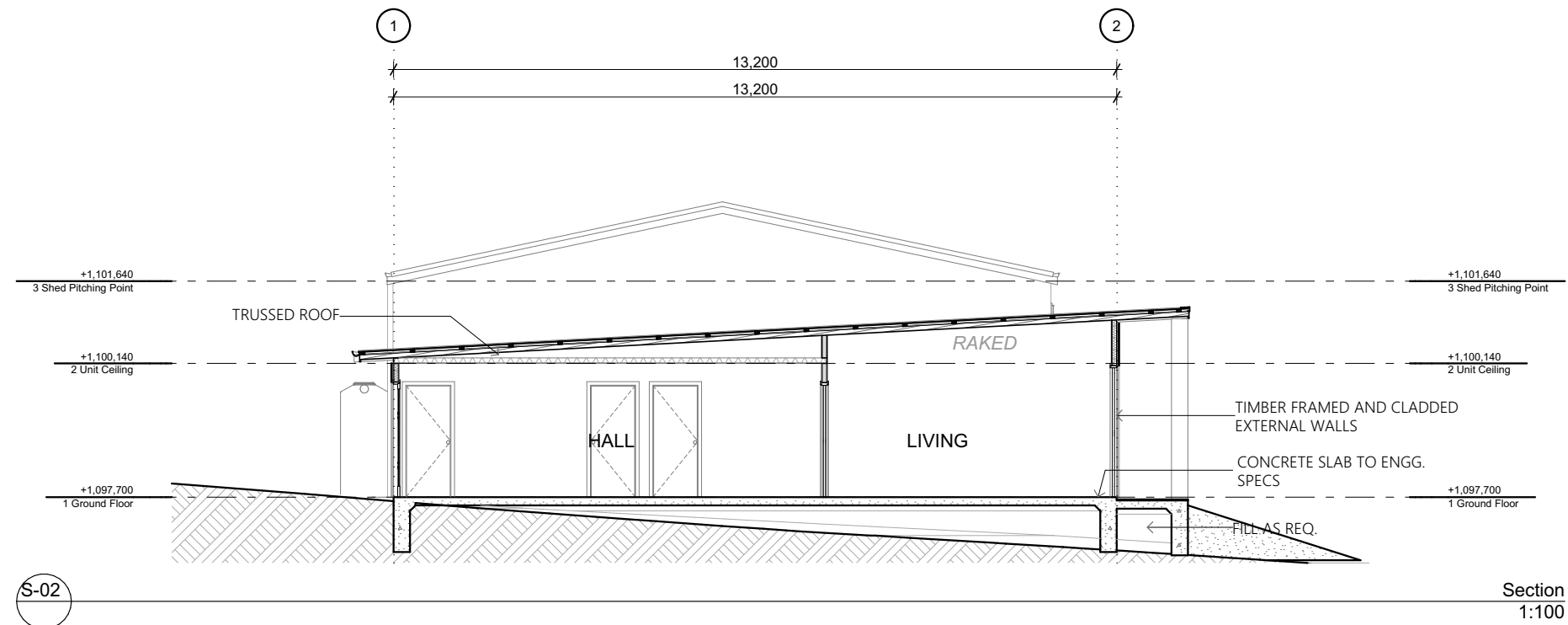
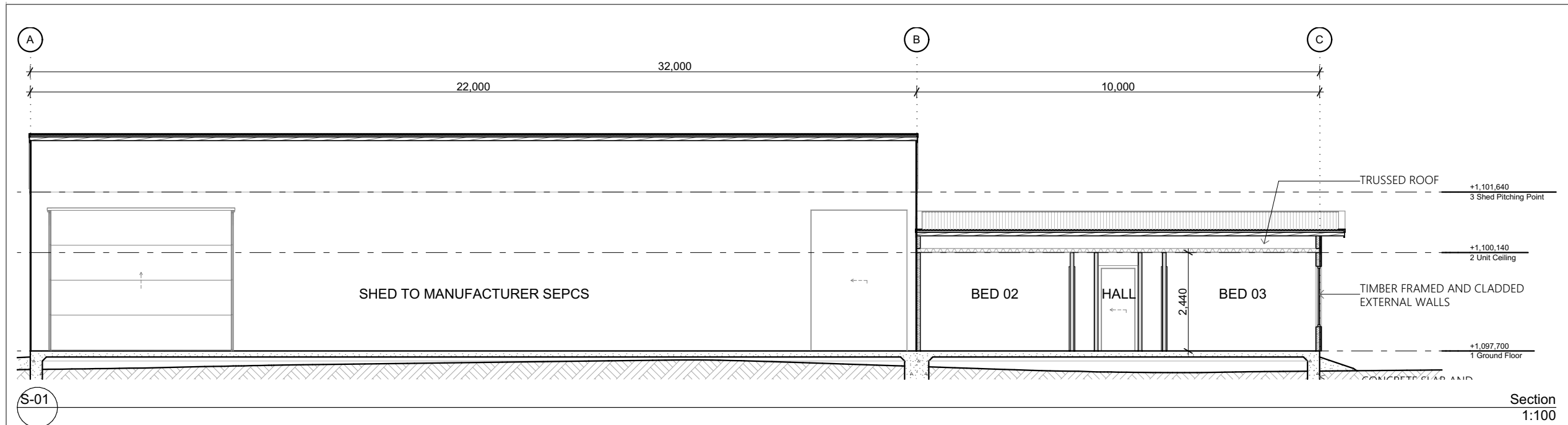
Client Shane Burdett
Site: 267 Geikie Creek Road East
Jindabyne NSW 2627


DRAWING TITLE :
Stage 1 Shed / Residence Plans
Shed / Residence Elevations 02

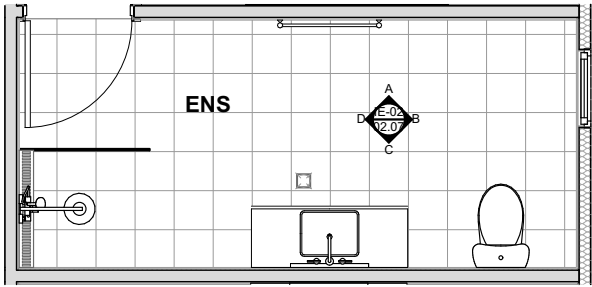
PROJECT NAME :
Geikie Creek Road Development

REVISION NO.

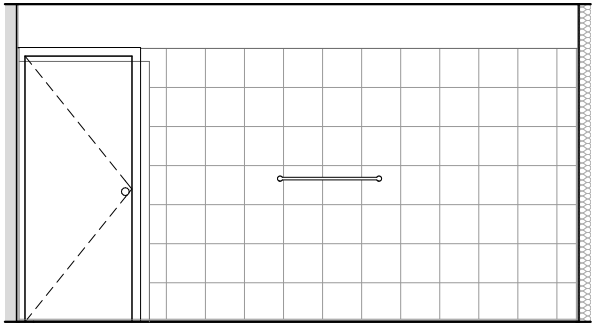
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02.05



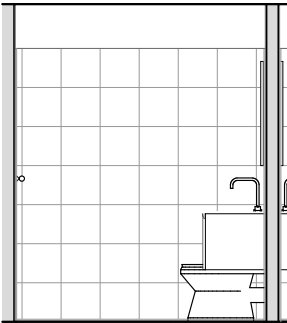
 <p>0005866640 14 Apr 2021</p> <p>Assessor: Michael Halliham Accreditation No. 20236</p> <p>Address 267 Geikle Creek Road, East Jindabyne, NSW, 2627</p> <p>www.hstar.com.au</p>	<p>NOTE</p> <p>Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction.</p> <p>All boundaries and contours are subject to relevant survey drawing. All levels to Australian Height Datum. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.</p> <p>All documents here within are subject to Australian Copyright Laws.</p>	<p>Drawn Checked JR </p> <p>Plot Date: 12/07/2021</p> <p>Project NO. 21-7</p> <p>Project Status Concept</p>	<p>DRAWING TITLE :</p> <p>Stage 1 Shed / Residence Plans</p> <p>Shed / Residence Sections</p>	<p>REVISION NO.</p>
		<p>Client Shane Burdett</p> <p>Site: 267 Geikle Creek Road East Jindabyne NSW 2627</p>	<p>PROJECT NAME :</p> <p>Geikle Creek Road Development</p>	<p>DRAWING NO.</p> <p>02.06</p>



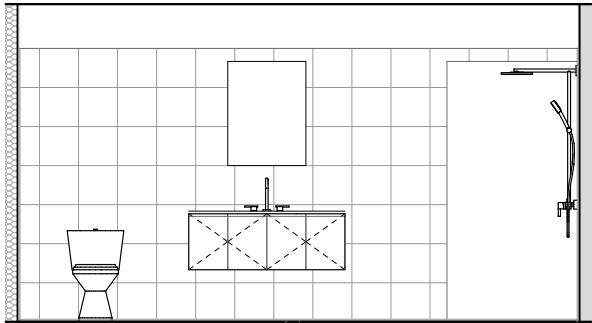
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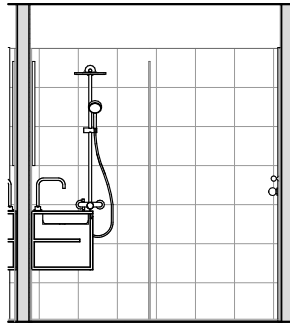
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E-02 B
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E-02 C
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E-02 D
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Plot Date: 12/07/2021
Project NO. 21-7
Project Status Concept

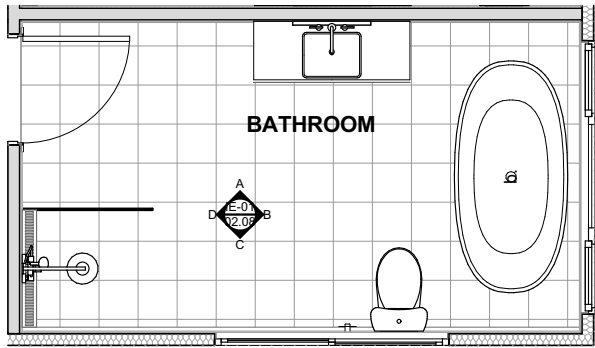
Client Shane Burdett
Site: 267 Geikie Creek Road East
Jindabyne NSW 2627

DRAWING TITLE :
Stage 1 Shed / Residence Plans
Shed / Residence Ensuite

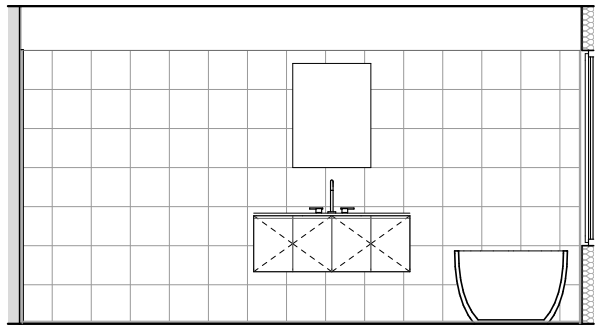
PROJECT NAME :
Geikie Creek Road Development

REVISION NO.

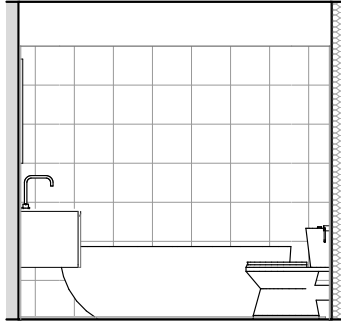
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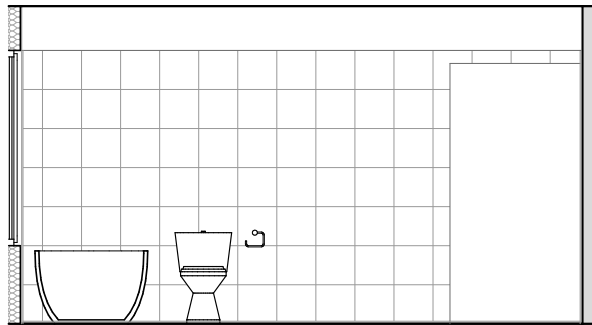
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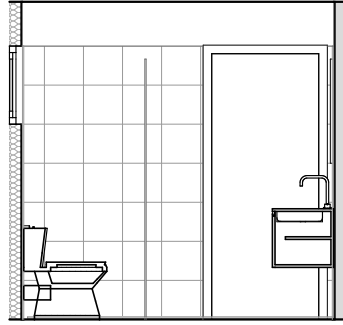
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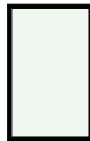
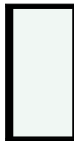
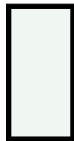


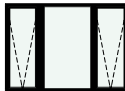
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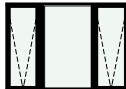




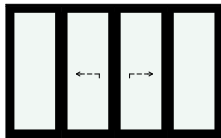


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Plot Date:	12/07/2021
Project NO.	21-7
Project Status	Concept
Client	Shane Burdett
Site:	267 Geikie Creek Road East Jindabyne NSW 2627

DRAWING TITLE : Stage 1 Shed / Residence Plans Shed / Residence Bathroom	REVISION NO.
PROJECT NAME : Geikie Creek Road Development	DRAWING NO. 02.08

Window Schedule						
Door No.	W01	W02	W03	W04	W05	W06
Orientation						
Height	2,400	2,400	2,400	2,400	1,500	1,500
Width	1,500	1,200	1,200	1,500	1,500	2,100
Elevation						
Head Height	2,400	2,400	2,400	2,400	2,364	2,100
Sill Height	0	0	0	0	864	600

Window Schedule				
Door No.	W07	W08	W09	W10
Orientation				
Height	900	1,500	600	600
Width	600	2,100	1,800	1,800
Elevation				
Head Height	2,100	2,100	2,100	2,100
Sill Height	1,200	600	1,500	1,500

Door Schedule			
Door No.	D01	D02	D03
Orientation			
Height	2,400	2,100	2,100
Width	3,800	900	900
Elevation			
Head Height	2,400	2,100	2,100
Sill Height	0	0	0



0005866640 - 14 Apr 2021

Assessor: Michael Hillahan

Accreditation No. 20236

Address: 267 Geikie Creek Road, East Jindabyne, NSW, 2627

www.hstar.com.au

NOTE

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Drawn | Checked JR |

Plot Date: 12/07/2021

Project NO. 21-7

Project Status Concept

Client Shane Burdett

Site: 267 Geikie Creek Road East Jindabyne NSW 2627

DRAWING TITLE :

Stage 1 Shed / Residence Plans

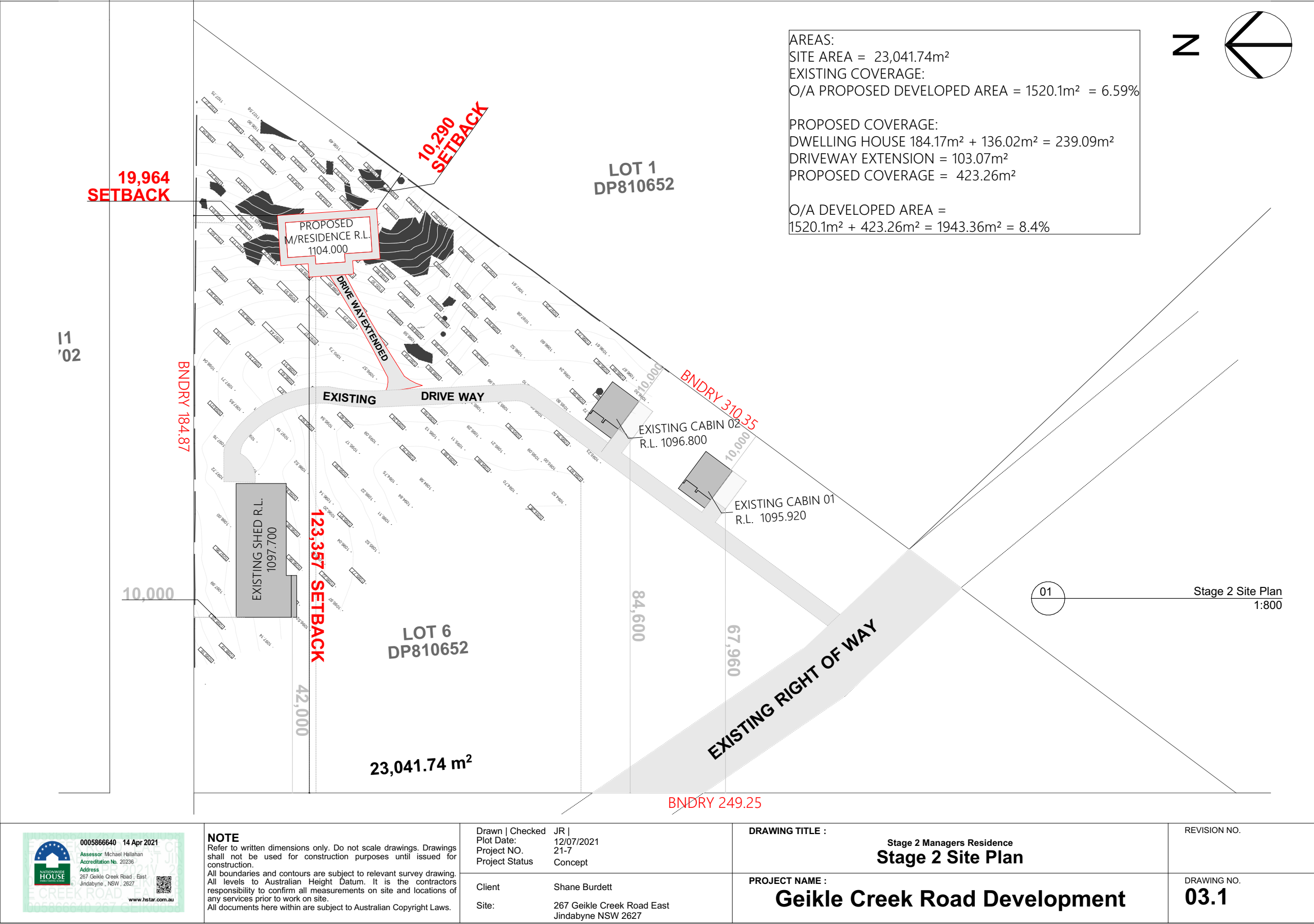
Shed / Residence Opening Schedule

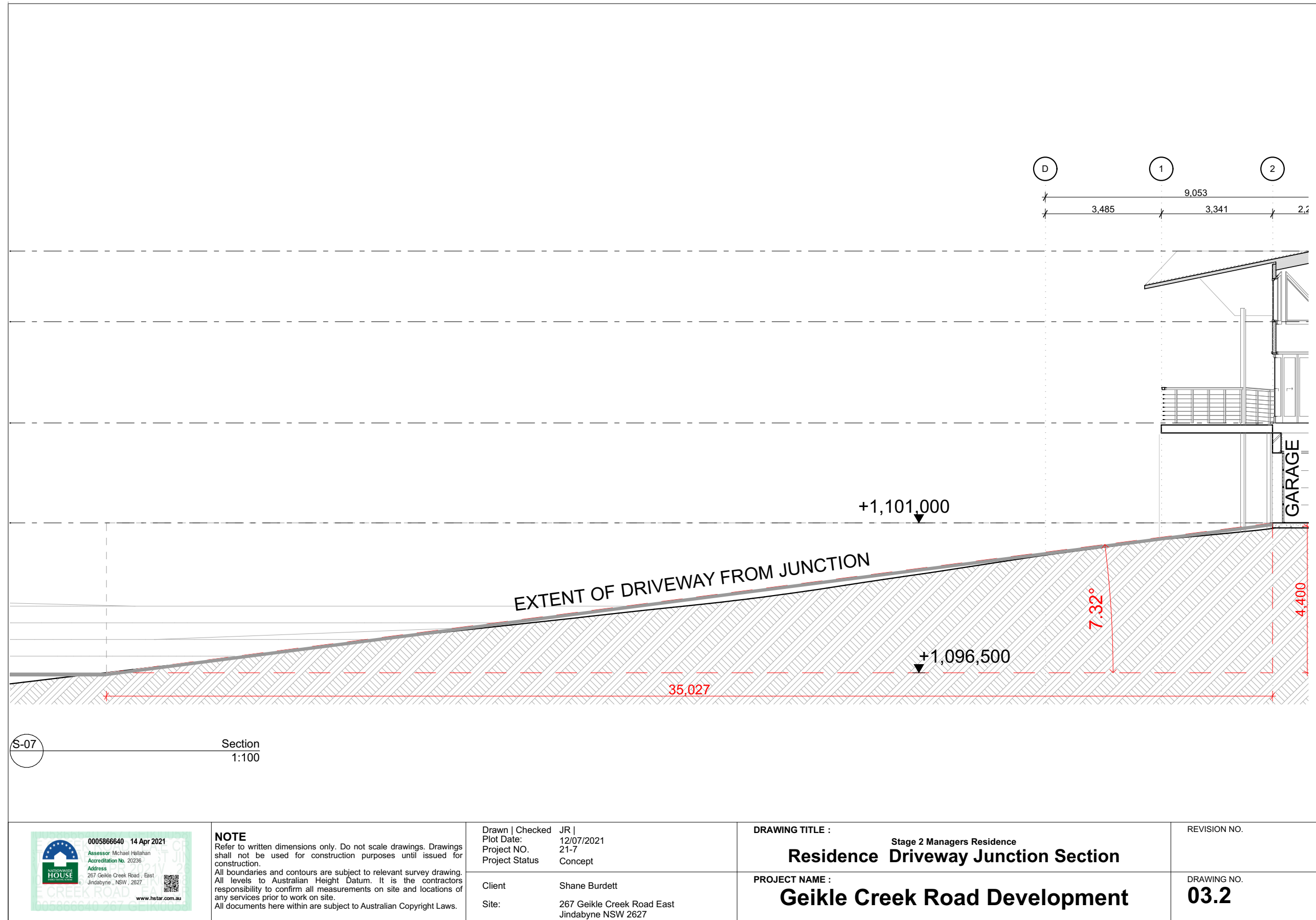
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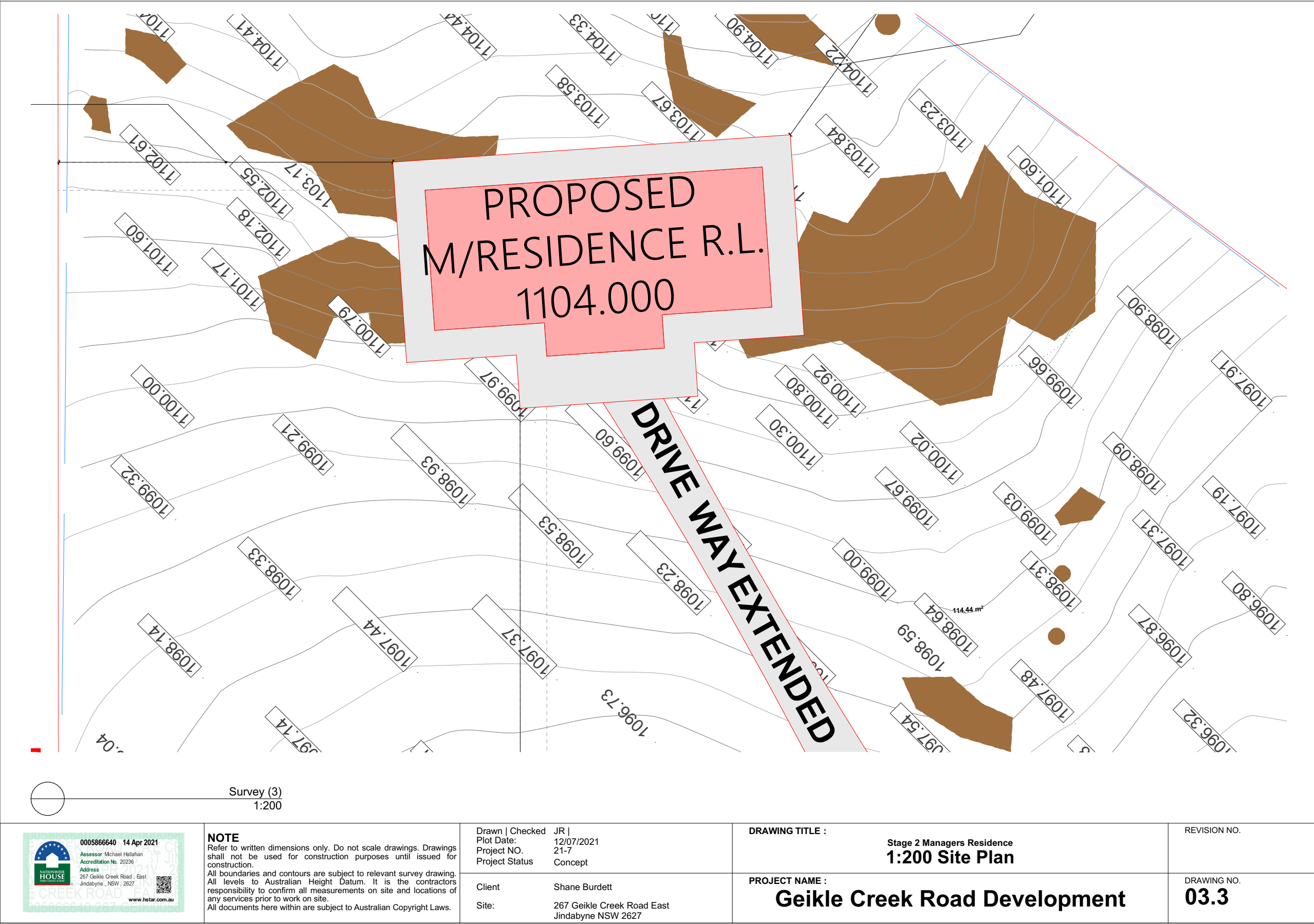
Geikie Creek Road Development

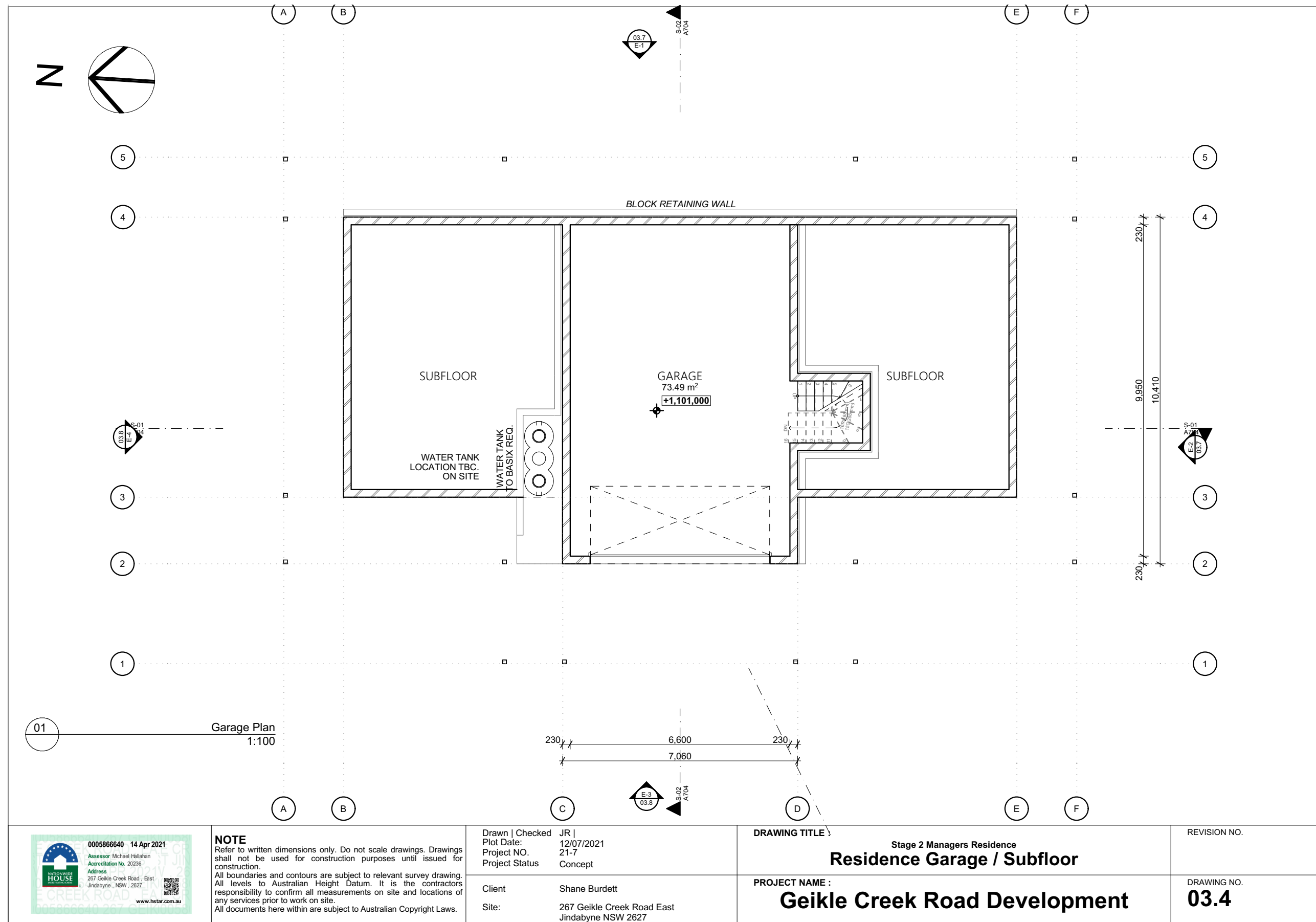
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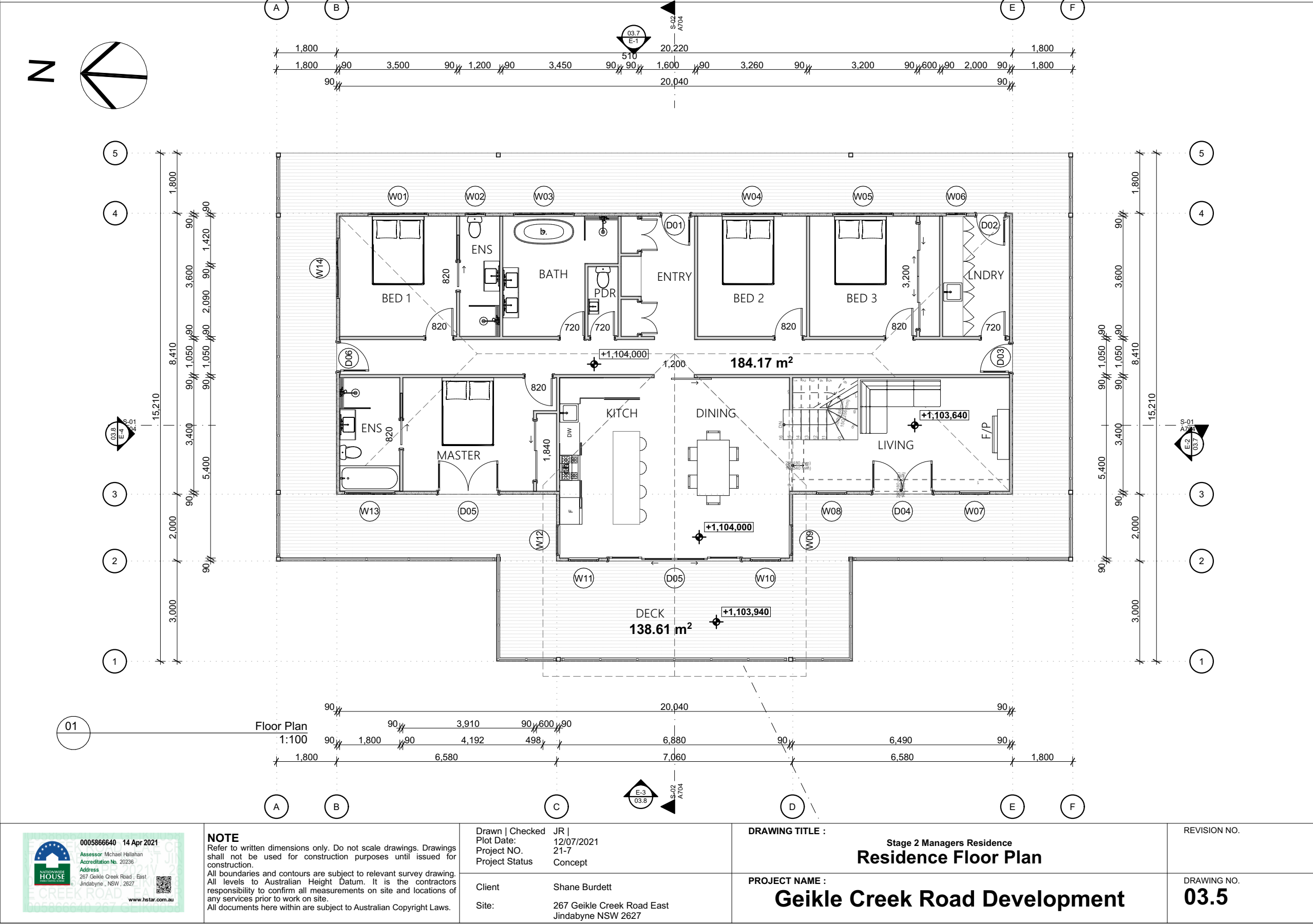
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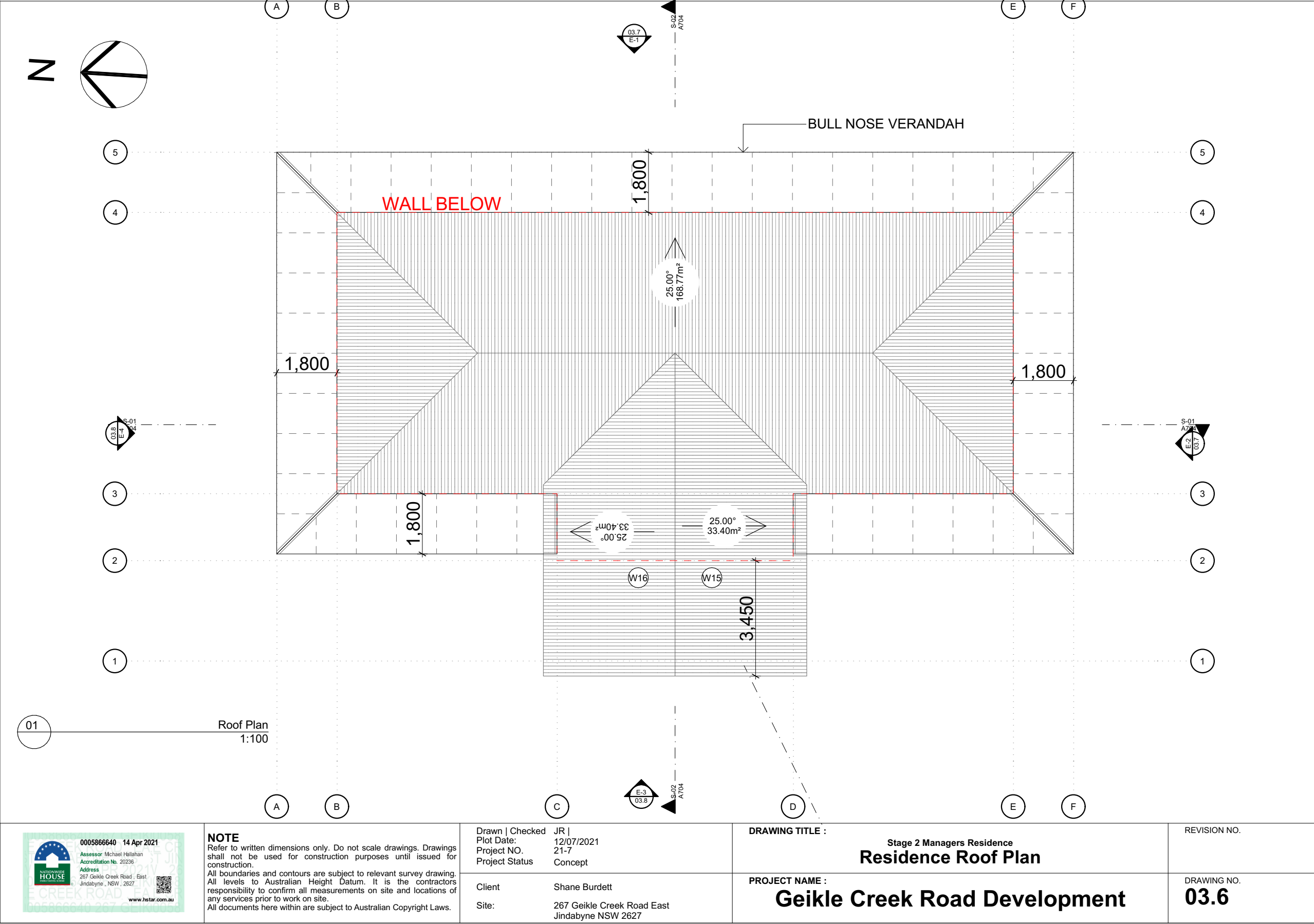


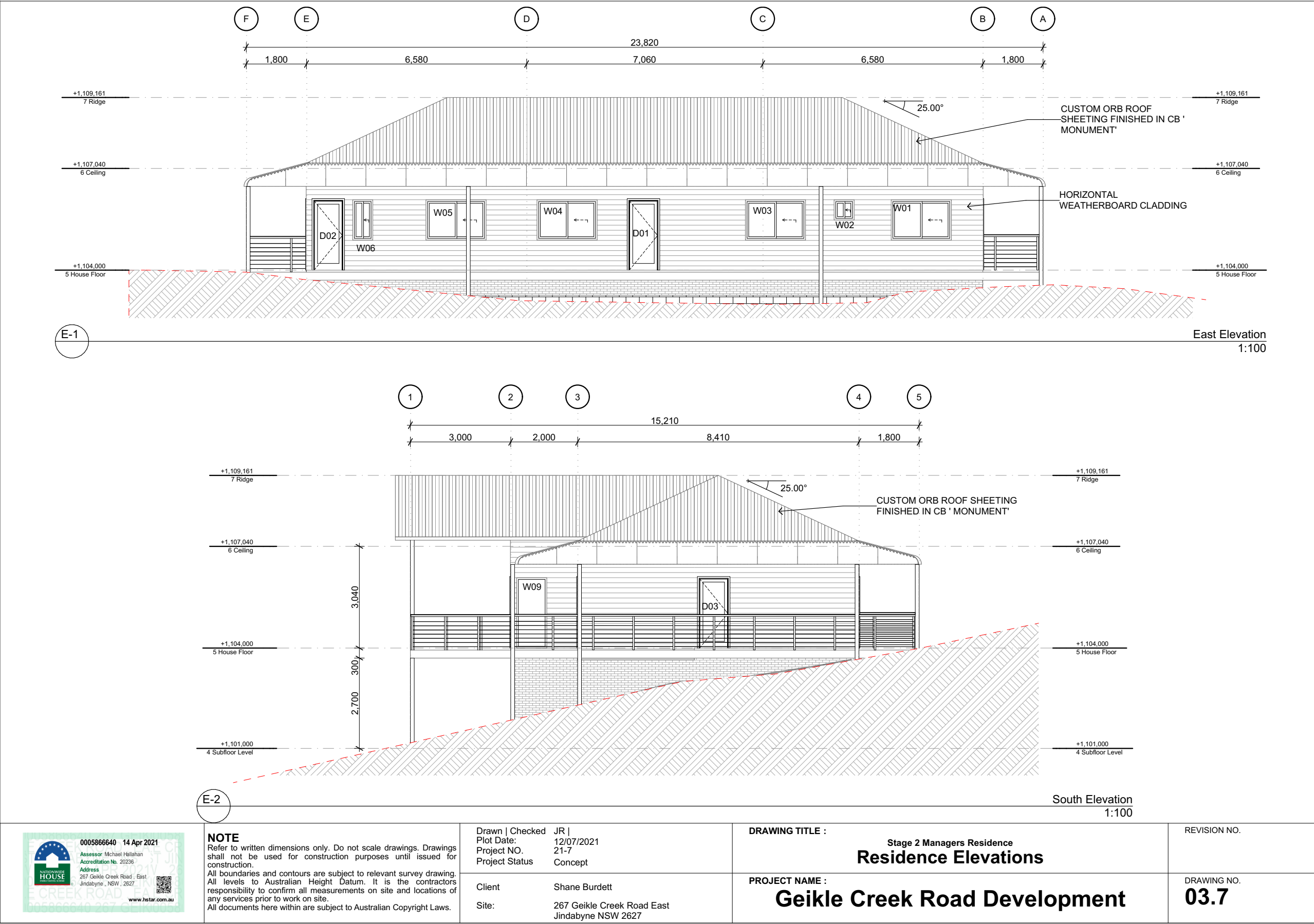


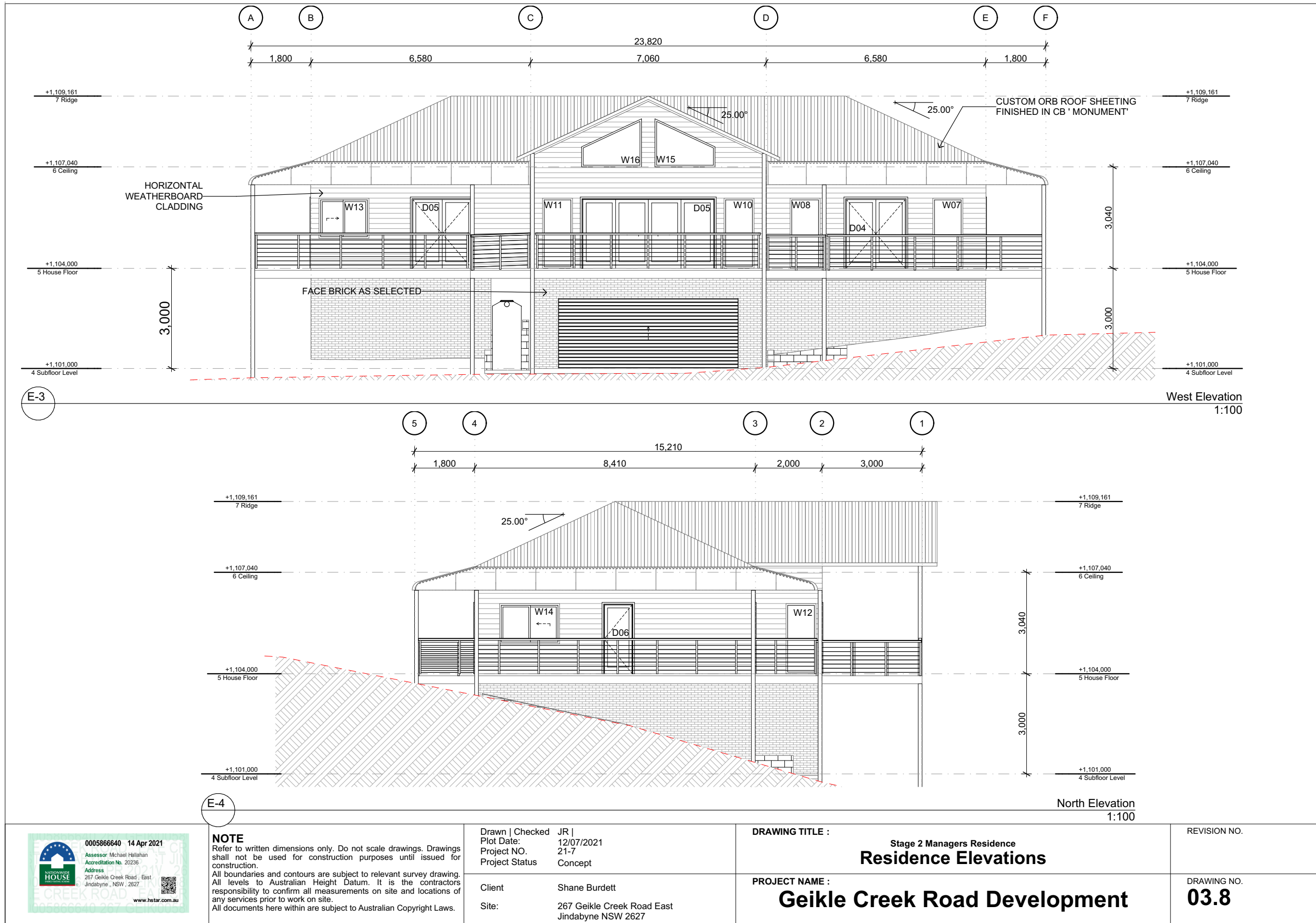


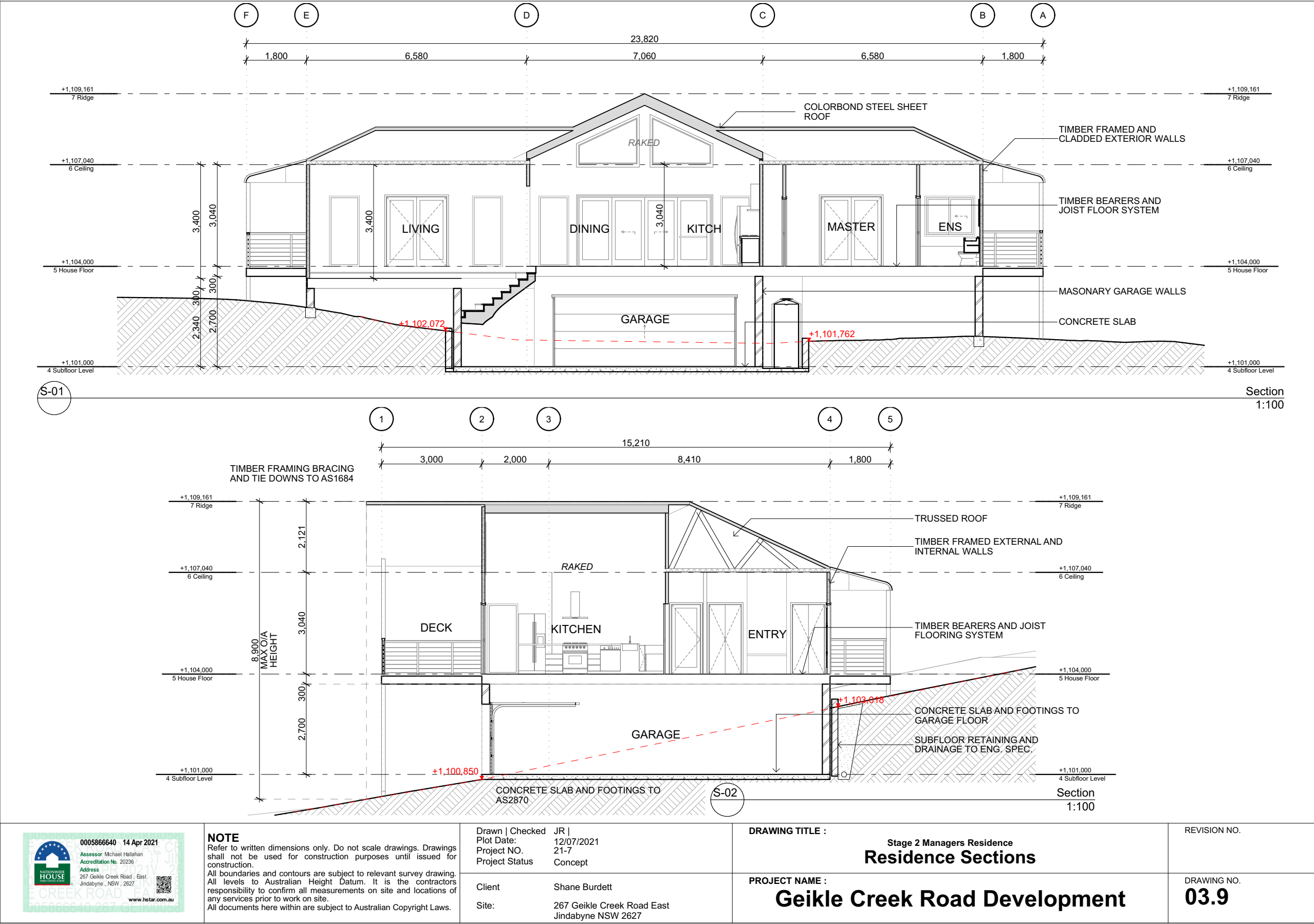
















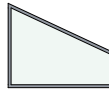
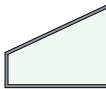
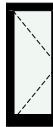
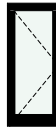
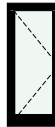
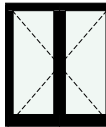
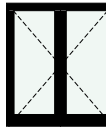
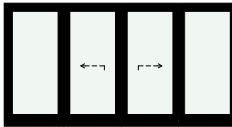












Window Schedule							
Door No.	W01	W02	W03	W04	W05	W06	W07
Orientation							
Height	1,200	600	1,200	1,200	1,200	1,200	2,100
Width	1,800	600	1,800	1,800	1,800	600	900
Elevation							
Head Height	2,100	2,100	2,100	2,100	2,100	2,100	2,100
Sill Height	900	1,500	900	900	900	900	0
Window Schedule							
Door No.	W08	W09	W10	W11	W12	W13	W14
Orientation							
Height	2,100	2,100	2,100	2,100	2,100	1,200	1,200
Width	900	900	900	900	900	1,500	1,800
Elevation							
Head Height	2,100	2,100	2,100	2,100	2,100	2,100	2,100
Sill Height	0	0	0	0	0	900	900
Window Schedule							
Door No.	W15	W16					
Orientation							
Height	1,439	1,439					
Width	1,800	1,800					
Elevation							
Head Height	1,439	1,439					
Sill Height	0	0					
Door Schedule							
Door No.	D01	D02	D03	D04	D05	D05	D06
Orientation							
Height	2,100	2,100	2,100	2,100	2,100	2,100	2,100
Width	900	900	900	1,840	1,840	4,000	900
Elevation							
Head Height	2,100	2,100	2,100	2,100	2,100	2,100	2,100
Sill Height	0	0	0	0	0	0	0
		NOTE Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. All boundaries and contours are subject to relevant survey drawing. All levels to Australian Height Datum. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site. All documents here within are subject to Australian Copyright Laws.		Drawn Checked JR Plot Date: 12/07/2021 Project NO. 21-7 Project Status Concept		DRAWING TITLE : Stage 2 Managers Residence Residence Opening Schedule	
		Client Shane Burdett Site: 267 Geikie Creek Road East Jindabyne NSW 2627		PROJECT NAME : Geikie Creek Road Development		REVISION NO. DRAWING NO. 03.10	



TOWN PLANNING & DESIGN
NAOMIE MCLEOD

STATEMENT OF ENVIRONMENTAL EFFECTS Ref. 32/20

**267 Geikle Creek Rd,
EAST JINDABYNE, NSW, 2627
LOT 6 DP 810652**

For
Dave Morgan

PROPOSED DEVELOPMENT: Eco Tourist Development,
Managers Residence & Shed

COUNCIL: Snowy Monaro Regional Council – Snowy River



Naomie McLeod

PO BOX 719, JINDABYNE, NSW 2627
PH: 0434197027
EMAIL. planning2627@gmail.com
www.townplanningservices.com.au

APRIL, 2021

PROPOSAL

Development type: Eco tourist accommodation (x2), managers residence & shed.

Staged Development: Yes (2 stages)

Bedrooms proposed:

Stage 1: Cabin 1 = 1 bedroom, eco accommodation (attached to shed) = 3 bedrooms, & shed

Stage 2: Managers residence = 4 bedrooms

Number of storeys: Single storey

Proposed parking spaces: Cabin 1 has one (1) parking space, eco accommodation has 2 parking spaces and the managers residence has adequate parking for 2 cars in the lower level double garage.

The proposal seeks approval from Snowy Monaro Regional Council for an eco-tourist development consisting of 2 eco cabins (1 x 1 bedroom, 1 x 3 bedroom), a managers residence and shed at 267 Geikle Creek Road, East Jindabyne, NSW 2627. The lot is legally known as Lot 6 DP 810652.

The proposal seeks approval for a staged development consisting of 2 stages as follows:
STAGE 1: Stand-alone 1 bedroom eco cabin, shed with managers residence attached
STAGE 2: Construction of main stand-alone managers residence and conversion of accommodation attached to the shed to eco tourist accommodation (see staged site plans).

The allotment is a residual lot from past subdivision. A Property Information Request (PIR) was submitted to Snowy Monaro Regional Council to enquire about dwelling entitlement, legal access and the option of an eco-tourist development being supported on the site. Council's response indicated that whilst the site does not meet the minimum lot size to have a dwelling entitlement, an eco-tourist development can be approved subject to a development application.

The site offers views towards the Kosciusko National Park, a peaceful ambient location that is within close proximity to key environmental features such as Lake Jindabyne, NSW Ski Resorts and other attributes such as hiking trails that draw so much attention to the area.

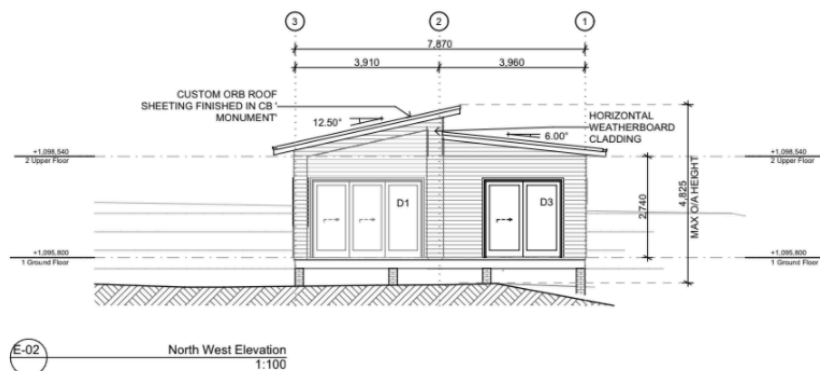
The site is not bush fire prone as indicated on the NSW Planning Portal.

The proposed development can demonstrate compliance with the objectives of the RU1 rural zone and the requirements for eco-tourism under the Snowy River Local Environmental Plan (see legislation).

The development is not inconsistent with development in the surrounding locality or that which has already been constructed within the subdivision and is deemed to be of positive influence both economically, environmentally and socially.

Given its merits and compliance with planning controls as outlined within this report, it is requested that Council accept this application by granting conditional approval.

This report has been prepared to examine the site and relevant planning controls that apply in accordance with the requirements of Schedule 1 of the Environmental Planning & Assessment Regulation 2000.



ZONING & PERMISSIBLE USES

Local Environmental Plan: Snowy Monaro Local Environmental Plan 2013
 Zone: RU1 – Primary Production



Figure 1: Land Zoning under the Snowy River Local Environmental Plan 2013- RU1- Primary Production.
 Source NSW Planning Portal

Zone Objectives:

RU1- Primary Production

<ul style="list-style-type: none"> To encourage sustainable primary industry production by maintaining and enhancing the natural resource base 	<p>RESPONSE</p> <p><i>The subject site is too small in size to sustain primary industry production therefore an alternative positive land use is proposed to be utilised. Eco tourism benefits not only the property owner by providing income but offers more accommodation options in an area that is experiencing accommodation shortages.</i></p>
<ul style="list-style-type: none"> To encourage diversity in primary industry enterprises and systems appropriate for the area. 	<p>RESPONSE</p> <p><i>Whilst the site is not suitable for primary industry production, the size of the site is suitable for the proposed eco tourist facility.</i></p>
<ul style="list-style-type: none"> To minimise the fragmentation and alienation of resource lands. 	<p>RESPONSE</p> <p><i>The subject site forms part of a fragmented subdivision that occurred in the past. Without forward planning the site could potentially be left as vacant land in an area where land shortages are being experienced. The utilisation of land that would otherwise lay dormant is deemed to be of positive influence to the area and zone objectives.</i></p>
<ul style="list-style-type: none"> To minimise conflict between land uses within this zone and land uses within adjoining zones. 	<p>RESPONSE</p> <p><i>The proposed development will not create any land use conflicts. The surrounding properties are of a similar size and utilised for housing.</i></p>
<ul style="list-style-type: none"> To promote tourism, educational and recreational development and living opportunities that are compatible with agricultural activities and the environmental, historical and cultural values of the zone. 	<p>RESPONSE</p> <p><i>The proposed development optimises this objective by providing tourism opportunity and recreational development that are compatible with agricultural activities and environmental respect. The proposed development will not conflict with agricultural activities on surrounding land. Given the locality and the proximity to sites that are opportunistic for guests to experience the historic, cultural and environmental values of Lake Jindabyne and Kosciusko National Park the proposal is deemed to satisfy the objective.</i></p>
<ul style="list-style-type: none"> To ensure that development maintains and protects the scenic values and rural landscape characteristics of the zone through compatible, small-scale development. 	<p>RESPONSE</p> <p><i>The proposed development is small scale in nature and not an over development of the site. The proposal will maintain the scenic values and the rural landscape of the site, not altering the topography and positioning each building in harmony with existing contours. The development is characteristic within the area where mountain style architecture and rural sheds are prevalent.</i></p>

Permissible Uses:

Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations

Permitted with consent

Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; **Eco-tourist facilities**; Educational establishments; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Funeral homes; Garden centres; Helipads; Home-based child care; Home businesses; Home industries; Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Mooring pens; Moorings; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Timber yards; Transport depots; Truck depots; Veterinary hospitals; Water recreation structures; Wharf or boating facilities

Prohibited

Any development not specified in items above

Eco-tourist facility means a building or place that:

- Provides temporary or short-term accommodation to visitors on a commercial basis, and
- Is located in or adjacent to an area with special ecological or cultural features, and
- Is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact

Minimum Lot Size:

The subject site is a total of 23,041.74m² (approx.. 2.3 hectares). Under the Snowy River LEP the minimum lot size associated with the locality and RU1 zone is 40 hectares.

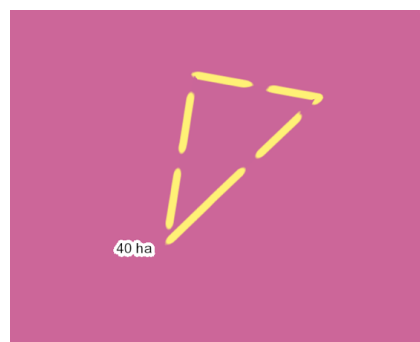


Figure 2: Minimum lot size of 40ha. Source NSW Planning Portal

The extract below from DP 810652 indicates that the size of the lot (Lot 6) is consistent with the building envelopes of other allotments within the locality.

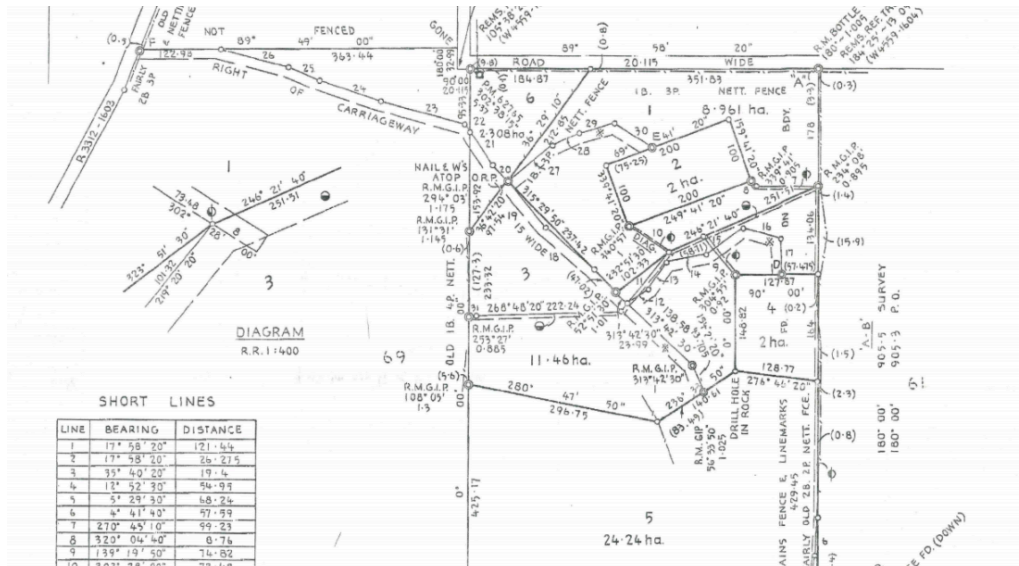


Figure 3: DP810652

Despite the site not meeting the minimum lot size and therefore not having a dwelling entitlement, the proposed development is a permissible use on the site and is deemed to be suitable in this instance considering all the positive attributes of the proposal.

THE SITE LOCALITY

The site is located within rural area of East Jindabyne, NSW 2627 and is approximately 13.3km from the town of Jindabyne.

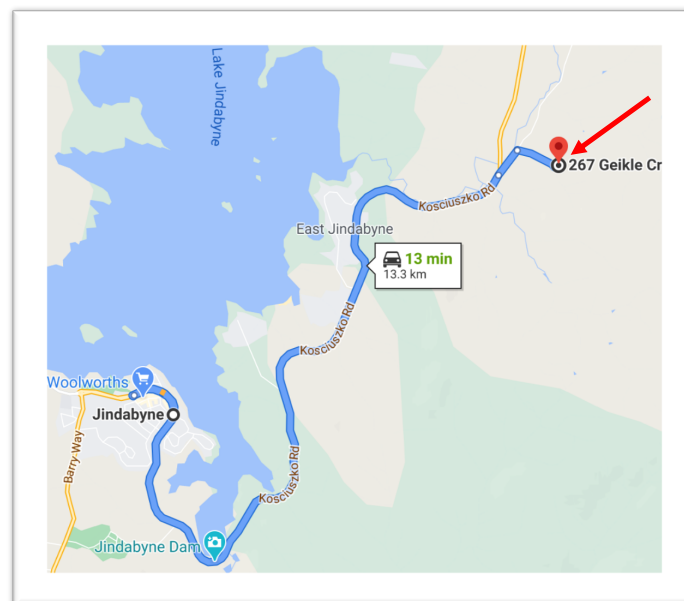


Figure 4: Location map, approximate location of subject site 13.3km from Jindabyne; Source Google Maps

SITE ANALYSIS

Site area: 23,041.74m²

Site coverage: The proposed development is deemed to be suitable for the size of the site. The site can easily accommodate the proposed development.

Site Planning and Layout:

Stage 1: Eco cabin and residence/shed. The property developer requires the use of the shed for the construction of the cabin. Being a carpenter by trade he is aiming to furnish the cabin with handmade elements such as the kitchen, vanities and robes. The shed will provide a space not only for the storage of machinery to manage and maintain the property but also serve as a workshop.

Once access road is proposed off the existing right of way to minimise the number of access points and driveways within the site.

Side and rear setbacks have been devised based on the topography of the site.

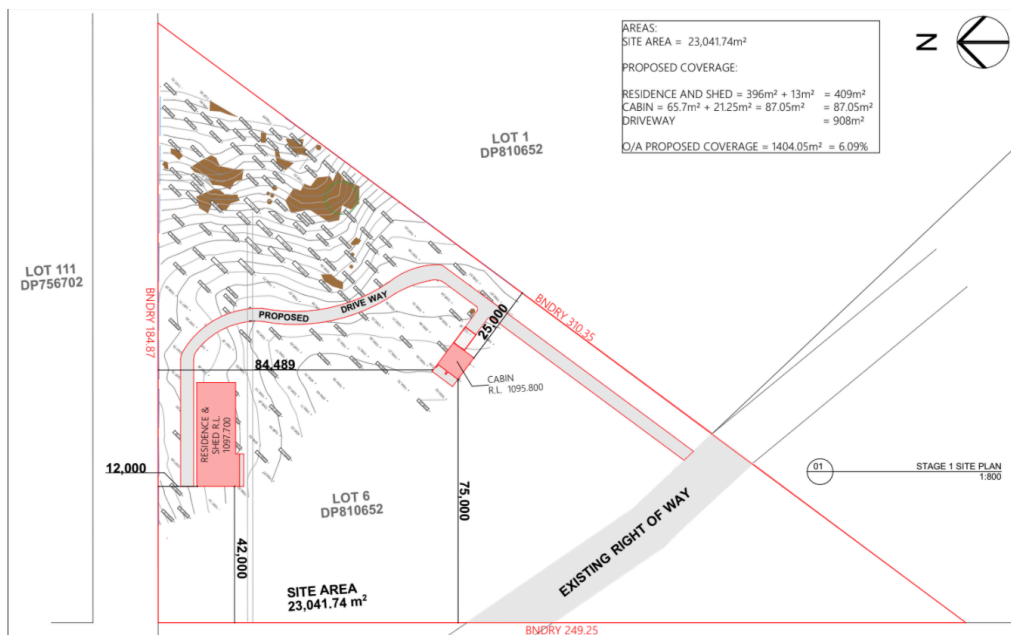


Figure 5: Proposed Stage 1 site plan; Source REST Joel Rosskelly Architect

Stage 2: Managers residence and conversion of dwelling attached to shed into eco tourist accommodation. The aim of the site is to provide 2 types of eco tourist accommodation. The cabin in stage 1 offers a secluded space for 2 people whereas the attached accommodation offers a larger space accommodating 6 people.

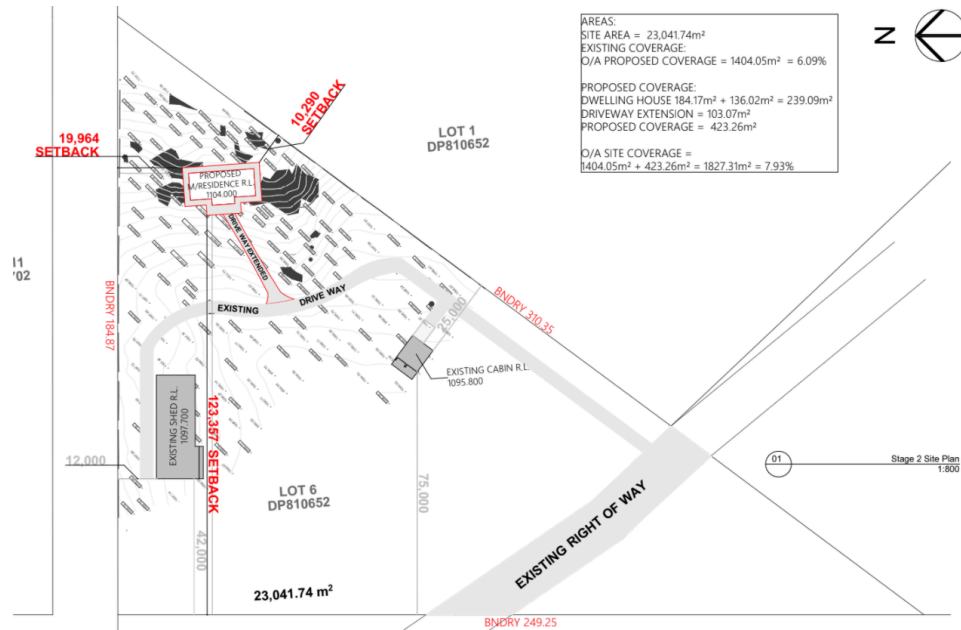


Figure 6: Proposed Stage 2 site plan; Source REST Joel Rosskelly Architect

Proposed Development

Stage 1:

Eco Cabin- 1 bedroom eco cabin

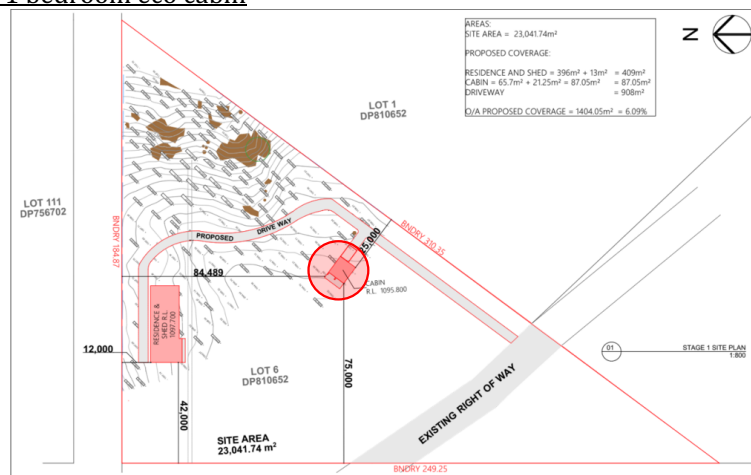
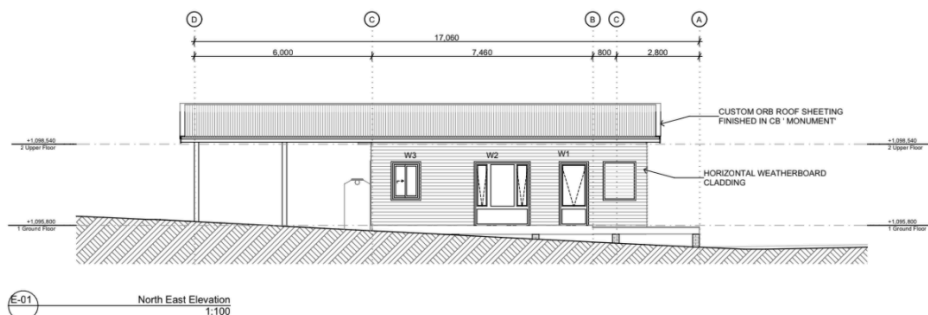
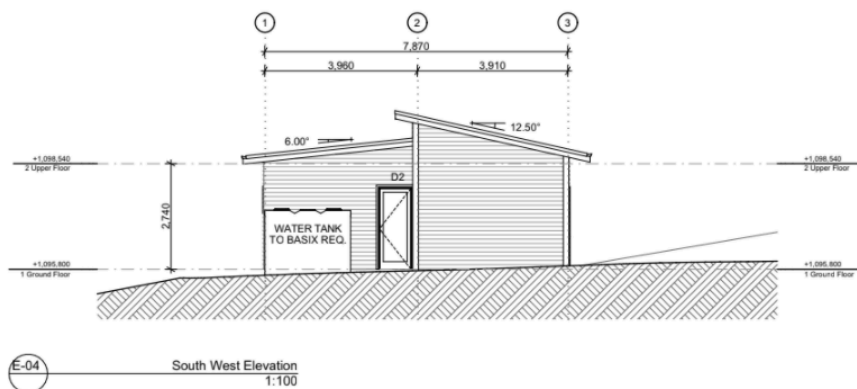
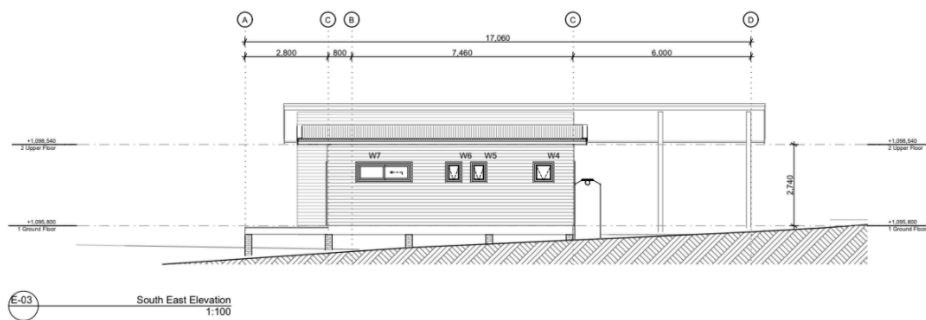
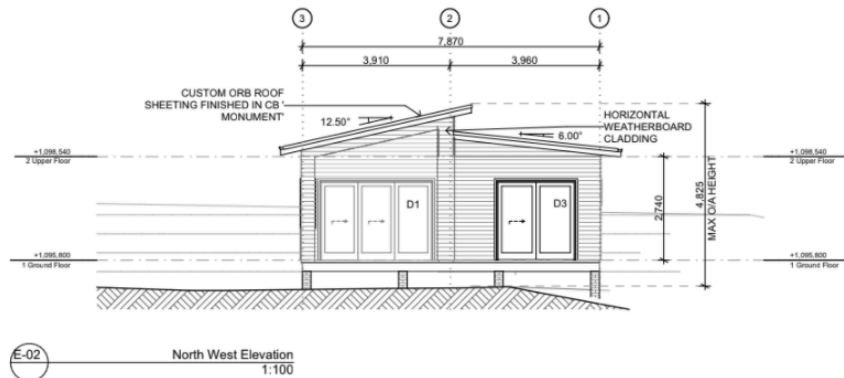


Figure 7: Proposed location of Cabin 1; Source Joel Rosskelly REST



LOT 111
DP756702

LOT 6
DP810652

LOT 1
DP810652

PROPOSED

84,489

RESIDENCE & SHED F.L. 1295.800

DRIVE WAY

CABIN F.L. 1295.800

EXISTING RIGHT OF WAY

12,000

42,000

75,000

25,000

310.35

249.25

01

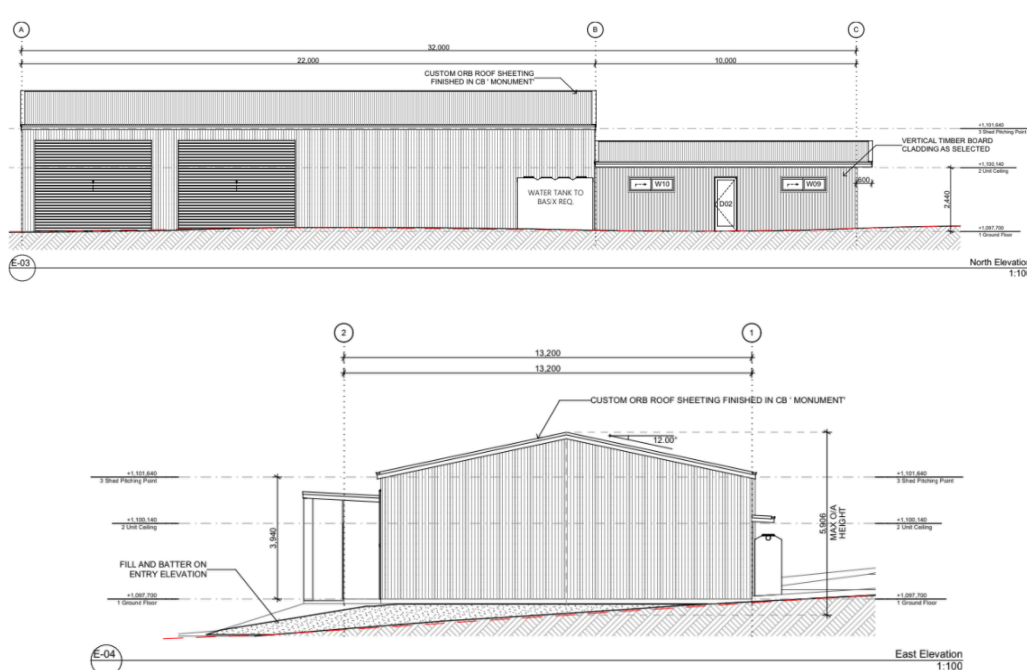
STAGE 1 SITE PLAN
1:500

AREAS:
SITE AREA = 23,041.74m²
PROPOSED COVERAGE:
RESIDENCE AND SHED = 396m² + 13m² = 409m²
CABIN = 65.7m² + 21.25m² = 87.05m²
DRIVEWAY = 908m²
O/A PROPOSED COVERAGE = 1404.05m² = 6.09%

The image contains two architectural elevation drawings of a proposed building.

Top Drawing: West Elevation
 This drawing shows the west side of the building. It features a gabled roof with a 12.00° pitch. The main body of the building has a 3.00° pitch. The elevation includes several windows labeled W08, W07, W06, W05, W04, and W03. A callout indicates "VERTICAL TIMBER BOARD CLADDING AS SELECTED". The drawing is dimensioned with a total width of 13,200 and a height of 3,983. A red dashed line indicates the "N.G.L." (Natural Ground Level). The drawing is labeled "E-02" and "West Elevation 1:100".

Bottom Drawing: South Elevation
 This drawing shows the south side of the building. It features a gabled roof with a 12.00° pitch. The main body of the building has a 3.00° pitch. The elevation includes a "BARN DOOR" and a large window labeled W02. A callout indicates "VERTICAL TIMBER BOARD CLADDING AS SELECTED". The drawing is dimensioned with a total width of 32,500 and a height of 3,983. A red dashed line indicates the "N.G.L." (Natural Ground Level). The drawing is labeled "South Elevation 1:100".



Stage 2:

At stage 2 the main managers residence will be built and the dwelling attached to the shed converted to eco tourist accommodation.

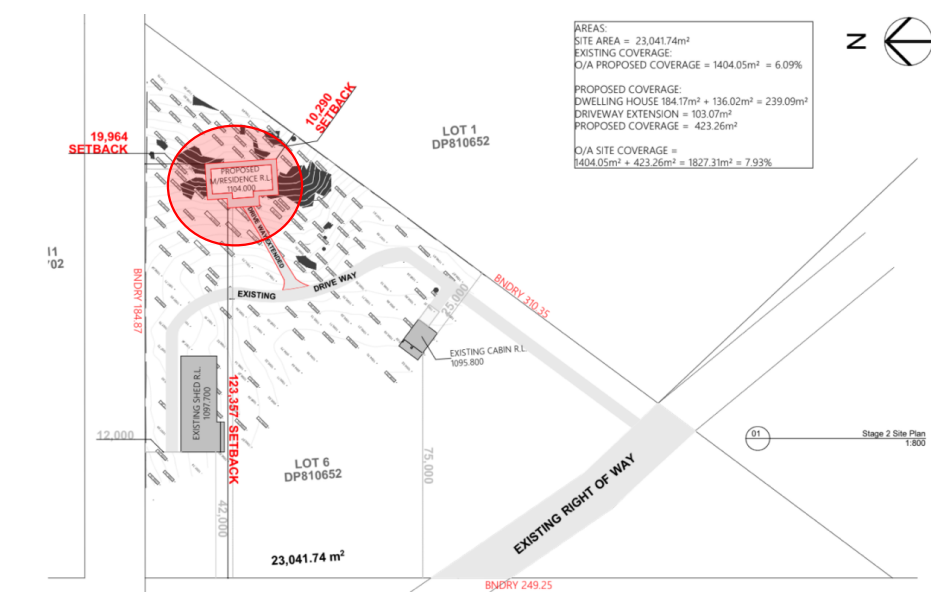
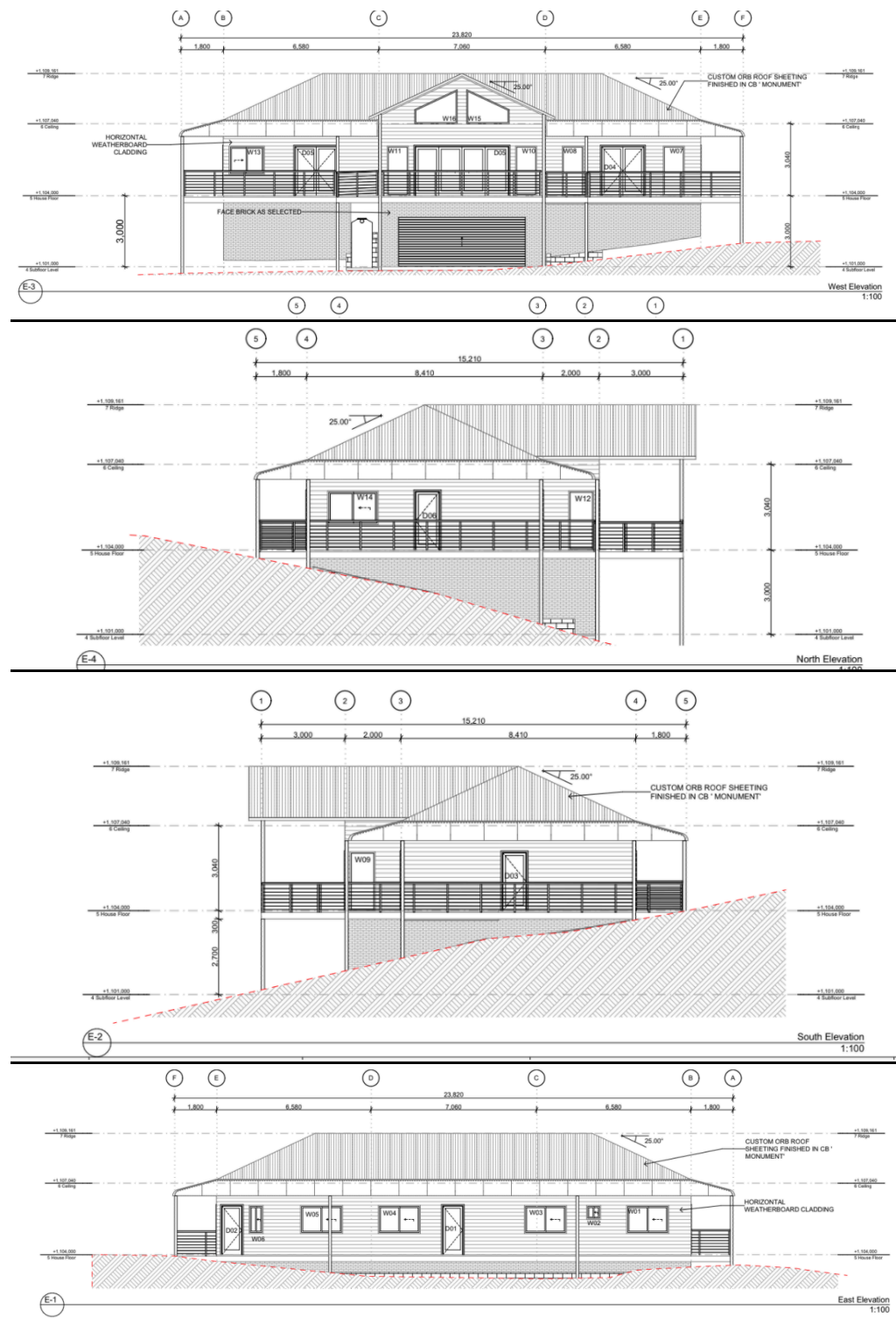


Figure 8: Location of accommodation and shed; REST Drafting



Site Photos



Figure 9 :Subject site in summer- looking northeast across whole site – Photo Naiomie McLeod



Figure 10:Subject site in summer- looking North – Photo Naiomie McLeod



Figure 11: Subject site in summer- looking West – Photo Naiomie McLeod



Figure 12: Subject site in summer- looking south east – Photo Naiomie McLeod



Figure 13: Subject site in summer- looking east from the southeast corner of the lot – Photo Naiomie McLeod



Figure 14: Subject site in summer- site access point from the southeast corner of the lot – Photo Naiomie McLeod



Figure 15 :Subject site in summer- The site displays stunning vistas towards Kosciuszko National Park across Lake Jindabyne – Photo Naomi McLeod

Legal and Practical Access:

The site is legally accessed by a right of carriageway directly off Geikle Creek Road, East Jindabyne NSW. The extract from the DP plan below indicates the Right of Carriageway to Lot 6.

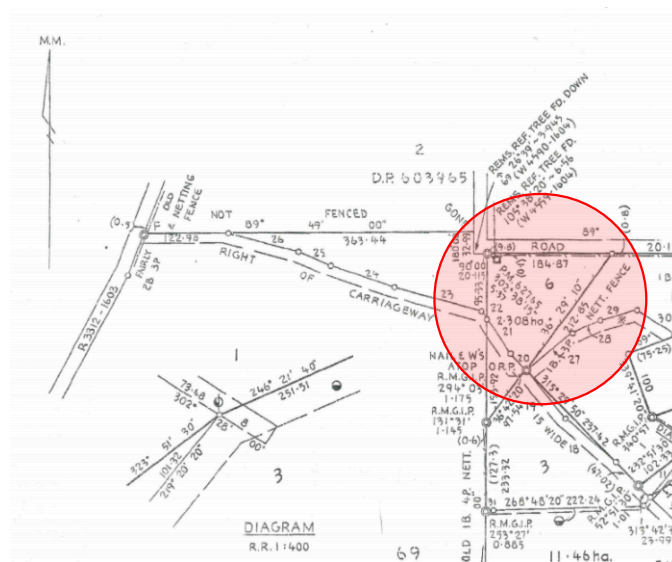


Figure 16: DP Plan showing legal and practical access to the site via right of carriageway



Figure 17: Image taken from the proposed driveway into the site from the existing right of carriageway off Geikie Creek Road.

Existing Vegetation:

The site has limited vegetation. No trees are proposed for removal under this proposal.

Existing Structures:

The site is vacant.

Water supply:

Water will be provided to the site in the form of rainwater tanks. Potable water for the eco cabins will be provided as required by Council consent.

Sewer supply:

The site is suitably sized to accommodate on site sewerage management systems. A S68 application shall be submitted once a development approval has been issued for the proposed development.

Stormwater Management:

Stormwater will be first directed to rainwater tanks in accordance with BASIX requirements. Stormwater from rainwater tanks shall be dispersed across the property into landscaping.

Electricity/gas:

Electricity is available to the site whilst refillable gas bottles will be provided for hot water systems and cooking facilities.

Alternative energy in the form of a photovoltaic system for each building shall be provided in accordance with BASIX.

Bushfire Prone:

The site is not identified as bush fire prone on mapping by the NSW Dept. Planning.

SURROUNDING AREA ANALYSIS

Predominant development type:

The surrounding locality is predominantly rural in nature. The surrounding area has a minimum lot size of 40ha and whilst most allotments are this size or greater the subject site is of a size that is similar to that of others within the locality (see image below) and building envelopes as previously identified. The rural zoning allows for eco-tourism development and it is deemed that this development will not cause any negative impacts upon the rural landscape, other users of the right of carriageway (that traverses the subject site) or the surrounding locality.



Figure 18: Aerial image indicating allotments of similar size within the locality; Source NSW Planning Portal

Distances to neighbouring structures:

The proposed development will not create any negative impacts to surrounding properties or dwelling dues to the topographic location of the site that is set down not within view of neighbouring dwellings.

The closest dwelling is located 316m from the closest dwelling on the site and is uphill and looks over the subject site.

The image below shows the 4 existing dwellings that utilise the right of carriageway and the distances from the proposed development. Given the layout and location of surrounding development it is deemed that the proposal will not create any negative impacts upon the locality.



Figure 19: Distance to the closest dwelling; Source NSW Planning Portal

Streetscape, setbacks and character:

The minimum proposed side setback is 12m which is suitable within a rural area. All other setbacks ensure buildings are located away from boundaries whilst each can maintain its own privacy.

BUILT FORM

All of the proposed buildings have been carefully designed to ensure that they are suitable within the landscape. Consideration has also been placed upon built form in terms of complimenting the architectural styles within the mountain area.

The proposed shed is to be utilised for storing machinery that will be used to maintain the property and is rural in design.

HEIGHT

Maximum Building Height: In accordance with the Snowy Local Environmental Plan the maximum height is 9m.

The proposed buildings are all compliant and are no greater than 9 metres in height.

PARKING/VEHICLE MOVEMENT

Number of proposed spaces:

Eco Cabin: 1 carport has been provided

Shed/house: 2 parking spaces have been provided.

Managers residence: 2 parking spaces in the form of a double garage have been provided.

Number of Vehicle Movements: It is intended that once the development has been fully constructed (stages 1 and 2) a total of 5 cars may holiday/reside at the site. It is anticipated that a total of up to 14 traffic movements per day may occur at peak times. The road system is suitably capable to accommodate this level of traffic.

PRIVACY- VISUAL AND ACOUSTIC

The dwellings have been purposefully designed to ensure that privacy, both visual and acoustic is maintained between both dwellings and the surrounding properties.

An area of adequate private open space can be provided at the rear of each dwelling.

There are no foreseeable issues pertaining to visual or acoustic privacy between the dwellings and the surrounding development within the locality.

VIEW SHARING

The proposed dwellings have been designed to blend in with the topography of the site and will not create any issues pertaining to view sharing.

LANDSCAPING

Landscaped area has to be provided in accordance with BASIX certificate.

There is more than adequate provision for landscaping on the site and surrounding the cabins and managers residence.

SECURITY/SAFETY

Security onsite can be ensured by the use of the main entry doors being clearly visible and facing the right of carriageway.

ENERGY – BASIX & NATHERS CERTIFICATION

BASIX

The dwellings shall comply with the following BASIX Certificate:
Certificate No.(s) 1184276M & 1184286M

BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 1184276M

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, 26 April 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,
Industry &
Environment

Project summary		
Project name	267 Gelkie Creek Road Stage 1	
Street address	267 Gelkie Creek Road East Jindabyne 2627	
Local Government Area	Snowy Monaro Regional Council	
Plan type and plan number	deposited 810652	
Lot no.	6	
Section no.	-	
No. of residential flat buildings	0	
No. of units in residential flat buildings	0	
No. of multi-dwelling houses	2	
No. of single dwelling houses	0	
Project score		
Water	✓ 51	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 53	Target 40

BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 1184286M

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, 26 April 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,
Industry &
Environment

Project summary		
Project name	267 Gelkie Creek Road Stage 2	
Street address	267 Gelkie Creek Road East Jindabyne 2627	
Local Government Area	Snowy Monaro Regional Council	
Plan type and plan number	deposited 810652	
Lot no.	6	
Section no.	-	
No. of residential flat buildings	0	
No. of units in residential flat buildings	0	
No. of multi-dwelling houses	1	
No. of single dwelling houses	0	
Project score		
Water	✓ 50	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 50	Target 40

NATHERS

To ensure the dwelling achieve the greatest degree of sustainable energy use the applicant had the 3 buildings assessed against NATHERS nationwide energy rating scheme. The Eco cabins have been designed to ensure that sun can penetrate to the living room windows to maximise solar gain.

The dwellings shall comply with the following NATHERS Certificates:

Dwelling /Cabin 1 (Unit 1- shed/accommodation) : 0005866611

Cabin (Unit 2 - (Eco Cabin): 005866629

Dwelling (Unit 3 - Managers Residence) : 0005866637



Nationwide House Energy Rating Scheme — Multiple Class1-dwelling summary NatHERS Certificate No. 0005866640


Generated on 14 Apr 2021 using BERS Pro v4.4.0.2 (3.21)

Property

Address 267 Geikle Creek Road , East Jindabyne , NSW , 2627


Lot/DP 6/810652

NatHERS climate zone 69

Accredited assessor  Michael Hallahan
Hallahan Associates
hallahan@westnet.com.au
02 4474 4046


Accreditation No. 20236

Assessor Accrediting Organisation ABSA



Verification

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



Summary of all dwellings

Certificate number and link	Unit Number	Heating load (MJ/m ² /p.a.)	Cooling load (MJ/m ² /p.a.)	Total load (MJ/m ² /p.a.)	Star rating
0005866611	1	412	13.3	425.3	4.7
0005866629	2	350.2	15.5	365.6	5.3
0005866637	3	375.1	14.7	389.8	4.9

TREE REMOVAL

Tree Removal Required: No tree removal is required or proposed under this application.

NATURAL ENVIRONMENT

Terrestrial Biodiversity: Potential

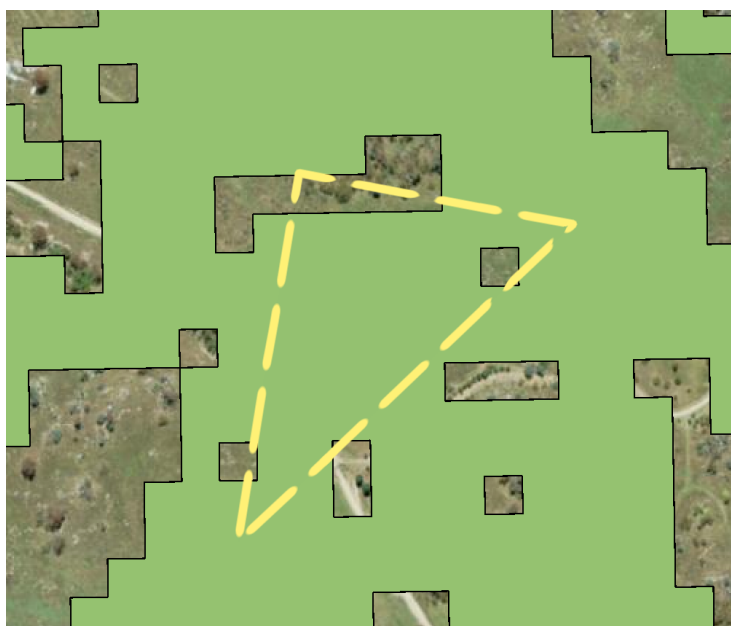


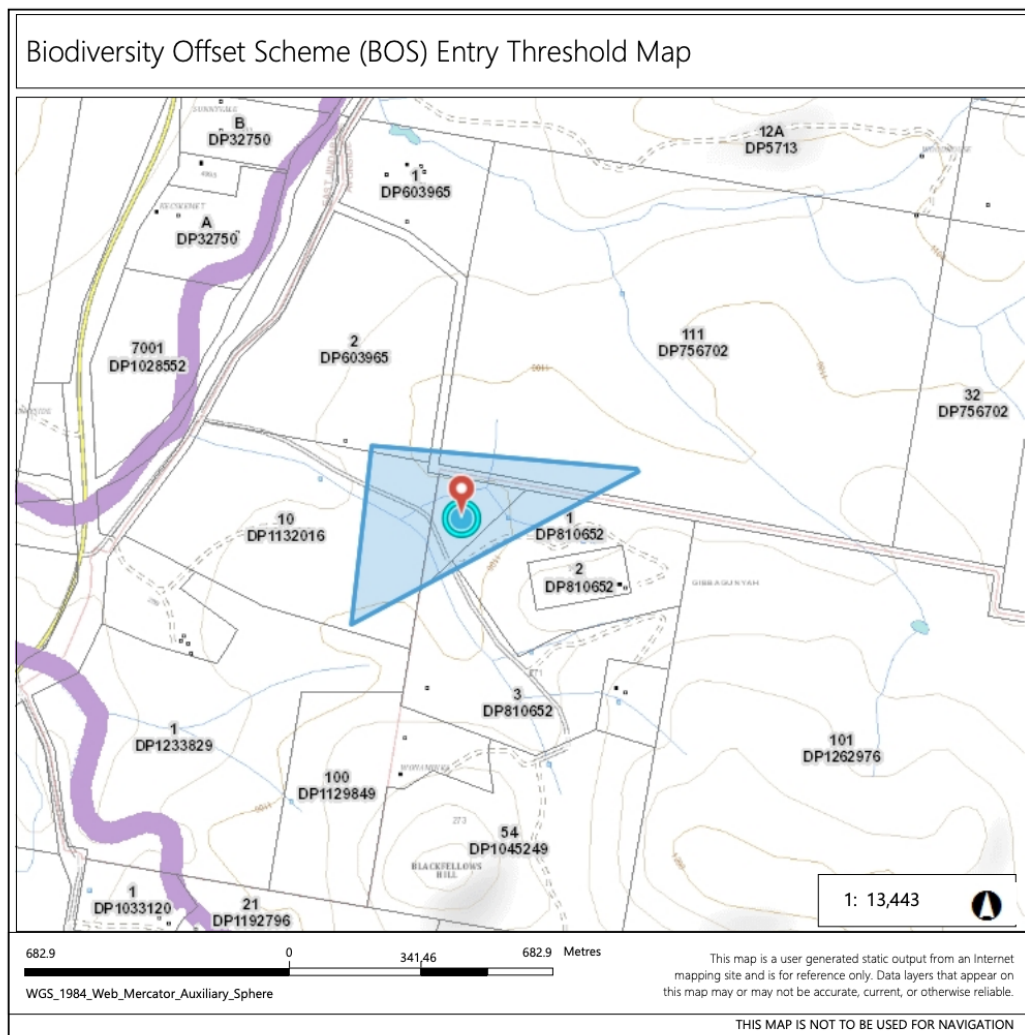
Figure: Potential Terrestrial Biodiversity; Source NSW Planning Portal 2021

Biodiversity Conservation Act:

The Biodiversity Conservation Act 2016 (BC Act) commenced on August 2017. The Act is a key pillar of the NSW Governments framework for biodiversity assessment and management, together with the land management framework established in the ***Local Land Services Act 2013 (as amended by the Local Land Services Amendment Act 2016)***.

The BC Act, together with the ***Biodiversity Conservation Regulation 2017***, outlines the framework for addressing impacts on biodiversity from development and clearing. It establishes a framework to avoid, minimise and offset impacts on biodiversity from development through the Biodiversity Offsets Scheme.

The site was reviewed on the NSW Biodiversity Values Map and Threshold Tool where it was identified that the site does not contain any high biodiversity values.



Threshold provisions apply. The lot has a minimum lot size of 40ha and a total clearing threshold of 1 ha (10,000m²) of native vegetation without having to provide a Biodiversity Assessment Report (BDAR). The proposal does not include land clearing beyond 1ha and therefore does not trigger the Biodiversity Offset Scheme,(BOS).



Biodiversity Values Map and Threshold Report

Results Summary

Date of Calculation	27/04/2021 10:30 AM	BDAR Required*
Total Digitised Area	10.52 ha	
Minimum Lot Size Method	LEP	
Minimum Lot Size	40 ha	
Area Clearing Threshold	1 ha	
Area clearing trigger Area of native vegetation cleared	Unknown #	Unknown #
Biodiversity values map trigger Impact on biodiversity values map(not including values added within the last 90 days)?	no	no
Date of the 90 day Expiry	N/A	

Riparian Land: No

Excavation Cut/fill: Excavation will be required for slab footings and piers.
Excavation will not require cut over 1m in height.

Flood Prone land :No

CONSTRUCTION MANAGEMENT

Erosion and Sediment Control: As required and approved by Council

Duration of Construction: Maximum 4-6 months for the completion of Stage 1.
Stage 2 is proposed as a future development.

Demolition required: NA

Building material storage: Materials will be stored onsite and within the proposed shed.

Waste Management: Any building waste shall be disposed of at Council refuse centres.

Heritage items: The site does not exhibit any European heritage items

AHIMS Search results: No items of significance were identified.

AHIMS Web Service search for the following area at Lot : 6, DP:DP810652 with a Buffer of 200 meters, conducted by Mcleod Naomie on 27 April 2021.

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



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

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

Heritage style within conservation area: N/A The site is not identified as a conservation area.

LEGISLATIVE REQUIREMENTS

ECO CABINS

Definition under the Snowy River Local Environmental Plan 2013

Eco-tourist Facility

Eco-tourist facilities provide for a combination of tourism, education and hands-on activities relating to the natural or cultural environment. An eco-tourist facility is defined in the Snowy River LEP 2013:

Eco-tourist facility means a building or place that:

- *Provides temporary or short-term accommodation to visitors on a commercial basis, and*
- *Is located in or adjacent to an area with special ecological or cultural features, and*
- *Is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact.*

It may include facilities that are used to provide information or education to visitors and to exhibit or display items. The Snowy River LEP 2013 (clause 5.13 Eco-tourist facilities) provides detailed considerations for the development of eco-tourist facilities. As there is no maximum number of guests set for an eco-tourist facility, the onus is on the applicant to demonstrate that the development is specifically located and designed for eco-tourist purposes and demonstrates a significant practical reliance on renewable energy and water uses.

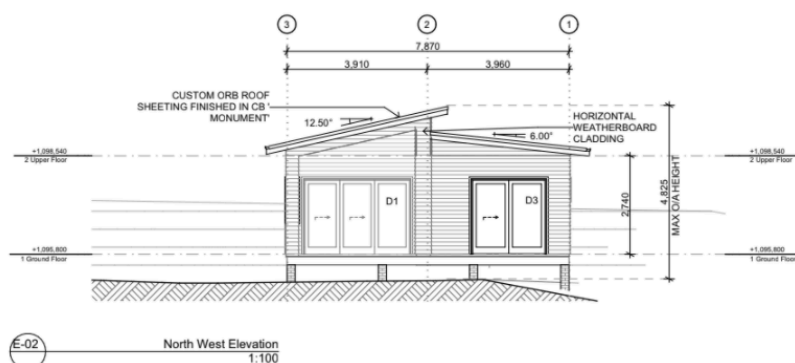
CLAUSE 5.13 Eco-tourist facilities

OBJECTIVES	RESPONSE
(1) The objectives of the Clause are as follows: a) to maintain the environmental and cultural values of land on which development for the purposes of eco-tourist facilities is carried out, b) to provide for sensitively designed and managed eco-tourist facilities that have minimal impact on the environment both on and off-site.	(1) <i>The proposed development has been designed to sit in harmony with the topography of the site aiming to maintain the environmental and cultural values of the land. The buildings all have views directed towards the Kosciuszko National Park.</i> <i>The buildings have been sensitively designed with sustainability in mind providing such elements as slab on ground for thermal mass, water in the form of rainwater tanks, the re use of water (where applicable) for use on landscaped areas. The applicant has provided NaTHERS energy rating to ensure the highest degree of energy sustainability.</i> <i>The facilities will have minimal impact upon the environment both on and off site. On site management will ensure that the facility is maintained to the highest standard.</i>

<p>(2) This clause applies if development for the purposes of an eco-tourist facility is permitted with development consent under this Plan.</p> <p>(3) The consent authority must not grant consent under this Plan to carry out development for the purposes of an eco-tourist facility unless the consent authority is satisfied that—</p> <p>(a) there is a demonstrated connection between the development and the ecological, environmental and cultural values of the site or area, and</p> <p>(b) the development will be located, constructed, managed and maintained so as to minimise any impact on, and to conserve, the natural environment, and</p> <p>(c) the development will enhance an appreciation of the environmental and cultural values of the site or area, and</p>	<p>(2) <i>An Eco Tourist facility is permitted with development approval under the plan.</i></p> <p>(3) <i>(a) The locality and surrounding area is an area that is highly recognised as offering environmental, cultural and ecological values to both people who live in the area and visitors that come for tourism purposes. Kosciusko National Park that is located a close 20km from the site. Kosciusko National Park is a park that is utilised year round particularly known for the ski resorts of Thredbo, Perisher and Charlottes Pass. During summer the park is highly utilised by hikers and the increasing in popularity sport of mountain biking along the many trails and paths that are available.</i></p> <p><i>Lake Jindabyne and the Snowy Scheme play a part in the history of Australia and draw the attention of many people who come to visit the region who want to explore the cultural aspect of the development.</i></p> <p><i>The developer shall provide well-informed visitor information for activities that raise awareness of the critical importance of national parks. The location of the facility allows guests to enjoy a view overlooking that National Park while being provided with information pertaining to park activities, also other cultural and health oriented activities within the local area.</i></p> <p><i>(b) The developer aims to preserve to the greatest extent the natural environment on the site with the careful placement of all buildings.</i></p> <p><i>(c) As mentioned in 3(a) there is a wide variety of environmental and cultural values within the area. With comprehensive informative information packs and well as local knowledge and advice by the property manager, guest at the facility will be able to generate a broad knowledge of local values and experiences.</i></p>
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(d) the development will promote positive environmental outcomes and any impact on watercourses, soil quality, heritage and native flora and fauna will be minimal, and	<i>(d) As identified previously within the report, the proposed development will not promote or have any negative impacts upon watercourses, soil quality, heritage values or native flora and fauna. Apart from the dwelling footprints and the single access road that was designed to minimise site disturbance, the remaining site will be managed and maintained to preserve or enhance the natural environment.</i>
(e) the site will be maintained (or regenerated where necessary) to ensure the continued protection of natural resources and enhancement of the natural environment, and	<i>(e) The site will be regenerated where required and an effort made to enhance the natural attributes with landscaping and sustainable gardening practices eg. re use of water.</i>
(f) waste generation during construction and operation will be avoided and that any waste will be appropriately removed, and	<i>(f) Any waste that may be generated during construction will be appropriately removed or recycled accordingly.</i>
(g) the development will be located to avoid visibility above ridgelines and against escarpments and from watercourses and that any visual intrusion will be minimised through the choice of design, colours, materials and landscaping with local native flora, and	<i>(g) The subject site, whilst being highset altitude wise is lower set than the surrounding dwellings on adjoining properties. The proposed development will not create any visual intrusion upon the landscape. The colours of the development will ensure that they blend into the natural environment.</i>
(h) any infrastructure services to the site will be provided without significant modification to the environment, and	<i>(h) Electricity is available to the site. The installation of septic tanks for sewer disposal will be done with minimal environmental modification.</i>
(i) any power and water to the site will, where possible, be provided through the use of passive heating and cooling, renewable energy sources and water efficient design, and	<i>(i) Whilst electricity is proposed to be connected to the buildings, this is due to the unpredictable weather patterns that area experienced in the mountains and the need to provide services to potential clients at the facility year round. The inclusion of electricity is supported by solar panels that will function the majority of the time.</i> <i>Large windows allow for the cross flow of air for ventilation and cooling.</i> <i>The developer has chosen to install a split system heating/cooling appliance as the area does experience some very hot weather during the summer months. Additionally the site is void of vegetation so there is not an abundance of timber for heating in winter.</i>

<p>(j) the development will not adversely affect the agricultural productivity of adjoining land, and</p> <p>(k) the following matters are addressed or provided for in a management strategy for minimising any impact on the natural environment—</p> <p>(i) measures to remove any threat of serious or irreversible environmental damage,</p> <p>(ii) the maintenance (or regeneration where necessary) of habitats,</p> <p>(iii) efficient and minimal energy and water use and waste output,</p> <p>(iv) mechanisms for monitoring and reviewing the effect of the development on the natural environment,</p> <p>(v) maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control.</p>	<p><i>(j) The development will not adversely affect any agricultural activity on adjoining properties.</i></p> <p><i>(k)</i> <i>(i) The proposed development will not result in irreversible environmental damage</i></p> <p><i>(ii) The proposal does not require the approval to remove any vegetation and will not impact the habitats of any native species</i></p> <p><i>(iii) Water shall be collected on the site in the form of rain water tanks in accordance with BASIX. Water reuse options will be explored and utilised where applicable ie. Watering landscaping. Each building is provided with solar panels. OSMS systems will be provided to deal with waste.</i></p> <p><i>(iv) Ongoing monitoring of the natural environment will ensure that the sustainable land use as proposed does not conflict with environmental features.</i></p> <p><i>(v) ISO 14000 is a set of rules and standards created to help companies reduce industrial waste and environmental damage. Any changes within the standard shall be monitored to ensure quality control.</i></p>
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ASSESSMENT UNDER THE SNOWY RIVER DEVELOPMENT CONTROL PLAN (2013)

OBJECTIVES	RESPONSE
<p>Design of Eco-Tourist Facilities SITE DESIGN To improve the environment of a site and incur minimal site disturbance through integrative design which reflects rather than alters the natural existing landscape. Controls Non Residential Development Chapter E Snowy River Development Control Plan 2013 13 Eco-tourist facilities will:</p> <ul style="list-style-type: none"> • Be designed to utilise building materials that blend in with the surrounding landscape, promoting the use of recycled materials and materials sourced from the region. • Maximise energy efficiency and use a minimum of non-renewable energy. • Be designed on the basis of ecological sustainability and an understanding of the potential environmental impacts. • Not dominate the visual landscape through any component buildings and infrastructure and will be compatible with the local cultural character. • Reduce the footprint of development components to the minimum required for development to proceed. • Acknowledge and consider the social fabric of the locality and the need to respect, support, and not adversely affect, the local community. • Avoid the use of non-renewable resources where practical. 	<p><i>The proposal for eco tourist cabins is focused on ensuring that the landscape is minimally impacted due to the development. The cabins have been designed with a focus on the landscape and vistas towards Kosciusko National Park.</i></p> <p><i>The front of the cabins have windows and deck to take in the stunning views and vistas available from each cabin towards the Mountains.</i></p> <p><i>Natural rock on the site will be utilised in landscaping features around the cabins and managers residence. External colours of the cabins and residence has been derived from the natural landscape.</i></p> <p><i>Each unit will have its own solar system. Gas appliances shall be installed in each cabin for heating and cooking purposes. Water shall be collected onsite.</i></p> <p><i>Ecological sustainability was paramount when designing the cabins to ensure their footprint is as minimal as possible. The sites were carefully chosen to ensure the least ground disturbance whilst ensuring that the views and outlook towards the key environmental elements that will make the eco cabins appealing as tourist accommodation.</i></p> <p><i>The cabins and shed will not be visually prominent features when viewed from roadways, mountains or Lake Jindabyne (not visible at all). The design of all structures has been influenced by development in the surrounding area.</i></p> <p><i>The footprints of all buildings are the minimum extent necessary to provide for the needs of guests and managers residence. The shed is not out of character in terms of size within the rural landscape.</i></p> <p><i>Given the current accommodation and housing shortages being experienced within the locality, the proposed development offering</i></p>

<p>PARKING To ensure that suitable and sufficient car parking is provided on the site. Controls Eco-tourist facilities will:</p> <ul style="list-style-type: none"> • Provide adequate on-site car parking and bus parking and maneuvering space to cater for the peak use of the facility. (Refer to Chapter C3 Car Parking & Access for parking rates and design) • Require a traffic assessment prepared by a suitably qualified traffic engineer to support the development application at Council's discretion. Any such traffic assessment must demonstrate that adequate parking is provided for the peak use of the facility. <p>EDUCATION AND AWARENESS To incorporate and promote visitor education and environmental awareness as integral components of eco-tourist development. Controls Eco-tourist facilities will:</p> <ul style="list-style-type: none"> • Contain facilities for the teaching, researching or dissemination of knowledge in respect of the natural and cultural history of the area. • Provide opportunities for visitors to experience nature and culture in ways that lead to a greater understanding, appreciation and enjoyment. • Recognise the importance of key natural features to the visitor experience, and where these are off site (eg National Parks), recognise and address the potential indirect impacts associated with a development. 	<p><i>both housing and tourist accommodation options in a unique setting is deemed to be of positive influence to the community.</i></p> <p><i>Parking onsite can be easily accommodated in compliance with Chapter C3 Car Parking & Access. There is more than adequate provision on site for additional parking if ever required.</i></p> <p><i>A traffic management assessment is not required in this instance.</i></p> <p><i>The locality and surrounding area is an area that is highly recognised as offering environmental, cultural and ecological values to both people who live in the area and visitors that come for tourism purposes. Kosciusko National Park that is located a close 20km from the site. Kosciusko National Park is a park that is utilised year round particularly known for the ski resorts of Thredbo, Perisher and Charlottes Pass. During summer the park is highly utilised by hikers and the increasing in popularity sport of mountain biking along the many trails and paths that are available.</i></p> <p><i>Lake Jindabyne and the Snowy Scheme play a part in the history of Australia and draw the attention of many people who come to visit the region who want to explore the cultural aspect of the development.</i></p> <p><i>The developer shall provide well-informed visitor information for activities that raise awareness of the critical importance of national parks. The location of the facility allows guests to enjoy a view overlooking that National Park while being provided with information pertaining to park activities, also other cultural and health oriented activities within the local area.</i></p> <p><i>Given that only 2 cabins are proposed the requirement for a cabin with disabled access is</i></p>
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<p>ACCESS To ensure reasonable provision is made within the building and access areas for the movement and circulation of people with disabilities. Controls Eco-tourist facilities will: Non Residential Development Chapter E Snowy River Development Control Plan 2013 14</p> <ul style="list-style-type: none"> • Demonstrate consistency with the provisions of the Disability Discrimination Act 1992 (Commonwealth). • Comply with the Building Code of Australia with respect to access and circulation for persons with a disability. <p>MANAGEMENT To achieve appropriate standards for the operation and management of eco-tourist accommodation. Controls Eco-tourist facilities will:</p> <ul style="list-style-type: none"> • Be centrally managed by on-site management, where that eco-tourist facility accommodates over 15 guests. All structural and land components will be the responsibility of one management whether or not individual structures are owned by different entities. • Use an existing or proposed dwelling as the manager's residence (where possible), where a manager's residence is provided as part of the eco-tourist facility. • Be permitted only one manager's residence on land on which the eco-tourist facility is proposed. • Operate on a year-round basis. • Be used solely for the provision of temporary holiday accommodation (no more than three (3) consecutive months). • Incorporate ongoing monitoring of the development in total and continually assess cumulative impacts, striving to improve the environment within which the development is situated. <p>WASTE To integrate waste minimization and energy efficiency within the design and operation of a development. Controls Eco-tourist facilities will:</p> <ul style="list-style-type: none"> • Manage waste in a safe, tidy and environmentally responsible manner and in accordance with legislative requirements. 	<p><i>not required. If in the future additional cabins are proposed this requirement will be addressed.</i></p> <p><i>The eco tourist facility is proposed to be centrally managed with on site management, with the manager being responsible for maintain the property and facility in an eco friendly manner.</i></p> <p><i>A managers residence is proposed as part of the proposal. Only one residence is proposed.</i></p> <p><i>The eco tourist facility is proposed to operate on a year round basis and solely for the provision of temporary holiday accommodation (max 3 consecutive months).</i></p> <p><i>The development shall be constantly monitored to ensure any cumulative impacts are addressed as they may arise (none foreseen).</i></p> <p><i>The site manager shall manage waste in a safe and environmentally friendly manner. If the site is not serviced by bin management through Snowy Monaro Regional Council then all waste will be removed from the site and disposed of at local recycling and refuse centres.</i></p> <p><i>All cabins will be provided with recycle bins.</i></p>
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- Base waste management on the principles of waste avoidance and maximising reuse and recycling of materials.

CONCLUSION

After consideration of all planning instruments that apply to the land, potential constraints and analysis of environmental impacts, this Statement of Environmental Effects demonstrates the suitability of the proposed development for the site and locality.

The proposed development is deemed to be of positive influence environmentally, economically and socially. The Jindabyne locality is currently experiencing housing shortages for both permanent and tourist accommodation. The proposed development is deemed to be of positive influence in terms of accommodation options but also as without this type of development there is potential that this site may lay dormant which is not positive environmentally or economically.

Based upon the information provided in this report and the demonstrated suitability for the site to accommodate the proposed development, it is requested that Council look favourably upon the proposed development with the granting of conditional approval.



BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 1184276M

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, 26 April 2021

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



Planning,
Industry &
Environment

Project summary		
Project name	267 Geikle Creek Road Stage 1	
Street address	267 Geikle Creek Road East Jindabyne 2627	
Local Government Area	Snowy Monaro Regional Council	
Plan type and plan number	deposited 810652	
Lot no.	6	
Section no.	-	
No. of residential flat buildings	0	
No. of units in residential flat buildings	0	
No. of multi-dwelling houses	2	
No. of single dwelling houses	0	
Project score		
Water	 51	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 53	Target 40

Certificate Prepared by
Name / Company Name: Joel Rosskelly Drafting
ABN (if applicable): 71610824724

Description of project

Project address	
Project name	267 Geikle Creek Road Stage 1
Street address	267 Geikle Creek Road East Jindabyne 2627
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Lot no.	6
Section no.	-
Project type	
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	2
No. of single dwelling houses	0
Site details	
Site area (m²)	23041
Roof area (m²)	522.81
Non-residential floor area (m²)	0.0
Residential car spaces	4
Non-residential car spaces	0

Common area landscape		
Common area lawn (m²)	0.0	
Common area garden (m²)	0.0	
Area of indigenous or low water use species (m²)	0.0	
Assessor details		
Assessor number	20236	
Certificate number	0005866640	
Climate zone	69	
Ceiling fan in at least one bedroom	No	
Ceiling fan in at least one living room or other conditioned area	No	
Project score		
Water	✔ 51	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 53	Target 40

Description of project

The tables below describe the dwellings and common areas within the project

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1	3	105.0	261.0	200.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
2	1	42.0	14.0	100.0	0.0

No common areas specified.

Schedule of BASIX commitments

1. Commitments for multi-dwelling houses

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

2. Commitments for single dwelling houses

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (i) Water
- (ii) Energy

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.

1. Commitments for multi-dwelling houses

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓ ✓	✓ ✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	3 star	3 star	no	-	-	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
1	individual water tank (no. 1)	Tank size (min) 4000.0 litres	To collect run-off from at least: 400.0 square metres of roof area; 0.0 square metres of impervious area; 0.0 square metres of garden and lawn area; and 0.0 square metres of planter box area.	no	yes	yes	no	no
All other dwellings	individual water tank (no. 2)	Tank size (min) 3000.0 litres	To collect run-off from at least: 90.0 square metres of roof area; 0.0 square metres of impervious area; 0.0 square metres of garden and lawn area; and 0.0 square metres of planter box area.	yes	yes	yes	no	no

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 3 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
1	1-phase airconditioning 3 star (cold zone)	1-phase airconditioning 3 star (cold zone)	1-phase airconditioning 3 star (cold zone)	1-phase airconditioning 3 star (cold zone)	3	2 (dedicated)	yes	no	no	no	0	-
All other dwellings	1-phase airconditioning 3 star (cold zone)	1-phase airconditioning 3 star (cold zone)	1-phase airconditioning 3 star (cold zone)	1-phase airconditioning 3 star (cold zone)	1	2 (dedicated)	yes (dedicated)	no	no	no	0	-

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	no	-	-	-	no	yes

	Alternative energy
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	1.0

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol 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.	✓		
(e) 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.		✓	
(f) 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.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
1	375.1	14.7
All other dwellings	350.2	15.5

Dwelling no.	Construction of floors and walls				
	Concrete slab on ground(m²)	Suspended floor with open subfloor (m²)	Suspended floor with enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls
1	105	-	-	-	No
All other dwellings	-	57	-	-	No

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. 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).
2. 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.
3. Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 1184286M

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, 26 April 2021

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



Planning,
Industry &
Environment

Project summary

Project name	267 Geikle Creek Road Stage 2
Street address	267 Geikle Creek Road East Jindabyne 2627
Local Government Area	Snowy Monaro Regional Council
Plan type and plan number	deposited 810652
Lot no.	6
Section no.	-
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	1
No. of single dwelling houses	0

Project score

Water	✓ 50	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 50	Target 40




Certificate Prepared by

Name / Company Name: Joel Rosskelly Drafting

ABN (if applicable): 71610824724

Description of project

Project address	
Project name	267 Geikle Creek Road Stage 2
Street address	267 Geikle Creek Road East Jindabyne 2627
Local Government Area	Snowy Monaro Regional Council
Plan type and plan number	deposited 810652
Lot no.	6
Section no.	-
Project type	
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	1
No. of single dwelling houses	0
Site details	
Site area (m²)	23041.74
Roof area (m²)	338.99
Non-residential floor area (m²)	0.0
Residential car spaces	2
Non-residential car spaces	0

Common area landscape		
Common area lawn (m²)	0.0	
Common area garden (m²)	0.0	
Area of indigenous or low water use species (m²)	0.0	
Assessor details		
Assessor number	20236	
Certificate number	0005866640	
Climate zone	69	
Ceiling fan in at least one bedroom	No	
Ceiling fan in at least one living room or other conditioned area	No	
Project score		
Water	<div> 50</div>	Target 40
Thermal Comfort	<div> Pass</div>	Target Pass
Energy	<div> 50</div>	Target 40

Description of project

The tables below describe the dwellings and common areas within the project

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1	4 or more bedrooms	157.0	18.0	200.0	0.0

No common areas specified.

Schedule of BASIX commitments

1. Commitments for multi-dwelling houses

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

2. Commitments for single dwelling houses

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (i) Water
- (ii) Energy

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.

1. Commitments for multi-dwelling houses

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓ ✓	✓ ✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but <= 7.5 L/min)	3 star	3 star	3 star	no	-	-	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	individual water tank (no. 1)	Tank size (min) 3000.0 litres	To collect run-off from at least: 300.0 square metres of roof area; 0.0 square metres of impervious area; 0.0 square metres of garden and lawn area; and 0.0 square metres of planter box area.	no	yes	yes	no	no
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓

(ii) Energy				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.					✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.				✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:						
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and					✓	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.					✓	
(h) The applicant must install in the dwelling:						
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;					✓	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and					✓	✓
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.					✓	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".					✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.				✓	✓	✓

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 3 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning 3 star (cold zone)	ceiling fans + 1-phase airconditioning 3 star (cold zone)	1-phase airconditioning 3 star (cold zone)	1-phase airconditioning 3 star (cold zone)	4	2 (dedicated)	yes (dedicated)	no	no	no	0	-

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	no	-	-	-	no	yes

Alternative energy	
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	1.0

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol 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.	✓		
(e) 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.		✓	
(f) 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.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
All dwellings	412.0	13.3

Construction of floors and walls					
Dwelling no.	Concrete slab on ground(m²)	Suspended floor with open subfloor (m²)	Suspended floor with enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls
All dwellings	-	-	174	-	No

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. 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).
2. 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.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

Nationwide House Energy Rating Scheme NatHERS Certificate No. 0005866611

Generated on 14 Apr 2021 using BERS Pro v4.4.0.2 (3.21)

Property

Address Unit 1, 267 Geikle Creek Road , East
Jindabyne , NSW , 2627

Lot/DP 6/810652

NCC Class* 1A

Type New Dwelling

Plans

Main Plan Shane Burdett

Prepared by rest Drafting Design

Construction and environment

Assessed floor area (m²)*	Exposure Type
Conditioned* 157.0	Open
Unconditioned* 18.0	NatHERS climate zone
Total 174.0	69
Garage 0.0	



Accredited assessor

Name Michael Hallahan

Business name Hallahan Associates

Email hallahan@westnet.com.au

Phone 02 4474 4046

Accreditation No. 20236

Assessor Accrediting Organisation
ABSA

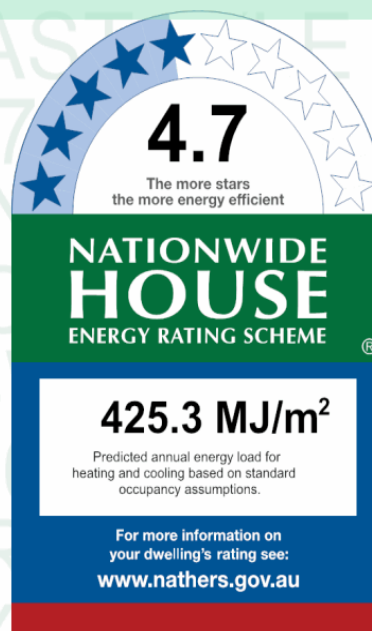
Declaration of interest Declaration completed: no conflicts

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.



Thermal performance

Heating	Cooling
412.0	13.3
MJ/m²	MJ/m²

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 www.hstar.com.au/QR/Generate?p=vpFIdJwwK. When using either link, ensure you are visiting www.hstar.com.au



* Refer to glossary.

0005866611 NatHERS Certificate

4.7 Star Rating as of 14 Apr 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*
Bed 1	ALM-002-01 A	n/a	1200	1800	n/a	45	E	No

* Refer to glossary.

0005866611 NatHERS Certificate

4.7 Star Rating as of 14 Apr 2021



Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Bed 1	ALM-002-01 A	n/a	1200	1800	n/a	45	N	No
Bed 1 Ensuite	ALM-002-01 A	n/a	600	600	n/a	45	E	No
Bath	ALM-002-01 A	n/a	1200	1800	n/a	45	E	No
Hallway	ALM-001-01 A	n/a	2100	900	n/a	90	E	No
Hallway	ALM-001-01 A	n/a	2100	900	n/a	90	S	No
Hallway	ALM-001-01 A	n/a	2100	900	n/a	90	N	No
Bed 2	ALM-002-01 A	n/a	1200	1800	n/a	45	E	No
Bed 3	ALM-002-01 A	n/a	1200	1800	n/a	45	E	No
Laundry	ALM-002-01 A	n/a	1200	600	n/a	45	E	No
Laundry	ALM-001-01 A	n/a	2100	900	n/a	90	E	No
Master Ensuite	ALM-002-01 A	n/a	1200	1500	n/a	45	W	No
Master	ALM-001-01 A	n/a	2100	1800	n/a	90	W	No
Kitchen Living	ALM-002-01 A	n/a	2100	900	n/a	00	S	No
Kitchen Living	ALM-002-01 A	n/a	2100	900	n/a	00	W	No
Kitchen Living	ALM-002-01 A	n/a	2100	900	n/a	00	W	No
Kitchen Living	ALM-002-01 A	n/a	2100	4000	n/a	45	W	No
Kitchen Living	ALM-002-01 A	n/a	800	3600	n/a	00	W	No
Kitchen Living	ALM-002-01 A	n/a	2100	900	n/a	00	N	No
Living	ALM-002-01 A	n/a	2100	900	n/a	00	W	No
Living	ALM-002-01 A	n/a	2100	900	n/a	00	W	No
Living	ALM-001-01 A	n/a	2100	1800	n/a	90	W	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								

* Refer to glossary.

0005866611 NatHERS Certificate

4.7 Star Rating as of 14 Apr 2021



Skylight type and performance

Skylight ID	Skylight description
No Data Available	

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m ²)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
No Data Available				

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Weatherboard Cavity Panel Direct Fix	0.50	Medium	Bulk Insulation R2.5	No

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Bed 1	EW-1	3000	3595	E	1900	NO
Bed 1	EW-1	3000	3595	N	1900	NO
Bed 1 Ensuite	EW-1	3000	1190	E	1900	NO
Bath	EW-1	3000	3590	E	1900	NO
Hallway	EW-1	3000	2290	E	1900	NO
Hallway	EW-1	3000	990	S	1900	NO
Hallway	EW-1	3000	1090	N	1900	NO
Bed 2	EW-1	3000	3390	E	1900	NO
Bed 3	EW-1	3000	3890	E	1900	NO
Laundry	EW-1	3000	2095	E	1900	NO
Laundry	EW-1	3000	3695	S	1900	NO
Master Ensuite	EW-1	3000	1795	W	2000	NO
Master Ensuite	EW-1	3000	3595	N	1900	NO
Master	EW-1	3000	4690	W	2000	YES
Kitchen Living	EW-1	3000	2000	S	8500	YES
Kitchen Living	EW-1	3800	7000	W	3500	NO
Kitchen Living	EW-1	3000	2000	N	8400	YES

* Refer to glossary.

0005866611 NatHERS Certificate

4.7 Star Rating as of 14 Apr 2021



Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Living	EW-1	3000	3595	S	1900	NO
Living	EW-1	3000	6595	W	2000	YES

Internal wall type

Wall ID	Wall type	Area (m ²)	Bulk insulation
IW-1	Cavity wall, direct fix plasterboard, single gap	212.00	No insulation

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bed 1	Suspended Timber Floor 19mm	12.60	Enclosed	Bulk Insulation in Contact with Floor R1	Carpet 10mm
Bed 1 Ensuite	Suspended Timber Floor 19mm	3.90	Enclosed	Bulk Insulation in Contact with Floor R1	Ceramic Tiles 8mm
Bath	Suspended Timber Floor 19mm	10.40	Enclosed	Bulk Insulation in Contact with Floor R1	Ceramic Tiles 8mm
Hallway	Suspended Timber Floor 19mm	29.50	Enclosed	Bulk Insulation in Contact with Floor R1	80/20 Carpet 10mm/Ceramic
Bed 2	Suspended Timber Floor 19mm	12.10	Enclosed	Bulk Insulation in Contact with Floor R1	Carpet 10mm
Bed 3	Suspended Timber Floor 19mm	13.90	Enclosed	Bulk Insulation in Contact with Floor R1	Carpet 10mm
Laundry	Suspended Timber Floor 19mm	7.50	Enclosed	Bulk Insulation in Contact with Floor R1	Ceramic Tiles 8mm
Master Ensuite	Suspended Timber Floor 19mm	6.20	Enclosed	Bulk Insulation in Contact with Floor R1	Ceramic Tiles 8mm
Master	Suspended Timber Floor 19mm	16.40	Enclosed	Bulk Insulation in Contact with Floor R1	Carpet 10mm
Kitchen Living	Suspended Timber Floor 19mm	38.60	Enclosed	Bulk Insulation in Contact with Floor R1	Carpet 10mm
Living	Suspended Timber Floor 19mm	23.30	Enclosed	Bulk Insulation in Contact with Floor R1	Carpet 10mm

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Bed 1	Plasterboard	Bulk Insulation R4	No
Bed 1 Ensuite	Plasterboard	Bulk Insulation R4	No
Bath	Plasterboard	Bulk Insulation R4	No
Hallway	Plasterboard	Bulk Insulation R4	No
Bed 2	Plasterboard	Bulk Insulation R4	No
Bed 3	Plasterboard	Bulk Insulation R4	No
Laundry	Plasterboard	Bulk Insulation R4	No
Master Ensuite	Plasterboard	Bulk Insulation R4	No
Master	Plasterboard	Bulk Insulation R4	No
Kitchen Living	Plasterboard	Bulk Insulation R4	No
Living	Plasterboard	Bulk Insulation R4	No

* Refer to glossary.

0005866611 NatHERS Certificate

4.7 Star Rating as of 14 Apr 2021



Ceiling penetrations*

Location	Quantity	Type	Diameter (mm ²)	Sealed/unsealed
Bed 1 Ensuite	1	Exhaust Fans	300	Sealed
Bath	1	Exhaust Fans	300	Sealed
Master Ensuite	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Corrugated Iron	Bulk, Reflective Side Down, No Air Gap Above R1.3	0.85	Dark

* Refer to glossary.

0005866611 NatHERS Certificate

4.7 Star Rating as of 14 Apr 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).

* Refer to glossary.

Nationwide House Energy Rating Scheme NatHERS Certificate No. 0005866629

Generated on 14 Apr 2021 using BERS Pro v4.4.0.2 (3.21)

Property

Address Unit 2, 267 Geikle Creek Road , East Jindabyne , NSW , 2627
Lot/DP 6/810652
NCC Class* 1A
Type New Dwelling

Plans

Main Plan Shane Burdett
Prepared by rest Drafting Design

Construction and environment

Assessed floor area (m²)*	Exposure Type
Conditioned* 42.0	Open
Unconditioned* 14.0	NatHERS climate zone
Total 57.0	69
Garage 0.0	



Accredited assessor

Name Michael Hallahan
Business name Hallahan Associates
Email hallahan@westnet.com.au
Phone 02 4474 4046
Accreditation No. 20236
Assessor Accrediting Organisation ABSA
Declaration of interest Declaration completed: no conflicts

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.



Thermal performance

Heating	Cooling
350.2 MJ/m²	15.5 MJ/m²

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 www.hstar.com.au/QR/Generate?p=UaUxFAQWE. When using either link, ensure you are visiting www.hstar.com.au



* Refer to glossary.

0005866629 NatHERS Certificate

5.3 Star Rating as of 14 Apr 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-001-01 A	ALM-001-01 A Aluminium A SG Clear	6.7	0.57	0.57	0.57
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70	0.70	0.70

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*
Kitchen Living	ALM-001-01 A	n/a	2100	900	n/a	45	NE	No

* Refer to glossary.

0005866629 NatHERS Certificate

5.3 Star Rating as of 14 Apr 2021



Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Kitchen Living	ALM-001-01 A	n/a	2100	1800	n/a	45	NE	No
Kitchen Living	ALM-002-01 A	n/a	1200	900	n/a	45	NE	No
Kitchen Living	ALM-002-01 A	n/a	2100	3000	n/a	45	NW	No
Laundry	ALM-001-01 A	n/a	2100	820	n/a	90	SE	No
Laundry	ALM-001-01 A	n/a	600	600	n/a	90	SW	No
Bath	ALM-001-01 A	n/a	600	450	n/a	90	SW	No
WC	ALM-001-01 A	n/a	600	450	n/a	90	SW	No
Bed 1	ALM-002-01 A	n/a	600	1800	n/a	45	SW	No
Bed 1	ALM-002-01 A	n/a	2100	2100	n/a	45	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
No Data Available	

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m ²)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation

* Refer to glossary.

000586629 NatHERS Certificate

5.3 Star Rating as of 14 Apr 2021



Location	Height (mm)	Width (mm)	Opening %	Orientation
No Data Available				

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Metal Clad Cavity Panel Direct Fix	0.50	Medium	Bulk Insulation R2.5	No

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Kitchen Living	EW-1	2700	7300	NE	600	NO
Kitchen Living	EW-1	3000	3795	SE	500	NO
Kitchen Living	EW-1	3000	3795	NW	2400	YES
Laundry	EW-1	2700	3795	SE	500	NO
Laundry	EW-1	2700	1895	SW	600	NO
Bath	EW-1	2700	1590	SW	600	NO
WC	EW-1	2700	990	SW	600	NO
Bed 1	EW-1	2700	3595	SW	600	NO
Bed 1	EW-1	2700	3800	NW	1100	NO
Bed 1	EW-1	2700	800	NE	4400	YES

Internal wall type

Wall ID	Wall type	Area (m ²)	Bulk insulation
IW-1	Cavity wall, direct fix plasterboard, single gap	50.00	No insulation

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Kitchen Living	Suspended Timber Floor 19mm	29.00	Enclosed	Bulk Insulation in Contact with Floor R1	Carpet 10mm
Laundry	Suspended Timber Floor 19mm	7.00	Enclosed	Bulk Insulation in Contact with Floor R1	Ceramic Tiles 8mm
Bath	Suspended Timber Floor 19mm	5.70	Enclosed	Bulk Insulation in Contact with Floor R1	Ceramic Tiles 8mm
WC	Suspended Timber Floor 19mm	1.80	Enclosed	Bulk Insulation in Contact with Floor R1	Ceramic Tiles 8mm
Bed 1	Suspended Timber Floor 19mm	13.40	Enclosed	Bulk Insulation in Contact with Floor R1	Carpet 10mm

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Kitchen Living	Plasterboard	Bulk Insulation R4	No

0005866629 NatHERS Certificate

5.3 Star Rating as of 14 Apr 2021



Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Laundry	Plasterboard	Bulk Insulation R4	No
Bath	Plasterboard	Bulk Insulation R4	No
WC	Plasterboard	Bulk Insulation R4	No
Bed 1	Plasterboard	Bulk Insulation R4	No

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm ²)	Sealed/unsealed
Bath	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Corrugated Iron	Bulk, Reflective Side Down, No Air Gap Above R1.3	0.85	Dark

* Refer to glossary.

000586629 NatHERS Certificate

5.3 Star Rating as of 14 Apr 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

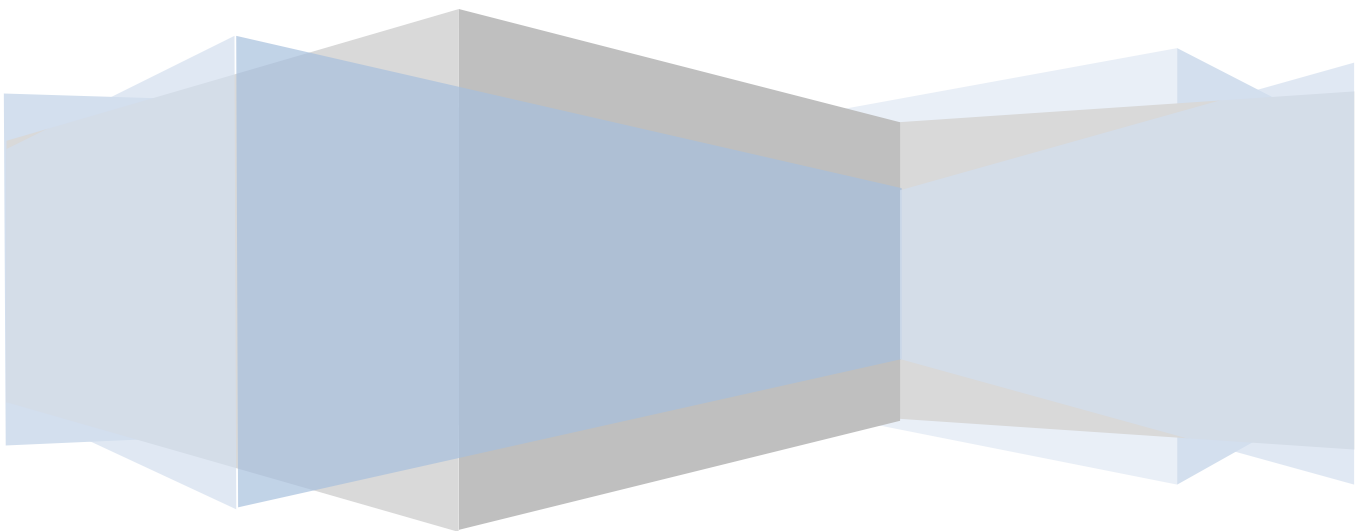
Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
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).

* Refer to glossary.

WATERCHECK TESTING ON SITE SEWAGE MANAGEMENT ASSESSMENTS

New System Installation

Lot 6 DP 810652 Geikle Creek Rd East Jindabyne



**On Site Sewage Management Report
New System Installation
Lot 6 DP 810652 Geikle Creek Rd
East Jindabyne**

Prepared For: Shane Burdett

Prepared By: Allan Mills Certificate On Site Sewage Management:
TAFE
Centre for Environment Training Newcastle

Report No: 202141

Date of Assessment 15-7-2021

Watercheck Testing

ABN 28651038342

Postal Address

PO Box 352 Terrigal 2260

M : 0409 125 271

Email: amills44@bigpond.net.au

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SITE INFORMATION

Client Shane Burdett

Address blueski1969@yahoo.com

Site Lot 6 DP 810652

Proposal For On Site Sewage Management Overview

The proposed development will consist of 1 x three bedroom cabin, 2 x one bedroom cabins and a four bedroom manager's residence

The proposed one bedroom cabins will have the potential to house two persons in each cabin

The proposed three bedroom cabin will have the potential to house six persons.

The proposed four bedroom managers residence will have the potential to house eight persons in

There will be three separate systems with three disposal areas for the development

2 x One Bedroom Cabins

This system will consist of a 4000 litre baffled septic tank with effluent gravity fed to 2 x 20m absorption trenches.

1 x Three Bedroom Cabin

This system will consist of a 4000 litre baffled septic tank with effluent gravity fed to 3 x 20m absorption trenches.

Managers Residence

This system will consist of a 4000 litre baffled septic tank with effluent gravity fed to 3 x 25m absorption trenches

Local experience (information regarding on-site sewage management systems installed in the locality).

Septic tanks with absorption trenches are installed in the locality

SITE ASSESSMENTS:

Climate

Cool to cold climate with low temperatures to below 15 degrees centigrade.
Low rainfall with high evaporation rates

Where appropriate

Land application area calculation attached N/A

Wet weather storage area calculation attached N/A

Flood potential

Land application area above 1 in 20 year flood level Yes

Land application area above 1 in 100 year flood level Yes

Electrical components above 1 in 100 year flood level Yes

2 x One Bedroom Cabins

Exposure

Effluent disposal area faces west and is fully exposed to sun and wind.

Slope

3 degrees linear planar across the proposed effluent disposal area

Landform

Mid slope

Run on and seepage

No springs or soaks in the vicinity

Erosion Potential

There is no potential for erosion in the effluent disposal area.

Fill

Natural ground

Ground water encountered

Test pits dug to 1000mm. Ground water was not encountered.
There are no bores within 250m

Buffer distances from wastewater management system to:

Permanent waters

There are no permanent waters within 250m

Other waters

There are no other waters in the vicinity

Other sensitive environments

The flow path to a dry gully is 50m down gradient west

Boundary of premises (m)

Nearest boundary is 10m upgradient

Swimming pools (m)

Nil

Buildings (m)

Proposed dwelling should be situated a minimum of 10m up gradient

Roads (m)

Access roads should be a minimum of 3m up gradient and 6m down gradient

Is there sufficient land area available for application system including buffer distances?

Yes

Reserve application area including buffer distances?

There is reserve application area including buffer distances

Surface rocks

There are no surface rocks in the proposed effluent disposal area

1 X Three Bedroom Cabin

Exposure

Effluent disposal area faces southwest and is fully exposed to sun and wind.

Slope

3 degrees linear planar across the proposed effluent disposal area

Landform

Mid slope

Run on and seepage

No springs or soaks in the vicinity

Erosion Potential

There is no potential for erosion in the effluent disposal area.

Fill

Natural ground

Ground water encountered

Test pits dug to 1000mm. Ground water was not encountered.

There are no bores within 250m

Buffer distances from wastewater management system to:

Permanent waters

There are no permanent waters within 250m

Other waters

There are no other waters in the vicinity

Other sensitive environments

There is a dry gully situated to the southeast but is not in the flow path of the effluent disposal area

Boundary of premises (m)

Nearest boundary 20m up gradient north

Swimming pools (m)

Nil

Buildings (m)

Proposed cabin should be situated a minimum of 10m up gradient

Roads (m)

Access roads should be a minimum of 3m up gradient and 6m down gradient

Is there sufficient land area available for application system including buffer distances?

Yes

Reserve application area including buffer distances?

There is reserve application area including buffer distances

Surface rocks

There are no surface rocks in the proposed effluent disposal area

Managers Residence

Exposure

Effluent disposal area faces southeast and is fully exposed to sun and wind.

Slope

4 degrees linear planar across the proposed effluent disposal area

Landform

Mid slope

Run on and seepage

No springs or soaks in the vicinity

Erosion Potential

There is no potential for erosion in the effluent disposal area.

Fill

Natural ground

Ground water encountered

Test pits dug to 1000mm. Ground water was not encountered.

There are no bores within 250m

Buffer distances from wastewater management system to:

Permanent waters

There are no permanent waters within 250m

Other waters

There are no other waters in the vicinity

Other sensitive environments

The flow path to the dry gully situated to the southeast is 60m

Boundary of premises (m)

Nearest boundary is 15m north

Swimming pools (m)

Nil

Buildings (m)

Proposed building should be situated a minimum of 10m up gradient

Roads (m)

Access roads should be a minimum of 3m up gradient and 6m down gradient

Is there sufficient land area available for application system including buffer distances?

Yes

Reserve application area including buffer distances?

There is reserve application area including buffer distances

Surface rocks

There are no surface rocks in the proposed effluent disposal area

SOIL ASSESSMENT:

Soil sampling details

Nine test pits were dug across all proposed application areas. Soil samples were collected for testing from each test pit. Soil samples were similar from all three disposal areas the results are from combined soil test from all three areas

Collection date

5th July 2021

Sampling Method

Auger

Laboratory number

202141

Depth to bedrock or hardpan (mm)

Test pits were dug to 1000mm. Hardpan was not encountered

Depth to high soil water table (mm)

Test pits dug were to 1000mm. High soil water table was not encountered

Soil texture structure and permeability category

Texture Sandy Loam

Structure Weakly Structured

Design Load Rates mm/d 20mm

Permeability category 3a

Coarse Fragments 13-17% < 5mm

Ph CaCl2 5.9

EC mS/cm <1

Dispersion Class 3 non dispersive soil

Presence of discontinuities None present

Presence of fractured subsoil Not detected

GENERAL COMMENTS & RECOMMENDATIONS

The proposed effluent disposal areas have been set back from sensitive environments in the vicinity

It is important that the designated setbacks from these environments are adhered to.

All buffer distance setbacks have been achieved.

Surface water diversion is to be implemented up gradient of effluent disposal areas.

A splitter box is to be installed to each system ensure effluent is evenly distributed between trenches. .

Aerial View Images



Topographic Map



Site Photos One Bedroom Cabins







Site Photos Three Bedroom Cabin









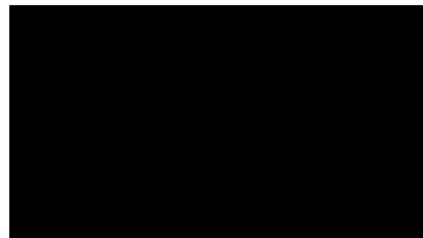
Managers Residence











Submission of Objection

Development Application Number 10.2021.157.1

Proposal: Staged Eco-Tourist facility

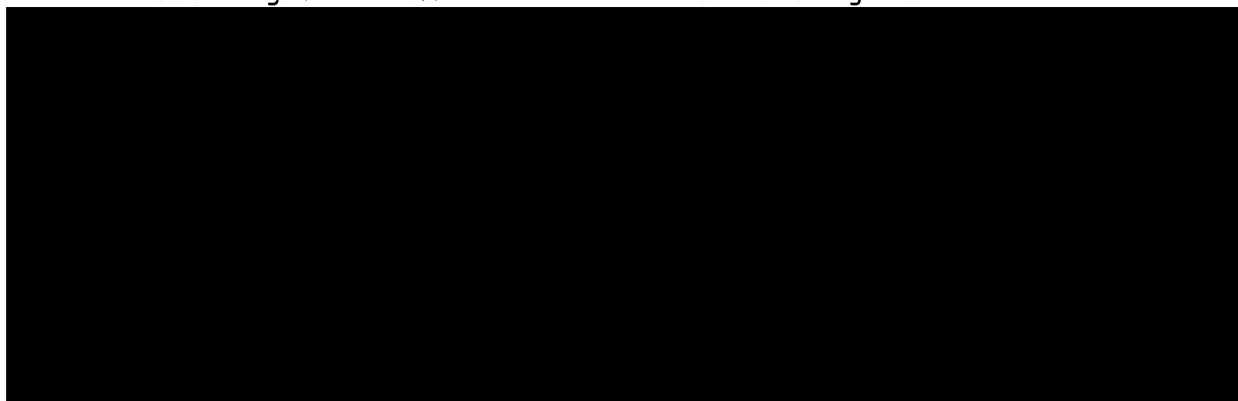
Stage 1 cabin + residence attached shed

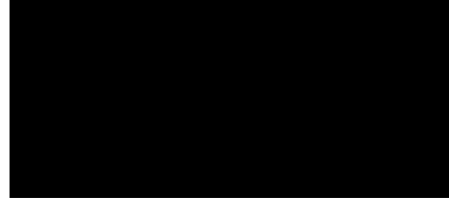
Stage 2 Manager's residence

Property: 267 Geikle Creek Road, Avonside 2628 Lot 6 DP 810652 Ph Jinderboine

As neighbours to this application we would like to object on the following grounds.

1. This block has an area of less than 2.4ha, and yet the application is effectively for 3 dwellings, and yet the current rules in this area only allow a building entitlement on 40ha. We think the manager's residence to "manage" a single eco-cabin is an attempt to circumvent the regulations.
2. We have a 850ha sheep and cattle grazing property. Each additional neighbouring dwelling comes with the following risks for us
 - a. Dog attacks from unsecured pets
 - b. Trespass - so far we have had horses, motorbikes, vehicles and walkers. This is a breach of our biosecurity plan
 - c. Potential incursion by other animals they might own, which are usually left to us to sort out, return and fix the fence as we have the equipment and know how to do it.We find most new neighbours have no concept that primary production land is not empty land available for their enjoyment.
3. Increased traffic on Geikle Creek Road which is a single lane gravel road which already carries significant traffic in both directions and has a dangerous blind crest on it.





15 June 2021

Chief Executive Officer
Snowy Monaro Regional Council

By Email: council@snowymonaro.nsw.gov.au

Dear Mr Bascombe,

Submission of Objection

Development Application Number 10.2021.157.1

Proposal: Staged Eco-Tourist facility

Stage 1 cabin + residence attached shed

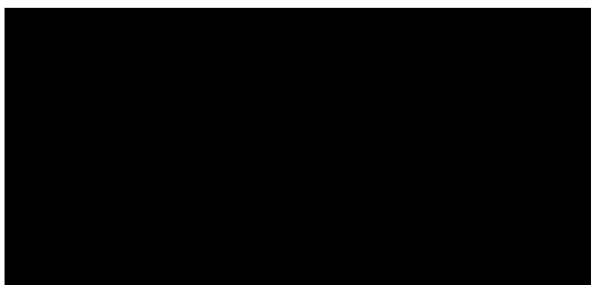
Stage 2 Manager's residence

Property: 267 Geikle Creek Road, Avonside 2628 Lot 6 DP 810652 Ph Jinderboine

I refer to the abovementioned development application and lodge this objection to the application for the reasons outlined in the attached report.

Reiterating

- It is a gross overdevelopment of a small block.
- There is no feasible way to facilitate a septic system for a small development let alone the one proposed.
- The access road from Geikle Ck Rd. to the proposed site is not fit for any more traffic loads. Currently in wet weather it essentially is only passable by 4 wheel drive vehicles.





15 June 2021

Chief Executive Officer
Snowy Monaro Regional Council

By Email: council@snowymonaro.nsw.gov.au

Dear Mr Bascombe,

Submission of Objection

Development Application Number 10.2021.157.1

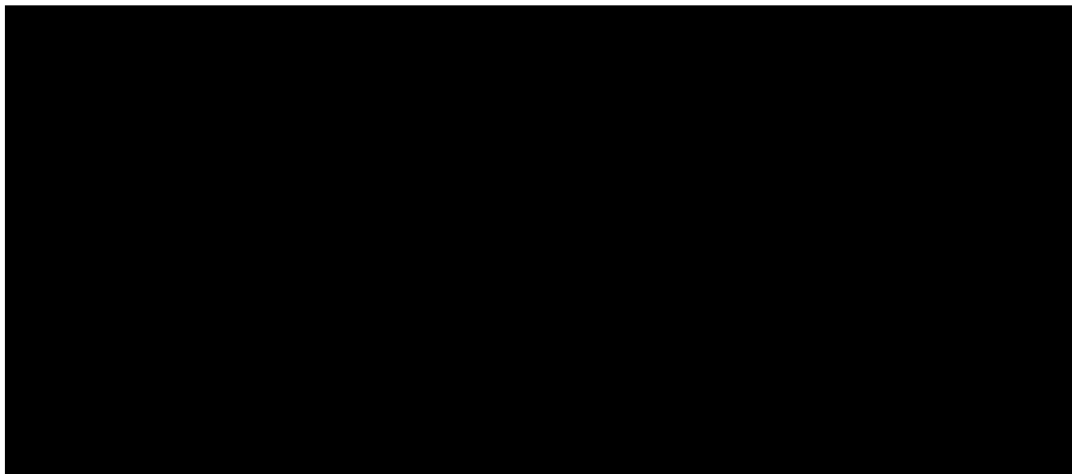
Proposal: Staged Eco-Tourist facility

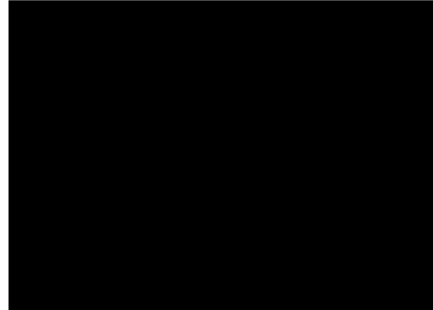
Stage 1 cabin + residence attached shed

Stage 2 Manager's residence

Property: 267 Geikle Creek Road, Avonside 2628 Lot 6 DP 810652 Ph Jinderboine

I refer to the abovementioned development application and lodge this objection to the application for the reasons outlined in the attached report.





15 June 2021
Chief Executive Officer
Snowy Monaro Regional Council

By Email: council@snowymonaro.nsw.gov.au

Dear Mr Bascombe,

Submission of Objection

Development Application Number 10.2021.157.1

Proposal: Staged Eco-Tourist facility

Stage 1 cabin + residence attached shed

Stage 2 Manager's residence

Property: 267 Geikle Creek Road, Avonside 2628 Lot 6 DP 810652 Ph Jinderboine

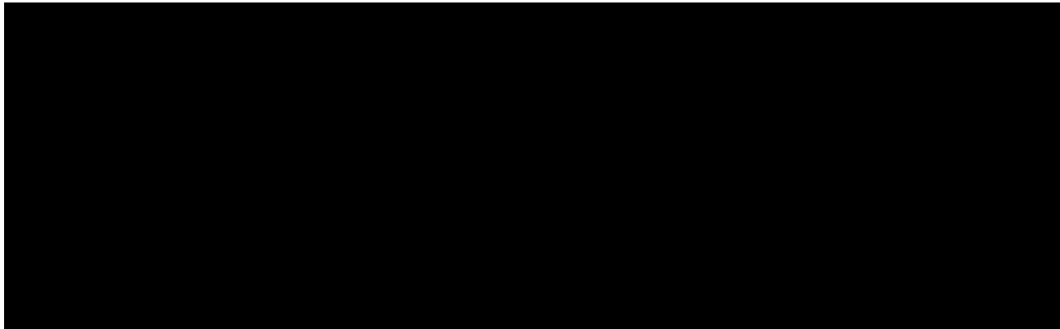
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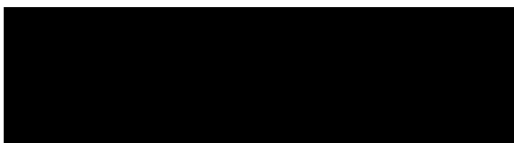
Reiterating

- It is a gross overdevelopment of a small block.
- There is no feasible way to facilitate a septic system for a small development let alone the one proposed.
- The access road from Geikle Ck Rd. to the proposed site is not fit for any more traffic loads. Currently in wet weather it essentially is only passable by 4 wheel drive vehicles.

Furthermore

The access road from Geikle Ck Rd. to the existing blocks has a gate at the entry from Geikle Ck Rd. Hard to manage at the best of times. In My experience with added traffic the front gate becomes unmanageable as we have experienced in the past with Bushy Park Rd. The only viable solution was to fence the laneway at our cost. Is the new development going to fence the laneway? At who's cost? Is the owner of the rural land the access way passes through aware of this potential halving of his paddock?





15th June 2021

**Chief Executive Officer
Snowy Monaro Regional Council**

By Email: council@snowymonaro.nsw.gov.au

Submission of Objection

Development Application Number: 10.2021.157.1

Proposal: Staged Eco-Tourist facility

Stage 1 cabin + residence attached shed

Stage 2 Manager's residence

**Property: 267 Geikle Creek Road, Avonside 2628 Lot 6 DP 810652 Ph
Jinderboine**

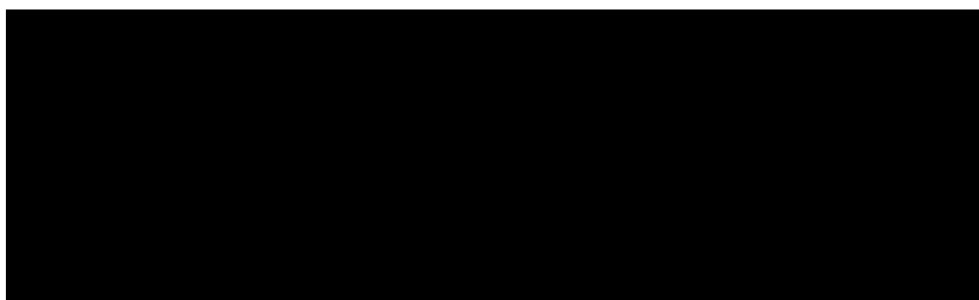
Dear Mr Bascombe,

I refer to the abovementioned development application.

As the owner of 273 Geikle Creek Rd, East Jindabyne, I lodge this objection to the application for the reasons outlined in the attached report as well as the following:

- As someone with an agricultural land management background, I do not believe the building to land ratio of the site is suited to the proposed development especially in an RU1 Primary Production Zone;
- The access to the proposed development along the unfenced, private gravel road, through agricultural land (of which my property is located at the end of) will not cope with the increased amount of traffic associated with the creation of a tourist facility; and
- There are other great examples of Eco-Tourist facilities within our region but I do not believe that the proposed development is a true "Eco-Tourist" facility.

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.



The Chief Executive Officer
Snowy Monaro Regional Council
PO BOX 714
Cooma NSW 2630

By email: council@snowymonaro.nsw.gov.au

15 June 2021

Subject: Objection to Development Application DA10.2021.157.1 – 267 Geikle Creek Road, East Jindabyne

Dear Sir/Madam,

I write on behalf of my clients being owners of properties and residents of 269 & 271 Geikle Creek Road, East Jindabyne in regard to the above development application.

Executive summary

On behalf of our clients, we have undertaken a review of the subject development application for a "staged eco-tourist facility".

Permissibility:

The review has raised fundamental issues with regard to the permissibility of the development.

When looking at the facts it is evident that the predominant use is the two storey 385m² dwelling proposed at Stage Two and the 132m² dwelling proposed at Stage One. The lot does not benefit from a dwelling entitlement. Accordingly, the proposed dwellings at Stage One and Stage Two are not permitted.

In other words, the proposal seeks to circumvent the minimum lot sizes prescribed in the Snowy River Local Environmental Plan 2013 (SRLEP). It is a 'sham' development which seeks to pretend to be something it is not.

An eco-tourist facility is defined in the SRLEP as "a building or place that—

- (a) provides temporary or short-term accommodation to visitors on a commercial basis, and
- (b) is located in or adjacent to an area with special ecological or cultural features, and
- (c) is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact.

With reference to the above definition the applicant has failed to demonstrate that the proposal is anything more than "tourist and visitor accommodation" or a residence. This is because:

- The proposal is not located in an area of special ecological or cultural features, and nor is it adjacent to any area of special ecological or cultural features. While the proposal sits within a region that contains these characteristics the whole of the State of NSW sits within a region that has these characteristics.
- The bulk, scale, materials, design, cut and fill together with the distribution of the development and its positioning over a watercourse demonstrate little regard to its visual, ecological and hydrological impact.
- No Fauna and Flora/BDAR assessment has been provided. There is no traffic impact assessment, no construction management and erosion and sediment control plan, no details

of effluent management, no details on water supply, no ESD assessment, no management strategy and no 3D modelling/photo montages showing the visual impact in a manner that can be readily understood.

'Tourist and visitor accommodation' is prohibited in Zone RU1 'Primary Production'.

Regarding the proposed workshop shed, this is intended to be used for an industrial activity which is prohibited in Zone RU1 'Primary Production'.

In summary, in whichever light you view the application it is prohibited and cannot be considered for approval.

Suitability:

As part of an evaluation undertaken, it is also apparent the site and its access are not suitable for the scale and intensity of the development proposed and therefore is not in the public interest.

As discussed in further detail, a proper site analysis and effluent management assessment would have identified that when the buffer requirements are applied to the watercourses that traverse the site, there is insufficient space to accommodate on-site effluent and therefore the development.

Application site

The subject site is located approximately 13km from Jindabyne township, off Kosciuszko Road, within the East Jindabyne locality.



Figure 1: Application site (2.3ha)

The 2.3ha lot is currently vacant, except for rural improvements, including a fence line and an unsealed farm road.

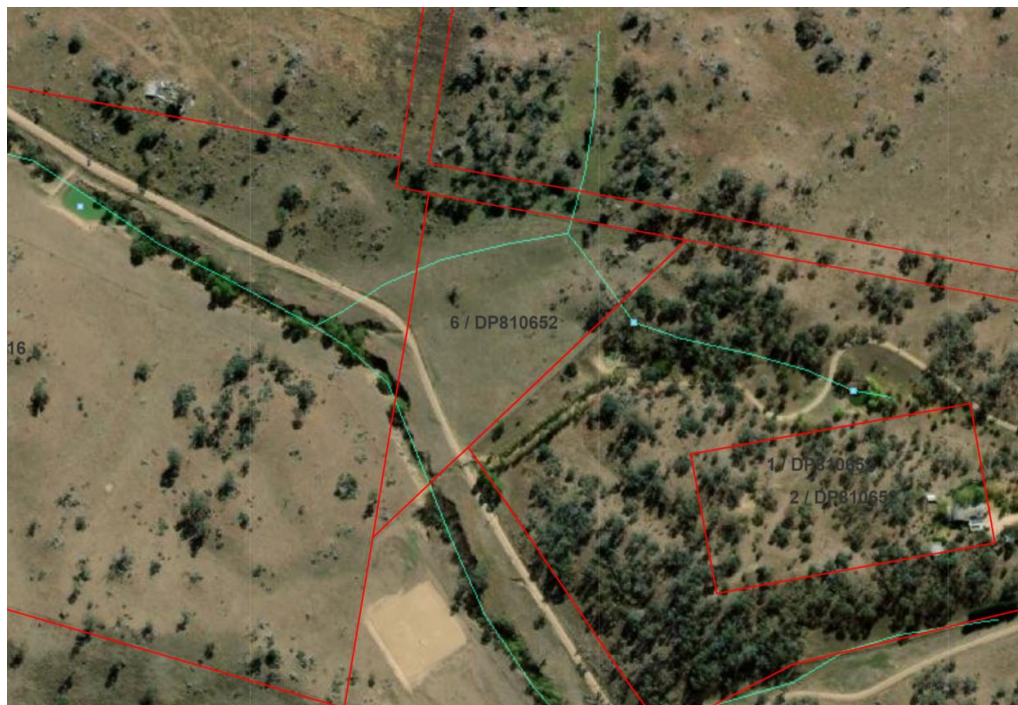


Figure 2: Application site and watercourses

The land generally slopes to the south west towards a creek and its tributaries which traverses the site. The farm road, which provides access to farms and the subject lot, follows the creek line.

Proposal

The proposed development as stated in the submitted development application is for a 'Staged Eco-Tourist Facility - Stage 1 Cabin + Residence/Attached Shed - Stage 2 Manager's Residence'.

The end result would be two cabins, a shed, and a manager's residence/dwelling. Stage One comprises one cabin and a manager's residence/dwelling together with a shed.

The shed is proposed to be used as a workshop, therefore an industrial activity.

Stage Two converts the manager's residence/dwelling into 'eco accommodation' and the construction of a new manager's residence/dwelling.

Stage One

Use	Bedrooms	Gross Floorspace
Manager's residence/dwelling	3	132m ² plus shed (approx. 264m ²)
Cabin	1	62.51m ²

Stage Two

Use	Bedrooms	Gross Floorspace
Manager's residence/dwelling	4	385m ² plus garage (261.1m ²)
Cabin 1 (former manager's residence)	3	132m ²
Cabin 2	1	62.51m ²
Workshop Shed - Industrial		Approx. 264m ²

Characterisation of Use and Permissibility

The proposed development raises fundamental questions with regard to the permissibility.

Development for a purpose is the predominant use

"Eco-tourist facilities" are permissible in Zone RU1 Primary Production. "Visitor and tourist accommodation" is prohibited. While dwellings are permissible in the zone the site does not benefit from a dwelling entitlement as it is below the minimum lot size of 40ha. Accordingly, a dwelling is not permissible under clause 4.2D of the SRLEP.

Planning Circular 13-001 – 'How to characterise development' provides instructive advice on "determining whether a particular development is permitted and on land in a specific zone under the Standard Instrument Environmental Plan."

In determining the purpose of development, the circular advises that:

"Development is considered to be for a particular purpose if that purpose is the dominant purpose of the development."

It goes on to advise that:

"This purpose is the reason for which the development is to be undertaken or the end to which the development serves. To determine whether a development is (or will be) for a particular purpose, an enquiry into how that purpose will be achieved by the development is necessary. The assessment will vary depending on the facts of each case."

The proper characterisation of the development will depend on the facts. In this case the relevant matters of consideration include whether:

- the dwelling is going to serve the dominant purpose of the development or is it independent.
- the scale of dwelling is beyond what is reasonably required in the circumstances for the development to implement the dominant purpose or it is likely to be an independent use (regardless of whether it has ancillary qualities).
- the dwelling use which is of a scale to the extent it is no longer subordinate or subservient to the dominant purpose.

This is further supported in the Land & Environment Court Case: *Stivens v Cabonne Shire Council* [2012] NSWLEC 1166 with regards to 'whether the dwelling is ancillary to the tourist facility - whether the land cannot reasonably be used for a tourist facility without the erection of a dwelling'

Commissioner Tuor in this case dismissed the Class 1 appeal, on the following grounds (as summarised):

'....the two cabins are self contained and can operate independently of the dwelling house

....the dwelling house is also self contained and can operate independently of the cabins

....the dwelling house and the cabins have no shared facilities, other than perhaps the laundry in the dwelling house which may also be used by the occupants of the cabins

....the Business Plan and the Statement outline the facilities and services that are to be provided by the manager. It is not essential that the manager live on site for this to occur. The services and facilities for two cabins could reasonably be provided by an off site manager via a mobile or with an office onsite

....the scale of the tourist facility is small with only two cabins which would not require a significant amount of management. The size of the cabins is also small in relation to that of the dwelling house

....in considering these facts, I do not accept that the dwelling house is an accessory or subsidiary to the tourist accommodation. It is therefore not ancillary to the use of the land for the purpose of a tourist facility. I am also not satisfied that the land could not reasonably be used for the purpose of providing tourist accommodation without the erection of a dwelling. For these reasons, consent to the erection of a dwelling on the land cannot be granted and the appeal must therefore fail'.

The proposed development is similar to that proposed in the above case law in that the ancillary dwelling is significantly larger than the cabin accommodation in both stages and the ancillary dwelling can operate independently to the cabin accommodation.

With the development having less than 15 accommodation beds, it is not essential that the manager live on site, where these services can be provided offsite. The dwelling house is therefore not an accessory or subsidiary to the cabin accommodation and therefore is not an ancillary use.

The predominant use is not permitted

When looking at the facts it is evident that the predominant use is the two storey 385m² dwelling proposed at Stage 2 and the 132m² dwelling proposed at Stage 1. The lot does not benefit from a dwelling entitlement. Accordingly, the proposed dwellings at Stage One and Stage Two are not permitted.

In other words, the proposal seeks to circumvent the minimum lot size prescribed in the SRLEP. It is a 'sham' development which seeks to pretend to be something it is not.

The determination of the application by way of approval would undermine the aims of the SRLEP and the objectives section 4.1 'Minimum lot size', section 4.2 "rural subdivision" and section 4.2C 'Exceptions to minimum subdivision lot sizes for certain rural subdivisions.' It would weaken the SRLEP to the extent that the minimum lot size provisions become irrelevant if you want to build a cabin or two along with your dwelling for short term accommodation.

If not located in or adjacent to an area with significant ecological or cultural values, an eco-tourist facility is prohibited.

An eco-tourist facility means a "building or place that—

- (a) provides temporary or short-term accommodation to visitors on a commercial basis, and
 - (b) is located in or adjacent to an area with special ecological or cultural features, and
 - (c) is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact."
-

The definition sets a 'high-bar' in order to demonstrate to the consent authority that it is not simply "tourist and visitor accommodation" which is prohibited in the zone. Elsewhere in NSW Councils have created a new definition "Rural and nature-based tourism development" in order to enable the RU1 'Primary Production' zone to accommodate sensitive development that would otherwise be prohibited because it cannot meet the definition of 'eco-tourist facility' as set out in the Standard Instrument.

The applicant has failed to demonstrate that the proposal is anything more than "tourist and visitor accommodation" or a residence. This is because:

- The proposal is not located in an area of special ecological or cultural features, and nor is it adjacent to any area of special ecological or cultural features. While the proposal sits within a region that contains these characteristics the whole of New South Wales sits within a region that has these characteristics.
- The bulk, scale, materials, design, cut and fill together with the distribution of the development and its positioning over a watercourse demonstrate little regard to its visual, ecological and hydrological impact.
- No Fauna and Flora/BDAR assessment has been provided. There is no traffic impact assessment, no construction management and erosion and sediment control plan, no details of effluent management, no details on water supply, no ESD assessment, no management strategy and no 3D modelling/photo montages showing the visual impact in a manner that can be readily understood.

The use of the workshop shed is prohibited

The proposed shed as indicated is for a carpentry workshop for the future owner and residence and to store machinery for the property, yet the property is of not a sufficient size and is not used for primary production to require a farm shed of this size and scale for machinery storage.

The proposed shed is 254m² in size and therefore any "home business" or "home industry", a permissible land use in the RU1 zone, is restricted to only 50m².

As both a "home business" or "home industry" requires the development be carried on in a dwelling, or in a building ancillary to a dwelling, by 1 or more permanent residents of the dwelling, it would be prohibited on the site as it does not have a dwelling entitlement.

This is because the development does not include a dwelling and cannot be occupied by permanent residents.

The workshop is a form of industrial activity. This is a prohibited land use within the RU1 zone as it is not for a rural industry and cannot be for a home business or home industry.

Evaluation of Proposal

Notwithstanding that the proposal cannot be considered as it is prohibited, we have undertaken a review of the application against the objectives of Zone RU1 Primary Production and the provisions of section 5.13 'Eco-tourist facilities' of the SRLEP. We also had consideration of the Snowy River Shire Development Control Plan (DCP).

Zone RU1 Primary Production

The minimum lot size for Zone RU1 'Primary Production' in this location is 40ha. This minimum lot size underpins the objectives of the zone.

The applicant's case is that the lot is too small for primary industry and is of a scale and nature that would not create any land use conflicts. The applicant misunderstands the purpose and objectives of the zone.

The minimum lot size exists, together with the associated provisions with regard to dwelling entitlements, to ensure a viable agricultural holding remains as a whole and capable of being used for agricultural purposes, despite being made up of a number of lots. Without this agricultural land would be subject to the vagaries of the residential property market which would conflict with the objectives of the zone to:

- *"encourage sustainable primary industry production by maintaining and enhancing the natural resource base"*
- *"minimise the fragmentation and alienation of resource lands"*
- *"minimise conflict between land uses within this zone"*
- *"ensure that development maintains and protects the scenic values and rural landscape characteristics of the zone through compatible, small-scale development."*

An objective of the zone seeks to promote a range of uses that are *"compatible with agricultural activities and the environmental, historical and cultural values of the zone"*. The 2.3ha site is constrained by a road, adverse gradients, a watercourse and mapped as containing endangered/critically endangered ecological communities. This has concentrated the development into the north east corner of the site and creates a suburban environment and is at odds with the scenic values and landscape characteristics of the zone. In other words, the site is not suitable for the proposed development.

Additionally, the site is a residual allotment from a concessional lot subdivision undertaken in 1991. Being a residual lot, it does not have a dwelling entitlement and was not created to accommodate the scale of development or traffic proposed.

In this context the construction of 3 dwellings with 8 bedrooms (4 bedrooms for management and 4 for tourist accommodation) plus an industrial workshop is an overdevelopment of the site which is not compatible with the agricultural, environmental, historical and cultural values of the locality and the zone.

Section 5.13 Eco-tourist facilities

Section 5.13 'Eco-tourist facilities' of the SRLEP advises that the consent authority must not grant consent under this Plan to carry out development for the purposes of an eco-tourist facility unless the consent authority is satisfied that a series of development standards are addressed.

If the consent authority is not satisfied the proposal meets the requirements of Section 5.13 then it would fall within the definition of "tourist and visitor accommodation" which is prohibited in the zone.

The objectives of the Section 5.13 are to:

- (a) *to maintain the environmental and cultural values of land on which development for the purposes of eco-tourist facilities is carried out,*
-

(b) to provide for sensitively designed and managed eco-tourist facilities that have minimal impact on the environment both on and off-site.

The proposal fails to meet these objectives. The proposal is not representative of sensitive design which responds to the values and characteristics of the site, these include:

- a disproportionately large four-bedroom managers residence/dwelling and driveway cut into the side of a hill and built over a watercourse
- a weatherboard clad dwelling next to a large Colourbond shed to be used for an industrial activity which later becomes "eco accommodation".

Another measure of impact on the "environment both on and off the site" is the low scores of the development reaches on the NatHERS Certificates for the dwellings and the "eco accommodation". These scores are sub optimal and indicative of the proposal's failure to align with the land use objectives.

It is evident that the proposal is inconsistent with a number of the provisions under clause 5.13 of the SRLEP. These are set out in the table below.

Requirement	Comment	Compliance
a) there is a demonstrated connection between the development and the ecological, environmental and cultural values of the site or area	Nowhere in the application has the applicant set out how the proposal represents the fundamental 'connection' between the development and values of the site and area. The design, scale and distribution of development are at odds with the environmental and cultural values of the site and area. For example, the proximity of the cabins to the access road and powerlines, does not allow for a proper connection to the environment.	No
b) the development will be located, constructed, managed and maintained so as to minimise any impact on, and to conserve, the natural environment,	The site is only 2.3ha. Given the character and visual landscape the proposal is an over development of the site. No effort has been made to minimise the impact of the development on the environmental. For example, the Stage Two dwelling and driveway is cut into the hill side and is built over a watercourse.	No
c) the development will enhance an appreciation of the environmental and cultural values of the site or area	It is evident that the proposal is 'tourist and visitor' accommodation and for a residence. The proposal has not demonstrated any connection to the cultural values of the site or area.	No
d) the development will promote positive environmental outcomes and any impact on watercourses, soil quality, heritage and native flora and fauna will be minimal	The proposal is Integrated Development, due to its proximity to watercourses, yet no referral has been made the NSW Natural Resource Access Regulator. The development is not set back from any watercourse and no details of onsite	No

	<p>effluent management have been provided.</p> <p>No Flora and Fauna assessment has been provided.</p> <p>The development is located within an area comprising of native grassland and secondary grassy woodland vegetation with these areas not being avoided.</p> <p>It is evident that the development would have no positive environmental outcomes.</p>	
e) the site will be maintained (or regenerated where necessary) to ensure the continued protection of natural resources and enhancement of the natural environment	<p>The application does not include a construction management plan, erosion and sediment control plan, a eco facility management plan, an ecological sustainable development assessment and wastewater management plan.</p> <p>This is indicative of the indifference to the continued protection of the environment.</p>	No
f) waste generation during construction and operation will be avoided and that any waste will be appropriately removed	<p>The applicant advises that <i>"waste that may be generated during construction will be appropriately removed or recycled accordingly."</i></p> <p>This statement falls well short of what is required for an 'eco tourist facility'.</p>	No
g) the development will be located to avoid visibility above ridgelines and against escarpments and from watercourses and that any visual intrusion will be minimised through the choice of design, colours, materials and landscaping with local native flora	<p>The provision of 3D modelling/photo montages would be a helpful way to demonstrate compliance.</p> <p>It is evident from the plans that the proposal would be visually intrusive. In particular, the development is"</p> <ul style="list-style-type: none"> placed over and adjacent to watercourses uses significant amounts of cut and fill little information is provided with regard to colours and materials no landscaping is proposed. 	No
h) any infrastructure services to the site will be provided without significant modification to the environment	<p>The site contains a number of watercourses. No information has been provided that wastewater can be disposed of in manner which would not impact on the environment.</p> <p>No traffic assessment has been provided. The existing access is not capable of accommodating the scale of development.</p>	No
i) any power and water to the site will, where possible, be provided through the use of passive heating and	<p>The energy efficiency of the development is sub optimal for a 'eco tourist facility'. Renewable energy options are not shown</p>	Unknown

cooling, renewable energy sources and water efficient design	<p>on the plans however it is understood solar panels are proposed.</p> <p>All living spaces are air conditioned.</p> <p>Water will be collected from the roof area.</p> <p>Overall, it is unclear whether the proposal satisfies this requirement.</p>	
j) the development will not adversely affect the agricultural productivity of adjoining land	The development is at odds to the agricultural activities undertaken to the north and west by overdeveloping the site and locating the development in proximity to its boundaries. Furthermore, the development is located over and adjacent to watercourses and its high water demand may impact upon downstream agricultural productivity.	No
k) the following matters are addressed or provided for in a management strategy for minimising any impact on the natural environment— (i) measures to remove any threat of serious or irreversible environmental damage, (ii) the maintenance (or regeneration where necessary) of habitats, (iii) efficient and minimal energy and water use and waste output, (iv) mechanisms for monitoring and reviewing the effect of the development on the natural environment, (v) maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control.	<p>No management strategy has been provided. The applicant has provided a series of statements and assertions which do not amount to a strategy.</p> <p>Achieving standards to ISO 14000 sets a “high bar” that has not been demonstrated by the proposal.</p>	No

Section 7.2 Terrestrial biodiversity

Section 7.2 Terrestrial biodiversity of the SRLEP requires consideration of the biodiversity on site as it accommodates native grassland and secondary grassy woodland within its central, northern and north-east corners where most of the development occurs. With these vegetation communities being Endangered/Critically Endangered Ecological Communities, these areas should be avoided at all costs. A Fauna and Flora/BDAR assessment should be undertaken. This would have to be undertaken outside of winter to be undertaken at a suitable time.

Section 7.9 Essential services

Section 7.9 Essential Services of the SRLEP advises that the consent authority must not grant consent under this Plan unless Council is satisfied that there are adequate arrangements for water supply, electricity, disposal and management of sewage, stormwater drainage or on-site conservation and suitable vehicle access.

The development provides no information on how the development will provide sufficient potable and non-potable water supply including 100% use of grey water (as required under the DCP).

The development provides no information as to how on-site effluent disposal will be managed with the site traversed by watercourses and 100m/40m buffers being required.

The development provides no information in how the existing road provides for suitable vehicular access.

Snowy River Development Control Plan

The DCP sets out objectives for Eco-tourist facilities (Chapter E4) with regard to site design, car parking, education and awareness, access, management and waste management.

Site design

The objective of site design is to *"improve the environment...and incur minimal disturbance through integrative design which reflects rather than alters the natural existing landscape"*. The controls which follow are reflective of the objectives and those of Section 5.13 'Eco-tourist facilities' of the SRLEP.

The proposal is in conflict with the majority of the controls and, to this end, the overarching objective. In particular, the proposal:

- is not *"designed on the basis of ecological sustainability and an understanding of the potential environmental impacts"*. This is evidenced by the absence of key information to inform the design, for example a flora and fauna assessment, wastewater management and a management strategy. Alongside these failings the development is proposed to sit over and adjacent to a watercourse and is Integrated Development.
- the site is only 2.3ha in area and is constrained by a number of issues that mean that it not suitable for the scale of development proposed. In other words, it is an over development of the site and would dominate the visual landscape by reason of the scale, distribution and built form.
- has a footprint that exceeds the *"minimum required for the development to proceed"*. For example, given there are only two cabins there is no need for a manager's residence.
- the proposal seeks to circumvent the minimum lot sizes prescribed in the SRLEP and therefore fails to *"respect, and not adversely affect, the local community"*.

Education and Awareness

An eco-tourist facility should easily be able demonstrated a connection between the development and the ecological, environmental and cultural values of the site or area and this would extend to education and awareness.

A sound development would be able to incorporate and promote visitor education and environmental awareness as integral components of eco-tourist development. Awareness and education would be reflected in the scale, design, materials, orientation and the curation of the site's environmental assets.

This is not reflected by the proposed development. The applicant advises that it will provide visitor information. The provision of some photocopied literature and map will not amount to anymore awareness or education than a stay at a hotel in a local town.

The proposal fails to comply with the DCP.

Management

Section 5.13 'Eco-tourist facilities' of the SRLEP requires a management strategy and the DCP builds on that requirement.

The applicant has not provided a management strategy and therefore the application fails to comply with the DCP. This is reflective of the proposal's intent and true purpose.

Waste Management

This control requires the submission of a waste management strategy when a development application is lodged.

The applicant has not provided a waste management strategy and therefore the application fails to comply with the DCP.

It is evident the proposal is also inconsistent with other Chapters of the DCP as set out in the table provided in Attachment 2 below.

Proximity to Watercourses:

The development has been sited where the 1 bedroom cabin, driveway, 3 bedroom managers residence/accommodation and 4 bedroom managers residence are either located over a watercourse or within 40m of a watercourse. The site is burdened by a watercourse at its southern end, with tributaries from the east and north crossing the site, including an adjacent dam to the east.

The proposal is Integrated Development, yet no referral has been made the NSW Natural Resource Access Regulator for a Controlled Activity Approval. No riparian corridor setbacks or provision for a vegetation riparian zone has been provided in accordance with NSW *DPI Guidelines for riparian corridors on waterfront land*.

With the proposal being a nominated Integrated Development under the *Water Management Act 2000*, it is required to be advertised for a minimum of 28 days and include signage on the site. This is set out in the *Environmental Planning and Assessment Act 1979* and Councils *Community Participation Plan*.

More importantly, the site is significantly constrained and not suitable for the scale and siting of the proposed development. With a buffer of 100m required for watercourses that are either permanent or intermittent and 40m to dams and drainage depressions, as well as 6m to boundaries, the site does not offer adequate space to accommodate on-site effluent for the various dwellings, cabins and workshop proposed.

A proper site analysis and effluent management assessment would have identified that when the 100m/40m buffers are applied to the watercourses that traverse the site, there is insufficient space to accommodate on-site effluent and therefore the development, with the mapped green areas below showing the buffers required.



Figure 3: Required buffer distances to the watercourse, dam and drainage depression (green areas not suitable for effluent disposal)

Access:

The site is a residual allotment created as part of a concessional allotment subdivision undertaken in 1991. Accordingly, the site does not have a dwelling entitlement and was not created to accommodate the level of traffic proposed.

At the time of subdivision, concessional lot subdivisions were restricted to 4 lots with dwelling entitlements, otherwise the access road was required to be made a public road. The subdivision was created with a right of carriageway access on this basis.

The proposed development therefore circumvents the dwelling entitlement arrangements approved as part of the original 1991 subdivision.

The access road and its intersections, as shown in the photos in Attachment 1, are not suitable to accommodate the additional traffic proposed without being substantially upgraded. The proposed development when completed includes 3 dwellings with 8 bedrooms (4 bedrooms for management and 4 for tourist accommodation) plus an industrial workshop.

The road would therefore be required to be upgraded and transferred to Council as a public road as it will service more than 5 equivalent tenements.

Aboriginal Due Diligence:

The information supplied with the application included a search of the NSW Aboriginal Heritage Information Management System with zero recorded sites.

This does not fulfil the Applicants or Councils responsibilities under the NSW Due Diligence Code of Practice, particularly as the development is within 200m of a watercourse. An Aboriginal Cultural Heritage Assessment Report would be required.

Conclusion

The proposed development has been considered in regard Section 4.15 of the Environmental Planning and Assessment Act, 1979, the Snowy River Local Environmental Plan 2013 and Snowy River Development Control Plan 2013.

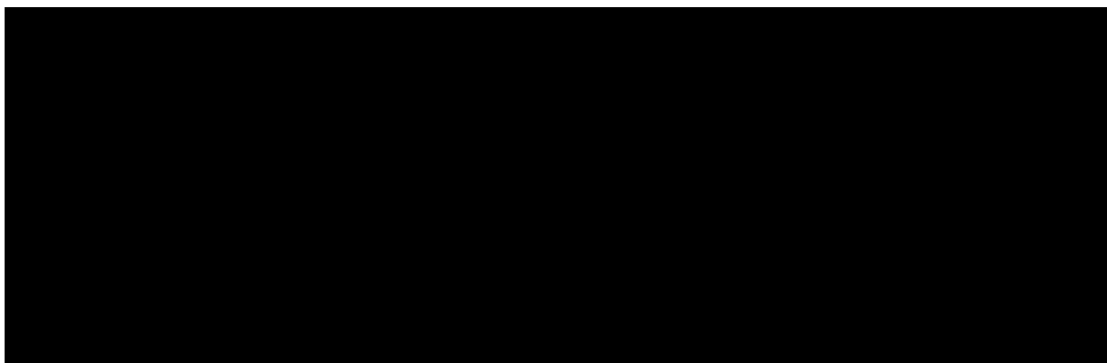
The applicant has failed to demonstrate that the proposal is anything more than a "dwelling" and "tourist and visitor accommodation". This is because:

- a) an eco-tourist facility is not the dominant purpose of the development. The dominant purpose, at both stages of the proposal, is a dwelling and the lot does not benefit from a dwelling entitlement.
- b) The proposal is not located in an area of special ecological or cultural features, and nor is it adjacent to any area of special ecological or cultural features. While the proposal sits within a region that contains these characteristics, the whole of New South Wales sits within a region that has these characteristics.
- c) The bulk, scale, materials, design, cut and fill together with the distribution of the development and its positioning over a watercourse demonstrate little regard to its visual, ecological and hydrological impact.
- d) No Fauna and Flora/BDAR assessment has been provided. There is no traffic impact assessment, no construction management and erosion and sediment control plan, no details of effluent management, no details on water supply, no ESD assessment, no management strategy and no 3D modelling/photo montages showing the visual impact in a manner that can be readily understood.

Accordingly, the proposal which, in reality is for a 'dwelling' and not an eco-tourist facility, is prohibited under the SRLEP.

Furthermore, the proposed workshop is for an industrial activity, and this also prohibited under the SRLEP.

As part of the evaluation undertaken, it is clear the site and its access are not suitable for the scale and intensity of the development proposed and therefore is not in the public interest.



Attachment 1







Attachment 2

Snowy River DCP – Chapters C3/C8/C9

Requirement	Comment	Compliance
<p>C3.1-1 Permanent and Practical Legal Access</p> <p>Consideration must be given to whether traffic associated with the proposed development will cause the condition of the roads to deteriorate and whether funds are or will be available for road maintenance and whether any financial contributions from the proposed development are sufficient to upgrade the roads likely to be affected.</p>	<p>The proposed development (when completed) will include a 1 bedroom cabin, a 3 bedroom accommodation dwelling, a 4 bedroom dwelling and an industrial workshop.</p> <p>This scale of development far exceeds the suitability and standard of the road that services a 2ha parcel of residual land with no dwelling entitlement.</p> <p>The photos in Attachment 1 illustrates that the road is already deteriorated and not suitable for the scale and intensity of the development proposed.</p> <p>Any development of the site should warrant the road to be upgraded and transferred to Council as a public road.</p> <p>Alternatively, if the scale of development is reduced, funds for the maintenance of the road could only be collected if a road maintenance agreement with all landowners was executed prior to commencement of works.</p>	No
<p>C3.1-5 Adequacy of Access</p> <p>The standard of all weather access roads to the development is to adequately cater for existing and potential traffic.</p> <p>The road reserve width is to be sufficient to cater for all functions that the road is expected to fulfill, including the safe and efficient movement of all users and acting as a buffer from traffic nuisance for residents.</p> <p>The carriageway width is to allow vehicles to proceed safely at the operating speed intended for that road.</p> <p>The design of intersections is to allow all movement to occur safely and projected traffic volumes are to be used in designing all intersections.</p> <p>All intersections and vehicular entrances are to satisfy the relevant design standards published by the Roads and Maritime Authority.</p>	<p>The current standard of the access road is not suitable for all weather access to cater for the potential traffic.</p> <p>To achieve this, the road would have to be upgraded and transferred to Council as a public road.</p> <p>Otherwise, if the scale of the development were to be reduced, a road maintenance agreement, attached to the S.88B Instrument, signed by all land owners on the road would need to be implemented prior to the development proceeding.</p> <p>This will allow for the road to be widened and upgraded.</p> <p>The intersection of Geikle Creek Road onto the Kosciuszko Road, does not provide safe viewing distances towards Jindabyne.</p>	No

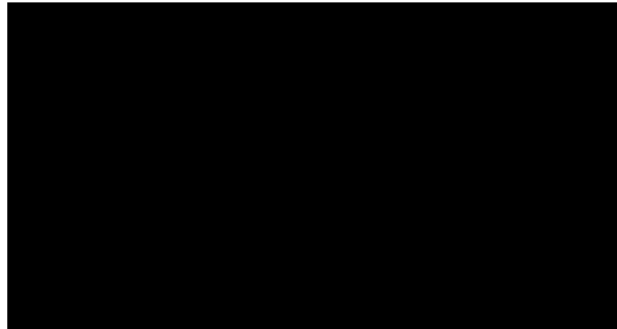
Access is designed in accordance with the design criteria set out in the Aust Roads Guide to Road Design and the Council's Development Design and Construction Specifications.		
<p>C3.1-6 Minimising Impacts</p> <p>Consideration is to be given to the impact the traffic associated with the proposed development will have on existing roads, road safety and other road users.</p> <p>Physical impact on the environment and on the visual landscape are to be minimised through site planning and design.</p> <p>Access roads are not to exceed 12% slope and are to be designed to work with the contours of the land (minimising cut and fill).</p> <p>Access roads are not to proceed through rock outcrops, natural features or existing vegetation stands and are not to be located on prominent hill faces or ridgelines.</p>	<p>Consideration has not been given to the impact of the traffic associated with the development.</p> <p>The proposed internal access road exceeds 12% slope in places.</p> <p>The proposed internal road is designed through watercourses, rock outcrops and vegetation stands.</p>	No

Requirement	Comment	Compliance
<p>C8.1-1 Minimising Conflicts</p> <p>Locate residential, eco-tourist facilities and tourist and visitor accommodation to minimise land use conflicts between other land uses in rural areas including agriculture, intensive agriculture and extractive industries.</p> <p>In assessing development adjoining the existing residential uses, the Council must consider whether or not the development is likely to have a significant impact on The residential uses including increased vehicle movement and noise.</p>	<p>The use of the small parcel of land for eco-tourist facilities, residential dwellings and an industrial workshop will create land use conflicts between the other land uses, particularly the agricultural uses of the land to the north and west.</p>	No
<p>C8.3-1 Erosion & Sediment Control</p> <p>Measures are to be implemented during development construction to ensure that the land form is stabilised and erosion is controlled and that water quality in streams and lakes downstream of the development site is protected.</p> <p>Systems are designed to optimise the interception, detention and removal of</p>	<p>The development is located over and adjacent to watercourses with no provision for adequate erosion and sediment control.</p> <p>No stormwater drainage assessment or plan has been provided and no vegetation riparian buffers have been provided.</p>	No

<p>waterborne pollutants prior to discharge to receiving waters.</p> <p>Vegetated riparian buffers to waterways are to be maintained.</p> <p>A development application is to be accompanied by a stormwater and soil management plan demonstrating:</p> <ul style="list-style-type: none"> o how sedimentation and erosion of fill and soil is to be managed on the site; and o development adjacent to the bank or the bed of a watercourse, addressed the environmental impact on the receiving waters. <p>Stormwater or surface water runoff is not to be redirected or concentrated onto adjoining properties or to create worsening effect on adjoining properties.</p> <p>All disturbed areas are to be re-stabilised and re-vegetated as soon as practicable.</p>		
<p>C8.5-1 Ecological Impacts</p> <p>The development is to minimise any impact on the local ecology including water quality, aquatic habitats and fish passage.</p> <p>Where development may have an impact on threatened species, populations or ecological communities (including development on land significant for flora and fauna), an Assessment of Significance (AOS) is to be undertaken. Where it is found that there would be a significant impact on threatened species, their habitats or endangered ecological communities a Species Impact Statement (SIS) would be required.</p>	<p>The development is likely to impact on native grasslands and secondary grassy woodland vegetation, which would require a Fauna and Flora/BDAR assessment. This would require the northern and north-east corners of the site to be avoided at a minimum and the scale and intensity of the development to be reduced.</p>	No
<p>C6.2-3 Non Domestic Rural PotableWater</p> <p>Adequate provision of potable water is to be made for the peak occupancy or use of the development.</p> <p>Where the development includes accommodation, the development proposal is to demonstrate that the capacity for provision of at least 110 litres of potable water per person per day is available.</p> <p>(Where the development does not include accommodation, the development proposal is to</p>	<p>The development includes "eco accommodation" without any evidence of sufficient potable water supply.</p> <p>The small roof area would not be adequate to provide sufficient roofwater for the occupancy proposed.</p> <p>The managers residence and workshop could not be used as this roof water would be needed for these purposes.</p> <p>A development for eco-tourist facility must demonstrate a target for grey water re-use within the facility of 100%.</p>	No

<p>demonstrate that the capacity for provision of 90 litres of potable water per person per day is available.</p> <p>Sufficient storage of potable water is to be provided for a forward period of at least one week.</p> <p>A reduced rate of potable water storage may be proposed where the safe use of nonpotable water is demonstrated for use in toilet flushing, laundry tubs, washing machines and other uses not involving human consumption. Where a reduced rate of storage is proposed, the reduced rate is to be supported by documentation prepared by a suitably qualified professional.</p> <p>The development proposal for eco-tourist facility is to demonstrate through documentation and management techniques a target for potable water use in the facility of 90 litres per person per day.</p> <p>The proposed development of an eco-tourist facility must demonstrate a target for grey water re-use within the facility of 100%.</p>		
<p>C9.2-4 Non Domestic Rural Non-PotableWater Availability</p> <p>(a) Adequate provision of non-potable water (40 litres per person per day) is made for the peak use or occupancy of the development and may be provided by means of a dam, bore and/or through treatment and recycling of grey water via a NSW Health accredited domestic grey water treatment system.</p> <p>(b) Any development proposal including the use of bores is to be supported by documentation demonstrating compliance with licensing requirements by the NSW Government.</p> <p>(c) Any development proposal involving the use of dams is to be supported by documentation demonstrating compliance with the 'Harvestable Right' and the Farm Dams Assessment Guide administered by the NSWOffice of Water.</p> <p>Note: the onus is on the applicant to demonstrate that the provision of non-potable water is adequate for the development.</p>	<p>The development does not address the provision for adequate non-potable water at 40 litres per person per day.</p> <p>The creation of bores for commercial use and dams would not be lawful on the site given its size and required setbacks to the watercourses.</p>	<p>No</p>

C9.3-1 General Controls Where connection to Council's reticulated sewerage system is not available and onsite effluent disposal is proposed, an analysis of soil suitability and topography demonstrating that the land is suitable for on-site effluent disposal is to be provided.	No analysis of the soil suitability and provision for adequate buffers for on-site effluent to the receiving waters has been provided.	No
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15 June 2021

Chief Executive Officer
Snowy Monaro Regional Council

By Email: council@snowymonaro.nsw.gov.au

Dear Mr Bascombe,

Submission of Objection

Development Application Number 10.2021.157.1

Proposal: Staged Eco-Tourist facility

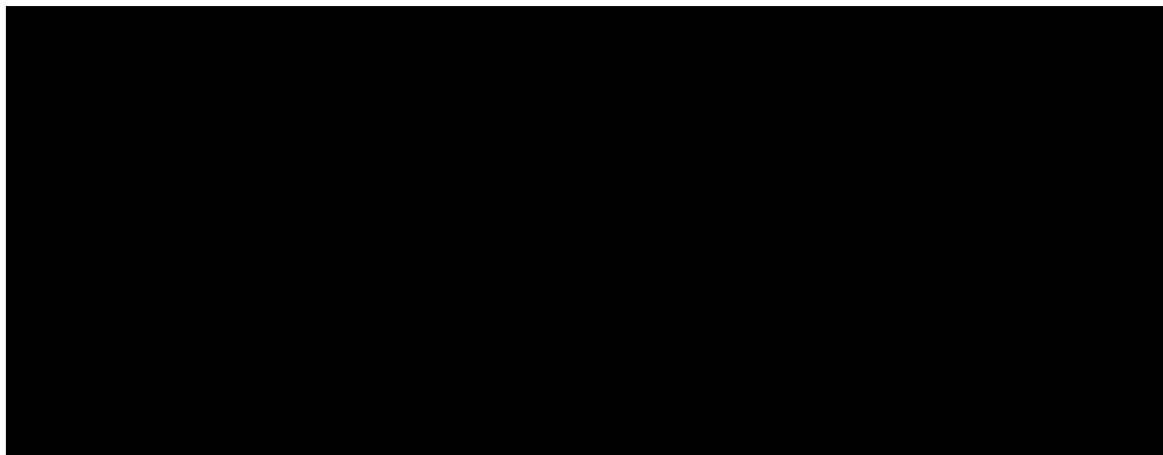
Stage 1 cabin + residence attached shed

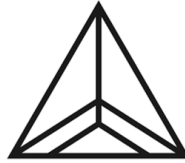
Stage 2 Manager's residence

Property: 267 Geikle Creek Road, Avonside 2628 Lot 6 DP 810652 Ph Jinderboine

I refer to the abovementioned development application and lodge this objection to the application for the reasons outlined in the attached report.

I also object to the development on th basis that the proposal is not consistent with the zoning of the land and is seeking to disguise a dwelling and industrial shed under the cover of an eco-tourism proposal that is clearly a sham.





RESPONSE TO ADDITIONAL INFORMATION & SUBMISSIONS

Eco Tourist Development

DA NO. 10/2021.157.1

July, 2021

**267 GEIKLE CREEK ROAD, EAST JINDBYNE
Lot 6 DP 810652**



PROPOSAL

Development type: Eco tourist accommodation (x3), managers residence & shed.

Staged Development: Yes (3 stages)

Bedrooms proposed (amended):

Stage 1: Cabin 1 = 1 bedroom, eco accommodation (attached to shed) = 3 bedrooms, & shed

Stage 2: Cabin 2

Stage 3: Managers residence = 4 bedrooms

Number of storeys: Single storey

Proposed parking spaces: Cabin 1 & 2 have one (1) parking space, eco accommodation has 2 parking spaces and the managers residence has adequate parking for 2 cars in the lower level double garage.

The proposal seeks approval from Snowy Monaro Regional Council for an eco-tourist development consisting of 3 eco cabins (2 x 1 bedroom, 1 x 3 bedroom), a managers residence and shed at 267 Geikle Creek Road, East Jindabyne, NSW 2627. The lot is legally known as Lot 6 DP 810652.

The proposal seeks approval for a staged development consisting of 3 stages as follows:
STAGE 1: 2 x Stand-alone 1 bedroom eco cabins, shed with temporary managers residence attached

STAGE 2: Cabin 2

Stage 3: Construction of main stand-alone managers residence and conversion of accommodation attached to the shed to eco tourist accommodation (see staged site plans).

The allotment is a residual lot from past subdivision. A Property Information Request (PIR) was submitted to Snowy Monaro Regional Council to enquire about dwelling entitlement, legal access and the option of an eco-tourist development being supported on the site. Council's response indicated that whilst the site does not meet the minimum lot size to have a dwelling entitlement, an eco-tourist development can be approved subject to a development application.

The site offers views towards the Kosciusko National Park, a peaceful ambient location that is within close proximity to key environmental features such as Lake Jindabyne, NSW Ski Resorts and other attributes such as hiking trails that draw so much attention to the area.

The site is not bush fire prone as indicated on the NSW Planning Portal.

The proposed development can demonstrate compliance with the objectives of the RU1 rural zone and the requirements for eco-tourism under the Snowy River Local Environmental Plan (see legislation).



Additional Information request by SMRC Council dated 17/06/2021

1. Political Donations – signed and provided to Council
2. Justification for ECO Tourism

A) Request for Flora and Fauna Report

The Flora and Fauna Survey considers the environmental impact of a proposed development (including ancillary works such as asset protection zones, effluent disposal, stormwater management and landscaping works etc.) by addressing the relevant clauses from the applicable Local Environment Plan with respect to flora and fauna protection and management. In addition, the assessment addresses the requirements of relevant state and federal legislation.

When is a Flora and Fauna report required for a Development Application?

In assessing a development application, Councils are obliged by law to give detailed consideration to the impact a development may have on the social, economic, natural and built environments under s79C of the *Environmental Planning and Assessment Act*. To ascertain if there is likely to be an impact on native vegetation and any significant impact on threatened species, a Flora and Fauna Report is to be lodged with a development application, if the property to be developed has the following characteristics:

- contains native vegetation; or
- contains remnant native trees; or
- is adjacent to native vegetation (eg National Parks, bushland reserves); or
- contains sensitive environmental areas that may contain fauna habitats (although they may not include vegetation) such as riparian areas and wetlands; and
- where the proposal will directly or indirectly impact on this area, vegetation or natural features of the site (eg rock outcrop, slopes), for example by clearing, soil disturbance, runoff, waste water disposal, and implementation of Bushfire Asset Protection Zones.

RESPONSE

Given that the proposed development **does not** require the removal of native vegetation or any vegetation that acts as a habitat tree or fauna corridor, the requirement for a F & F report for the purpose of the development is unjustified in this instance.

2 trees only are located within the area of development on the site and are proposed to be maintained.



Tree 1- Tree to be retained, located on the upper parts of the site- north eastern corner



Tree 2 – Tree to be retained, located on the lower south west side of the site in front of the shed

It is requested that Council eliminate the requirement to provide a F & F report given there will not be any negative impacts upon native vegetation.

B) Business Statement outlining the justification for a managers residence

After submissions received noted concerns regarding the managers residence, the designer has amended the proposal to comply with the following requirement of the Snowy River Development Control Plan 2013 and incorporate 15 beds into the proposal:

MANAGEMENT To achieve appropriate standards for the operation and management of eco-tourist accommodation. Controls Eco-tourist facilities will:

- Be centrally managed by on-site management, where that eco-tourist facility accommodates over 15 guests. All structural and land components will be the responsibility of one management whether or not individual structures are owned by different entities.*
- Use an existing or proposed dwelling as the manager's residence (where possible), where a manager's residence is provided as part of the eco-tourist facility.*
- Be permitted only one manager's residence on land on which the eco-tourist facility is proposed.*

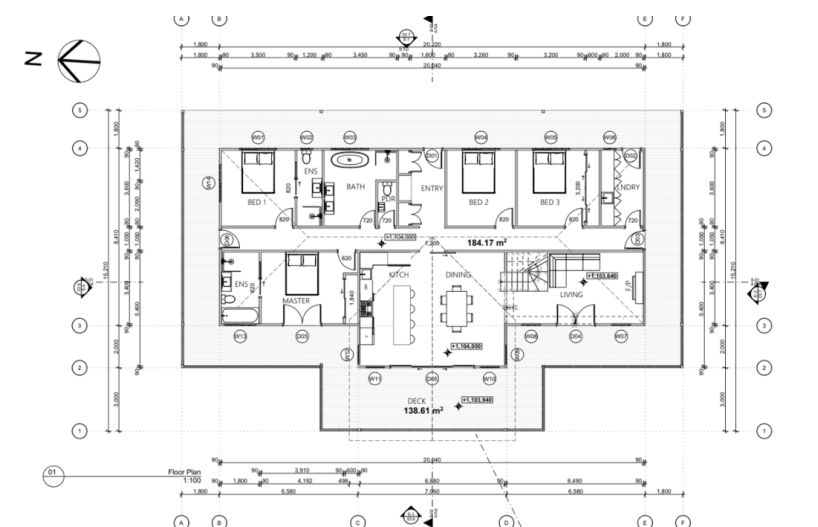
Following submissions received and concerns that the proposed development is solely focused on having a managers residence approved (which is not the case), the designer has taken these responses on board and has included an additional cabin in the proposal & enlarged the bedroom capacity of each cabin to ensure that 15 persons can be accommodated on the site therefore requiring 'central management' of the facility.

In accordance with the requirements of the Snowy River DCP a managers residence is required once the eco tourist development can accommodate 15 people.

The number of people the cabins can accommodate is as follows:

- Cabin 1- 4 (bedroom 15m2)
 - Cabin 2- 4 (bedroom 15m2)
 - Cabin 3 – 7 (2 x bedrooms)
- TOTAL 15 people

The proposed managers residence has been designed to accommodate a standard size family by offering 4 bedrooms and standard living areas. The proposed garage within the sub floor is the most suitable location for the garage to minimise ground disturbance and provide parking.



c) Compliance Eco Tourism definition – Snowy River LEP

As defined by the snowy river local environmental plan **eco-tourist facility** means a building or place that—

- (a) provides temporary or short-term accommodation to visitors on a commercial basis, and
- (b) is located in or adjacent to an area with special ecological or cultural features, and
- (c) is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact.

Clause 5.13 of the SRLEP

OBJECTIVES	RESPONSE
<p>(1) The objectives of the Clause are as follows:</p> <p>a) to maintain the environmental and cultural values of land on which development for the purposes of eco-tourist facilities is carried out,</p> <p>b) to provide for sensitively designed and managed eco-tourist facilities that have minimal impact on the environment both on and off-site.</p>	<p>(1)</p> <p><i>The proposed development has been designed to sit in harmony with the topography of the site aiming to maintain the environmental and cultural values of the land. The buildings all have views directed towards the Kosciusko National Park.</i></p> <p><i>The buildings have been sensitively designed with sustainability in mind with use of sustainable building materials, water in the form of rainwater tanks, the re use of water (where applicable) for use on landscaped areas. The applicant has provided BASIX &</i></p>

<p>(2) This clause applies if development for the purposes of an eco-tourist facility is permitted with development consent under this Plan.</p> <p>(3) The consent authority must not grant consent under this Plan to carry out development for the purposes of an eco-tourist facility unless the consent authority is satisfied that—</p> <p>(a) there is a demonstrated connection between the development and the ecological, environmental and cultural values of the site or area, and</p>	<p><i>NaTHERS energy rating to ensure the highest degree of energy sustainability.</i></p> <p><i>The facilities will have minimal impact upon the environment both on and off site. On site management will ensure that the facility is maintained to the highest standard.</i></p> <p>(2) <i>An Eco Tourist facility is permitted with development approval under the plan.</i></p> <p>(3) <i>(a) The locality and surrounding area is an area that is highly recognised as offering environmental, cultural and ecological values to both people who live in the area and visitors that come for tourism purposes. Kosciusko National Park that is located a close 20km from the site. Kosciusko National Park is a park that is utilised year round particularly known for the ski resorts of Thredbo, Perisher and Charlottes Pass. During summer the park is highly utilised by hikers and the increasing in popularity sport of mountain biking along the many trails and paths that are available.</i></p> <p><i>Lake Jindabyne and the Snowy Scheme play a part in the history of Australia and draw the attention of many people who come to visit the region who want to explore the cultural aspect of the development.</i></p> <p><i>The owner shall provide well-informed visitor information for activities that raise awareness of the critical importance of national parks. The location of the facility allows guests to enjoy a view overlooking that National Park while being provided with information pertaining to park activities, also other cultural and health oriented activities within the local area.</i></p>
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<p>(b) the development will be located, constructed, managed and maintained so as to minimise any impact on, and to conserve, the natural environment, and</p> <p>(c) the development will enhance an appreciation of the environmental and cultural values of the site or area, and</p> <p>(d) the development will promote positive environmental outcomes and any impact on watercourses, soil quality, heritage and native flora and fauna will be minimal, and</p> <p>(e) the site will be maintained (or regenerated where necessary) to ensure the continued protection of natural resources and enhancement of the natural environment, and</p> <p>(f) waste generation during construction and operation will be avoided and that any waste will be appropriately removed, and</p>	<p><i>(b) The developer aims to preserve to the greatest extent the natural environment on the site with the careful placement of all buildings and landscaped areas.</i></p> <p><i>(c) As mentioned in 3(a) there is a wide variety of environmental and cultural values within the area. With comprehensive informative information packs and well as local knowledge and advice by the property manager, guest at the facility will be able to generate a broad knowledge of local values and experiences.</i></p> <p><i>(d) As identified previously within the report, the proposed development will not promote or have any negative impacts upon watercourses, soil quality, heritage values or native flora and fauna. Apart from the dwelling footprints and the single access road that was designed to minimise site disturbance, the remaining site will be managed and maintained to preserve or enhance the natural environment.</i></p> <p><i>(e) The site will be regenerated where required and an effort made to enhance the natural attributes with landscaping and sustainable gardening practices eg. re use of water.</i></p> <p><i>(f) Any waste that may be generated during construction will be appropriately removed or recycled accordingly or in compliance with conditions of consent.</i></p>
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<p>(g) the development will be located to avoid visibility above ridgelines and against escarpments and from watercourses and that any visual intrusion will be minimised through the choice of design, colours, materials and landscaping with local native flora, and</p>	<p><i>(g) The subject site, whilst being highset altitude wise is lower set than the surrounding dwellings on adjoining properties. The proposed development will not create any visual intrusion upon the landscape. Proposed buildings will not be prominent visible features when viewed from adjoining properties. The colours of the development will ensure that they blend into the natural environment.</i></p>
<p>(h) any infrastructure services to the site will be provided without significant modification to the environment, and</p>	<p><i>(h) Electricity is available to the site. The installation of septic tanks for sewer disposal will be done with minimal environmental modification. See Soil Assessment by Watercheck.</i></p>
<p>(i) any power and water to the site will, where possible, be provided through the use of passive heating and cooling, renewable energy sources and water efficient design, and</p>	<p><i>(i) Whist electricity is proposed to be connected to the buildings, this is due to the unpredictable weather patterns that area experienced in the mountains and the need to provide services to potential clients at the facility year round. The inclusion of electricity is supported by solar panels that will function the majority of the time.</i></p>
<p>(j) the development will not adversely affect the agricultural productivity of adjoining land, and</p>	<p><i>Large windows allow for the cross flow of air for ventilation and cooling.</i></p> <p><i>The developer has chosen to install a split system heating/cooling appliance as the area does experience some very hot weather during the summer months. Additionally the site is void of vegetation so there is not an abundance of timber for heating in winter.</i></p>
<p>(k) the following matters are addressed or provided for in a management strategy for minimising any impact on the natural environment—</p>	<p><i>(j) The development will not adversely affect any agricultural activity on adjoining properties.</i></p>

<p>(i) measures to remove any threat of serious or irreversible environmental damage,</p> <p>(ii) the maintenance (or regeneration where necessary) of habitats,</p> <p>(iii) efficient and minimal energy and water use and waste output,</p> <p>(iv) mechanisms for monitoring and reviewing the effect of the development on the natural environment,</p> <p>(v) maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control.</p>	<p>(k)</p> <p><i>(i) The proposed development will not result in irreversible environmental damage</i></p> <p><i>(ii) The proposal does not require the approval to remove any vegetation and will not impact the habitats of any native species. Landscaping will be in the form of native endemic species. A landscaping plan can be provided if requested.</i></p> <p><i>(iii) Water shall be collected on the site in the form of rain water tanks in accordance with BASIX. Water reuse options will be explored and utilised where applicable ie. Watering landscaping. Each building is provided with solar panels. OSMS systems will be provided to deal with waste.</i></p> <p><i>(iv) Ongoing monitoring of the natural environment will ensure that the sustainable land use as proposed does not conflict with environmental features. Given the owner plans to reside permanently on site the natural environment can be closely monitored.</i></p> <p><i>(v) ISO 14000 is a set of rules and standards created to help companies reduce industrial waste and environmental damage. Any changes within the standard shall be monitored to ensure quality control.</i></p>
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Not only is the subject site aesthetically appealing from a landscape perspective but also from a 'culturally' Snowy Mountains perspective, the application aims to demonstrate that while there are not ski resorts, hiking trails or lakes upon the subject site, the locality is the key environmental feature.

The locality and surrounding area is an area that is highly recognised as offering environmental, cultural and ecological values to both people who live in the area and visitors that come for tourism purposes. Kosciusko National Park that is located a

close 20km from the site. Kosciusko National Park is a park that is utilised year round particularly known for the ski resorts of Thredbo, Perisher and Charlottes Pass. During summer the park is highly utilised by hikers and the increasing in popularity sport of mountain biking along the many trails and paths that are available.

Lake Jindabyne and the Snowy Scheme play a part in the history of Australia and cultural aspect of the development.

The developer shall provide well-informed visitor information for activities that raise awareness of the critical importance of national parks. The location of the facility allows guests to enjoy a view overlooking that National Park while being provided with information pertaining to park activities, also other cultural and health oriented activities within the local area.

It is noted that is a recent Eco Tourist Development Application DA10.2020.135.1 Lot 9 DP 861805 on RU1 zoned land for 3 Eco Tourist cabins the assessing officer noted in the report to council :

Additionally the land is adjacent to areas of natural and cultural significance such as Lake Jindabyne (part of the Snowy Mountains Scheme) and the Kosciuszko National Park.

When defining the word adjacent, the case of Mayor of Wellington v Mayor of Lower Hutt (1904) AC 773, the judgment stated the following:

"Adjacent is not a word to which a precise and uniform meaning is attached by ordinary usage. It is not confined to places adjoining and it includes places close to or near."

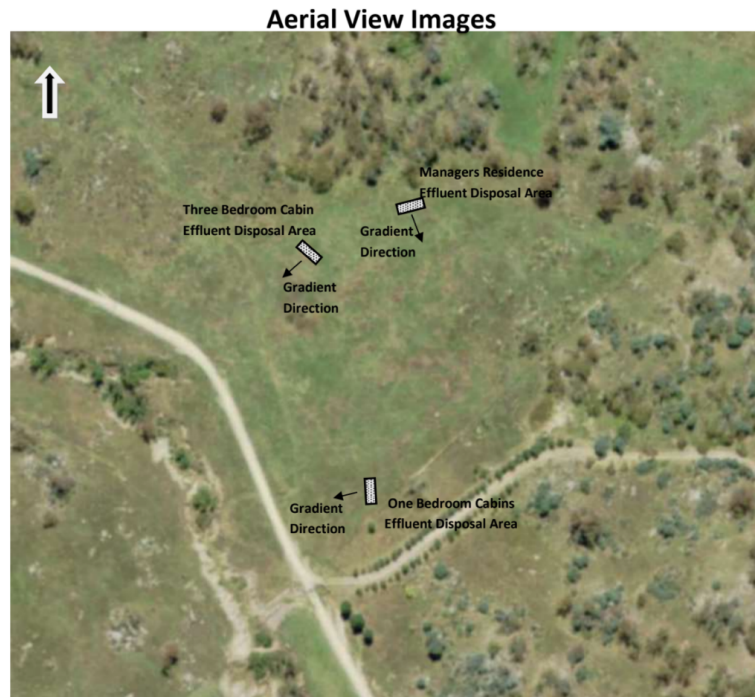
It is reasonably clear then that adjoining requires a connecting boundary, whilst adjacent is not attached but within the vicinity. As such it can be considered that the land is in the vicinity of special ecological and cultural features. The land is also adjoining a special ecological feature being Steels Creek which is part of the catchment of the Snowy River.

Soil and Water Report for OSMS

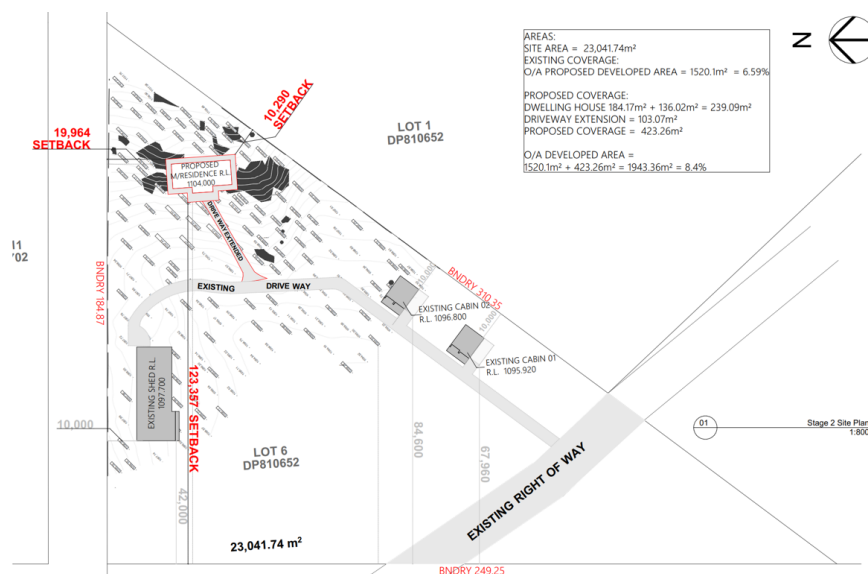
A site meeting was held on Monday 5 July, 2021, with Alan Mills from Watercheck to discuss the options for onsite OSMS system. As discussed in the site meeting the most appropriate location for the system and associated absorption area is along the southern boundary to service the 2 cabins. As such, the plans have been amended to allow for the on-site absorption area as advised by Watercheck. It has also been confirmed that the site can

accommodate OSMS systems to suit the proposed development. A site and soil assessment report has been submitted to Council to support the application.

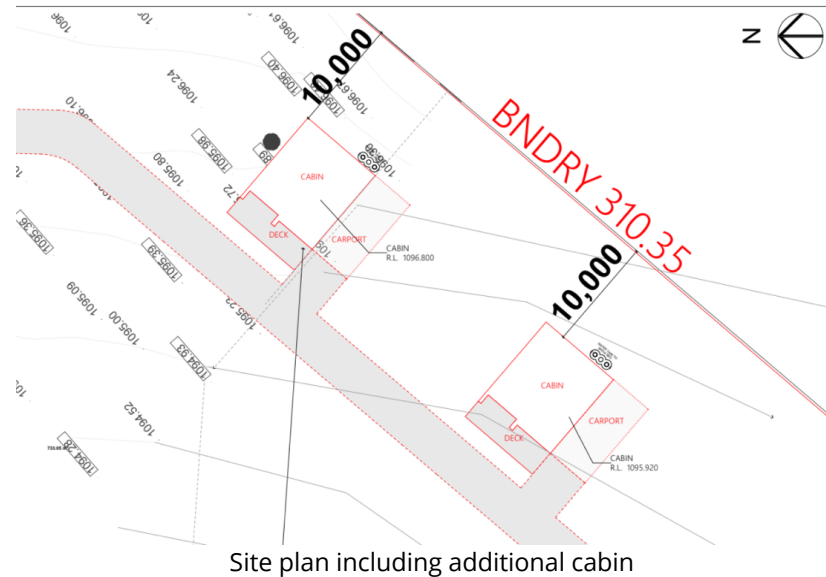
Proposed site plan for OSMS by qualified assessor:



Amended site plan:



Final stage site plan



SUBMISSIONS

Personal Response:

The development application being submitted before you is of a long term goal. To be able to provide my family an opportunity to be part of fantastic community in which I have lived since 1995 is a dream come true. Having owned and operated two ski repair shop and a Carpentry business for over 20 years in Jindabyne and surrounding areas I am well known by locals and a trusted member of the community. I have worked in the Tourism industry in Europe and Aspen Colorado Ski School as well as Perisher ski school and have a passion for the Mountains.

My current position as Lead Carpenter for the NPWS, Snowy River Area, which gives me great knowledge of the Kosciuszko Park and High Country. I believe that my knowledge and passion for the local area will be a benefit for all that stay in my accommodation as I am willing to offer my wealth of local information. I also strongly believe in restoring the landscape to its original condition with weed control and plantings of native grasses and trees as well as building with reclaimed and sustainable materials. I am looking forward to the opportunity and privilege of developing a unique tourism business in the Snowy Mountains.

*Author to remain anonymous
21 July, 2021*

SUBMISSION RESPONSES

The proposed development received 5 submissions during the submission period with the main points highlighted below:

Permissibility of Eco Tourist development

Eco tourism is a permissible land use as defined in the Snowy River Local Environmental Plan 2013. There are no recent changes to zoning classification in the area. The applicant submitted a Property Information Request to Council that identified that an eco-tourist development is permissible on the subject site.

The application is NOT a prohibited development as suggested in the submission response dated 15 June from unknown source.

Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations

Permitted with consent

Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; **Eco-tourist facilities**; Educational establishments; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Funeral homes; Garden centres; Helipads; Home-based child care; Home businesses; Home industries; Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Mooring pens; Moorings; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Timber yards; Transport depots; Truck depots; Veterinary hospitals; Water recreation structures; Wharf or boating facilities

Prohibited

Any development not specified in items above

Dwelling Entitlement

The proposed development complies with the requirement and permissibility of a managers residence associated with the eco tourist facility. Guidelines are clearly set as derived from the Snowy River Development Control Plan 2013.

Managers Residence

After submissions received noted concerns regarding the managers residence, the developer has amended the proposal to comply with the following requirement of the Snowy River Development Control Plan 2013 by including an additional cabin that will bring the total occupancy numbers to 15 thereby requiring a managers residence:

MANAGEMENT To achieve appropriate standards for the operation and management of eco-tourist accommodation. Controls Eco-tourist facilities will:

- Be centrally managed by on-site management, where that eco-tourist facility accommodates over 15 guests. All structural and land components will be the responsibility of one management whether or not individual structures are owned by different entities.
- Use an existing or proposed dwelling as the manager's residence (where possible), where a manager's residence is provided as part of the eco-tourist facility.
- Be permitted only one manager's residence on land on which the eco-tourist facility is proposed.

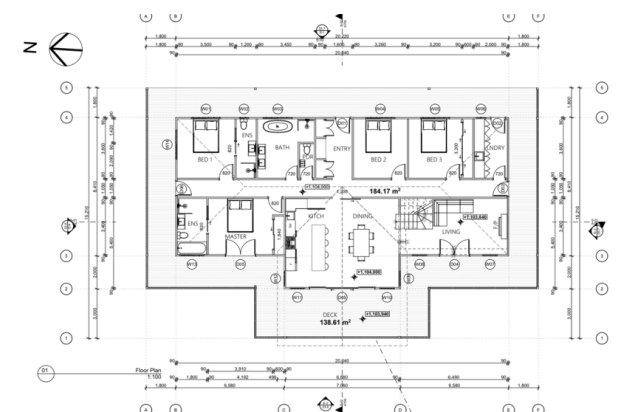
Following submissions received and concerns that the proposed development is solely focused on having a managers residence approved, the developer has taken these responses on board and has included an additional cabin in the proposal & enlarged the bedroom capacity of each cabin to ensure that 15 persons can be accommodated on the site therefore requiring 'central management' of the facility.

In accordance with the requirements of the Snowy River DCP a managers residence is required once the eco tourist development can accommodate 15 people.

The number of people the cabins can accommodate is as follows:

- Cabin 1- 4 (bedroom 15m²)
 - Cabin 2- 4 (bedroom 15m²)
 - Cabin 3 – 7 (2 x bedrooms)
- TOTAL 15 people

The proposed managers residence has been designed to accommodate a standard size family by offering 4 bedrooms and standard living areas. The proposed garage within the sub floor is the most suitable location for the garage to minimise ground disturbance and provide parking.



As with other eco tourist approvals within the Snowy Monaro Shire LGA the consent may be conditioned that the managers must reside on site when guests are being accommodated.

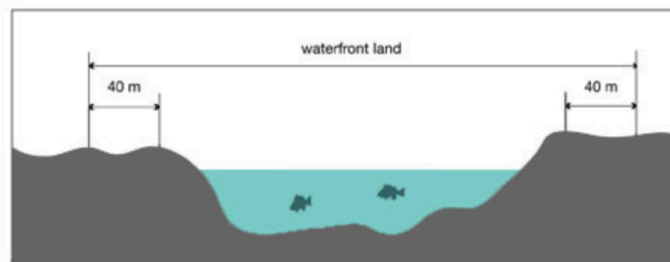
Watercourse

The suggested watercourse in submission dated 15 June, 2021 does not exist.

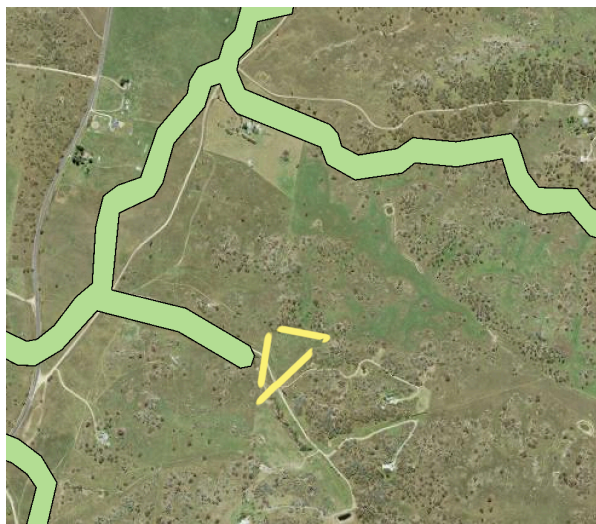
Whilst the site does have a low point that traverses through the midsection to the marked watercourse on the NSW Government Planning Website, the site does not have a tributary (watercourse) that will have a detrimental impact upon development nor trigger a Controlled Activity Permit from the NSW Department of Planning, Industry & Environment. See information here :

<https://www.industry.nsw.gov.au/water/licensing-trade/approvals/controlled-activities/what-is-a-controlled-activity>

'Waterfront land' means the bed of any river, lake or estuary, and the land within 40 metres of the river banks, lake shore or estuary mean high water mark.



The access road within the property boundaries does not trigger a Controlled Activity Permit from Dept. Industry as the development is not proposed on waterfront land as depicted in image above; Source: <https://www.industry.nsw.gov.au/water/licensing-trade/approvals/controlled-activities/what-is-a-controlled-activity>



Riparian Watercourse mapping – Source NSW Planning Portal



The above aerial image clearly depicts the riparian water course on the lower corner of the lot adjacent to the access road. The site clearly does not exhibit any watercourses or any sign of green vegetation that would indicate an area of high wetness.

The proposed development will not result in any hydrological impacts.

Proximity to Ecological Features

The application argues that along with the natural features of the site including vegetation, rocky outcrops and magnificent views to the National Park, that the proposal does have a connection with the ecological, environmental and cultural values with the main focus being lake Jindabyne, Kosi National Park their history and cultural significance, key attributes and activities that can be partaken within the locality.

It is noted that is a recent Eco Tourist Development Application DA10.2020.135.1 Lot 9 DP 861805 on RU1 zoned land for 3 Eco Tourist cabins the assessing officer noted in the report to council :

Additionally the land is adjacent to areas of natural and cultural significance such as Lake Jindabyne (part of the Snowy Mountains Scheme) and the Kosciuszko National Park.

When defining the word adjacent, the case of *Mayor of Wellington v Mayor of Lower Hutt* (1904) AC 773, the judgment stated the following:

"Adjacent is not a word to which a precise and uniform meaning is attached by ordinary usage. It is not confined to places adjoining and it includes places close to or near."

It is reasonably clear then that adjoining requires a connecting boundary, whilst adjacent is not attached but within the vicinity. As such it can be considered that the land is in the vicinity of special ecological and cultural features. The land is also adjoining a special ecological feature being Steels Creek which is part of the catchment of the Snowy River.

The land offers special ecological features in terms of location, being near to many public access points around Lake Jindabyne where people enjoy such activities as fishing for trout, swimming, bird watching and kayaking. The managers will provide information on such activities to clients.

The owner, who will manage the property and tourist facility are well known locals who have a wealth of information about the locality and activities available within close vicinity. They anticipate that they will be on the site, or always contactable to provide information to guests or answer any questions.

Use of shed-

The proposed shed will NOT be utilised for light industrial commercial enterprise. The proposed use of the shed is for storing mechanical equipment required to maintain the site and will be used during the construction of the cabins to make such items as kitchen, vanities, bed frames etc. There will not be any commercial venture associated with the shed (this may be conditioned on the consent), solely works during the development/construction phase of the eco cabins.

Aboriginal Due Diligence

AHIMS search has been conducted on the site and recorded no items of significance. It is common place for a development approval to be conditioned accordingly in the event that an item of significance is discovered during ground works. This is standard practice for all local government approvals as seen with Standard Condition released by the NSW Department of Planning, Industry and Environment, May 2021, 'Standard Conditions of Development Consent'

'While demolition or building work is being carried out all such works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must

notify the Heritage Council of NSW in respect of a relic and notify the Secretary of the Department of Planning, Industry and Environment and the Heritage Council of NSW in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Industry and Environment.

In this condition:

- *'relic' means any deposit, artefact, object or material evidence that :*
 - (a) Relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*
 - (b) Is of State or local heritage significance; and*
- *'Aboriginal Object' means any deposit, object or material evidence (not being handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal Remains.*

AHIMS Web Service search for the following area at Lot : 6, DP:DP810652 with a Buffer of 200 meters, conducted by Mcleod Naomie on 27 April 2021.

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



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

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

Cabin 1 – 1 car park
Cabin 2 – 1 car park
Cabin 3 – 2 car park
Managers residence – 2 car parks
Total – 6 car parks

Considering the above numbers of cars that may access the property during peak periods, if each car was to come and go from the site 2 times daily a total of 12 traffic movements along the ROW and Geikle Creek road would result. This level is deemed to be minimal and will have little to no impact upon the property owners that are benefitted by the ROW.

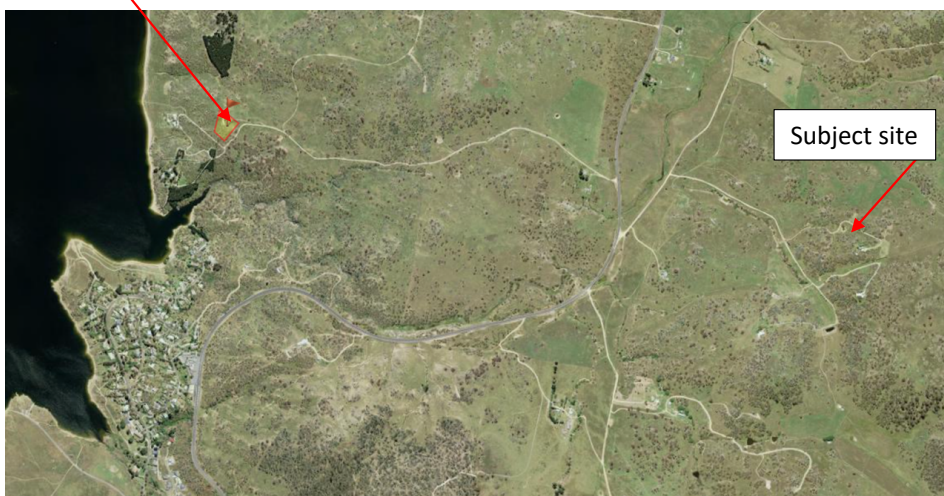
The road will not require upgrading to service an additional 12 traffic movements daily.

Size of lot

The subject site is 2.3ha. There is no minimum lot size for eco tourist development. Eco Tourist development on RU1 (Primary Production) land that falls under the minimum lot size has historically been approved by Snowy Monaro Regional Council where the applicant can demonstrate compliance with planning controls.

Council approved a 2 bedroom eco cabin at 101 Spring Hill Road, East Jindabyne under DA4142/2020 on an allotment that is 0.85ha in size. Previously approved on the site under DA0018/2015 were 3 eco cabins (approval surrendered under DA4142/2020). This is an example of historical approvals on allotments within the RU1 zone that do not meet minimum lot sizes and have eco-tourism developments approved. Access to this site is similar to the subject site in that is a ROW.

101 Spring Hill Road



This is only one example however the approval for eco tourism on allotments that do not meet minimum lot size is permissible within the Snowy Monaro Regional Shire planning controls.

Zoning RU1 – Primary Production

To encourage sustainable and viable primary production within the locality the minimum lot size is 40ha. It would be unrealistic and unreasonable to expect that a lot size of 2.3ha could sustain any type of primary production on the site.

The proposed development is consistent with other eco tourist approvals that have occurred within the SMRC on allotments that offer valuable land use however fall short in land size due to historic subdivisions.

It is considered that the proposed development can not potentially have any detrimental effects upon primary production or agricultural activities within the locality.

Vegetation on site

The application does not propose to remove any native trees or shrubs from the block.

The owner anticipates planting native species to encourage wildlife and re vegetate the site that was historically cleared for the purposes of grazing.

Stormwater management

Stormwater shall be managed internally on site as required by Council's conditions of consent. The site is large enough to easily accommodate stormwater infiltration systems or direct overflow to gardens or the watercourse on the far southern side of the allotment.

Rainwater will initially be directed to rain water tanks that will then be utilised by the cabins with any excess used to water gardens and landscaped areas.

Views

The proposed development has the advantageous position where it enjoys privacy from neighbouring properties without impacting or being within any of the views of the adjoining properties.

Waste Management

There is no council managed waste collection at the subject site.

The proposed waste management from the development is by delivery to a Council refuse centre.

Council may impose a condition of consent to ensure the lawful disposal of all waste from the site.

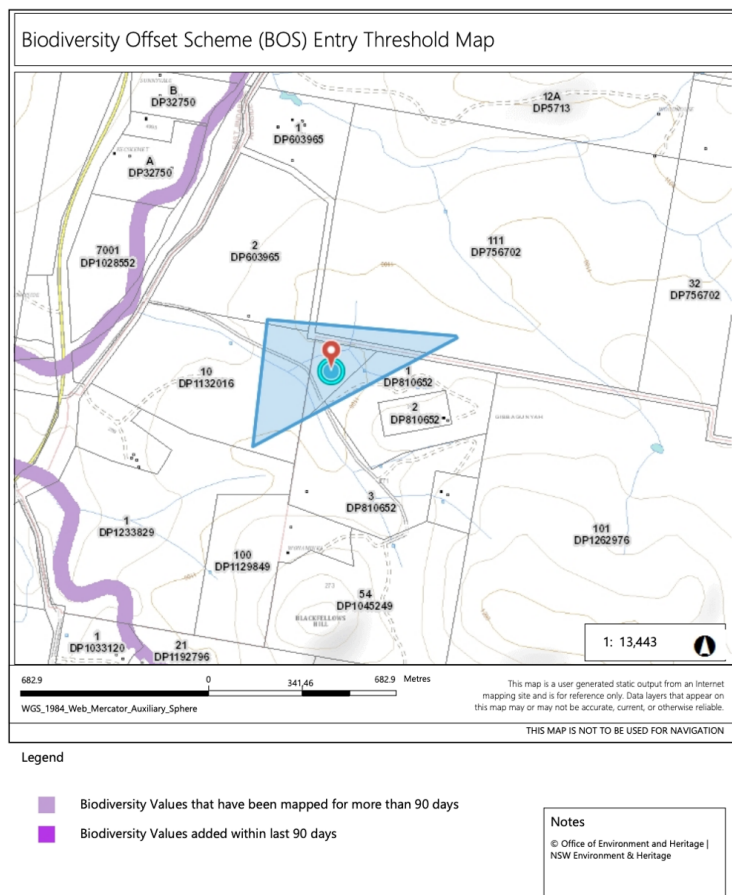
BDAR Assessment

As Per SEE:

The Biodiversity Conservation Act 2016 (BC Act) commenced on August 2017. The Act is a key pillar of the NSW Governments framework for biodiversity assessment and management, together with the land management framework established in the **Local Land Services Act 2013 (as amended by the Local Land Services Amendment Act 2016)**.

The BC Act, together with the **Biodiversity Conservation Regulation 2017**, outlines the framework for addressing impacts on biodiversity from development and clearing. It establishes a framework to avoid, minimise and offset impacts on biodiversity from development through the Biodiversity Offsets Scheme.

The site was reviewed on the NSW Biodiversity Values Map and Threshold Tool where it was identified that the site does not contain any high biodiversity values.



Threshold provisions apply. The lot has a minimum lot size of 40ha and a total clearing threshold of 1 ha (10,000m²) of native vegetation without having to provide a Biodiversity Assessment Report (BDAR). The proposal does not include land clearing beyond 1ha and therefore does not trigger the Biodiversity Offset Scheme,(BOS).



Biodiversity Values Map and Threshold Report

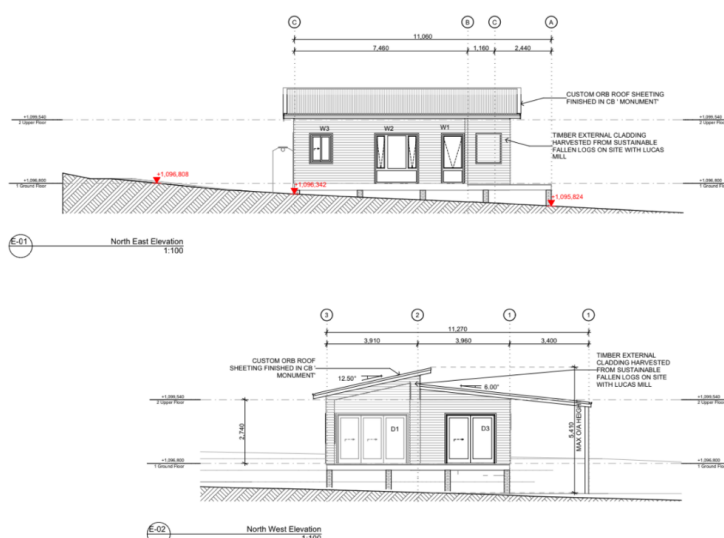
Results Summary

Date of Calculation	27/04/2021 10:30 AM	BDAR Required*
Total Digitised Area	10.52 ha	
Minimum Lot Size Method	LEP	
Minimum Lot Size	40 ha	
Area Clearing Threshold	1 ha	
Area clearing trigger Area of native vegetation cleared	Unknown #	Unknown #
Biodiversity values map trigger Impact on biodiversity values map(not including values added within the last 90 days)?	no	no
Date of the 90 day Expiry	N/A	

Cabin design

Proposed cabins and residence have been designed to incorporate features of other buildings within the surrounding site and locality. Key architectural features such as style, building material choice, roof form and pitch, finishing's, colours and general appearance have been considered during designing the cabins.

The applicant has incorporated sustainable materials (eg, milled timber cladding) into the design.



Accommodation - Length of stay

The length of stay shall be in accordance with planning controls and conditioned on the consent. As per regulatory requirements a maximum stay of 3 months is permitted and shall be conditioned on the consent.

Education Facility

The SRDCP identifies that the provision of education is not a required provision for an eco tourist facility, with the wording 'may include' in the definition of eco tourism.

Considering that the owners have identified that they propose to...

'provide well-informed visitor information for activities that raise awareness of the critical importance of national parks. The location of the facility allows guests to enjoy a view overlooking that National Park while being provided with information pertaining to park activities, also other cultural and health oriented activities within the local area.'

The land offers special ecological features in terms of location, being near to many public access points around Lake Jindabyne where people enjoy such activities as fishing for trout, swimming, bird watching and kayaking. The managers will provide information on such activities to clients.

The owner who will manage the property and tourist facility are well known locals who have a wealth of information about the locality and activities available within close vicinity. They anticipate that they will be on the site, or always contactable to provide information to guests or answer any questions.



AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : 10.2021.157.1

Client Service ID : 614435

Snowy Monaro Regional Council - Cooma

Date: 17 August 2021

PO 714

Cooma New South Wales 2630

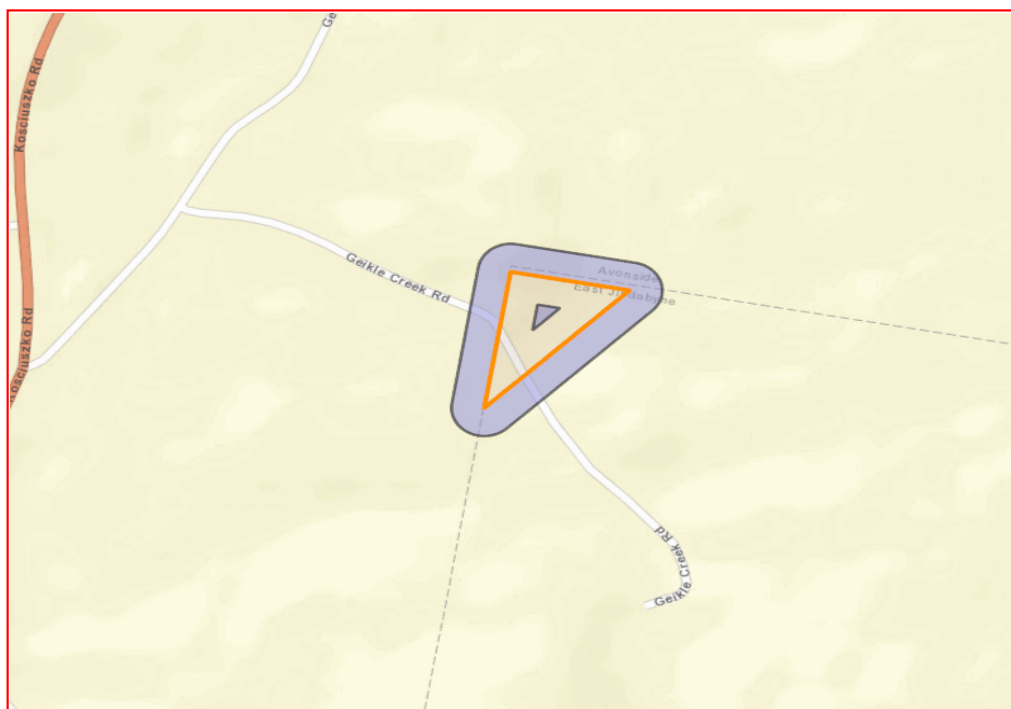
Attention: Sarah Brown

Email: sarah.brown@snowymonaro.nsw.gov.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 6, DP:DP810652, Section : - with a Buffer of 50 meters, conducted by Sarah Brown on 17 August 2021.

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



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

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

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

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

Important information about your AHIMS search

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



Development Application

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

Office Use Only	
DA Number	10. 2021. 157.1

PLEASE COMPLETE ALL SECTIONS

APPLICANT				
Name/Company: David Morgan			Phone: [REDACTED]	
Contact Name (if Company):			Fax:	
Postal Address: [REDACTED] Street			Mobile: [REDACTED]	
Town: JINDABYNE	State: NSW	Postcode: 2627	Email: [REDACTED]@com	

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

LAND TO BE DEVELOPED (Please attach additional sheet if inadequate space provided)					
No: 267		Street: Geikle Creek Road		Town: JINDABYNE	
Lot: 6	Section:	DP/SP: 810652	Lot:	Section:	DP/SP:
Lot:	Section:	DP/SP:	Lot:	Section:	DP/SP:
OFFICE USE ONLY Parcel Numbers					

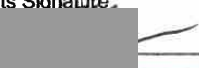
PROPOSED DEVELOPMENT		
Description of development: Eco Tourist Development - Managers Residence & Cabins, shed		
<input checked="" type="checkbox"/> Erect, alter or add to a building or structure <input type="checkbox"/> Subdivide land or building <input type="checkbox"/> Other (specify): <input type="checkbox"/> Change the use of land or building (or classification under the BCA) <input type="checkbox"/> Demolition <input type="checkbox"/> Carry out a work <input type="checkbox"/> Signage/Advertising		
TYPE OF DEVELOPMENT (tick all that apply)		
<input checked="" type="checkbox"/> Single dwelling <input type="checkbox"/> Residential alterations/additions <input type="checkbox"/> Multi-Unit <input type="checkbox"/> Second Occupancy <input type="checkbox"/> Seniors Living <input type="checkbox"/> Other residential <input type="checkbox"/> Mixed	<input checked="" type="checkbox"/> Storage Shed <input type="checkbox"/> Garage <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial/Business <input type="checkbox"/> Retail <input type="checkbox"/> Office <input type="checkbox"/> Food Premises	<input checked="" type="checkbox"/> Tourist <input type="checkbox"/> Subdivision <input type="checkbox"/> Infrastructure <input type="checkbox"/> Community/Education Facilities <input type="checkbox"/> Education Facility <input type="checkbox"/> Event <input type="checkbox"/> Other


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


STAGED DEVELOPMENT			
Are you lodging a Staged Development Application ? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Section 83B of the <i>Environmental Planning and Assessment Act 1979</i> defines a staged Development Application (DA) as one which sets out concept proposals for the development of a site, and for which detailed proposals for separate parts of the site are to be the subject of subsequent DAs. The application may set out detailed proposals for the first stage of development.			
INTEGRATED DEVELOPMENT (Approvals from State Agencies)			
Is this application for Integrated Development ? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Please tick which other approvals are required. If yes Council requires an additional set of plans, a Statement of Environmental Effects (SEE) and a fee for each relevant government agency. Please check with Council for current applicable fee.			
Roads Act 1993 <input type="checkbox"/> s138	Heritage Act 1977 <input type="checkbox"/> s58	National Parks and Wildlife Act 1974 <input type="checkbox"/> s90	
Rural Fires Act 1997 <input type="checkbox"/> s100B	Protection of the Environment Operations Act 1997		
Petroleum (on shore) Act 1991 <input type="checkbox"/> s9	<input type="checkbox"/> s43(a) <input type="checkbox"/> s43(b) <input type="checkbox"/> s43(d) <input type="checkbox"/> s47 <input type="checkbox"/> s48 <input type="checkbox"/> s55 <input type="checkbox"/> s122		
Fisheries Management Act 1994	Water Management Act 2000		
<input type="checkbox"/> s144 <input type="checkbox"/> s201 <input type="checkbox"/> s205 <input type="checkbox"/> s219	<input type="checkbox"/> s89 <input type="checkbox"/> s90 <input type="checkbox"/> s91		
Mine Subsidence Compensation Act 1961 <input type="checkbox"/> s15	Mining Act 1992 <input type="checkbox"/> s63 <input type="checkbox"/> s64		
Integrated Development is defined by the Environmental Planning and Assessment Act 1979 as development which needs a Development Consent and one or more additional approvals under the Acts mentioned above in order to be legally carried out. Further explanatory notes are available from Council on request.			
IS/DOES THE PROPOSED DEVELOPMENT:		YES	NO
Designated Development▲?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Likely to significantly affect a threatened species, population or ecological community, or it's habitat?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Involve the use of or work on a Crown Road Reserve or other land owned by the Crown?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Development by the Crown? (Part 5A of the Act applies to development by the Crown)		<input type="checkbox"/>	<input checked="" type="checkbox"/>
On land which is also subject to a Property Vegetation Plan under the <i>Native Vegetation Act 2003</i> ?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Development which requires a Site Compatibility Certificate from the Department of Planning prior to lodgement in accordance with <i>State Environmental Planning Policy (Infrastructure) 2007</i> , <i>State Environmental Planning Policy (Housing for seniors or people with a disability) 2004</i> , or any other State Environmental Planning Policy?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Development which requires a BASIX Certificate ?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Involve land which has easements or restrictions on the Title? (If yes, please specify the nature of these easements or restrictions in your Statement of Environmental Effects)		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Likely to affect a threatened species, population or ecological community protected under the <i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i> ?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Require an approval under Section 68 of the <i>Local Government Act 1993</i> for any of the activities listed on the next page?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Biodiversity compliant development</i> ❖? If yes, please specify the reason in your Statement of Environmental Effects		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Require <i>Concurrence</i> ↗ from any authorities? No			
Is the proposal State significant development ? If yes, please provide (a) a list of authorisations and the applicable Act, (b) the capital investment value of the development.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the land the subject of this application critical habitat?		<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

POLITICAL DONATIONS AND GIFTS DISCLOSURE STATEMENT [Sec 1.12 (4) EP&A Act]		
Have you or any person with a financial interest in this development application made a political donation or gift within the last 2 years?		
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – please complete and attach a Political Donations and Gifts Disclosure Statement (available from Council's website).		
Applicants Signature	Name	Date
	David Morgan	4 Feb 2021

CONSENT OF ALL OWNERS		
All owners must sign this application form or provide written authority for the lodgement of the application.		
Note: Company Ownership		
In the case of a company ownership, in accordance in s127 of the Corporations Act 2001, please state in the signature/name area the authority of each signatory (Director/Secretary etc) (eg as Director of ABC Holdings Pty Ltd) OR attach further documentation as required.		
<input type="checkbox"/> Owners consent attached OR ↓		
As the owner/s of the above property described in this application I/we consent to its lodgement. I/we hereby permit any duly authorised officer of Snowy Monaro Regional Council to enter the land or premises to carry out inspections and surveys or take measurements or photographs as required for the administration the Act(s), Regulations, or Planning Instruments. We advise that as landowners we are not aware of any known hazards that may be of harm to officers visiting the site.		
Signature	Name	Date
	David Morgan	4 Feb 2021
Signature	Name	Date

DECLARATION AND SIGNATURE OF APPLICANT		
I/we the undersigned hereby apply for approval of the development proposal as described and as per the plans and specifications and documents accompanying the Application. I/we undertake to develop in accordance with any approval granted by Council and conform with the provisions of the relevant Act(s), Regulations, codes and the Local Environmental Plan. I/we further undertake to pay any fee or charge assessed by Council in connection with development and indemnify Snowy Monaro Regional Council against all claims arising from negligence (or otherwise) resulting from work carried out in connection with the development within the road reserve.		
Signature	Name	Date
	David Morgan	4 Feb 2021
Signature	Name	Date

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

^ Designated Developments are listed in Schedule 3 of the Environmental Planning and Assessment Regulations 2000. Special procedures apply to the notification and assessment of Designated Development under the Act)

✦ Development that requires Concurrence is listed in 79B of the Environmental Planning and Assessment Act 1979.

✦ biodiversity compliant development means:

- (a) development proposed to be carried out on biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995, or
- (b) development in respect of which a biobanking statement has been issued in respect of the development under Part 7A of the Threatened Species Conservation Act 1995, or
- (c) development to which the biodiversity certification conferred by Part 7 of Schedule 7 to the Threatened Species Conservation Act 1995 applies, or
- (d) development for which development consent is required under a biodiversity certified EPI (within the meaning of Part 8 of Schedule 7 to the Threatened Species Conservation Act 1995).

Box:SNOW /Doc:DP 0810652 P /Rev:07-Nov-1992 /Sts:OK.OK /Prt:05-Jan-2001 19:44 /Pgs:ALL /Seq:1 of 2
WARNING : Electronic Document Supplied by LPI NSW for Your Internal Use Only

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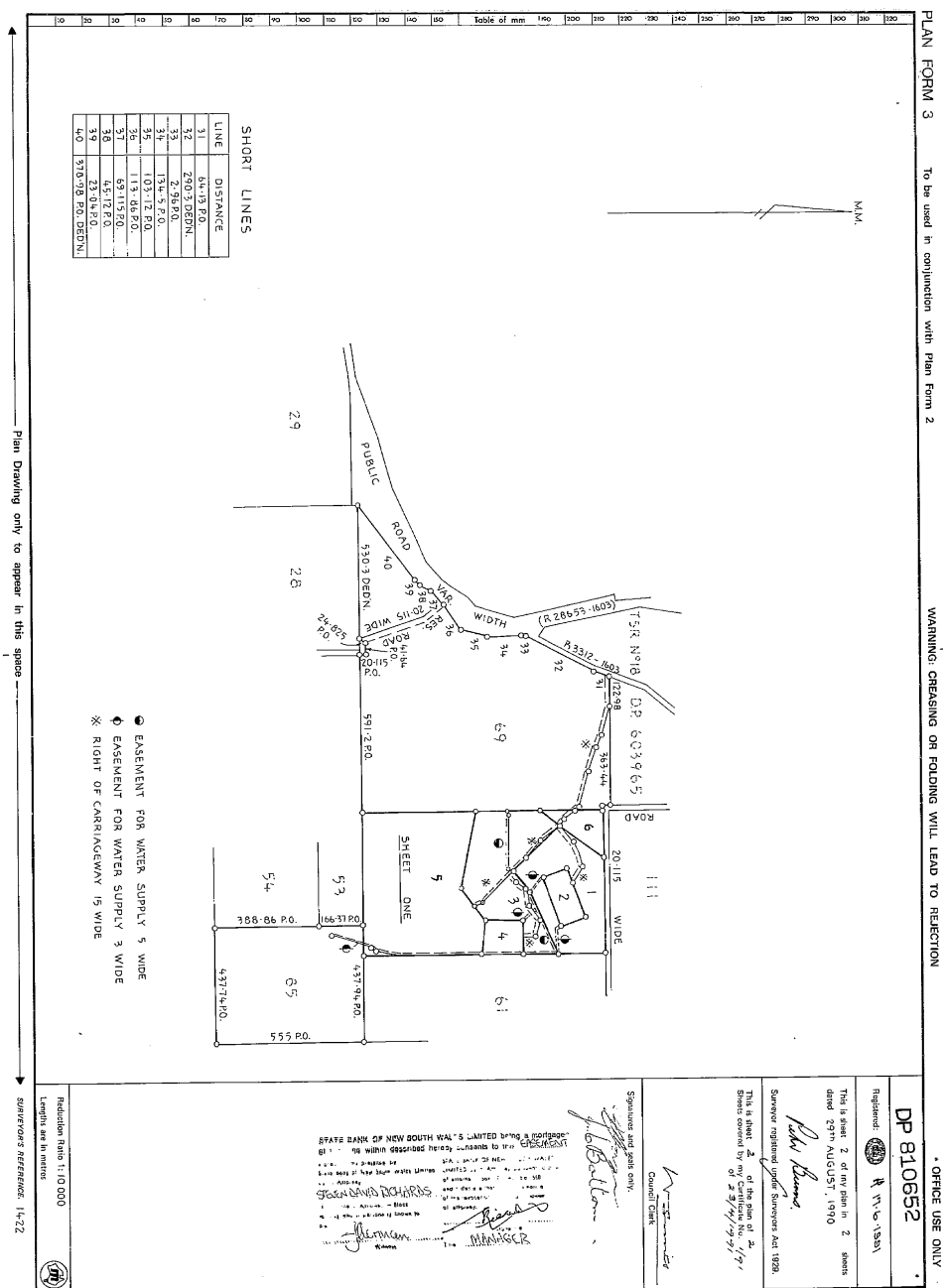

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This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day,

13th June, 1991

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18th June, 1991



TO BE CRAFTED PURSUANT TO SECTION 808 OF THE CONVEYANCING ACT 1912 (AS AMENDED)

(Sheet 3 of 3 sheets)

Subdivision of Lot 74 D.P. 756702 and
casements through Lots 69 & 85 D.P.

Certificate No. _____ of _____

large bottom who is personally known to me

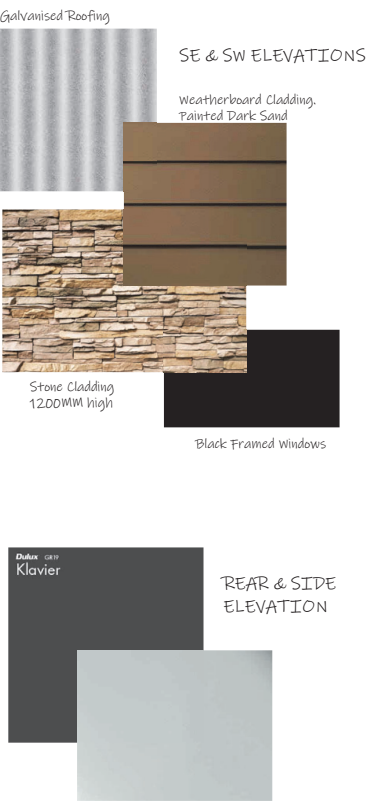
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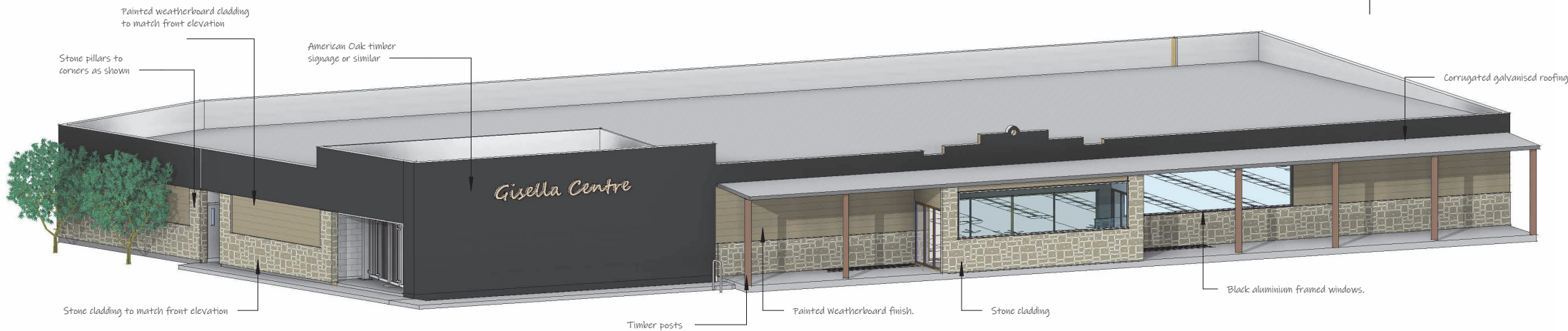
Drawing List	
Sheet Number	Sheet Name
00	Cover
01	Site Plan
02	Floor Plan
04	Elevations 1
05	Elevations 2
06	Roof Plan
07	Aproximate Turning Paths. COS
15	Areas
16	Floor Plan 2


MATERIAL FINISHES

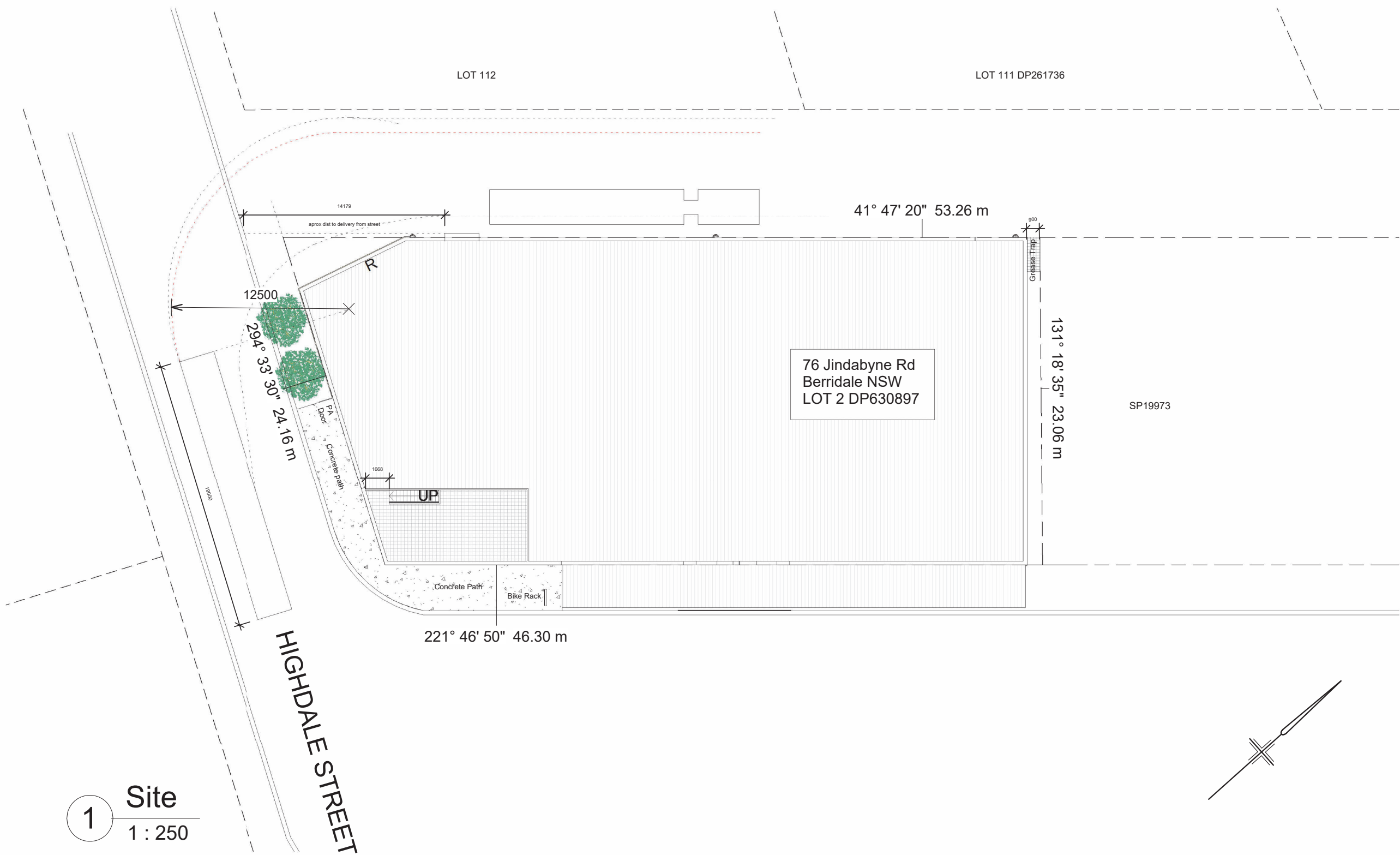


Proposed Commercial Development


76 Jindabyne Rd
Berridale NSW 2628
LOT 1 DP 1223918

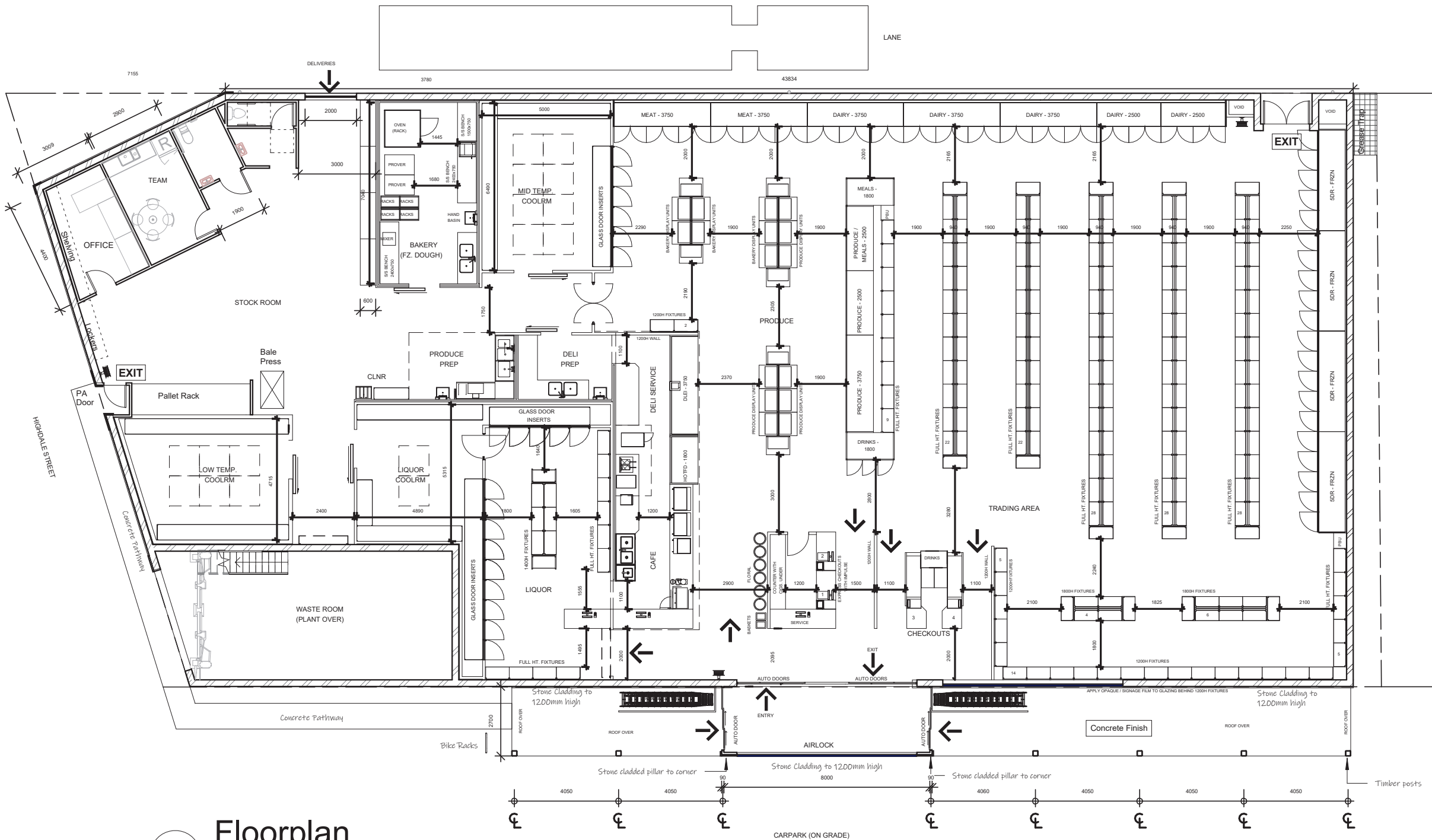


 <div>Jude Little 40 Sharp St Cooma, NSW, 2630 judelittle@bigpond.com Ph 0416 292 934</div>	<p>Do not scale off drawings. Written dimensions shall take precedence. All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. All works are to comply with the BCA and all relevant authority requirements. All steel beams and supports to registered engineers specifications. Builder to identify service locations on site prior to the commencement of any works.</p>	<p>Registered surveyor to set out structure and confirm positions of all relevant building envelope setbacks and easements prior to the commencement of the works. All timber framing and construction must comply with AS 1684 "The national timber framing code" Provide temporary and permanent bracing to all frames in accordance with the BCA. All stormwater drainage and sewer to be connected to existing services in accordance with the BCA and all local authority requirements. Copyright 2016 Nabo Holdings Pty Ltd. This document remains the exclusive property of Nabo Holdings and may not be copied in whole or part without written permission. No guarantee is given on the ability of a prime mover to negotiate these turning paths. Site conditions need to be assessed by others. Information given in this document regarding turning paths is an approximation only. No liability is assumed for the accuracy of the information shown regarding turning paths on this document.</p>	CLIENT: Kayenay Pty Ltd	SITE: 76 Jindabyne Rd Berridale NSW 2628 LOT 1 DP1333918	TITLE: Cover		
			PROJECT: Commercial		SCALE AT A3: 1 : 1	DRAWN: JL	REVISION: 1
			DATE: 18/09/2021 2:03:26 PM		DRAWING NO: 00		




1 Site
1 : 250

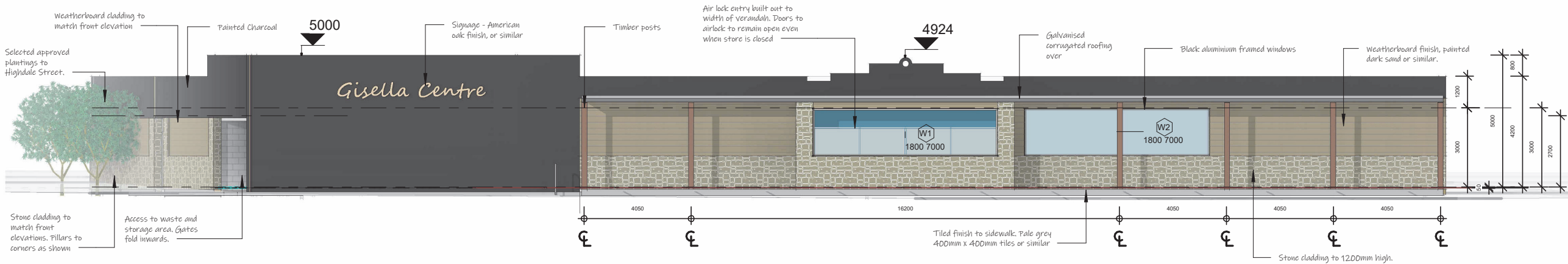
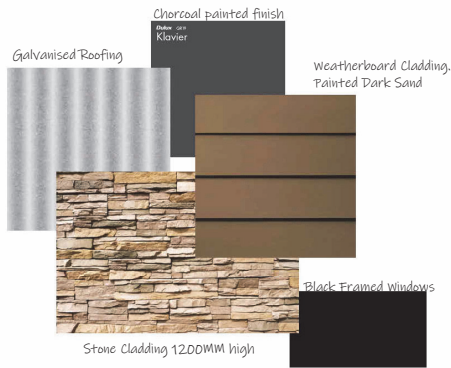
<div></div> <div>Jude Little</div> <div>40 Sharp St Cooma, NSW, 2630 judelittle@bigpond.com Ph 0416 292 934</div>	<div>Do not scale off drawings. Written dimensions shall take precedence. All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. All works are to comply with the BCA and all relevant authority requirements. All steel beams and supports to registered engineers specifications. Builder to identify service locations on site prior to the commencement of any works.</div>	<div>Registered surveyor to set out structure and confirm positions of all relevant building envelope setbacks and easements prior to the commencement of the works. All timber framing and construction must comply with AS 1684 "The national timber framing code" Provide temporary and permanent bracing to all frames in accordance with the BCA. All stormwater drainage and sewer to be connected to existing services in accordance with the BCA and all local authority requirements. Copyright 2015 Nabo Holdings Pty Ltd. This document remains the exclusive property of Nabo Holdings and may not be copied in whole or part without written permission. No guarantee is given on the ability of a prime mover to negotiate these turning paths. Site conditions need to be assessed by others. Information given in this document regarding turning paths is an approximation only. No liability is assumed for the accuracy of the information shown regarding turning paths on this document.</div>	CLIENT: Kayenay Pty Ltd		SITE: 76 Jindabyne Rd Berridale NSW 2628 LOT 1 DP1333918	TITLE: Site Plan		
			PROJECT: Commercial			SCALE AT A3: 1 : 250	DRAWN: JL	REVISION: I
						DATE: 18/09/2021 2:03:27 PM	DRAWING NO: 01	



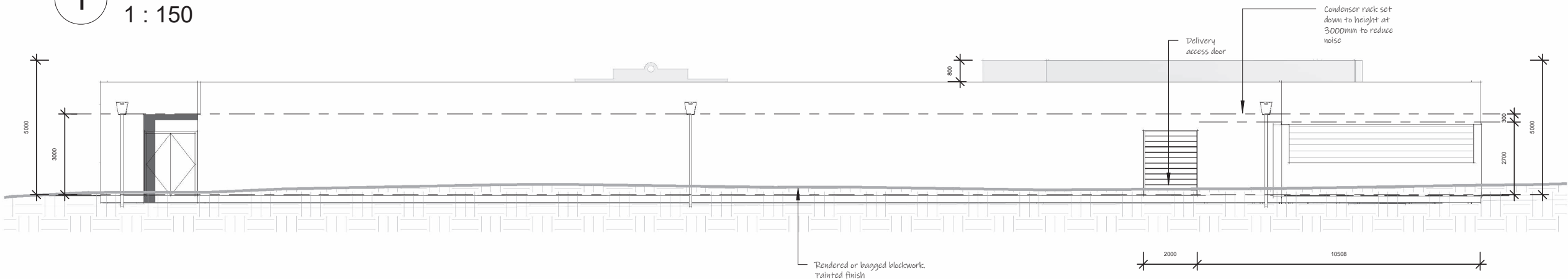
1 Floorplan
1 : 150

 <div>Jude Little 40 Sharp St Cooma, NSW, 2630 judelittle@bigpond.com Ph 0416 292 934</div>	<p>Do not scale off drawings. Written dimensions shall take precedence. All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. All works are to comply with the BCA and all relevant authority requirements. All steel beams and supports to registered engineers specifications. Builder to identify service locations on site prior to the commencement of any works.</p>	<p>Registered surveyor to set out structure and confirm positions of all relevant building envelope setbacks and easements prior to the commencement of the works. All timber framing and construction must comply with AS 1684 "The national timber framing code" Provide temporary and permanent bracing to all frames in accordance with the BCA. All stormwater drainage and sewer to be connected to existing services in accordance with the BCA and all local authority requirements. Copyright 2016 Nabo Holdings Pty Ltd. This document remains the exclusive property of Nabo Holdings and may not be copied in whole or part without written permission. No guarantee is given on the ability of a prime mover to negotiate these turning paths. Site conditions need to be assessed by others. Information given in this document regarding turning paths is an approximation only. No liability is assumed for the accuracy of the information shown regarding turning paths on this document.</p>	CLIENT: Kayenay Pty Ltd		SITE: 76 Jindabyne Rd Berridale NSW 2628 LOT 1 DP1333918	TITLE: Floor Plan		
			PROJECT: Commercial			SCALE AT A3: 1 : 150	DRAWN: JL	REVISION: I
						DATE: 18/09/2021 2:03:28 PM	DRAWING NO: 02	


FRONT ELEVATION MATERIALS SCHEDULE

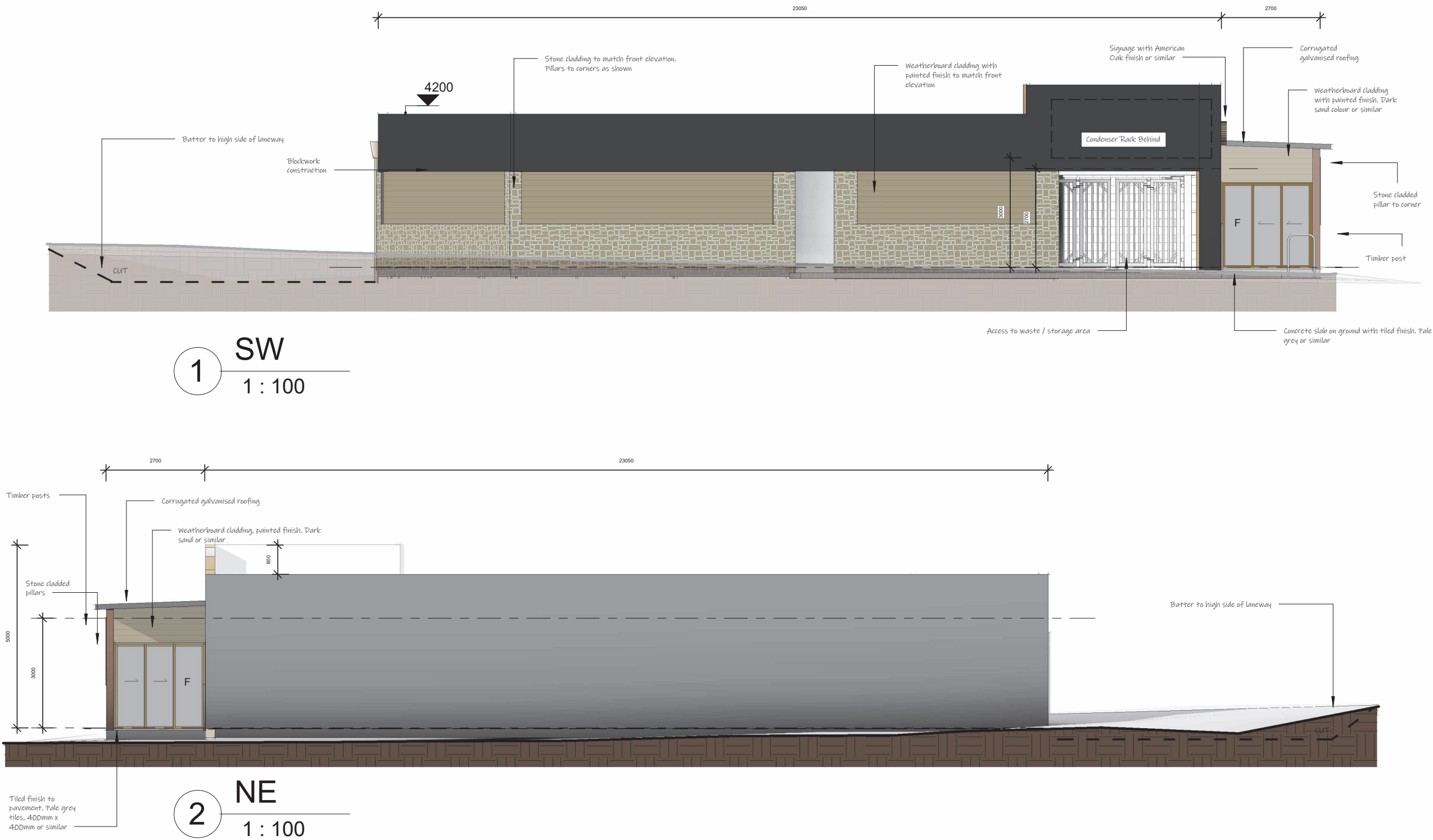



1 SE
1 : 150

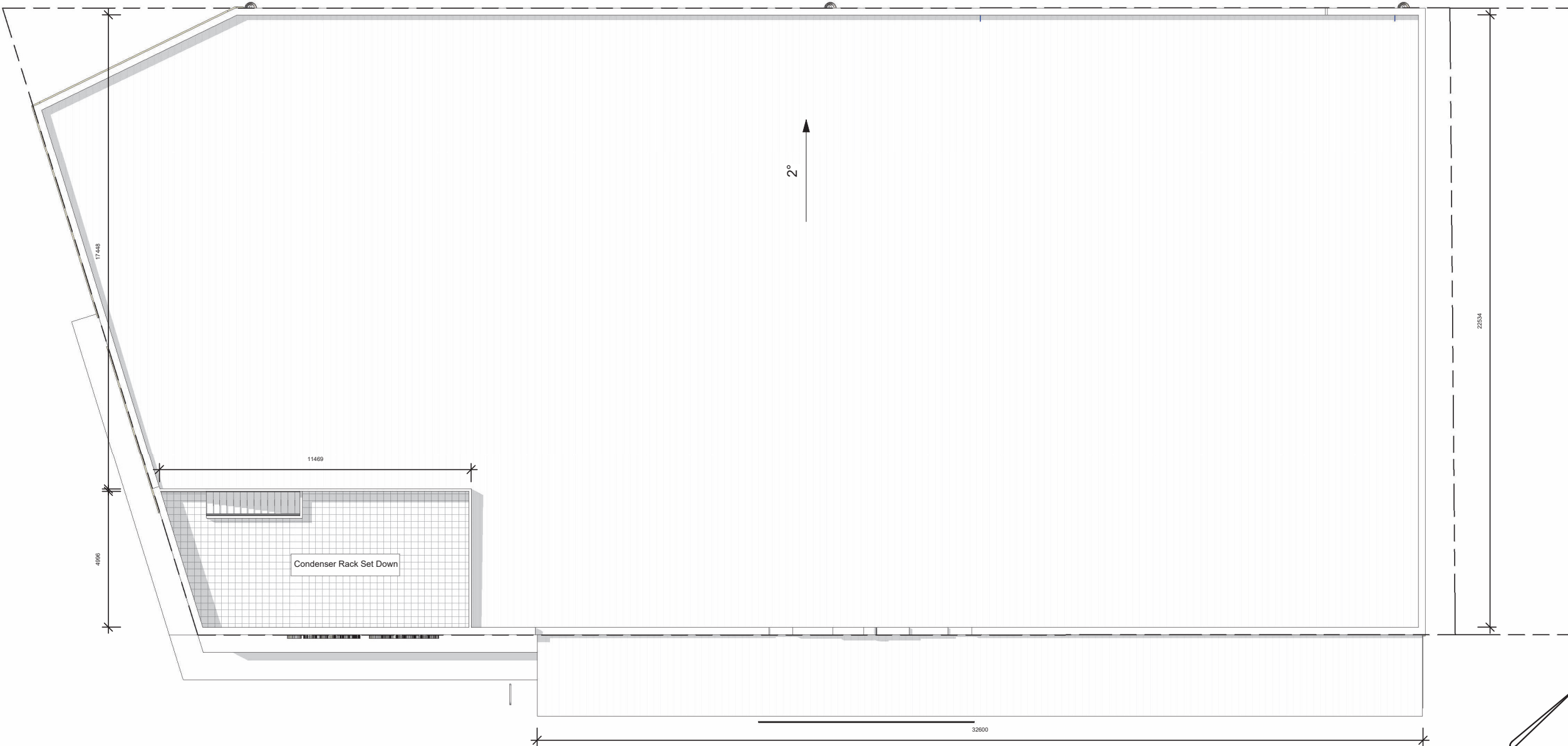


2 NW
1 : 150


 Jude Little 40 Sharp St Cooma, NSW, 2630 judelittle@bigpond.com Ph 0416 292 934	Do not scale off drawings. Written dimensions shall take precedence. All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. All works are to comply with the BCA and all relevant authority requirements. All steel beams and supports to registered engineers specifications. Builder to identify service locations on site prior to the commencement of any works.	Registered surveyor to set out structure and confirm positions of all relevant building envelope setbacks and easements prior to the commencement of the works. All timber framing and construction must comply with AS 1684 "The national timber framing code" Provide temporary and permanent bracing to all frames in accordance with the BCA. All stormwater drainage and sewer to be connected to existing services in accordance with the BCA and all local authority requirements. Copyright 2015 Nabo Holdings Pty Ltd. This document remains the exclusive property of Nabo Holdings and may not be copied in whole or part without written permission. No guarantee is given on the ability of a prime mover to negotiate these turning paths. Site conditions need to be assessed by others. Information given in this document regarding turning paths is an approximation only. No liability is assumed for the accuracy of the information shown regarding turning paths on this document.	CLIENT: Kayenay Pty Ltd PROJECT: Commercial	SITE: 76 Jindabyne Rd Berridale NSW 2628 LOT 1 DP1333918	TITLE: Elevations 1	
					SCALE AT A3: 1 : 150	DRAWN: JL
					DATE: 18/09/2021 2:03:31 PM	REVISION: I DRAWING NO: 04



 <p>Jude Little 40 Sharp St Cooma, NSW, 2630 judelittle@bigpond.com Ph 0416 292 934</p>	<p>Do not scale off drawings. Written dimensions shall take precedence. All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. All works are to comply with the BCA and all relevant authority requirements. All steel beams and supports to registered engineers specifications. Builder to identify service locations on site prior to the commencement of any works.</p>	<p>Registered surveyor to set out structure and confirm positions of all relevant building envelope setbacks and easements prior to the commencement of the works. All timber framing and construction must comply with AS 1684 "The national timber framing code" Provide temporary and permanent bracing to all frames in accordance with the BCA. All stormwater drainage and sewer to be connected to existing services in accordance with the BCA and all local authority requirements. Copyright 2015 Nabo Holdings Pty Ltd. This document remains the exclusive property of Nabo Holdings and may not be copied in whole or part without written permission. No guarantee is given on the ability of a prime mover to negotiate these turning paths. Site conditions need to be assessed by others. Information given in this document regarding turning paths is an approximation only. No liability is assumed for the accuracy of the information shown regarding turning paths on this document.</p>	CLIENT: Kayenay Pty Ltd	SITE: 76 Jindabyne Rd Berridale NSW 2628 LOT 1 DP1333918	TITLE: Elevations 2		
			PROJECT: Commercial		SCALE AT A3: 1 : 100	DRAWN: JL	REVISION: I
			DATE: 18/09/2021 2:03:34 PM		DRAWING NO: 05		

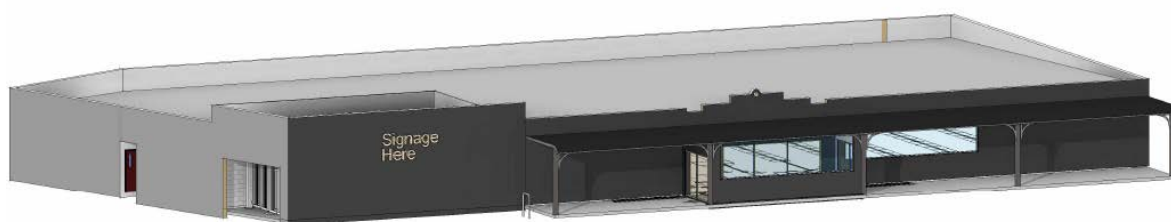


1 Proposed Roof Plan
1 : 150

<div><div></div><div>Jude Little 40 Sharp St Cooma, NSW, 2630 judelittle@bigpond.com Ph 0416 292 934</div></div>	<p>Do not scale off drawings. Written dimensions shall take precedence. All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. All works are to comply with the BCA and all relevant authority requirements. All steel beams and supports to registered engineers specifications. Builder to identify service locations on site prior to the commencement of any works.</p>	<p>Registered surveyor to set out structure and confirm positions of all relevant building envelope setbacks and easements prior to the commencement of the works. All timber framing and construction must comply with AS 1684 "The national timber framing code" Provide temporary and permanent bracing to all frames in accordance with the BCA. All stormwater drainage and sewer to be connected to existing services in accordance with the BCA and all local authority requirements. Copyright 2015 Nabo Holdings Pty Ltd. This document remains the exclusive property of Nabo Holdings and may not be copied in whole or part without written permission. No guarantee is given on the ability of a prime mover to negotiate these turning paths. Site conditions need to be assessed by others. Information given in this document regarding turning paths is an approximation only. No liability is assumed for the accuracy of the information shown regarding turning paths on this document.</p>	CLIENT: Kayenay Pty Ltd		SITE: 76 Jindabyne Rd Berridale NSW 2628 LOT 1 DP1333918	TITLE: Roof Plan		
			PROJECT: Commercial			SCALE AT A3: 1 : 150	DRAWN: JL	REVISION: I
						DATE: 18/09/2021 2:03:35 PM	DRAWING NO: 06	



Statement of Environmental Effects



Project: Construction of New Supermarket

76 Jindabyne Road
Berridale NSW 2628
Lot 1 DP1223918

DATE: AUGUST 2021

PREPARED FOR: KAYENAY PTY LTD

PREPARED BY: ACCENT TOWN PLANNING

ACCENTTOWNPLANNING.COM.AU | INFO@COMPLETEPLANNING.COM.AU

PO BOX 642 JINDABYNE NSW 2627 | PH 02 6456 7176

STATEMENT OF ENVIRONMENTAL EFFECTS FOR 76 JINDABYNE ROAD BERRIDALE NSW 2628

1.0 The Proposal

This report has been prepared to inform the development potential and seek approval for construction of a single storey supermarket to service the township of Berridale. The subject property is located at Lot 1 DP1223918 known as 76 Jindabyne Road, Berridale. It examines the site, the constraints affecting the site and the applicable planning controls, which may affect the site's redevelopment.

The application seeks Council approval for a single storey supermarket. The proposal has identified the need and demand for a supermarket to service the growing year-round population of Berridale and tourism industry. The proposal will have positive economic, social and environmental impact on the locality.

In preparing this advice, the following key documents have been considered:

- Snowy River Local Environmental Plan 2013
- Snowy River Development Control Plan 2013
- SIX Map images for the site
- NSW Planning Portal

Proposed opening hours of the supermarket will be:

- Monday 6.30am to 10pm
- Tuesday 6.30am to 10pm
- Wednesday 6.30am to 10pm
- Thursday 6.30am to 10pm
- Friday 6.30am to 10pm
- Saturday 6.30am to 10pm
- Sunday 6.30am to 10pm

Supermarket deliveries will be weekdays 8am to 6pm with the exception of emergency or breakdown vehicles that may arrive randomly on rare occasions.

As the proposal is permissible in this land use zone and in accordance with the zone objectives, it will be consistent with community expectations and Council is therefore encouraged to support the application.



STATEMENT OF ENVIRONMENTAL EFFECTS FOR 76 JINDABYNE ROAD BERRIDALE NSW 2628

2.0 Zoning and Permissions

The subject site is located within the Local Government Area (LGA) of Snowy Monaro Regional Council and is subject to the provisions within the Snowy River Local Environmental Plan 2013.

The site is zoned RU5 Village under the Snowy River Local Environmental Plan 2013.



RU5 – Objectives of zone

Objectives of zone

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

Permitted without consent

Home occupations

Permitted with consent

Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Schools; Tank-based aquaculture; Any other development not specified in item 2 or 4

Prohibited

Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Cemeteries; Correctional centres; Crematoria; Electricity generating works; Forestry; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industries; Intensive livestock agriculture; Livestock processing industries; Mortuaries; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Resource recovery facilities; Restricted premises; Roadside stalls; Rural workers' dwellings; Sewage treatment plants; Sex services premises; Signage; Stock and sale yards; Waste disposal facilities; Water supply systems

STATEMENT OF ENVIRONMENTAL EFFECTS FOR 76 JINDABYNE ROAD BERRIDALE NSW 2628

3.0 Site Analysis

3.1 The Site

The site is identified as Lot 1 DP1223918, 76 Jindabyne Road, Berridale. The site has an area of approximately 1,148 sqm. The site is located on the northern side of Jindabyne Road within the Berridale Village Centre with existing carparking infrastructure. The surrounding area is characterised by residential development and tourism development. The site currently has no structures trees. One tree is proposed to be removed to allow for a clear building site.

Key aspects of the site include:

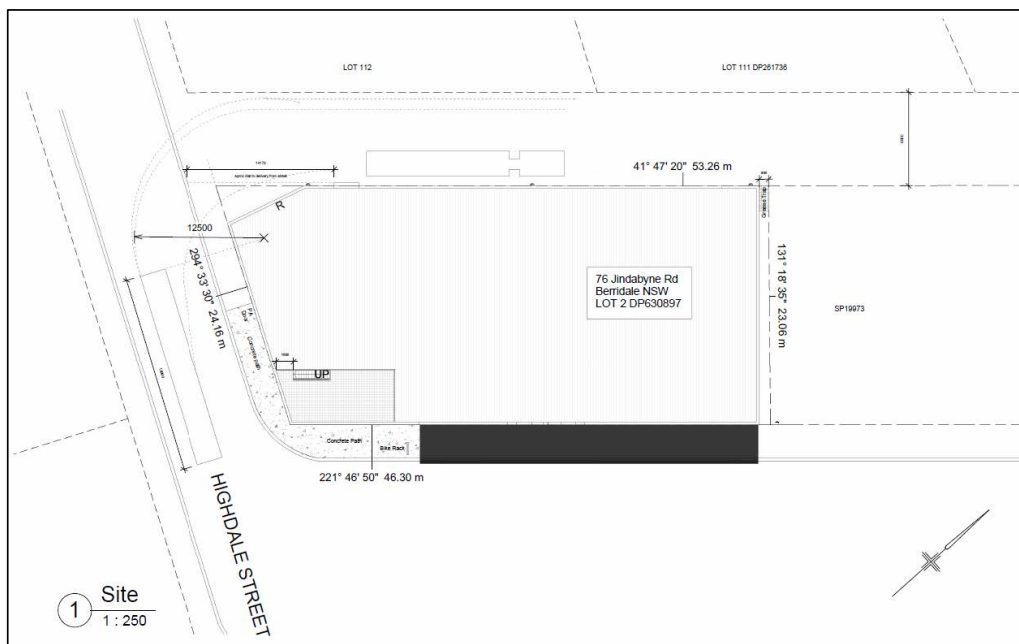
- The land is predominately flat.
- No constraint exists in respect of flooding.
- No geotechnical restrictions apply to the site.
- The site is identified as being not bushfire prone.



The proposed single storey retail premise to be used as a local supermarket will not create adverse overshadowing to the adjoining lots and will be consistent in design and scale of other commercial buildings on Jindabyne Road. The design offers rural features with variance to the street front to create visual interest and pedestrian zone. There will no impacts to the amenity of the area due to the development.

AHIMS search did not identify that there are any items of significance upon the site. The lot is not identified as being bushfire prone land.

STATEMENT OF ENVIRONMENTAL EFFECTS FOR 76 JINDABYNE ROAD BERRIDALE NSW 2628



3.2 Site Contours

The subject site is relatively flat and the proposed building has been designed to follow the natural topography to minimise the excavation required.

3.4 Site Coverage/Floor Space Ratio

The allotment is 1,148 sqm. The proposed development is largely contained within the site boundaries, however, the awning and airlock on the south eastern entry extends over the adjoining lot. It is proposed that a lease will be obtained to allow the extension of the awning and airlock to the entry on the south eastern elevation of the building.

A maximum Gross Floor Area (GFA) 1,060.20 sqm is proposed.

3.2 Site Planning and Layout

The proposed supermarket has been designed to address the shape of the allotment and fit the existing commercial streetscape. The size of the lot is consistent with others located in the Berridale Village Centre and the proposed layout of the supermarket is similar to neighbouring allotments.

The addition of the airlock to the south eastern elevation will create a wind buffer for entry to the store.

The commercial parking is subject to the proposed works for the Berridale landscape masterplan – Highdale Carpark and business signage. The supermarket entry will be accessible from the proposed parking arrangements and will have adequate lighting and access for pedestrian access.

3.5 Streetscape, Setbacks and Character

The transition between the public realm and commercial premises is created at the undercover entrance to the proposed supermarket, where customers and visitors to the region are welcomed,

STATEMENT OF ENVIRONMENTAL EFFECTS FOR 76 JINDABYNE ROAD BERRIDALE NSW 2628

where products and the supermarket business offerings are displayed at street level on the large shop front windows in the active pedestrian space. The subject site allows for sufficient placement of the commercial development and offers an active pedestrian environment that will link to the existing commercial infrastructure in the Berridale Village Centre and utilise the existing parking infrastructure provided for the Village Centre and form a safe pedestrian environment through the separation of pedestrian and vehicle spaces.

An articulated façade incorporating rural design elements of existing commercial premises of the Village Centre will create variance and interest in the streetscape of the commercial precinct. The low-rise commercial premise with moderated building height and street front creates visual interest in the streetscape. The street interface and an active pedestrian environment is created by the undercover pedestrian area at the main entrance to the supermarket, that will add to the walkability of the commercial precinct servicing the township of Berridale.

The proposed development has been designed to merge the characteristics of the existing buildings within the Berridale Village Centre and will also add visual interest and character, with the building designed to enhance the existing streetscape and add a sense of variety. Clear signage will identify the supermarket within the Berridale Village Precinct so consumers will be able to locate the services and amenity they are after. A mix of natural tones and materials are proposed that will complement the existing commercial premises on neighbouring allotments.

The size of the lot is consistent with others located in in the Berridale Village Centre and the proposed layout and setbacks of the supermarket is similar to neighbouring allotments. A loading bay will be provided from the rear with adequate turning circle provided to access the rear of the allotment from Highdale Street.

3.6 Site Photos



STATEMENT OF ENVIRONMENTAL EFFECTS FOR 76 JINDABYNE ROAD BERRIDALE NSW 2628



STATEMENT OF ENVIRONMENTAL EFFECTS FOR 76 JINDABYNE ROAD BERRIDALE NSW 2628

4.0 Development Description**4.1 Building Form**

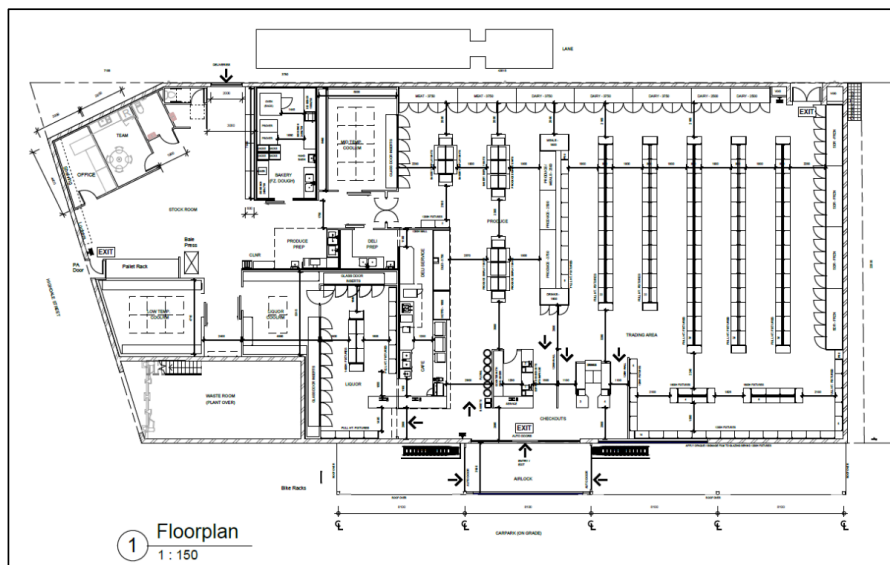
The site is rectangular in shape with flat topography and the proposed supermarket has been designed to fit harmoniously on the lot and blend into the existing built environment of the Berridale Village Centre.

An articulated façade incorporating rural design elements of existing commercial premises of the Village Centre will create variance and interest in the streetscape of the commercial precinct. The low-rise commercial premise with moderated building height and street front creates visual interest in the streetscape. The street interface and active pedestrian environment is provided with an undercover pedestrian area with airlock at the main entrance to the supermarket.

A decorative façade, reflective of the rural nature of the locality, will complement the Berridale Village Centre while protecting the cultural streetscape of Jindabyne Road, adjacent to the commercial precinct. Aesthetically pleasing signage is proposed that will clearly identify the service on offer by the commercial building and is incorporated in the decorative façade in the centre of the commercial space above the undercover walkway.

The proposed building form has been designed to blend seamlessly into the built environment of the Village Centre, while adding to the variance and visual interest of the commercial precinct.

The site will require some excavation to allow for footings, this outcome is deemed satisfactory.



Main entry to the proposed supermarket will be through automatic doors in the middle of the south-eastern façade that faces Jindabyne Road. It is proposed that a lease is obtained from Council to have an airlock be installed under the awning with automatic doors allowing pedestrian movements on both sides of the main entry. The proposed internal floor plan for the supermarket will provide front of house and back of house areas, for customers and staff respectively.

Front of house areas will provide all the public areas for the proposed supermarket:

- Packaged produce aisles, including refrigeration and freezer sections.
- Deli Service
- Bakery service

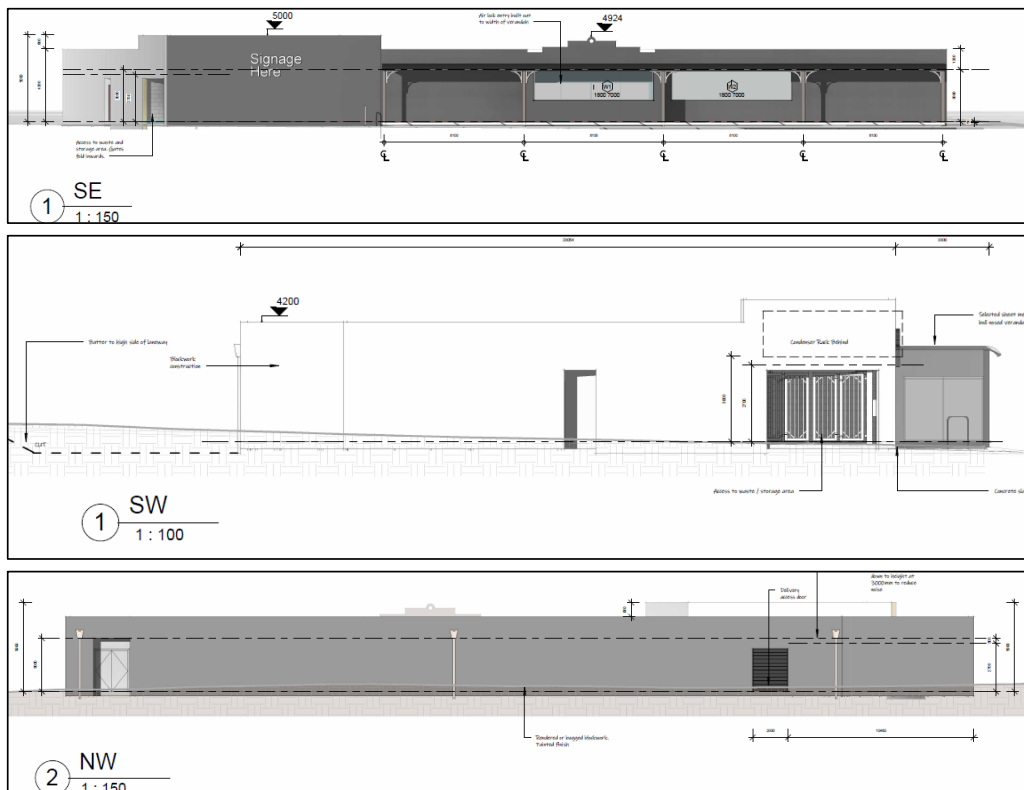
STATEMENT OF ENVIRONMENTAL EFFECTS FOR 76 JINDABYNE ROAD BERRIDALE NSW 2628

- Fresh produce
- Checkouts
- Café (take away service only)
- Liquor store with separate internal access (18+ area only)

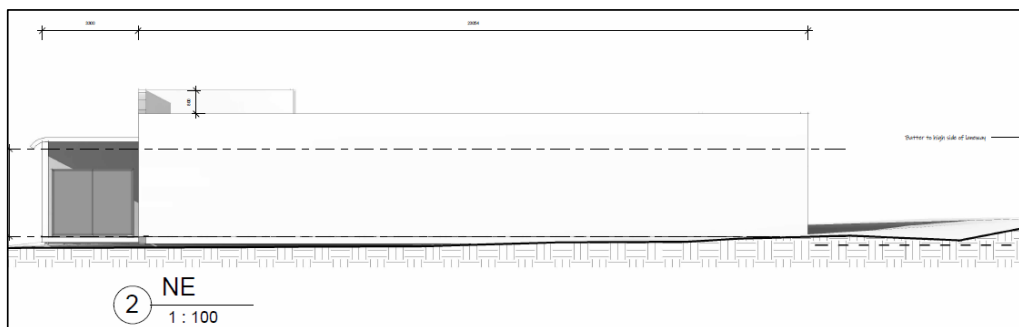
Back of house areas will provide staff amenity and important areas for bakery, deli and produce preparation, back of house areas include:

- Deli preparation area
- Produce preparation area
- Bakery (baked goods from frozen dough)
- Liquor cool room
- Mid temperature cool room
- Low temperature cool room
- Stock room
- Unisex staff toilets (including ambulant toilet)
- Office
- Team/staff room
- Waste room (with plant over)

4.2 Proposed Elevations



STATEMENT OF ENVIRONMENTAL EFFECTS FOR 76 JINDABYNE ROAD BERRIDALE NSW 2628



4.3 Fencing

No fencing is proposed as part of this application.

4.6 Building Height

The proposed single storey supermarket has been designed to fit within the criteria listed in the Snowy River DCP 2013 and maximum height of the proposed development does not exceed 9m.

Proposed maximum ridge height of the building is 5 m.

4.7 Colours

A mix of natural finishes and tones have been selected to fit into the amenity of the surrounding area. The colours and materials chosen will create visual interest and appeal in the built and natural environment of the Berridale Village Centre precinct.

External Walls

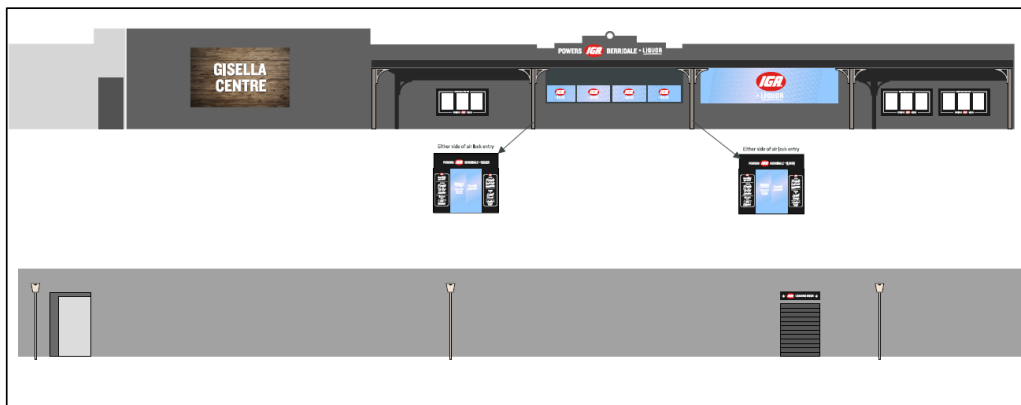
Colour Schedule



STATEMENT OF ENVIRONMENTAL EFFECTS FOR 76 JINDABYNE ROAD BERRIDALE NSW 2628

4.8 Signage

Signage to clearly identify the service offering of the commercial premises is proposed to be installed on the south east and north west elevation in the following locations:



4.9 Views, Visual and Acoustic Privacy

The proposed development will not impact on adjoining, visual and acoustic privacy.

4.10 Usable Open Spaces

Not applicable.

4.11 Car Parking

The subject site allows for sufficient placement of the commercial development and offers an active pedestrian environment that will link to the existing commercial infrastructure in the Berridale Village Centre and utilise the existing parking infrastructure provided for the Village Centre and form a safe pedestrian environment through the separation of pedestrian and vehicle spaces.

The councils Group manager Transport and infrastructure operations – Mr Gary Shakespeare has been provided with a set of plans of the proposed development.

4.12 Landscaping Design

The Berridale Village Centre has existing landscaping, and the proposed development will enhance the village streetscape and landscaping has been incorporated to soften the building façade shown on the 3D concepts and site plan. The minimal style landscaping will complement the existing landscaping of the Village Centre and will allow the new building to settle into the built environment and cultural landscape when viewed from Jindabyne Road.

4.13 Stormwater

Please refer to the attached stormwater plan as part of the plumbing and drainage approval under section 68 of the Local Government Act.

4.14 Energy Conservation

The new dwelling has been designed to provide acceptable energy and resource conservation. A Section J report will be undertaken for the Construction Certificate approval.

STATEMENT OF ENVIRONMENTAL EFFECTS FOR 76 JINDABYNE ROAD BERRIDALE NSW 2628

4.15 Security, Site Facilities and Services

The proposed development complies to the security, site facility and service requirements.

4.16 Tree Removal

The site is currently void of any trees and hence no trees are proposed to be removed to establish a clear building site.

STATEMENT OF ENVIRONMENTAL EFFECTS FOR 76 JINDABYNE ROAD BERRIDALE NSW 2628

5.0 Commercial Development Assessment – F2 Berridale Village Centre**Snowy River DCP 2013**

DCP Controls	Criteria	Complies	Comment
1. Retail Premises, Wholesale Supplies & Rural Industries			
E3.1-1 Land Use Compatibility	<p>(a) The proposed development is to be located adjoining compatible land uses and is to have no adverse visual or amenity impacts and the surrounding neighbourhood.</p> <p>(b) All equipment, materials, machinery and tools associated with the proposed development are to be housed within the buildings whenever the use is not in operation.</p> <p>(c) All heavy vehicles associated with the use do not use roads that are located within residential areas unless they are State or National classified roads.</p>	<p>✓</p> <p>✓</p> <p>✓</p>	<p>The proposed development will be within the Berridale Village Centre which is comprised of commercial premises providing amenity to the locality of Berridale. The proposed supermarket will complement the existing uses within the Village centre and will be a compatible development within the zone and existing land uses adjoining the development.</p> <p>Produce will be delivered via Highdale Street and a loading zone lane at the rear of the proposed development providing adequate turning circles and access to and from Jindabyne Road.</p>
E3.1-2 Environmental Impacts	<p>(a) The proposed development is to be designed with consideration of environmental constraints including sensitive areas, water quality and quantity, and any emissions, which may cause significant impacts.</p> <p>(b) The proposal is not to be located on, adjoining or utilising areas of environmental significance.</p> <p>(c) The proposed development must not discharge any contaminated water generated by the land use directly into any waterway.</p> <p>(d) The proposed development must not emit noise, light or emissions to the air or water that will cause significant environmental harm or nuisance unless accompanied by required licences and mitigation measures.</p> <p>(e) The proposed development is designed and operated in accordance with best practice environmental management techniques.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>No negative impacts to the natural environment are predicted from the proposed development. The proposed development will be within the Berridale Village Centre with no areas of environmental significance.</p> <p>The proposed supermarket is a sustainable land use and will provide much needed amenity to the residents of Berridale and visitors to the Snowy Monaro Region.</p> <p>The proposed development will not contaminate local land or water with no hazardous chemicals or uses proposed.</p> <p>The proposed development will not have any adverse impacts on the environment including, noise, light or emissions and will not cause any significant harm or nuisance to the surrounding area.</p> <p>The commercial premises has been designed specifically for the use as a supermarket with best practice and environmental management techniques. The low rise, single storey design</p>

			facilitates efficient energy use.
E3.1-3 Transport Infrastructure	<p>(a) The site of the proposed development must have good access to main roads and appropriate on-site car parking in accordance with Chapter C3 Car Parking, Traffic and Access.</p> <p>(b) The proposed development must have access arrangements, to appropriate Australian Standards, suitable to the largest likely transport vehicles required for the development.</p> <p>(c) All car parking spaces are to be located behind the building line with vehicles leaving the site only in a forward direction</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>The proposed development will utilise the existing parking infrastructure provided for the Village Centre, which has existing access to Jindabyne Road and creates a safe area through separation of vehicles and pedestrians from the main road. The existing infrastructure allow vehicles to enter and exit the Village Centre commercial precinct in a forward direction.</p> <p>The councils Group manager Transport and infrastructure operations – Mr Gary Shakespeare has been provided with a set of plans of the proposed development.</p>
2. Outdoor Dining & Trading			
E3.2-1 Location and Layout of Footpath Trading	<p>(a) Provide a clear zone on the footpath with a minimum width 2.0m or 2.5m for locations adjacent to classified roads, busy footpaths, footpaths in excess of 4m width.</p> <p>(b) Provide a minimum kerb setback 0.6m. Note the following kerb setbacks apply regardless of footpath width:</p> <ul style="list-style-type: none"> • 0.9m adjacent to loading zones • 1.0m adjacent to "No Standing" zones. • 2m adjacent to angle parking • is not appropriate adjacent to a disabled parking space or bus stop. <p>(c) If the minimum criteria in (a) – (b) cannot be achieved, applicants must demonstrate the following: (a) Existing levels of public access and safety will be maintained for the footpath and the adjacent road, and (b) No unreasonable impacts on amenity or streetscape.</p> <p>(d) Where no footpath trading occurs in a locality, a proposed footpath trading activity is to be provided adjacent to the kerb.</p> <p>(e) Locating footpath trading adjacent to the building line must demonstrate consistency</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>An undercover pedestrian zone is provided with a minimum width of 3.3 metres.</p> <p>The street interface and an active pedestrian environment is created by the undercover pedestrian area at the main entrance to the supermarket and will add to the walkability of the commercial precinct servicing the township of Berridale.</p> <p>The separation of pedestrian access to the supermarket from the existing parking infrastructure provided for the Village Centre will form a safe pedestrian environment through the separation of pedestrians and vehicles.</p> <p>The proposed pedestrian area will be consistent with the adjacent pedestrian areas, trading activities, existing public utilities, landscaped areas and open spaces to provide consistent pedestrian access and promote a walkable Village Centre.</p> <p>The proposed pedestrian area has been designed to meet the prescribed requirements of the Snowy River DCP 2013.</p>

STATEMENT OF ENVIRONMENTAL EFFECTS FOR 76 JINDABYNE ROAD BERRIDALE NSW 2628

	<p>with existing footpath trading activities, exceptional circumstances and/or a public benefit.</p> <p>(f) For trading areas longer than 10m, provide a 1.5m break in the centre of the trading area (excluding doorways and other essential openings).</p> <p>(g) Provide a minimum break of 1.0m from public utilities including fire hydrants, rubbish bins, seats, telephones, bicycle stands and bus shelters.</p> <p>(h) Provide a minimum break of 0.5m from all other street furniture including bollards, tree pits, street lights and traffic and electricity poles.</p> <p>(i) Only that part of the footpath or public place directly in front of a restaurant/cafe may be used for footpath trading. The area may not extend to the area in front of neighbouring properties.</p> <p>(j) Seating may not be located next to the building line.</p> <p>(k) Provide a minimum depth of 1.1m within the footpath trading area for the comfort of patrons.</p> <p>(l) Comply with a footpath gradient (crossfall) range of 1:100 to 1:40 (maximum) or demonstrate to Council that suitable access can be provided if a proposal is located on grades outside this range.</p> <p>(m) Locate the footpath trading area consistent with adjacent footpath trading activities, existing public utilities, landscaped areas and open spaces to provide consistent pedestrian access subject to the minimum setbacks above.</p> <p>(n) Provide clear sight lines from the indoor premises to the outdoor trading area.</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	
E3.2-2 Use of a Public Place for the Sale	(a) Each commercial premises (business, office or retail premises) is only permitted two (2) items (excluding café tables and chairs) to be placed on the public place outside the	<input checked="" type="checkbox"/>	The proposed supermarket will not exceed the two permitted outside within the public place. To be included in the DA conditions.

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and Display of Merchandise	<p>business. This includes items such as a sandwich board sign, trading table, display stand and/or display rack.</p> <p>(b) The display of goods and articles are limited to fresh flowers, fruit and vegetables, clothing and accessories, sporting equipment and tourist promotional material. Approval of other types of articles will be undertaken on an individual merit based assessment.</p> <p>(c) Articles displayed shall relate specifically and only to the primary approved business conducted at the directly adjoining premises.</p> <p>(d) All articles or display stands shall be secure and finished so as not to cause injury to pedestrians and shall be removed from the public place when the premises are closed.</p> <p>(e) Public address systems and cash registers are prohibited.</p> <p>(f) The maximum size of each item (trading table, display racks, promotional stands) is 750mm wide, 1500mm long and 1500mm high.</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	
E3.2-3 Use of a Public Place for Footpath Dining	<p>(a) Tables, chairs, umbrellas, pot plants and other necessary outdoor dining furniture may be placed only on that part of the footpath directly adjacent to the commercial premises. Any additional items shall not extend beyond the property side boundaries.</p> <p>(b) Tables, chairs, umbrellas, pot plants and ancillary outdoor furniture must not be fixed to the pavement without the approval of Council.</p> <p>(c) The canopy of umbrellas or any other outdoor furniture shall not project beyond the designated licence area and shall have a minimum clearance above the footpath level of two (2) metres. Umbrellas must be securely fixed to tables and/or anchored in an acceptable manner.</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	No footpath dining proposed as part of this application.

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	(d) All tables, chairs and other outdoor furniture shall be removed from the public place when the premises are closed.	<input checked="" type="checkbox"/>	
	(e) All tables, chairs and other outdoor furniture shall be of an approved structural and aesthetic quality (meets Australian Standards) and details are to be included in the development application.	<input checked="" type="checkbox"/>	
	(f) At the expiration of the approval period, the operator shall remove all outdoor furniture, tables and chairs and immediately reinstate any damaged footpath areas at their own expense.	<input checked="" type="checkbox"/>	
	(g) Community street furniture is provided for community use and shall not be included within the licence area for the exclusive use as part of a footpath dining area for any particular business.	<input checked="" type="checkbox"/>	
	(h) Food and drink preparation equipment is not permitted on a public place.	<input checked="" type="checkbox"/>	
	(i) No entertainment or amplified music is generally not supported in the licence area, however an application may be submitted under the Local Government Act.	<input checked="" type="checkbox"/>	
	(j) The consumption of alcohol is only permitted where it is served with a meal and satisfies a merit-based assessment. Matters taken into consideration include: <ul style="list-style-type: none"> • type and nature of the food business • history of the existing premises in relation to compliance with liquor licensing requirements • impact of serving alcohol in a public place directly outside the subject food premises • considerations and consultation with the Liquor Administration Board and the Local Area Commander of NSW Police Service. 	<input checked="" type="checkbox"/>	
	(k) Statutory authorities have the right of access at all times to	<input checked="" type="checkbox"/>	

[illegible]

[illegible]

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	to, any public utility.	<input checked="" type="checkbox"/>	
	(j) Do not pose a hazard or inconvenience to pedestrian movement or access to premises.	<input checked="" type="checkbox"/>	
	(k) Do not display food.	<input checked="" type="checkbox"/>	
E3.2-7 A-frame advertising structures	(a) Minimum footpath widths of 2.0m.	<input checked="" type="checkbox"/>	<p>No A-frame advertising proposed as part of this application.</p> <p>A-frame advertising is permissible with the proposed undercover pedestrian zone will have a minimum width of 3.3 metres.</p> <p>To form part of the DA conditions of this application.</p>
	(b) Maintain a minimum clear zone of 2m.	<input checked="" type="checkbox"/>	
	(c) Locate adjacent to the kerb line with a minimum setback of 0.6m.	<input checked="" type="checkbox"/>	
	(d) Minimum 2m setback from a building corner at intersections or at arcade entries.	<input checked="" type="checkbox"/>	
	(e) Maximum height 1200mm and width 600mm.	<input checked="" type="checkbox"/>	
	(f) Maximum of one sign per commercial business or multiple occupancy commercial tenancy.	<input checked="" type="checkbox"/>	
	(g) Do not affix, or restrict access to, any public utility.	<input checked="" type="checkbox"/>	
	(h) Be safely anchored, secured and positioned so as not to pose a hazard or inconvenience to pedestrians especially those with a disability or, to traffic safety.	<input checked="" type="checkbox"/>	
	(i) Use durable, fade proof materials of a high aesthetic and professional quality.	<input checked="" type="checkbox"/>	
	(j) Have a design theme compatible with adjacent elements within the footpath.	<input checked="" type="checkbox"/>	
	(k) Content must relate directly to an activity carried out on or, associated with the related business premises.	<input checked="" type="checkbox"/>	
	(l) Content must not substantially duplicate advertising or signage elsewhere within the footpath trading area or on the frontage of the associated indoor premises.	<input checked="" type="checkbox"/>	

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6.0 Commercial Development Assessment – F2 Berridale Village Centre**Snowy River DCP 2013**

DCP Controls	Criteria	Complies	Comment
1. General Information			
1.1 Land to which this Chapter applies	This Chapter applies to the Berridale Village Centre which includes land in Berridale zoned RU5 Village under the Snowy River LEP 2013.	<input checked="" type="checkbox"/>	The proposed development is within the Berridale Village Centre and is zoned RU5.
1.2 Aim of this Chapter	The aim of this Chapter is to produce objectives and detailed development controls to guide the built form, environmental and amenity standards for development within the Berridale Village Centre.	<input checked="" type="checkbox"/>	Noted. The proposed development will comply the requirements of this chapter.
1.3 Development Objectives for the Berridale Village Centre	<p>The objectives for development in the Berridale Village Centre are to ensure that development:</p> <ul style="list-style-type: none"> Reflects the values and outcomes of the Berridale Village Plan (2007); Provides for high quality retail, commercial, residential and tourism development which promotes vitality in the Village Centre and serves the needs of both the local community and visitors to the area; Provides for a mix of uses which support a sustainable level of growth without adversely impacting on the heritage values and the village character; Makes a positive contribution to the streetscape with the scale, character and design of new development considering the existing neighbourhood within and adjacent to the Berridale Village Centre, the rural setting of the village and its connection to the mountains; Protects the natural and cultural heritage of Berridale and promotes a connection with important landmarks, significant views and areas of open space; <ul style="list-style-type: none"> includes environmentally sustainable features; and provides for equal access for all levels of mobility and 	<input checked="" type="checkbox"/>	<p>The development as proposed will provide a sought after amenity through the provision of a local supermarket to service the residents of Berridale and the tourism industry in the Snowy Mountains.</p> <p>The proposed development has been designed to merge the characteristics of the existing buildings within the Berridale Village Centre while adding new character, with the new commercial premises designed to enhance the existing streetscape and add a sense of variety.</p> <p>An articulated façade incorporating rural design elements of existing commercial premises of the Village Centre will create variance and interest in the streetscape of the commercial precinct. The low-rise commercial premise with moderated building height and street front creates visual interest in the streetscape. The street interface and an active pedestrian environment is created by the undercover pedestrian area at the main entrance to the supermarket, that will add to the walkability of the commercial precinct servicing the township of Berridale.</p>

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	enhances safety and security.		
2. Background and Context			
2.1 Context and Berridale Village Plan (2007)	<p>The key existing characteristics of the Village Centre identified in the Berridale Village Plan(2007) are:</p> <ul style="list-style-type: none"> Commercial core with shops, cafes, restaurants, offices and services; Established landscaping in pockets; Variety of signage; Mix of building scale and styles; and Heritage streetscape. <p>The Berridale Village Plan also included a 'Preferred Character Statement' for the Centre (identified as Precinct No.6) being:</p> <p><i>"The attractiveness and functioning of this area will be maintained and strengthened by:</i></p> <ul style="list-style-type: none"> <i>Encouraging good design that creates a functional and attractive commercial core;</i> <i>Supporting a range of development that is geared toward service provision and commercial activities; and</i> <i>Encouraging landscaping to break built form and enhance the character of the village."</i> <p>The Berridale Village Plan also identified features to avoid including:</p> <ul style="list-style-type: none"> Large inappropriate signage that dominates the area and detracts from the heritage and low key village centre; and Buildings that do not present or address the street frontage. 	<input checked="" type="checkbox"/>	<p>An articulated façade incorporating rural design elements of existing commercial premises of the Village Centre will create variance and interest in the streetscape of the commercial precinct. The low-rise commercial premise with moderated building height and street front creates visual interest in the streetscape. The street interface and an active pedestrian environment is created by the undercover pedestrian area at the main entrance to the supermarket, that will add to the walkability of the commercial precinct servicing the township of Berridale.</p> <p>The proposed development has been designed to merge the characteristics of the existing buildings within the Berridale Village Centre and will also add visual interest and character, with the building designed to enhance the existing streetscape and add a sense of variety. Clear signage will identify the supermarket within the Berridale Village Precinct so consumers will be able to locate the services and amenity they are after. A mix of natural tones and materials are proposed that will complement the existing commercial premises on neighbouring allotments.</p>
2.2 Heritage Conservation	<p>There are a number of heritage items listed in the Snowy River LEP 2013 that are located in the Berridale Village Centre (refer Snowy River LEP 2013 Heritage Maps).</p>	<input checked="" type="checkbox"/>	<p>The site is not identified as a heritage item nor is it located within a heritage conservation area. However, the site adjoins local heritage items Jindabyne Road 'cultural streetscape'.</p> <p>A decorative façade, reflective of the rural nature of the locality, will complement the Berridale Village Centre while protecting the cultural streetscape of Jindabyne Road, adjacent to the commercial</p>

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			<p>precinct. Aesthetically pleasing signage is proposed that will clearly identify the service on offer by the commercial building and is incorporated in the decorative façade in the centre of the commercial space above the undercover walkway.</p> 
3. Development & Design Controls			
3.1 Urban Design			
F2.1-1 Views, vistas & landmarks	Significant views and vistas within the Village Centre are to be maintained and enhanced including views to and from surrounding village and rural areas. Buildings are to be designed to maximise view sharing.	<input checked="" type="checkbox"/>	<p>The low-rise commercial premise with moderated building height and street front will create visual interest in the streetscape, while respecting the cultural streetscape of Jindabyne Road.</p> <p>The proposed single storey supermarket has been designed to fit within the criteria listed in the Snowy River DCP 2013 and maximum height of the proposed development does not exceed 9m with a maximum ridge height of the building is 5 m.</p> <p>The proposed development will not impact on the views of adjoining occupancies.</p>
F2.1-2 Active site & street frontages	<p>(a) Provide continuous retail or active commercial frontage on the ground floor of buildings within the Berridale Village Centre.</p> <ul style="list-style-type: none"> Active ground floor uses are to be the same general level as the footpath and can be readily accessible. Restaurants, cafes and the like are to consider providing openable shop fronts. Street level activity is to be encouraged and maximised by wrapping shopfronts 	<input checked="" type="checkbox"/>	<p>The street interface and an active pedestrian environment is created at ground level by the undercover pedestrian area at the main entrance to the supermarket and will add to the walkability of the commercial precinct servicing the township of Berridale.</p> <p>The separation of pedestrian access to the supermarket from the existing parking infrastructure provided for the Village Centre will form a safe pedestrian environment through the</p>

	<p>around corners.</p> <ul style="list-style-type: none"> • Blank walls at ground level are to be minimised. • Maximise glazing for retail uses on the ground floors. • Opaque or reflective glass is not to be used on the ground floor facade. • Use grilles or transparent security shutters with a minimum of 70% transparency on retail frontages. Solid shutters are not permitted. • Entrances to internally orientated shopping or commercial arcades, and the arcades themselves must be a minimum of 7 metres wide. 		<p>separation of pedestrians and vehicles.</p> <p>The proposed pedestrian area will be consistent with the adjacent pedestrian areas, trading activities, existing public utilities, landscaped areas and open spaces to provide consistent pedestrian access and promote a walkable Village Centre.</p> <p>A mixture of glass, masonry and a solid wall at the southern has been designed to marry into the existing feel of the Berridale business centre. A covered awning, bull nose or similar in design, is proposed.</p> <p>No arcades are proposed as part of the design of the commercial premises.</p>
F2.1-3 Street corners	<p>(a) Each frontage of a building on a corner site should be designed as a main street frontage.</p> <p>(b) On corner sites street level activity is to be maximised by wrapping shopfronts around corners.</p> <p>(c) Development on corner sites should be designed to add variety and interest to the street and clarify the street hierarchy.</p> <p>(d) Development on corner sites should utilise design devices such as increased wall heights, splayed corner details, and other architectural features to reinforce the way finding attributes of street corners.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>The proposed development has been designed the compliment the commercial streetscape adjoining Jindabyne Road within the Berridale Village Centre.</p> <p>Loading bay will be provided at the rear of the commercial premises which will be accessible from Highdale Street, with adequate turning circles for forward entry and exit of supply vehicles provided.</p>
F2.1-4 Outdoor dining	<p>(a) Consider incorporating areas of outdoor dining in café, take away food and drink premises and restaurant developments where possible.</p> <ul style="list-style-type: none"> • The location of outdoor dining areas should provide good amenity, landscaping and outlook, solar access in the winter and shading in the summer and a traffic environment that can be calmed or supports outdoor dining usage. • Lighting and heating should be provided for evening use of outdoor dining areas. • Outdoor dining areas should 	<input checked="" type="checkbox"/>	<p>No outdoor dining is proposed as part of the application.</p> <p>The proposed commercial premises will be used as a local supermarket.</p>

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	<p>not take away from space used for street furniture or interrupt utilities or other infrastructure.</p> <ul style="list-style-type: none"> • Prioritise pedestrian flows and access for people with disabilities along main streets by keeping the minimum clear width of footpath travel between the building and outdoor dining area. 		
F2.1-5 Safety, security & crime prevention	<p>(a) A formal crime risk assessment, consistent with the Department of Planning 'Crime Prevention Through Environmental Design' is to be carried out for certain types of development as specified by Council.</p> <p>(b) Buildings must be designed to enable occupants to overlook streets and public open space to provide casual surveillance. Opportunities for casual surveillance should be provided by:</p> <ul style="list-style-type: none"> • orientating commercial and retail space and living areas (where residential dwellings are located in the development), so they have views over public or commercial open spaces; • providing clear lines of sight between building and car park entrances and the street; • footpaths, landscaped areas and driveways must provide opportunities for surveillance and allow safe movement of residents around the site. <p>(c) Opportunities for concealment are to be minimised by:</p> <ul style="list-style-type: none"> • avoiding blind or dark alcoves near stairwells; • providing well lit routes throughout the development; • ensuring car parking areas, pathways and common areas of developments are adequately lit at all times. <p>(d) Entrances to buildings must be clearly visible and accessible from the street.</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>The development does not incorporate blind or dark alcoves, stairwells and provides a direct line of site to carparking and common areas.</p> <p>Entrances to the development are clearly visible from the street and will be provided with adequate lighting as part of the development.</p>

	<p>(e) Community buildings and public open space areas are to be provided with sufficient lighting and security.</p> <p>(f) Large expanses of wall and fences, which may attract graffiti, are to be avoided.</p>	<p>☑</p>	
F2.1-6 Integrating large format uses and shopping centres	<p>(a) Integrate the internal and external layout of stand-alone shopping centres with the existing street network to improve walkability and legibility. Ensure pedestrian and cycle connections between the street network and the shopping centre are clear, direct, safe and attractive links that are well lit, with good signage and meet access requirements.</p> <p>(b) Locate more intensive and extended-hour uses towards the street and around public spaces to ensure areas around the shopping centre are active at night and help with natural surveillance.</p> <p>(c) Improve pedestrian access to shopping centres with entries that align with the street and existing connections. Pedestrian entries should be highly visible, connected to the public domain and easy to find.</p> <p>(d) Design path and way finding signage to improve access, orientation and connections to spaces within and outside the shopping centre.</p> <p>(e) Avoid long expanses of blank walls along street frontages or other public areas. Provide active frontages to enable natural surveillance of public areas.</p> <p>(f) Provide bicycle parking close to shopping centre entries.</p> <p>(g) Ensure that service areas, site storage and loading bays are located away from public spaces, streets and residential development.</p>	<p>☑</p> <p>☑</p> <p>☑</p> <p>☑</p> <p>☑</p> <p>☑</p> <p>☑</p>	<p>The street interface and an active pedestrian environment is created by the undercover pedestrian area at the main entrance to the supermarket, that will add to the walkability of the commercial precinct servicing the township of Berridale.</p> <p>The subject site allows for sufficient placement of the commercial development and offers an active pedestrian environment that will link to the existing commercial infrastructure in the Berridale Village Centre and utilise the existing parking infrastructure provided for the Village Centre and form a safe pedestrian environment through the separation of pedestrian and vehicle spaces.</p> <p>Adequate room within the existing carparking is available to provide for bicycle and motorcycle parking.</p>
F2.1-7	<p>(a) Prioritise pedestrian flows for people with disabilities by</p>	<p>☑</p>	<p>The proposed development is single storey and will provide people with a disability with a</p>

Universal design/ accessibility	<p>providing a clear travel path along the building line.</p> <p>(b) Where outdoor dining is provided along the wall of a building on secondary streets with narrow footpaths or lanes, access for people with a disability should be considered.</p>	<p>✓</p>	<p>clear path of travel along undercover pedestrian zone.</p> <p>No outdoor dining is proposed within the undercover pedestrian zone, which offers a 3.3-metre-wide level entry to the proposed supermarket.</p>
3.2 Traffic, Access, Parking and Servicing			
F2.2-1 Vehicle access & parking	<p>(a) Carparking provision and design is to be in accordance with Chapter C3 Car Parking, Traffic and Access.</p> <p>(b) Potential pedestrian and vehicle conflict is to be minimised by:</p> <ul style="list-style-type: none"> ensuring clear sight lines at pedestrian and vehicle crossings; separating and clearly distinguishing between pedestrian and vehicular accessways. <p>(c) Carparking areas are to include suitable landscaping, both within and on the perimeter of the carpark, to improve appearance and provide shade.</p> <p>(d) Where carparking is located within a development, the appearance of carparking and service vehicle entries are to be improved by screening garbage collection, loading and servicing areas.</p> <p>(e) Safe and secure access is to be provided for building users, including direct access for residential apartments.</p> <p>(f) All vehicle access points to a development are to provide a minimum 1.5 metres landscaped setback to neighbouring properties.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>The proposed development will utilise the existing parking infrastructure provided for the Village Centre, which has existing access to Jindabyne Road and creates a safe area through separation of vehicles and pedestrians from the main road. The existing infrastructure allow vehicles to enter and exit the Village Centre commercial precinct in a forward direction.</p> <p>The commercial parking is subject to the proposed works for the Berridale landscape masterplan – Highdale Carpark and business signage.</p> <p>The councils Group manager Transport and infrastructure operations – Mr Gary Shakespeare has been provided with a set of plans of the proposed development.</p>
F2.2-2 Pedestrian & cycle access	<p>(a) All development is to provide high quality accessible routes to public and semi-public areas, including communal open space, site facilities, parking areas and pedestrian pathways.</p> <p>(b) All pedestrian links are to have appropriate levels of illumination.</p>	<p>✓</p> <p>✓</p>	<p>The supermarket entry will be accessible from the proposed parking arrangements and will have adequate lighting and access for pedestrian access.</p> <p>Adequate lighting will be provided to ensure safe access to the proposed supermarket.</p>

	(c) All entrances to buildings are to be accessible from the street and, if required, are to integrate ramps into the overall building and landscape design to promote equity of access.	<input checked="" type="checkbox"/>	
3.3 Building and Site Design			
F2.3-1 Building height	<p>(a) A minimum floor to ceiling height for ground level retail and commercial floorspace where active public uses are encouraged is 3.6 metres.</p> <p>(b) A minimum floor to ceiling height of 3.0 metres is required for the upper level commercial floor space.</p> <p>(c) A minimum floor to ceiling height of 2.7 metres is required for all residential floorspace.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	The proposed development has been designed for continuity in relation to finished ceiling heights to match the existing commercial occupancies within the Berridale Village Centre.
F2.3-2 Density / floor space ratio	<p>(a) The maximum floor space ratio for the site is to be in accordance with the Snowy River LEP 2013 (clause 4.4 Floor Space Ratio).</p> <p>(b) The area of terraces and balconies with outer walls of less than 1.4 metres high is not to be included in the calculation of floor space ratio in accordance with the Snowy River LEP 2013.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Not applicable. No residential accommodation proposed.
F2.3-3 Setbacks	<p>(a) New buildings are to be sited and designed to form a strong, predominantly continuous built edge to the primary street frontage, car parking areas and pathways. Where an allotment has frontage to two or more streets, the primary street frontage is the widest public street adjoining that allotment. Where an allotment has frontage to a street and public path or pathway, a strong, built edge is to be provided to both.</p> <p>(b) All ground level setbacks are to be landscaped.</p> <p>(c) Vehicle access points and loading docks may be located within the setback area where they do not have a detrimental impact on the appearance of the</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>An articulated façade incorporating rural design elements of existing commercial premises of the Village Centre will create variance and interest in the streetscape of the commercial precinct. The low-rise commercial premise with moderated building height and street front creates visual interest in the streetscape. The street interface and an active pedestrian environment is created by the undercover pedestrian area at the main entrance to the supermarket, that will add to the walkability of the commercial precinct servicing the township of Berridale.</p> <p>The subject site allows for sufficient placement of the commercial development and offers an active pedestrian environment that will link to the</p>

	development or pedestrian and cycle movement.		existing commercial infrastructure in the Berridale Village Centre and utilise the existing parking infrastructure provided for the Village Centre and form a safe pedestrian environment through the separation of pedestrian and vehicle spaces.
3.4 Building Exterior			
F2.4-1 Building facades & articulation	<p>(a) Buildings are to be designed to address the street and ensure that rear and side façades (where visible) also provide visual interest to the street and surrounding neighbours.</p> <p>(b) The design of the development should include architectural features that give a human scale to the building, particularly at ground level.</p> <p>(c) The design of the building façade, or a series of facades, should form a rhythm that complements and is harmonious with the streetscape.</p> <p>(d) Building articulation should respond to the environmental conditions of the site including orientation, breezes and privacy.</p> <p>(e) The maximum unarticulated building length is 9 metres along the primary street frontage and 10 metres along the secondary street frontage.</p> <p>(f) All facades, including rear facades, must include windows.</p> <p>(g) Predominantly clear glazed shopfronts are to be provided to ground floor retail development and for commercial development.</p> <p>(h) Curtain walling, large expanses of glass and large expanses of concrete are to be avoided in the design of the building as these do not create well-articulated and harmonious facades.</p> <p>(i) Grilles and transparent security shutters are to have a minimum of 70% transparency. Solid</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>An articulated façade incorporating rural design elements of existing commercial premises of the Village Centre will create variance and interest in the streetscape of the commercial precinct. The low-rise commercial premise with moderated building height and street front creates visual interest in the streetscape.</p> <p>The transition between the public realm and commercial premises is created at the undercover entrance to the proposed supermarket, where customers and visitors to the region are welcomed, where products and the supermarket business offerings are displayed at street level on the large shop front windows in the active pedestrian space.</p>

	roller shutters, screens or grills on shopfronts and dwellings are not appropriate.		
F2.4-2 Building entrances	<p>(a) Building entries are to address the primary street frontage and form an integral part of the building façade.</p> <p>(b) Building entries are to be clearly visible from the street, convenient for pedestrians, and a clearly identifiable element of the building.</p> <p>(c) Building entries must be designed to have equal access to all people.</p> <p>(d) Safe and secure access is to be provided by providing a clear line of sight between one circulation space and the next, providing sheltered, well lit and highly visible spaces for building entry and for the collection of mail.</p> <p>(e) Separate entries from the street are to be provided for pedestrians and cars.</p> <p>(f) Entries and associated circulation spaces are to be of an adequate size to allow movement of furniture between public and private spaces.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>Building entrances are clearly visible from the street and will provide equal access for all people. The supermarket entry will be accessible from the proposed parking arrangements and will have adequate lighting and safe access separate from vehicles.</p> <p>The street interface and an active pedestrian environment is created at ground level by the undercover pedestrian area at the main entrance to the supermarket and will add to the walkability of the commercial precinct servicing the township of Berridale.</p>
F2.4-3 Solar access, overshadowing and natural daylight	<p>(a) Shadow diagrams, including elevations showing shadow impacts on any walls (and windows) of adjoining development and areas of open space must be submitted with the development application for all new buildings of two or more storeys. Any adverse overshadowing impact may require a reduction in the height or design changes of the proposed development.</p> <p>(b) The height and design of buildings should not significantly impact on sunlight access or overshadow public open spaces and outdoor dining areas.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>The development will not create any unnecessary overshadowing effects to adjoining properties.</p> <p>The proposed development is single storey in building design with moderated building heights with a maximum ridge height of 5 metres.</p>
F2.4-4 Awnings	<p>(a) Continuous awnings are to be provided on the main pedestrian activity paths and areas identified as having Active Street Frontages.</p>	<input checked="" type="checkbox"/>	<p>A covered awning, bull nose or similar in design, is proposed with a minimum clearance height of 3 metres above the footpath.</p>

	<p>(b) Awnings over a public footpath are to be:</p> <ul style="list-style-type: none"> • a minimum clear height of 3 metres above the footpath; • a depth of 2 metres where non-residential uses adjoin; • not less than 600mm from the edge of the road/kerb. <p>(c) Along streets with existing awnings, any new awnings are to be aligned with the existing and are to be designed to be complimentary with the existing.</p> <p>(d) Under awning lighting is to be provided to facilitate night use of the footpath and to improve public safety.</p>	<p>✓</p> <p>✓</p> <p>✓</p>	<p>The street interface and an active pedestrian environment is created by the 3.3 metre undercover pedestrian area at the main entrance to the supermarket and will add to the walkability of the commercial precinct servicing the township of Berridale.</p>
<p>F2.4-5</p> <p>Signage & advertising</p>	<p>(a) The location, size and design for signage associated with a development is to be included in the development application plans and elevations.</p> <p>(b) The location and design of signage and advertising is not to:</p> <ul style="list-style-type: none"> • obscure important architectural features or dominate the architecture of buildings • protrude from the awnings • project above any part of the building to which it is attached • cover a large portion of the building façade. <p>(c) Fin signs, projecting wall signs and roof signs are not permitted.</p> <p>(d) Commercial signage on local shops is to be limited to identification signs with one sign permitted for each shop front. These may be located on shop front windows, above entrances or suspended under colonnades or awnings in accordance with Chapter C6 Signage and Advertising.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>Signage to clearly identify the service offering of the commercial premises is proposed to be installed on the southeast elevation as shown in section 4.8 of this report and the elevation plans.</p> <p>New signage for the supermarket is intended to match the existing signage style within the Berridale Village Complex and will be aesthetically pleasing.</p> <p>See proposed signage designs provided with this application.</p>
<p>F2.4-6</p> <p>Materials & finishes</p>	<p>(a) New development is to utilise high quality and durable materials and finishes.</p> <p>(b) The exterior finishes of new development is to include earthy colour schemes</p>	<p>✓</p> <p>✓</p>	<p>A mix of tones and materials are proposed that will complement the existing commercial premises on neighbouring allotments.</p> <p>An articulated façade incorporating rural design</p>

	<p>consistent with the Snowy River Design Guidelines and avoid corporate and bright colours that are inconsistent with the character of the Berridale Village Centre streetscape.</p> <p>(c) The facades of new development are to include a variety of materials and finishes and avoid large expanses of any single material.</p>	<p>✓</p>	<p>elements of existing commercial premises of the Village Centre will create variance and interest in the streetscape of the commercial precinct.</p> <p>As shown on the southeast elevations, variance of the façade provides a mix of materials and the thoughtful design avoids large expanses of any single material when viewed from the streetscape.</p>
3.5 Open Space & Landscaping			
F2.5-1 Open space	<p>(a) The amount of open space provided on a site is to be in accordance with the requirements for the type of development proposed (eg. Chapter D1 Residential Accommodation).</p> <p>(b) Publicly accessible open space is to be located so that it forms a focus of the development and provides a landscape buffer between buildings and provides for a pleasant outlook.</p> <p>(c) Publicly accessible open space should be consolidated into useable areas and demonstrate that its size and dimensions allow for a variety of uses.</p> <p>(d) Open space should be located so that solar access is maximised.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>The proposed development will provide direct access to the facilities in the Berridale.</p> <p>The proposed development in combination with the Berridale landscape masterplan will provide a significant improvement to the southern end of the existing business centre and enhance the business offerings in the Berridale Village Centre through the addition of a supermarket improving the walkability of the centre through the provision of enhanced amenity and active pedestrian zone.</p>
F2.5-2 Landscape design	<p>(a) All development applications are to include a landscape plan (Refer Chapter A2 Development Application Requirements).</p> <p>(b) Landscape design is to be in scale with the development and should relate to building form, facilitate stormwater infiltration through the use of permeable surfaces, and be easily maintained.</p> <p>(c) Landscaping is to ensure amenity of private and publicly accessible open spaces by providing:</p> <ul style="list-style-type: none"> shade from the sun and shelter from the wind; 	<p>✓</p> <p>✓</p> <p>✓</p>	<p>The proposed development in combination with the Berridale landscape masterplan will provide a significant improvement to the southern end of the existing business centre and enhance the business offerings in the Berridale Village Centre through the addition of a supermarket improving the walkability of the centre through the provision of enhanced amenity and active pedestrian zone.</p>

	<ul style="list-style-type: none"> • accessible and safe routes through the space and between buildings. <p>(d) Landscape design is to improve the energy and solar efficiency of development and the microclimate of open spaces by:</p> <ul style="list-style-type: none"> • locating trees for shading low-angle sun on the eastern and western sides of buildings; • using deciduous trees (where appropriate) for shading of windows and open space areas in summer and allowing solar access in winter. <p>(e) Landscape design is to minimise water consumption by including local native plants with low water demand (refer Recommended Species for Landscaping – Chapter C5) and using plants with low fertiliser requirements.</p> <p>(f) The landscape plan must outline how landscaped areas are to be maintained for the life of the development.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
F2.5-3 Deep soil zones	<p>(a) The development, where possible, is to include deep soil zones which will accommodate existing mature trees as well as allow for the planting of trees/shrubs that will grow to be mature trees.</p> <p>(b) Deep soil zones are to have a pervious surface.</p> <p>(c) Deep soil zones are not to be built upon.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>The site will require some excavation to allow for footings, this outcome is deemed satisfactory.</p> <p>There will be no impact on deep soil zones with existing landscaping within the Berridale Village Centre.</p>

STATEMENT OF ENVIRONMENTAL EFFECTS FOR 76 JINDABYNE ROAD BERRIDALE NSW 2628

6.0 Other Matters for Consideration

Criteria	Comment
Scenic Values	The proposed building will not have any negative visual Impact on the surrounding area, and in contrast will enhance the streetscape through an articulated façade that incorporates the best design elements of the existing buildings.
Geotechnical	No geotechnical report is required.
Mine Subsidence	The proposal is not within a mine's subsidence area.
Contaminated Land	The site is not known to be contaminated and given the proposal will not involve any significant earth works, it is unlikely that the proposal will disturb any potentially contaminated soil.
Acid Sulfate Soils	Not affected.
Natural Waterways	The proposal will not interfere or contaminate any natural waterways and will rely on the existing stormwater management measures in place within the site, with stormwater runoff to be connected to existing Council infrastructure.
Bushfire	The site is not identified as bushfire prone.
Flora and Fauna	There will not be any negative impacts to any native populations and communities as a result of the proposed development.
Preservation of Trees	No trees are proposed to be removed for a clear building site.
Heritage	The site is not identified as having any heritage significance.
Social Impact	The proposal will provide only positive social and economic outcomes, providing additional floor space for an ongoing use which creates additional employment opportunities and expenditure within the community.
Economic Impact	
Building Bulk	The proposed development has been designed to complement the existing streetscape with an articulated façade and moderated building heights.
Energy Efficiency	Section J Report will be undertaken for the Construction Certificate.
Fencing	No fencing proposed as part of this application.
Traffic and Transport	Complies
Design of Parking and Service Areas	Adequate existing parking is provided to suit the proposed development. The car park area complies with the relevant guidelines of the DCP, providing suitable circulation road width. Adequate room is available onsite to provide for bicycle and motorcycle parking, if required by Council.
Cut and Fill	No cut and fill will be required for the proposal.
Demolition and Construction Waste	Construction waste shall be disposed of at Council's waste disposal centre.
Waste Management	Waste will be handled by a private waste contractor within the boundaries of the site.
Sediment Control	Sedimentation fencing will be provided during the construction phase.
Air Quality	The proposal will not impact on the air quality within the area.
Noise and Vibration	The ongoing use of the site is unlikely to create noise or Vibration that would have a negative impact on the amenity of the surrounding properties.

STATEMENT OF ENVIRONMENTAL EFFECTS FOR 76 JINDABYNE ROAD BERRIDALE NSW 2628

7.0 Conclusion

Suitability of the site for development

The proposal complies with the relevant environmental planning instruments and the Development Control Plan. The Statement of Environmental Effects confirms that the site is suitable and capable of sustaining the proposed development, with no adverse impacts.

Submissions Made in Accordance with the Act or regulations:

The development application may require notification to adjoining landowners by Council. Given the proposals minimal environmental it is unlikely to raise significant objection.

The Public Interest

The proposal is in the public interest as:

- It provides a sustainable land use.
- The proposal is suitable within the locality.
- The proposal is positive in terms of the amenity of the area.

Clause 4.6 Variation – Floor Space Ratio

Subject Site **Lot 1 DP 1223918**
76 Jindabyne Road Berridale



Snowy River Local Environment Plan – Clause 4.4 Floor Space Ratio

Clause 4.6 Exceptions to Development Standards

Overview

Clauses 4.6 (3) and (4)(a)(ii) requires the consent authority to consider a written request from the applicant that seeks to justify the contravention of the development standard. Clause 4.6(4)(a) states that development consent must not be granted for development that contravenes a development standard unless the consent authority is satisfied:

- that the applicant's written request has adequately demonstrated that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case;
- that the applicant's written request has adequately demonstrated that there are sufficient environmental planning grounds to justify contravening the development standard; and
- that the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

A variation in relation to the floor space ratio of the proposed development is requested as per the requirements of Clause 4.6 of the LEP.

The proposed development for an IGA supermarket at 76 Jindabyne Road, Berridale exceeds the required floor space ratio.

The subject site is approximately 1,148 sqm, zoned RU5 and has a required floor space ratio of 0.5:1.

The proposed development exceeds the 0.5:1 floor space ratio being 0.85:1.

The variation proposed is not unreasonable in this instance due to the location of the development within the commercial area of Berridale Town Centre. For this reason the proposal should reflect the objectives and floor space ratio requirements of a B2 Local Centre zone. The proposed development is consistent with adjacent properties.

The scale of the development is minimised with its single storey design and articulated façade paying homage to the heritage values of the village.

To relocate the proposal to a lot large enough to achieve the 0.5:1 ratio would require the supermarket to be located outside of the Berridale Town Centre and would not be in line with the zone objectives or Berridale Growth Plan.

1. What is the name of the environmental planning instrument that applies to the land?

Snowy River Local Environment Plan 2013.

2. What is the zoning of the land?

Zone RU5 Village

3. What are the objectives of the RU5 Village zone?

1 Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To protect and conserve the historical significance, character and scenic quality of rural village settings.
- To encourage and provide opportunities for population and local employment growth.

4. Development Standard to be Varied?

Floor Space Ratio

5. Clause Number in the LEP?

Clause 4.4 Floor Space Ratio.

6. The objectives of the Development Standard?

4.4 Floor space ratio

(1) The objectives of this clause are as follows—

- (a) to ensure that buildings are compatible with the bulk and scale of the streetscape and the existing and desired future character of the locality,*
- (b) to minimise adverse environmental effects on the use or enjoyment of adjoining properties, including heritage items, and the public domain,*
- (c) to establish the maximum development density, accounting for the availability of infrastructure and generation of traffic.*

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

7. The numeric value of the development standard in the Snowy River Environmental Planning Instrument?

A Floor Space Ratio of 0.5:1 is required.

8. The proposed numeric value of the development standard in your development application?

The proposed Floor Space Ratio is 0.85:1.

The subject site is approximately 1148sqm. Given the exclusion of loading areas the floor area of the proposed supermarket 977sqm.

977sqm divided by 1148 = 0.8510 (975.80sqm)

Under the definitions of the Snowy River LEP gross floor area is defined as excluding areas for the loading and unloading of goods and plant areas.

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes—

- (d) any area for common vertical circulation, such as lifts and stairs, and

- (e) any basement—

- (i) storage, and

- (ii) vehicular access, loading areas, garbage and services, and

- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and

- (h) any space used for the loading or unloading of goods (including access to it), and

- (i) terraces and balconies with outer walls less than 1.4 metres high, and

- (j) voids above a floor at the level of a storey or storey above.

9. The percentage variation (between your proposal and the environmental planning instrument)?

The proposed variation is 0.35.

Proposed – Instrument = Variation

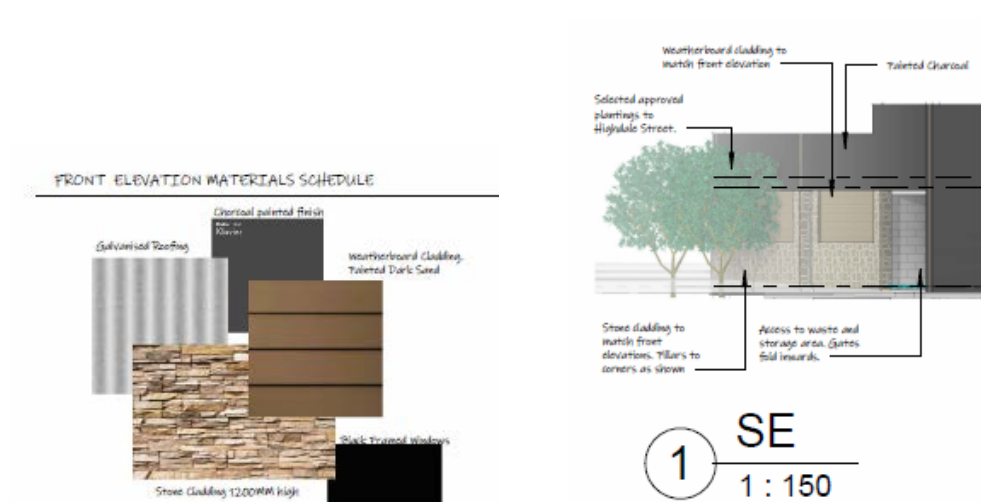
Proposed	Instrument	Variation
0.85	0.5	0.35
975.80sqm	574sqm	401.80sqm



NW Elevation on Adjoining development.

(b) to minimise adverse environmental effects on the use or enjoyment of adjoining properties, including heritage items, and the public domain,

The street frontage has been designed to enhance the heritage values of the area with the choice of building materials. The galvanised roofing, weatherboard and stone claddings pay direct homage to the rural area.



Additional street planting is proposed along the south west elevation to soften the secondary street frontage with the addition of a concrete pathway to create pedestrian connection to the town centre.

The inclusion of a supermarket to the Berridale Town centre will enhance the commercial district and attract local and visitor attendance to the existing retail premises.

(c) to establish the maximum development density, accounting for the availability of infrastructure and generation of traffic.

The development is proposed within the business centre of Berridale and is therefore supported by the Highdale carpark upgrade being easily accessible from the main thoroughfare Jindabyne Road.



11. How would strict compliance hinder the attainment of the objects specified in Section 1.3 of the Act. The objects of this Act are:

{a} to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the States natural and other resources,

Sufficient infrastructure is existing to support the proposal which reflects the needs of the growing township. The supermarket entry will be accessible from the proposed parking arrangements and will have adequate lighting and pedestrian access.

The development as proposed will provide a sought after amenity through the provision of a local supermarket to service the residents of Berridale and the tourism industry in the Snowy Mountains. The proposal will provide a service to the community without the need to travel to Cooma or Jindabyne for daily grocery needs.

{b} to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,

The proposal will encourage further growth for Berridale with the creation of additional employment opportunities.

The subject site allows for sufficient placement of the commercial development offering an active pedestrian environment that will link to the existing commercial infrastructure in the Berridale Village Centre. The site utilises the existing parking infrastructure provided for the Village Centre forming a safe pedestrian environment through the separation of pedestrian and vehicle spaces.

{c} to promote the orderly and economic use and development of land,

As above.

{d} to promote the delivery and maintenance of affordable housing,

N/A

{e} to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,

N/A

{f} to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),

The site is not identified as a heritage item nor is it located within a heritage conservation area. However, the site adjoins the local heritage item - Jindabyne Road 'cultural streetscape'.

A decorative façade, reflective of the rural nature of the locality, will complement the Berridale Village Centre while protecting the cultural streetscape of Jindabyne Road, adjacent to the commercial premises.

{g} to promote good design and amenity of the built environment,

The proposed development has been designed to merge the characteristics of the existing buildings within the Berridale Village Centre and will also add visual interest and character, with the building designed to enhance the existing streetscape and add a sense of variety. Clear signage will identify the supermarket within the Berridale Village Precinct so consumers will be able to locate the services and amenity they are after. A mix of natural tones and materials are proposed that will complement the existing commercial premises on neighbouring allotments.

{h} to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,

The proposal will comply to the requirements of the NCC and energy efficiency (Section J).

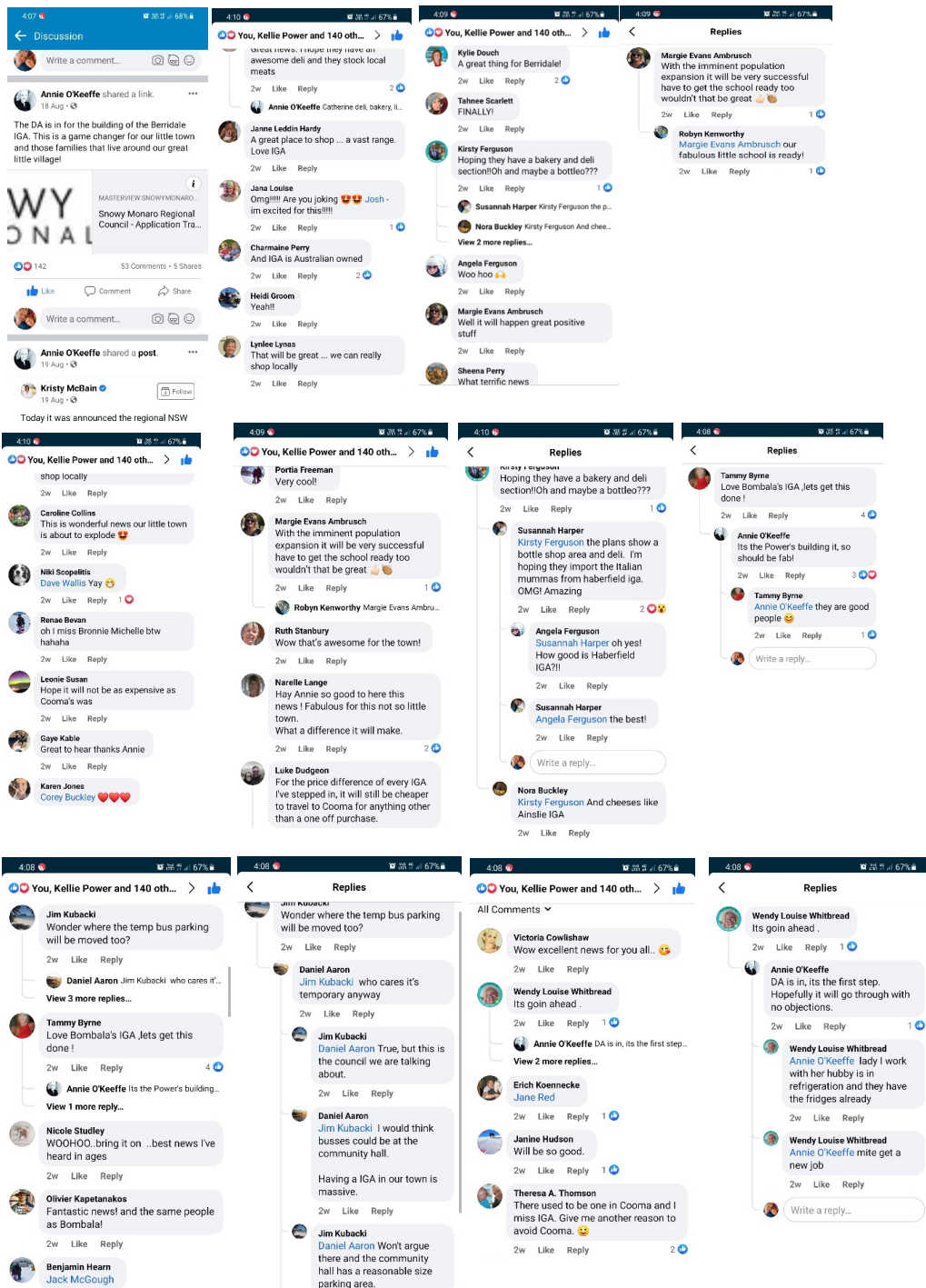
{i} to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,

N/A

{j} to provide increased opportunity for community participation in environmental planning and assessment.

The proposed development has been advertised and no objections from the neighbours or community have been received.

Berridale Noticeboard on Facebook has provided overwhelmingly positive response to the proposal.



12. Are there sufficient environmental planning grounds to justify contravening the development standard? Give details.

The proposed variation is within the public interest as it is consistent with the objectives of the zone, providing a better planning outcome to support the growth of the Berridale Township and aligns with the objectives of the zone. The proposed supermarket will provide local employment opportunities as well as serving the needs of people who live in, work in and visit the local area.

The variation proposed is justified in this instance due to the location on the development within the commercial area of Berridale Town Centre. The proposal reflects the objectives and floor space ratio requirements of a B2 Local Centre zone. The proposed development is consistent with adjacent business premises.

Zone B2 Local Centre

1 Objectives of zone

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To provide for appropriate residential development in the form of shop top housing and other land uses that are complementary to, and support the vitality of, the local centre.*



Compliance with the development standard is unreasonable in this instance as the proposed Floor Space Ratio is consistent for a Commercial development.

There is sufficient infrastructure existing to support the proposed supermarket.

The proposal reflects the need for the growing Berridale Township and relevant amenities.

Conclusion

The subject site is approximately 1,148 sqm, zoned RU5 and has a required floor space ratio of 0.5:1.

The proposed development exceeds the 0.5:1 floor space ratio being is 1075sqm (including plant and loading areas that areas that can be excluded in gross floor area calculations under the definition within the SRLEP).



The scale of the development is minimised with its single storey design and articulated façade paying homage to the heritage values of the village.

To relocate the proposal to a lot large enough to achieve the 0.5:1 ratio would require the supermarket to be located outside of the Berridale Town Centre and would not be in line with the zone objectives or Berridale Growth Plan.

The development will provide for the population growth experienced in the area.

The proposed variation is considered appropriate in this instance due to the benefit of the proposed supermarket to the community as well as the proposed location within the business town centre.

Clause 4.6 Variation Request – Neighbourhood Supermarkets

Subject Site Lot 1 DP 1223918

76 Jindabyne Road Berridale

Snowy River Local Environment Plan – Clause 5.4 (7AA) Neighbourhood Supermarkets

Clause 4.6 Exceptions to Development Standards – Standard Achieved

In relation to Clause 5.4 (7AA) ***Neighbourhood supermarkets*** *If development for the purposes of a neighbourhood supermarket is permitted under this Plan, the gross floor area must not exceed 1,000 square metres, as per the requirements of Clause 4.6 of the LEP.*

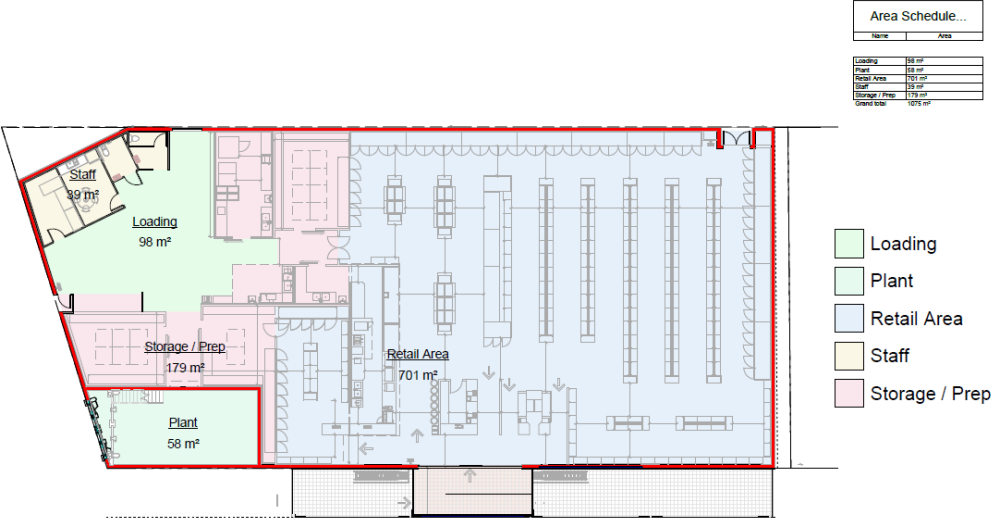
The floor area of the proposed supermarket 1075sqm.

Under the definitions of the Snowy River LEP gross floor area is defined as excluding areas for the loading and unloading of goods and plant areas.

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and
 - (b) habitable rooms in a basement or an attic, and
 - (c) any shop, auditorium, cinema, and the like, in a basement or attic,
- but excludes—
- (d) any area for common vertical circulation, such as lifts and stairs, and
 - (e) any basement—
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
 - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
 - (h) any space used for the loading or unloading of goods (including access to it), and
 - (i) terraces and balconies with outer walls less than 1.4 metres high, and
 - (j) voids above a floor at the level of a storey or storey above.

Given these exclusions the proposed gross floor area is 977sqm and under the 1000sqm permissible under Clause 5.4 (7AA).



The proposed floor area of the development is reasonable in this instance due to the location of the development within the commercial area of Berridale Town Centre. The proposed supermarket is appropriately sized to service the needs of the growing Berridale Township. Please see attached letter from IGA confirming shop size requirements.

17 September, 2021

The General Manager

Snowy Monaro Regional Council
2 Myack St, Berridale NSW 2628



METCASH TRADING LIMITED
ABN 67 004 391 422

71 HUNTINGWOOD DRIVE
HUNTINGWOOD
NSW 2148 AUSTRALIA

PO BOX 446
BLACKTOWN
NSW 2766 AUSTRALIA

PHONE: 02 8822 3600
FAX: 02 8811 7470
WEB: www.metcash.com

To Whom It May Concern

Re: Support of IGA Supermarket Berridale

Metcash would like to advise Council that we support the Application for an IGA Supermarket at Berridale. We understand the current zoning allowing 100sqm only, which we believe is not conducive to providing the amenity here.

In our catchment analysis for Berridale, with the current population at 2,098 plus seasonal tourism, this allows us to provide an IGA Supermarket that can be utilised as a full offer shop including a full range of appropriate fresh food items to serve the needs of this community.

For this potential, and to create a store that trades at more than \$10k per m2 per annum, this will require a retail area of at least 600m2, plus liquor, plus back of house. The total planned here will require an offer at 1,073m2 gross area.

To have a supermarket with less than 400m2 will fall into an IGA Xpress banner group, which will not fully support the catchment here.

I believe that the size and location of the proposed IGA Berridale plus Liquor will be of immense benefit to the local community of Berridale and its surrounds and will encourage further patronage of retail in Berridale.

Kind regards,

A handwritten signature in blue ink, appearing to read "Sharon", followed by a grey rectangular redaction box.

SHARON MULDER

Property Development Manager – NSW/ACT

Metcash Food & Grocery | 71 Huntingwood Drive, Eastern Creek NSW 2766

Mob: 0427 433 372

Email – sharon.mulder@metcashfg.com



Request For Variation To Development Control Plan



Use this form to apply for variations to the local Development Control Plan.

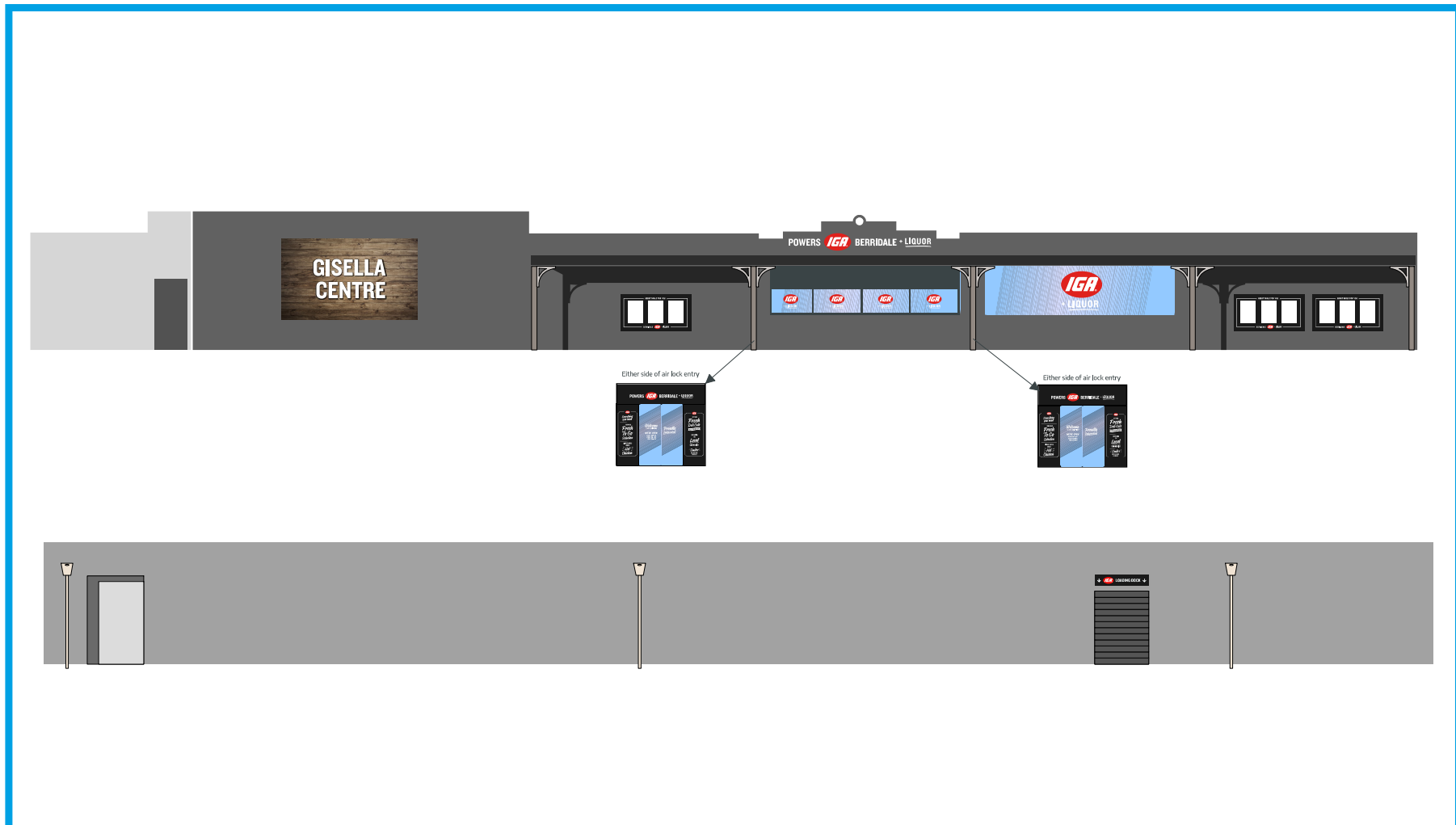
Applicant / Owner			
Name/Company Kayenay Pty Ltd		Phone (AH)	
Contact Name (if Company)		Phone (BH)	
Postal Address		Mobile	04 32
Town Bombala	State NSW	Postcode	2632
Email	pow		

Land/Property					
No 76	Street Jindabyne Road			Town Berridale	
Lot 1	Section	DP 1223918	Lot	Section	DP
Office Use: Parcel/Land Number:					

Checklist	
I/We hereby make a claim for variation to the Development Control Plan (DCP) (please tick):	
<ul style="list-style-type: none"> Snowy River Development Control Plan <input checked="" type="checkbox"/> Cooma Monaro Development Control Plan <input type="checkbox"/> Bombala Shire Development Control Plan <input type="checkbox"/> 	
I/We propose to vary Clause	Chapter F2. 1-3 Street Corners
Describe how the proposal varies the DCP and give justification for such variation below:	
<p>The DCP requires each frontage of a building on the site to be designed as a main street frontage. Corner site street level activity is to be maximised by wrapping shopfronts around corners. Utilise design devices such as increased wall heights, splayed corner details, and other architectural features to reinforce the way finding attributes of street corners.</p> <p>The proposed floor plan does not allow for a dual frontage design in order to meet the practical operational requirements of running a supermarket. The proposed supermarket size has been determined by IGA to be a practical size for the public needs of Berridale Township. (See letter of endorsement from IGA)</p> <p>The architectural plans show proposed design feature to soften the wall facing Highdale Street. Additional street tree planting is proposed to maintain consistency with the Highdale Carpark planting. The design offers rural features with variance to the street front to create visual interest and a pedestrian zone for connection to the existing Berridale Town Centre.</p> <p>The proposed design is consistent with the desired outcomes specified by F2. 1-3 Street Corners of the Snowy River DCP.</p>	

For further information or assistance on completing this form please contact Council:

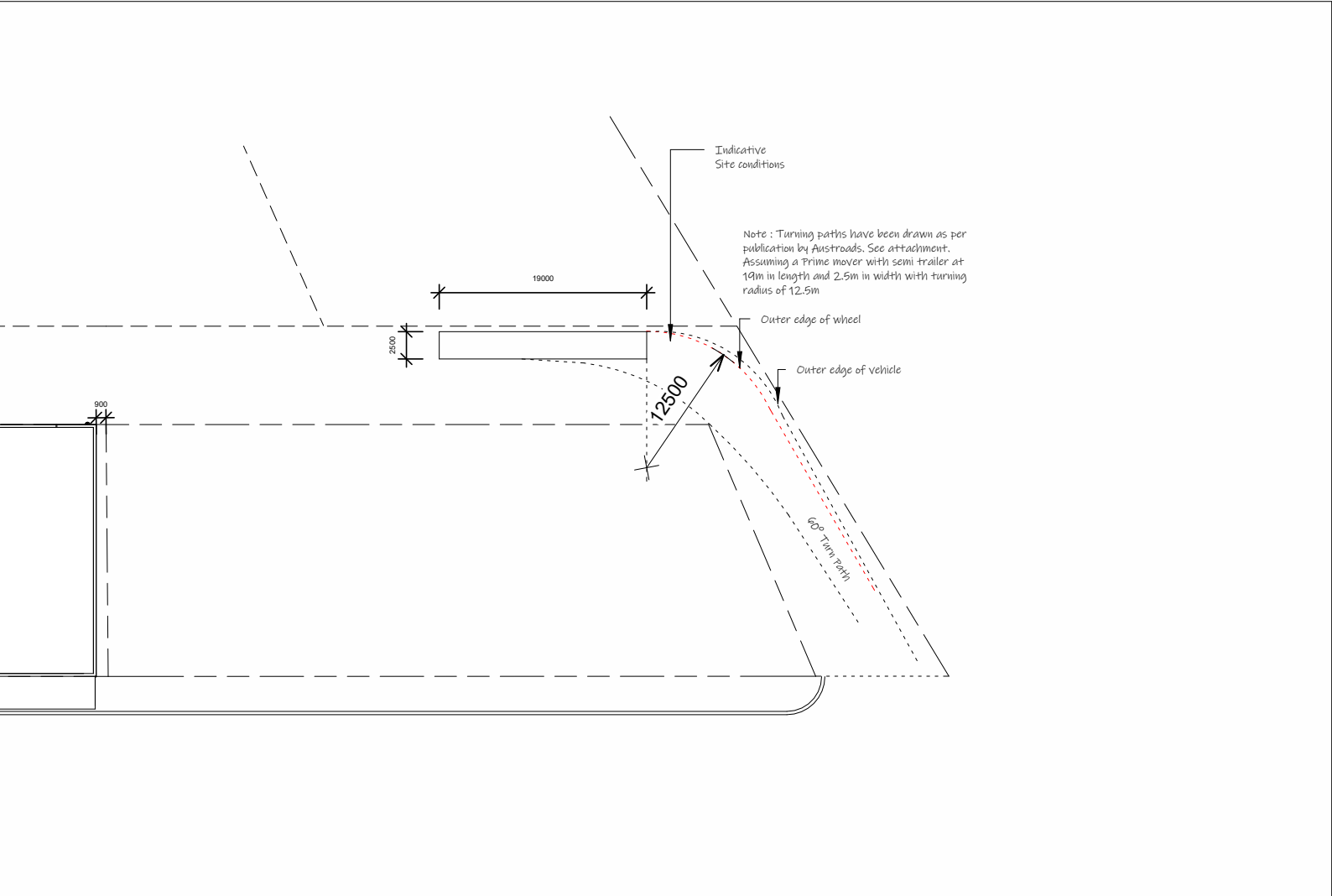
PO Box 714 COOMA NSW 2630 | 1300 345 345 | council@snowymonaro.nsw.gov.au | www.snowymonaro.nsw.gov.au



Job Number: 6783
Customer: Metcash
Powers IGA Berridale + Liquor
Version: 3

Description: Shopfront Signage

signace[®]
.com.au



 **Broadcrest Consulting Pty Ltd**

76 Jindabyne Rd, Berridale



Noise Impact Assessment

July 2021

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Document controls

Approval and Authorisation

Title	76 Jindabyne Rd, Berridale Noise Impact Assessment
Authored on behalf of Broadcrest Consulting Pty Ltd by:	Kurtis Ferry Engineer Environmental and Geotechnical MAAS – Australian Acoustic Society
Signed:	 
Dated:	6/07/2021

Document Status

Date	Internal Reference	Document Status	Prepared by	Reviewed by
6/07/2021	1140-AC-A-01	For Release	K. Ferry	C. Hudson

Note: All materials and or products suggested by Broadcrest Consulting Pty Ltd are recommend with regards to their acoustical performance only. Alternative performance criteria/properties of a suggested material (including and not limited to: fire rating, thermal performance, ventilation, land-use suitability, weather performance) is outside the scope of this acoustic report and has not been assessed. Suggested material should be verified with the supplier for suitability in application prior to use/purchase.

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Appendix B Noise Modelling
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1 INTRODUCTION

1.1 Foreword

A Noise Impact Assessment is a technical document which assess noise producing nodes, determines their impact on nearby sensitive receivers and recommends control options. A noise assessment carefully considers the environmental, social and economic aspects of a project and its surrounds.

1.2 Background

Broadcrest Pty. Ltd. was engaged by Andrew Power to conduct an acoustic assessment at 76 Jindabyne Rd, Berridale ('the site'). It is proposed to construct and operate a supermarket. A site inspection was carried out on the 11.06.2021 which involved a visual assessment of the site, surrounding noise nodes and receiving nodes. An acoustic logger was set up to record ambient noise decibel levels over a period of one week (seven days).

1.3 Objectives

The purpose of the Noise Impact Assessment is to assess the noise impact from the proposed development on surrounding sensitive receivers and mitigate any impacts.

1.4 Scope of works

- Site assessment & installation of temporary noise logger in field
- Existing noise environment measurement & characterisation
- Noise level assessment
- Review & determination of relevant assessment criteria
- Review of relevant literature and material for noise management
- Mitigation measures (if required) & recommendations

2 DESCRIPTION

2.1 Site Description

The development application is located at 76 Jindabyne Rd, Berridale. The site is located in a village/commercial precinct with food, real-estate and general retail outlets. The site is located within RU5 village zoning, surrounded by commercial, accommodation and residential dwellings.

2.2 Site acoustic concerns

The following noise sources were identified for assessment:

- Mechanical Equipment
- Waste facility
- Truck Deliveries
- Carpark

The sensitive receivers in this report consist of:

- R1: Neighbouring commercial property
- R2: Motel accommodation
- R3 and R4: Residential Dwellings

2.3 Development description

The proposal seeks consent for the construction and operation of a supermarket. The supermarket will include a loading dock, waste area and mechanical equipment. The existing carpark area will be utilised.

2.4 Business Hours

Monday-Sunday 07:00am – 10:00pm

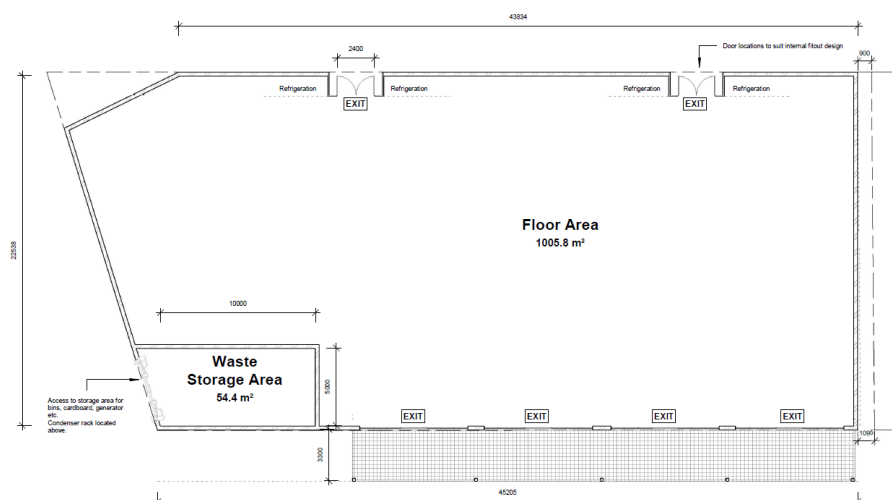


Figure 2.4.1: Floor plan

3 Methodology

This report has been completed using the following general methodology:

1. Desktop investigation, including the sourcing of DA documents, drafted plans, information from the client and a spatial data report
2. Review and adoption of relevant guidelines and noise criteria
3. Identification of sensitive receivers using available aerial photography
4. Site inspection to identify noise producing nodes and verify the desktop search and nearby sensitive receivers
5. Noise measurements of noise producing nodes where possible (where not possible, typical conservative values are used)
6. Installation of a Type 1 noise logger in accordance with NSW EPA Noise Policy for Industry
7. Monitoring of weather from the most relevant station to identify potential extraneous weather events
8. Retrieval of noise logger and analysis of results. Extraneous results removed for statistical analysis of noise levels
9. Noise modelling using free-field noise propagation from each noise source
10. Analysis of modelling results and extraction of noise level at each sensitive receiver location
11. Comparison of modelling results with allowable noise criteria, with results tabulated
12. For any exceedances identified, recommendations given for mitigating the noise impact
13. Conclusion with statement of compliance/non-compliance.



Figure 3.1: Logger location | Noise producing nodes | Sensitive receivers (Appendix A1)

4 NOISE CRITERIA

The following documents and policies have been reviewed for guidance and to achieve compliance during the assessment:

- NSW EPA Noise Policy for Industry 2017 – (NPI)
- Protection of the Environment Operations Act (1997) – (POEO)

4.1 NSW EPA Noise Policy for Industry

The NSW Noise Policy for Industry (NPI) states that a noise source should not be intrusive and the amenity of nearby land should be preserved. The NPI recommends that the amenity criteria noise levels should be assessed at the most affected point on or within the property boundary.

5 SITE NOISE SURVEY

5.1 Methodology

An acoustic logger was setup for unattended continuous monitoring of the ambient noise levels (a noise survey). It was located on the boundary of the site at a secure point (see Appendix A). The logger was offset from any reflective structures, hard surfaces and bias noise producing sources. The microphone was maintained within a foam windshield on collapsible post 1.4m off the ground.

The acoustic logger was installed on the 11.06.2021 with monitoring beginning at 12:45. The logger was recovered on the 23.06.2020, in accordance with the NPI - Table A1 and A2. The data was validated to prevent extraneous noise sources biased the data (Section 5.4).

At the time of inspection, the predominant noise source was road traffic from Jindabyne Road. The background noise level was typical of a rural area. The noise graphs show consistent result with those influenced by intermittent passing traffic noise, with high peak noise levels and low background noise levels. It is noted that the logger was installed over the opening weekend of the ski season. While ski-fields have limited pass numbers, traffic is observed to peak during the morning and evening periods (travelling to and from the ski-fields / accommodation).

The night time background noise levels were higher than the day time noise levels. This is a common occurrence in rural areas where insects come out at night.

The results from the acoustic survey were extracted and analysed to convert the raw SPL data to the required statistical levels.

5.2 Equipment

All equipment was checked and calibrated immediately before and after use at 94dB and 114dB (± 0.3 dB) using a 1000hz signal.

For the noise survey, a Tenmars ST-130 (Serial number 190500155) acoustic logger was employed for the assessment. The device was set using 'A' frequency weighting and 'fast' time weighting. The logger utilised conforms with the following standards:

- IEC 61672-1:2003 Class 2
- ANSI S1.4-1983 Type 2
- ANSI S1.25-1992 Type 2
- ANSI S1.43-1997 Type 2

5.3 Site noise survey results

The results of the survey have been assessed based on the EPA NPI guideline. Amenity values have been adopted as follows:

- **Residential zoning:** Rural
 - Day: 50dBA
 - Evening: 45dBA
 - Night: 40dBA
- **Business zoning:** Commercial 65dBA when in use
- **Accommodation** Residential +5dBA
 - Day: 55dBA
 - Evening: 50dBA
 - Night: 45dBA

A summary of the calculated levels and criteria selected are provided below for the residential zoning:

Table 5.3.1: Residential site noise levels and noise limits dB(A)

Time of day	LA _{EQ} ¹	RBL ²	Intrusiveness (RBL + 5db)	Amenity LA _{EQ} ³	Project Specific Levels ⁴
Day (7:00 – 18:00)	50.1	29.0	34.0	50.0	40.0
Evening (18:00 – 22:00)	48.2	34.8	39.8	45.0	39.8
Night (22:00 – 7:00)	45.4	32.1	37.1	40.0	37.1

- 1) LA_{EQ} has been calculated using log-averages in accordance Table A2 of the NPI (State of New South Wales and the Environment Protection Authority, 2017)
- 2) The Rating Background Level (RBL) has been calculating in accordance with section B1.3 of the NPI
- 3) Amenity values taken from Table 2.2 of the NPI.
- 4) Project specific levels equal the lesser of the Intrusiveness, Amenity and minimum values in table 2.1 of the NPI

5.4 Extraneous noise

Section A1 of the NSW EPA Noise Policy for Industry states:

“For the assessment of modifications to existing premises, the noise from the existing premises should be excluded from background noise measurements. The exception is where the premises has been operating for a significant period of time and is considered a normal part of the acoustic environment; it may be included in the background noise assessment under the following circumstances:

- *the development must have been operating for a period in excess of 10 years in the assessment period/s being considered and is considered a normal part of the acoustic environment; and,*
- *the development must be operating in accordance with noise limits and requirements imposed in a consent or licence and/or be applying best practice”. (State of New South Wales and the Environment Protection Authority, 2017)*

Extraneous noise is any breach to the above clause. Typically, these are noises resulting from activities that are not typical of the area such as construction, additional noise sources during holiday periods, sporting events or weather conditions.

Meteorological events must be considered during the assessment, namely;

- Where the average wind speed is over 5m/s (for a period of 15-minutes)
- During any rainfall

Climate data from the Bureau of Meteorology (BOM) and private sources was monitored during the assessment period to identify potential adverse conditions. The most suitable weather station for monitoring the wind and rain was taken from a Cooma Airport AWS. Wind speed throughout the assessment is shown in Appendix C. Results affected by adverse weather were excluded from the statistical calculations of ambient noise levels from the surveyed results.

6 NOISE IMPACT FROM DEVELOPMENT ON RECIEVERS

6.1 Forward

Noise prediction has been conducted for this assessment using a spherical free-field sound propagation model. The model calculates the predicted noise levels at the receiving nodes without consideration to attenuation provided by the surrounding buildings or fences.

The contours from the noise modelling can be viewed in Appendix B. The results, exceedances and required attenuation has been tabulated in the relevant table. A second table is provided accounting for attenuation provided by the build structure.

6.2 Mechanical Equipment

The noise from the mechanical equipment is assessed accumulatively, located on the condenser deck. Noise values have been taken from the specific product brochures (appendix D)

Table 6.2.1: Accumulative noise level

Source	Quantity	dBA (@1m)	# mins / 15mins activity occurs	LAeq,15min	Resultant LAeq,15
Refrigeration condenser	5	72.54	15	72.54	79.5
Air conditioning	4	58.0	15	64.0	64.0
Total					79.7

Table 6.2.2: Noise propagation: mechanical equipment (Appendix B1)

Receiving node	Receiving node LA _{EQ} dBA	Exceedance (dBA) ¹			Attenuation Required
		Day	Evening	Night	
1	45.8	11.8	6.0	8.7	11.8
2	35.7	-4.3	-4.1	-1.4	0.0
3	38.5	-1.6	-1.4	1.4	1.4
4	38.9	-1.1	-0.9	1.8	1.8

The following structural attenuation is assumed to be provided by the building construction:

Sunken condenser deck: Masonry wall >1.5m high (RW >15.0 dBA)

Table 6.2.3: Noise attenuation adjustment – mechanical equipment

Receiving node	Attenuation Provided dBA	Required Attenuation	Remaining Required dBA
1	15	10.1	0.0
2	15	-	0.0
3	15	1.4	0.0
4	15	1.8	0.0

6.3 Waste management

The noise from the waste being collected has been modelled using a LA_{max} of 101dBA. The collection event is expected to take 2 minutes, no more than once daily.

Table 6.3.1: Noise propagation: waste management (Appendix B1)

Receiving node	Receiving node LA _{max} dBA	Exceedance (dBA) ¹			Attenuation Required
		Day	Evening	Night	
1	65.5	25.5	-	-	25.5
2	57.0	17.0	-	-	17.0
3	59.8	19.8	-	-	19.8
4	60.4	20.4	-	-	20.4

The following structural attenuation is assumed to be provided by the building construction:
NW and NE Walls: Masonry and supermarket structure (>30dBA)

Table 6.3.2: Noise attenuation adjustment – waste management

Receiving node	Attenuation Provided dBA	Required Attenuation	Remaining Required dBA
1	30.0	25.5	0.0
2	30.0	17.0	0.0
3	30.0	19.8	0.0
4	0	20.4	20.4



Figure 6.1: Waste management noise modelling (extract of Appendix B)

6.4 Parking

The arrival and departure of customer vehicles will utilise the existing carpark. As the carpark is previously approved, there will be no need for further assessment of vehicle movements for the development.

6.5 Truck deliveries

The noise from a truck entering and parking has been modelled using a LAeq of 81.2dBA. Trucks are anticipated to take up to five minutes to park and move off the site after unloading. Deliveries will occur on weekdays and say 8.00am to 7.00pm.

Table 6.3.1: Noise propagation: waste management (Appendix B1)

Receiving node	Receiving node LA _{max} dBA	Exceedance (dBA)			Attenuation Required
		Day	Evening	Night	
1	59.5	19.5	19.7	-	19.7
2	41.2	1.2	1.4	-	1.4
3	42.8	2.8	3.0	-	3.0
4	42.0	2.0	2.2	-	2.2

The following structural attenuation is assumed to be provided by the neighbouring building construction:

R1 walls Masonry with enclosed ceiling (>30dBA)

Table 6.3.2: Noise attenuation adjustment – waste management

Receiving node	Attenuation Provided dBA	Required Attenuation	Remaining Required dBA
1	30.0	19.7	0.0
2	0	1.4	1.4
3	0	3.0	3.0
4	0	2.2	2.2

6.6 Forklifts

The noise from a forklift unloading a truck has been modelled using a LAeq of 69.7dBA.

Table 6.3.1: Noise propagation: waste management (Appendix B1)

Receiving node	Receiving node LA _{max} dBA	Exceedance (dBA)			Attenuation Required
		Day	Evening	Night	
1	48.0	8.0	8.2	-	8.2
2	29.7	-10.3	-10.1	-	0.0
3	31.3	-8.7	-8.5	-	0.0
4	30.5	-9.5	-9.3	-	0.0

The following structural attenuation is assumed to be provided by the neighbouring building construction:

R1 walls Masonry with enclosed ceiling (>30dBA)

Table 6.3.2: Noise attenuation adjustment – waste management

Receiving node	Attenuation Provided dBA	Required Attenuation	Remaining Required dBA
1	30.0	8.2	0.0
2	0	0.0	0.0
3	0	0.0	0.0
4	0	0.0	0.0

7 NOISE CONTROL RECOMMENDATIONS

An assessment of the noise impact from the development has indicated that the studio has a low risk of impacting nearby receptors, given the recommendations below are followed. The noise modelling showed the noise levels from the development may exceed the EPA Noise Policy for Industry project trigger levels. When structural noise attenuation is considered, the noise levels are below project trigger and intrusiveness levels, meeting the EPA NPI guidelines.

7.1 Additional Mechanical Equipment

Any additional mechanical equipment (such as ventilation, air conditioners, pumps, etc) must be selected to ensure they do not impact the surrounding receivers. Table 7.1.1 provides the allowable sound power level (SWL) of the equipment based upon the distance to the nearest sensitive receiver and time of day. This table assume no attenuation is provided by the building structure (i.e on the roof).

Table 7.1.1: Allowable SWL (dBA – Q factor 2)

Distance (m)	Day	Evening	Night
10	68.0	67.8	65.1
20	74.0	73.8	71.1
50	82.0	81.8	79.0
100	88.0	87.8	85.1

7.2 Waste Collection

In order to mitigate the impact from waste collection on receiver 4, pickup times should be scheduled during day time hours. If collection must take place during evening or night time hours (i.e, the collection company only services outside daytime hours), then the number of pick ups should be limited to once weekly.

7.3 Truck deliveries

The truck deliveries show a minor exceedance against the noise criteria. The NPI provides an allowance for short infrequent events of 2 – 5dBA which can be applied to the truck deliveries to achieve compliance. In order to meet this criterion, it is recommended that signs are erected requesting truck drivers to promptly park and turn off their engines.

8 CONCLUSION

The development application is located at 76 Jindabyne Rd, Berridale. The site is located in a village/commercial precinct with food, real-estate and general retail outlets. The site is located within RU5 village zoning, surrounded by commercial, accommodation and residential dwellings.

A site inspection was carried out on the 11.06.2021 which involved a visual assessment of the site, surrounding noise nodes and receiving nodes. An acoustic logger was set up to record ambient noise decibel levels over a period of one week (seven days).

The adopted amenity noise levels for the assessment were determined based on the NSW EPA Noise Policy for Industry. An assessment of the operations and mechanical equipment was completed. Noise modelling was conducted to identify potential noise impacts, with recommendations to mitigate the impacts provided.

Given the recommendations in section 7 are implemented, the development will meet the relevant acoustic requirements of EPA the Noise Policy for Industry.

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10 GLOSSARY

A-weighted sound pressure

Noise levels that have been weighted to approximate the characteristics of normal human hearing. The human ear is not equally sensitive to sound at different frequencies. People are more sensitive to sound in the range of 1 to 4 kHz (1000 – 4000 vibrations per second) and less sensitive to lower and higher frequency sound. During noise measurement an electronic 'A-weighting' frequency filter is applied to the measured sound level dB(A) to account for these sensitivities. Other frequency weightings (B, C and D) are less commonly used. Sound measured without a filter is denoted as linear weighted dB(linear).

Airborne noise

Noise propagated between the source and receiver primarily through air.

Ambient noise/SOUND

The total noise in a given situation, inclusive of all noise source contributions in the near and far field.

Background noise:

The underlying level of noise present in the ambient noise, excluding the noise source under investigation, when extraneous noise is removed.

Compliance

The process of checking that source noise levels meet with the noise limits in a statutory context.

Cumulative noise level

The total level of noise from all sources.

Decibel, dB:

Unit of acoustic measurement. Measurements of power, pressure and intensity. Expressed in dB relative to standard reference levels. It is weighted to approximate the sensitivity of human hearing to sound frequency. It is measured using a microphone and a sound level meter, and varies with distance from the source and the environment.

LA_{EQ,T}:

Equivalent continuous A-weighted sound pressure level. The value of the A-weighted sound pressure level of a continuous steady sound that, within a measurement time interval T, has the same A-weighted sound energy as the actual time-varying sound.

Noise limits

Enforceable noise levels that appear in conditions on consents and licences. The noise limits are based on achievable noise levels, which the proponent has predicted can be met during the environmental assessment. Exceedance of the noise limits can result in the requirement for either the development of noise management plans or legal action.

Percentile Level - L₉₀, L₁₀, etc:

A statistical measurement giving the sound pressure level which is exceeded for the given percentile of an observation period, e.g. L₉₀ is the level which is exceeded for 90% of a measurement period. L₉₀ is commonly referred to as the "background" sound level.

Rating Background Level – RBL:

Method for determining the existing background noise level which involves calculating the 10th percentile from the LA₉₀ measurements for each day, evening and night time period. This value gives the Assessment Background Noise Level (ABL). Rating Background Level is the median of the overall ABL.

Receptor

The noise-sensitive land use at which noise from a development can be heard.

Sleep disturbance

Awakenings and disturbance of sleep stages.

Sound Power Level, (SWL) dB

10 times the logarithm to the base 10 of the ratio of the sound power of the source to the reference sound power of 1 Pico Watt. Sound power level cannot be directly measured using a microphone. Sound power level does not change with distance. The sound power level of a machine may vary depending on the actual operating load.

Sound Pressure Level (SPL) dB(A)

The level of noise, usually expressed as SPL in dB(A), as measured by a standard sound level meter with a pressure microphone. The sound pressure level in dB(A) gives a close indication of the subjective loudness of the noise.

Statistical noise levels

See percentile Level

Threshold

The lowest sound pressure level that produces a detectable response (in an instrument/person).

Tonality

Tonal noise contains one or more prominent tones (and characterised by a distinct frequency components) and is considered more annoying. A 2 to 5 dBA penalty is typically applied to noise sources with tonal characteristics.

Appendix A – Plan drawing





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Client	Andrew Power	Project	1140-AC-01 - Propsoed Supermarket
Location	76 Jindabyne Rd, Berridale	LGA	

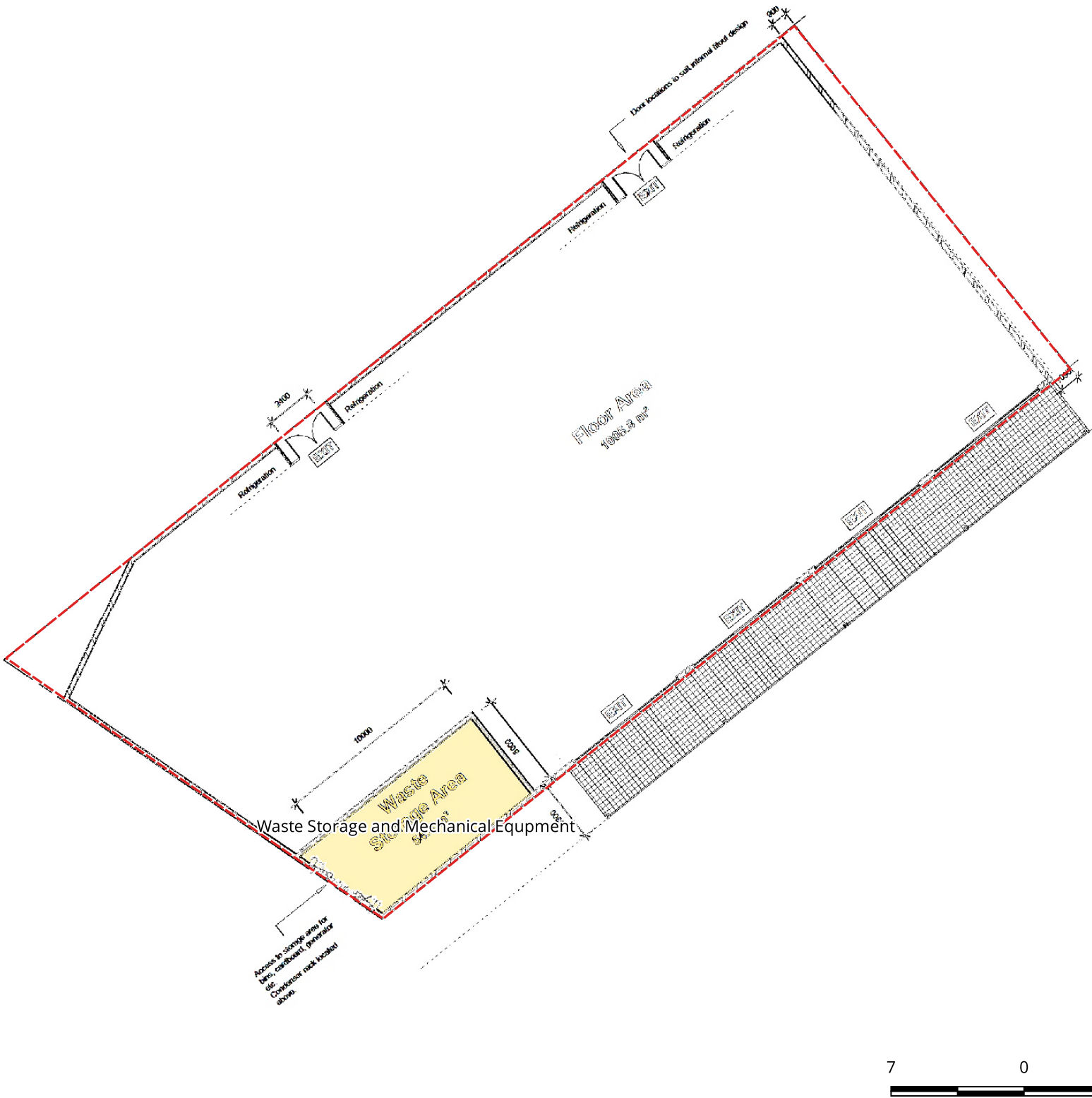
Drawing:	1140-AC-01 - Appendix A1 - Sensitive Receivers and logger location
Base map	NSW Spatial Data Services Obtained on 17.06.2021

Scale

1:1,000

Page







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Client	Andrew Power	Project	1140-AC-01 - Propsoed Supermarket
Location	76 Jindabyne Rd, Berridale	LGA	

Drawing:	1140-AC-01 - Appendix A2 - proposed layout
Base map	NSW Spatial Data Services Obtained on 17.06.2021

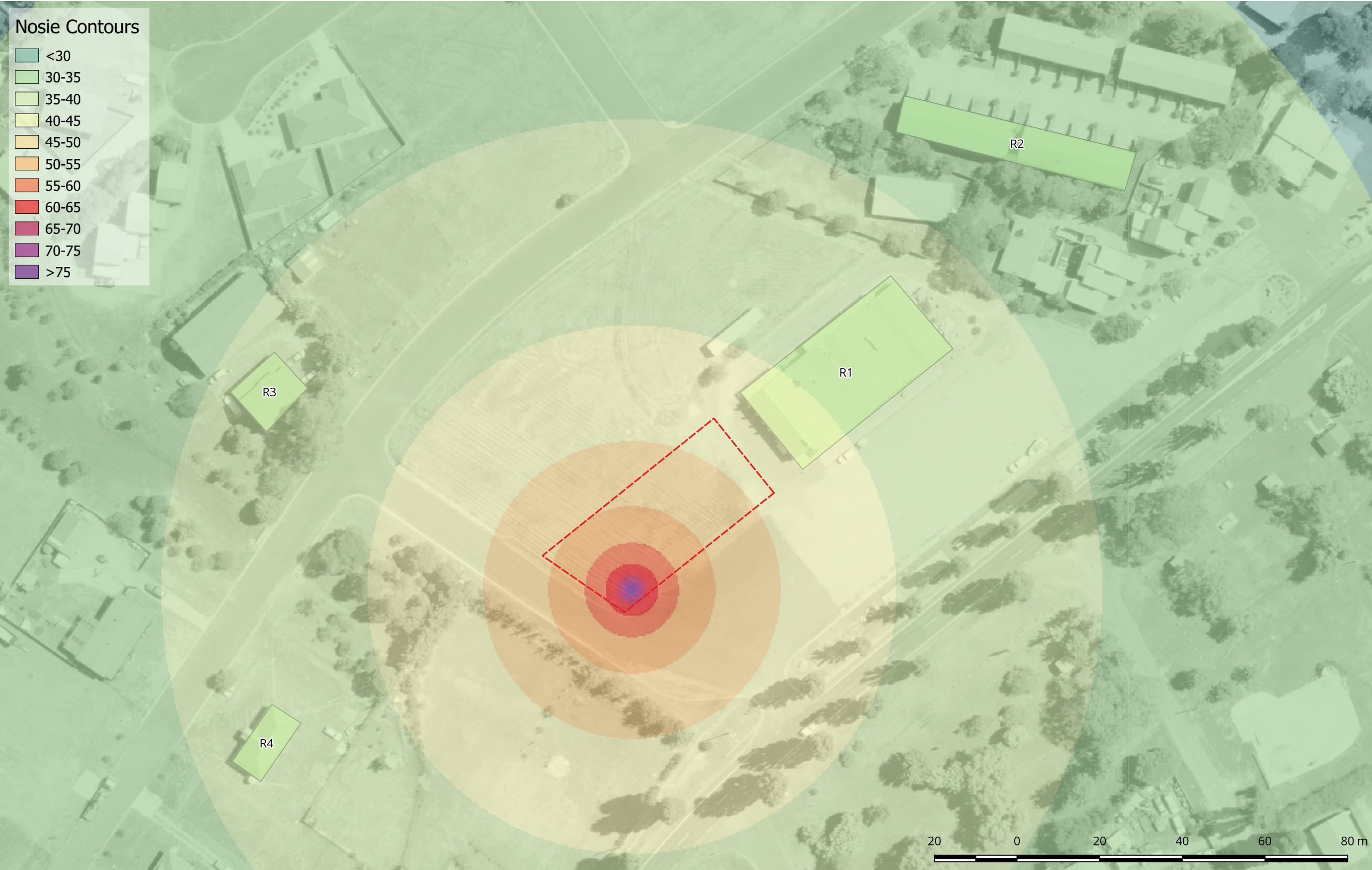
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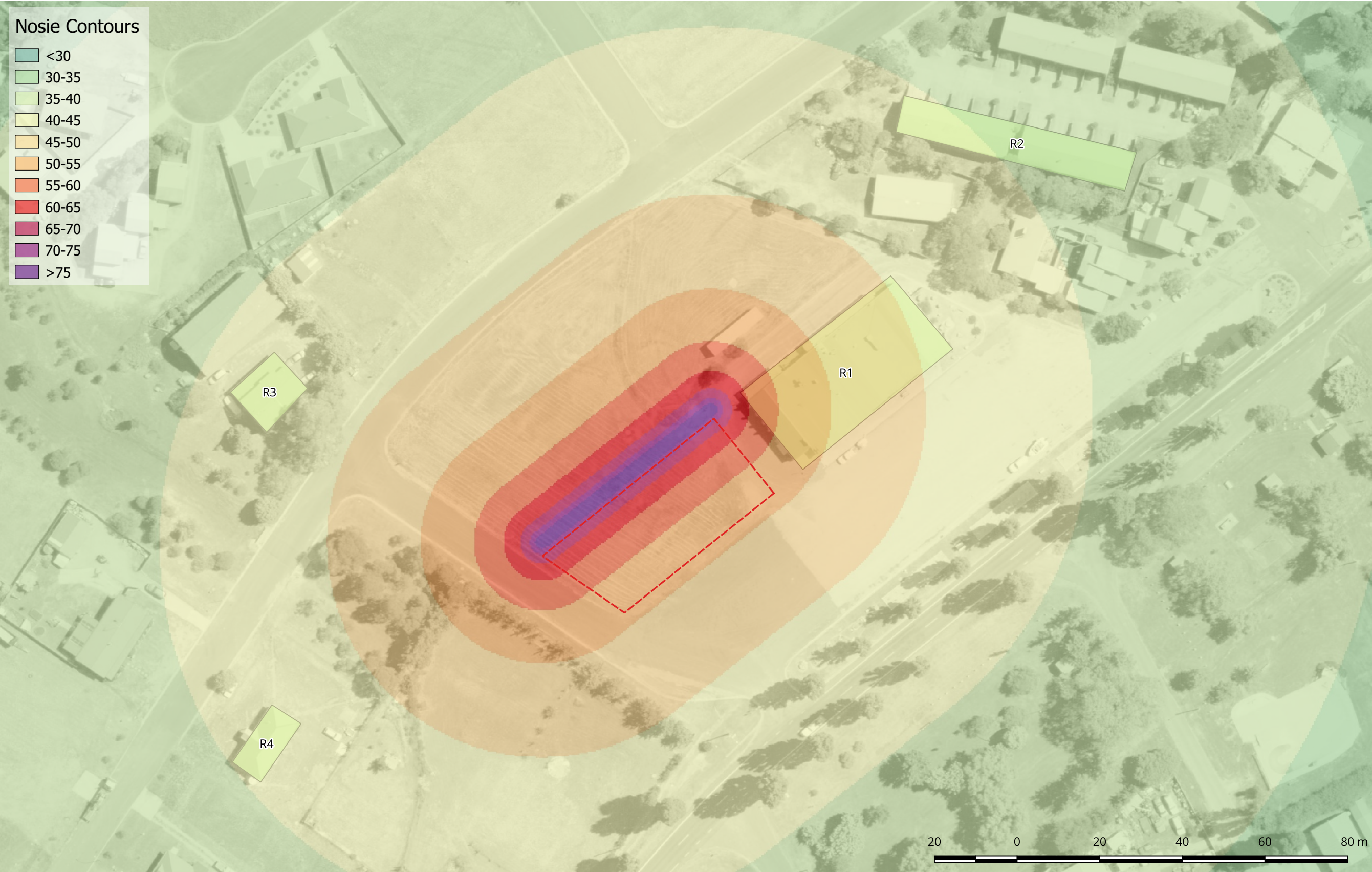
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Appendix B – Noise Modelling





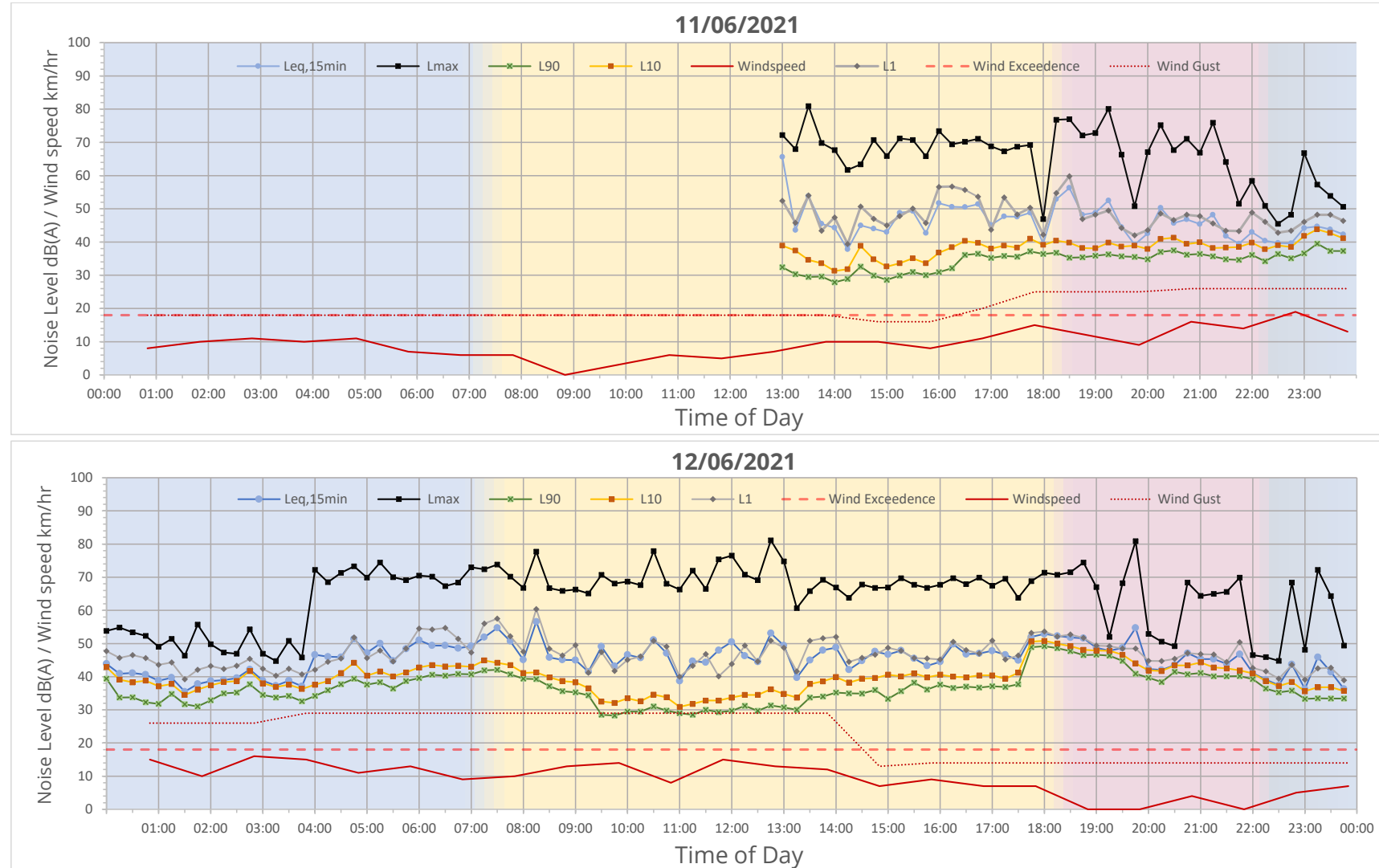


Appendix C – Noise logger result graphs

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Appendix C: Noise Survey Result Graphs

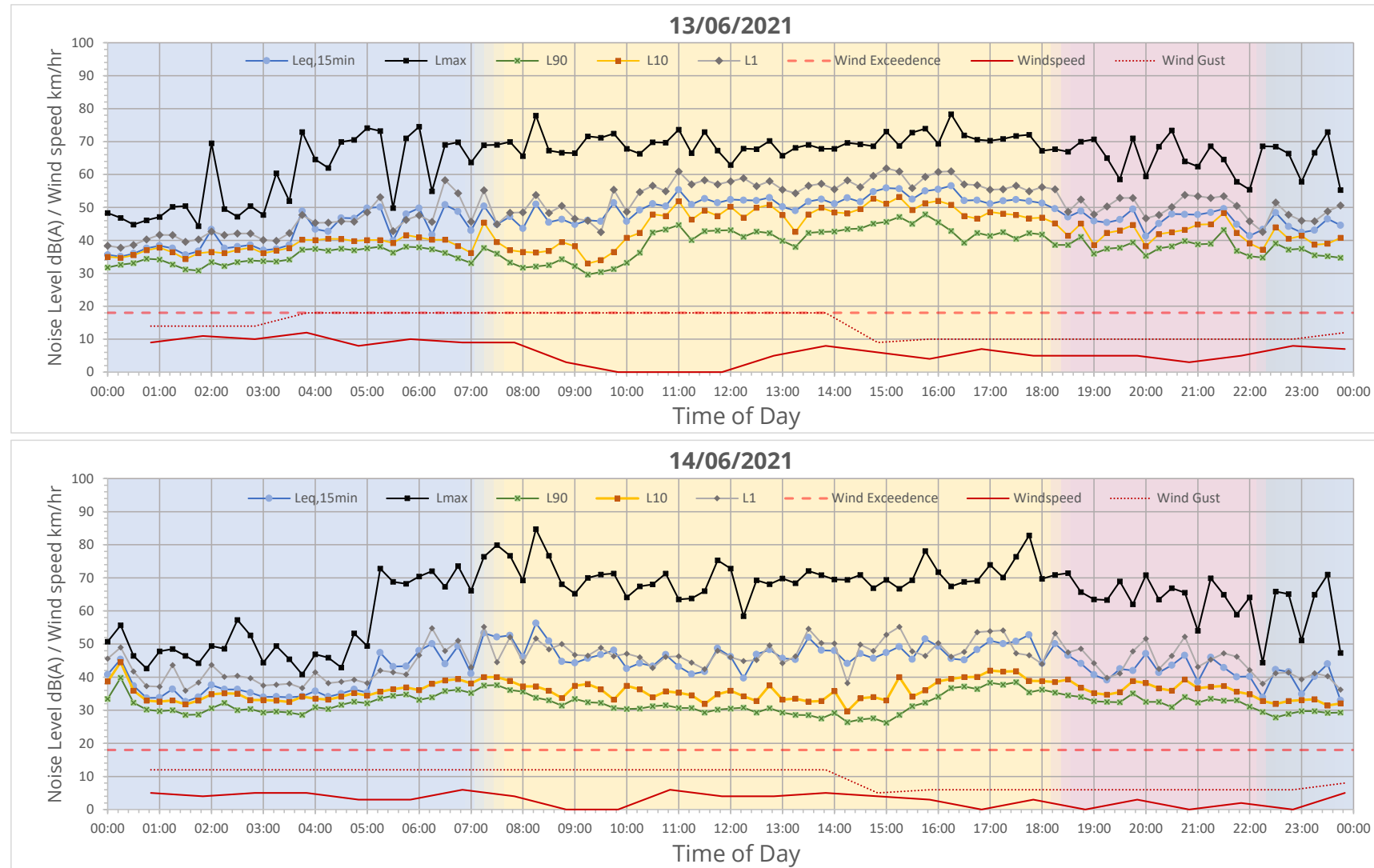
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Appendix C: Noise Survey Result Graphs

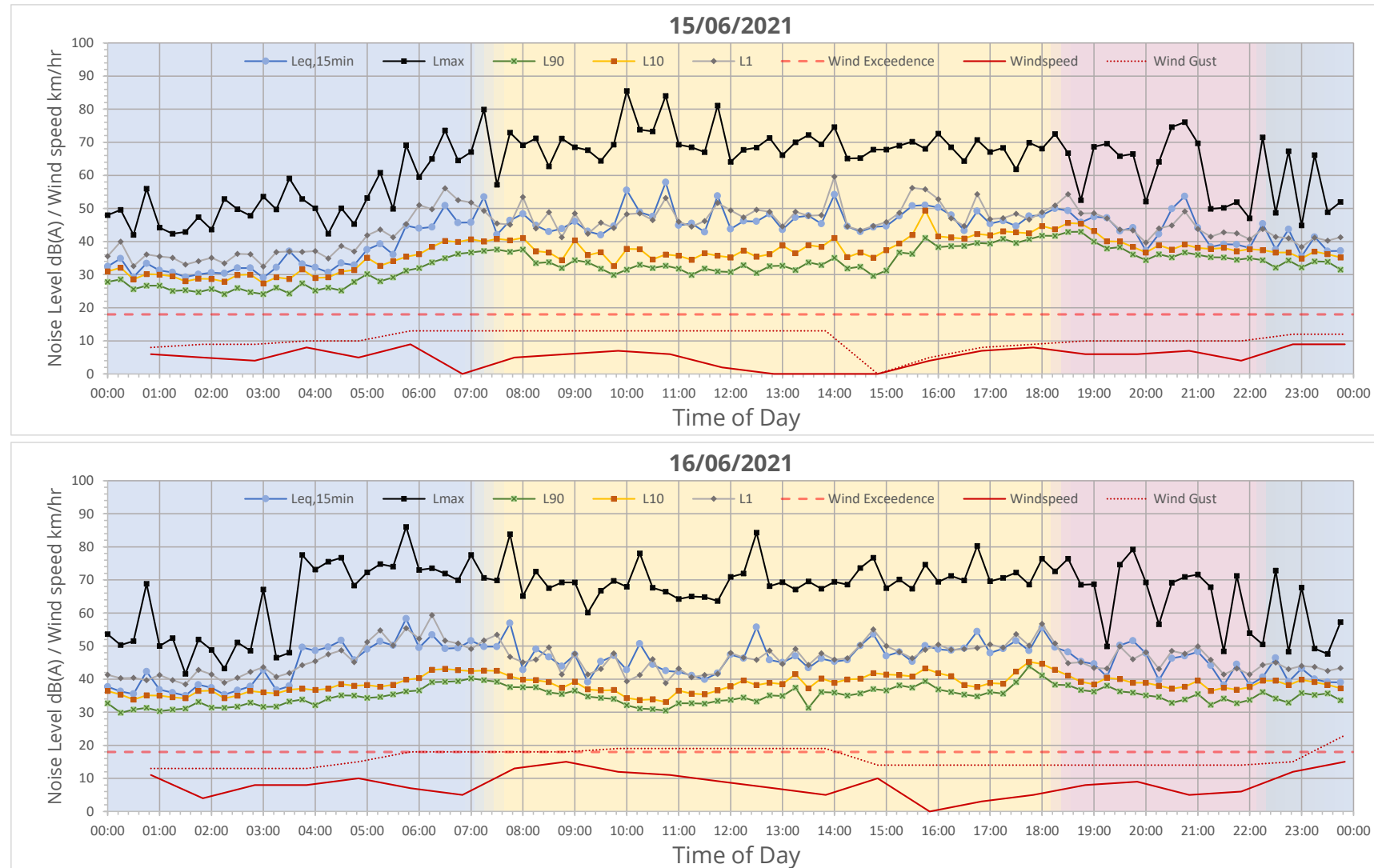
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Appendix C: Noise Survey Result Graphs

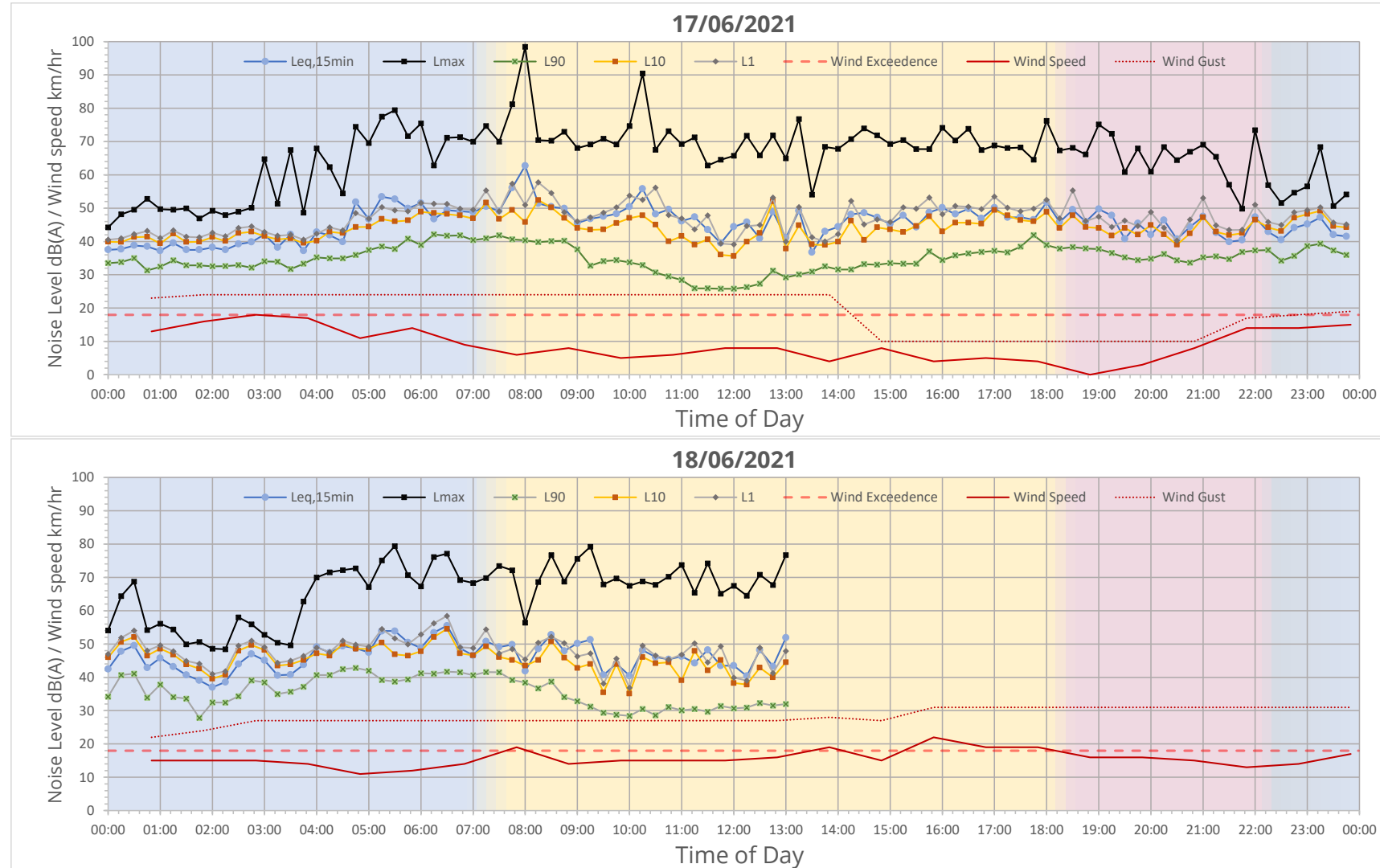
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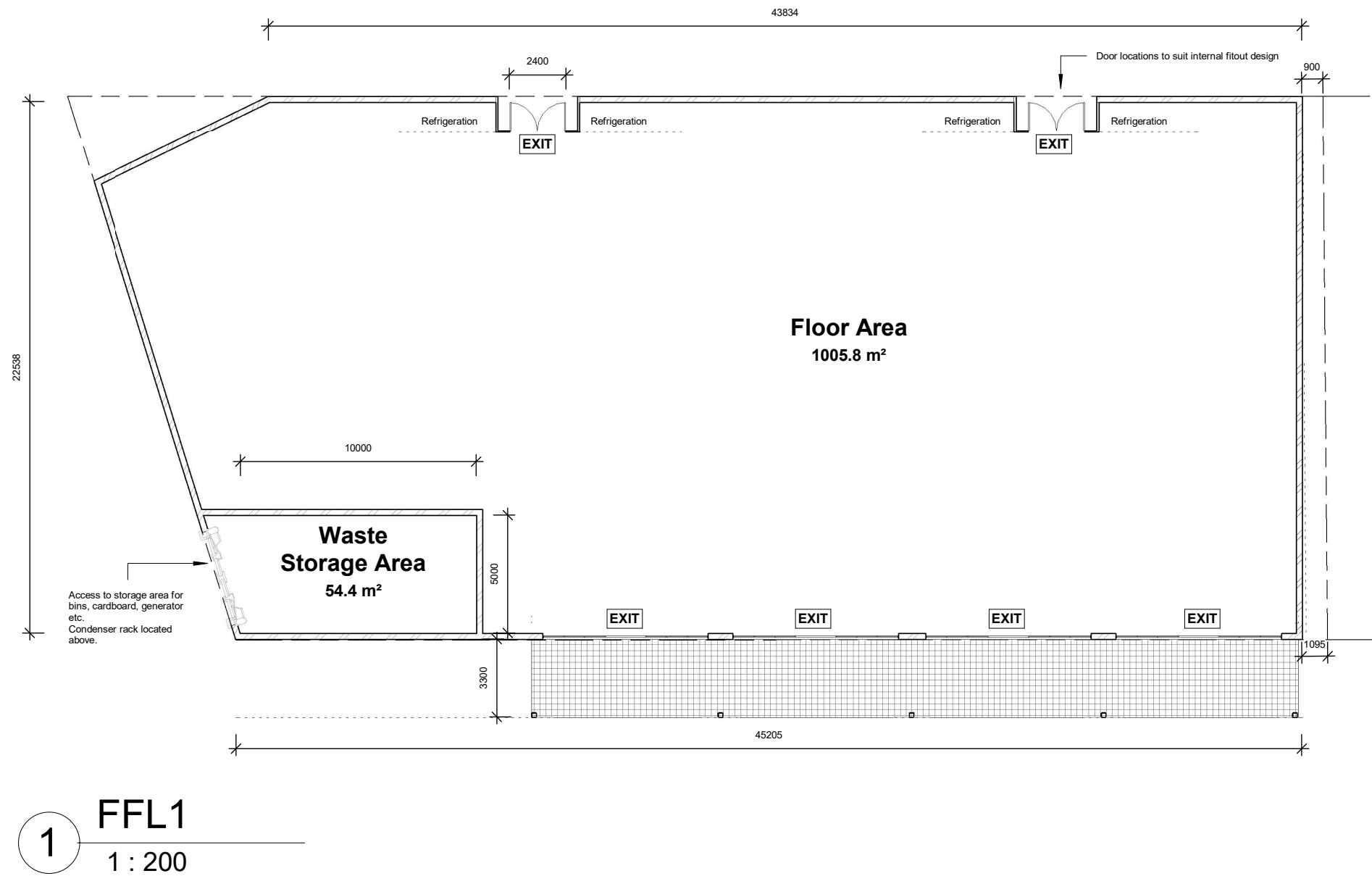
Broadcrest Consulting Pty Ltd - Project 1140-AC


Appendix C: Noise Survey Result Graphs

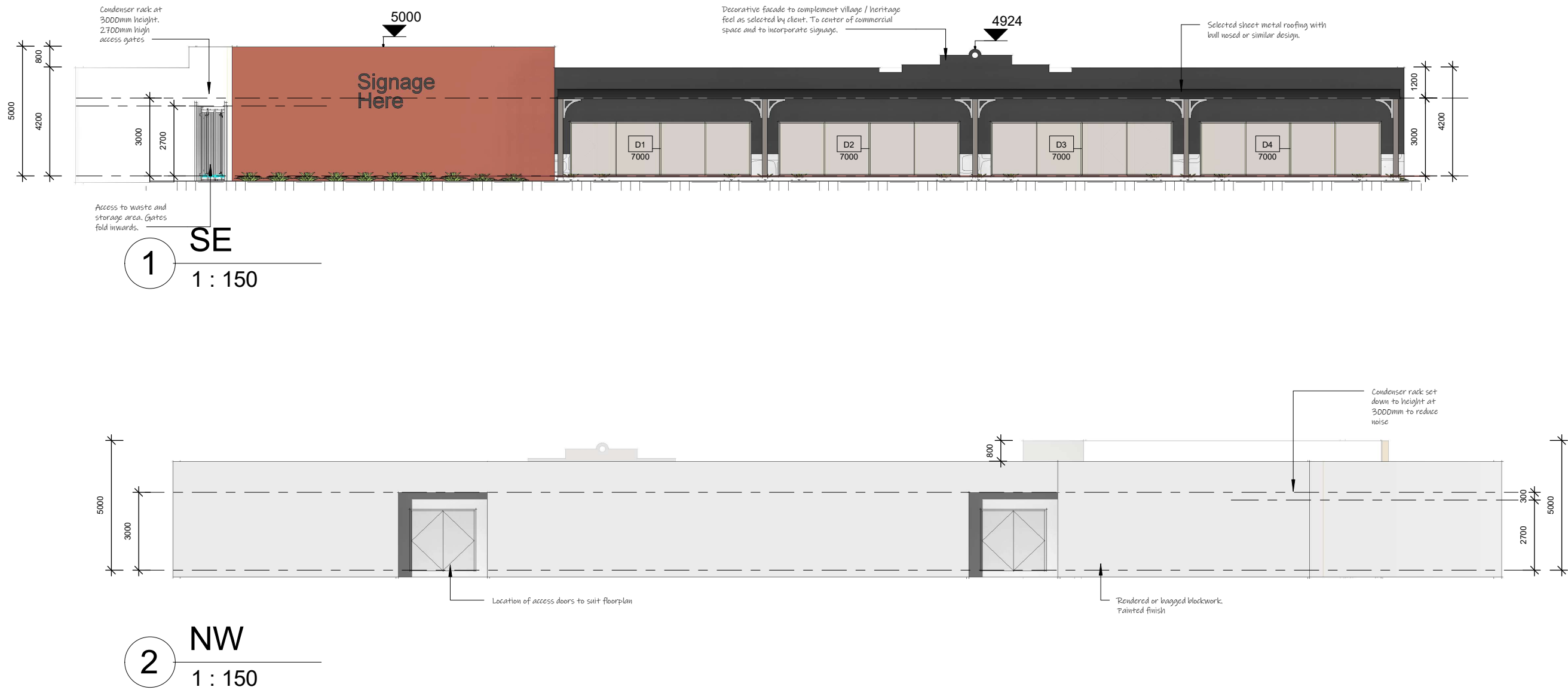
Page 4 of 4




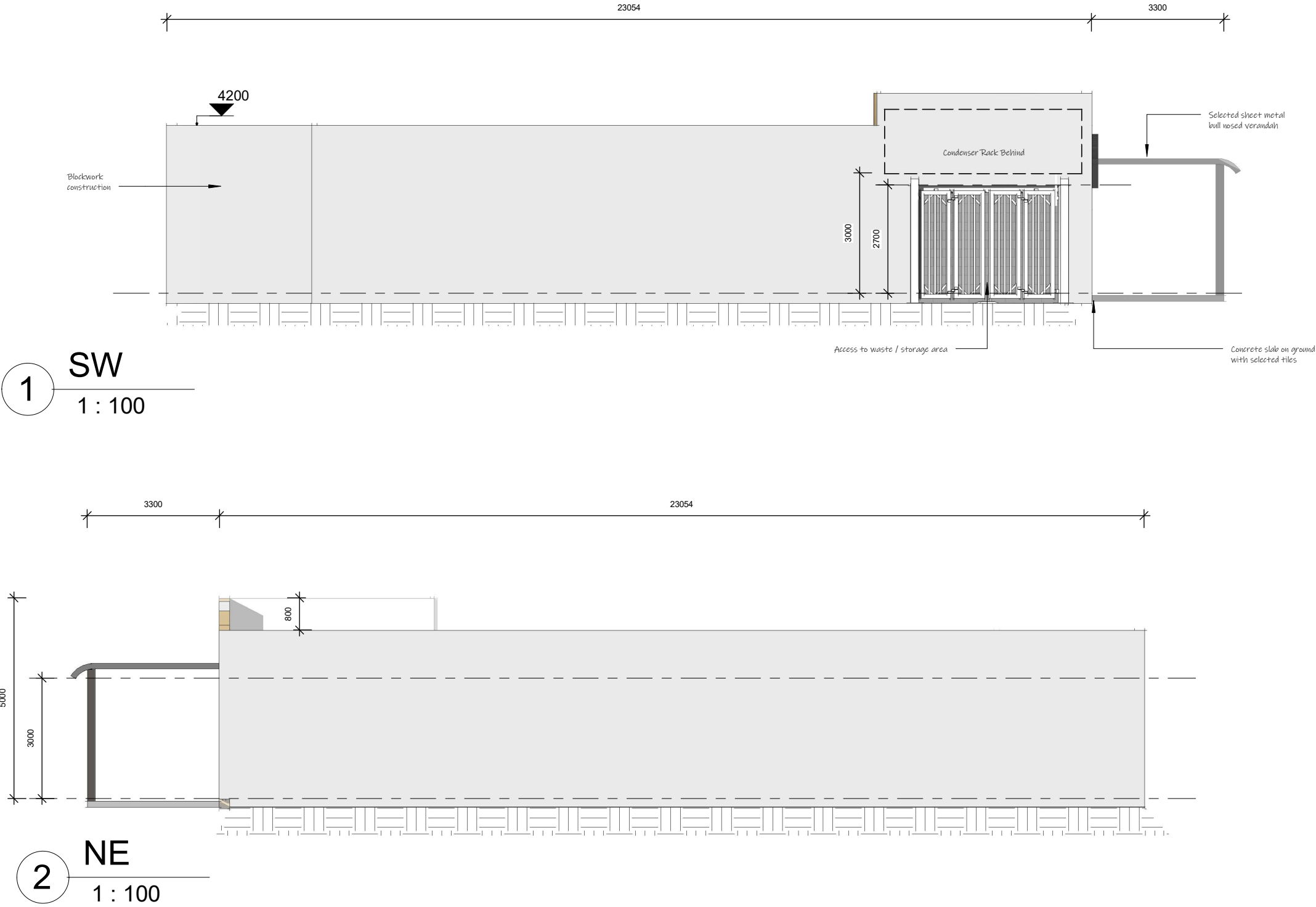
Appendix D – Client Plan Drawings




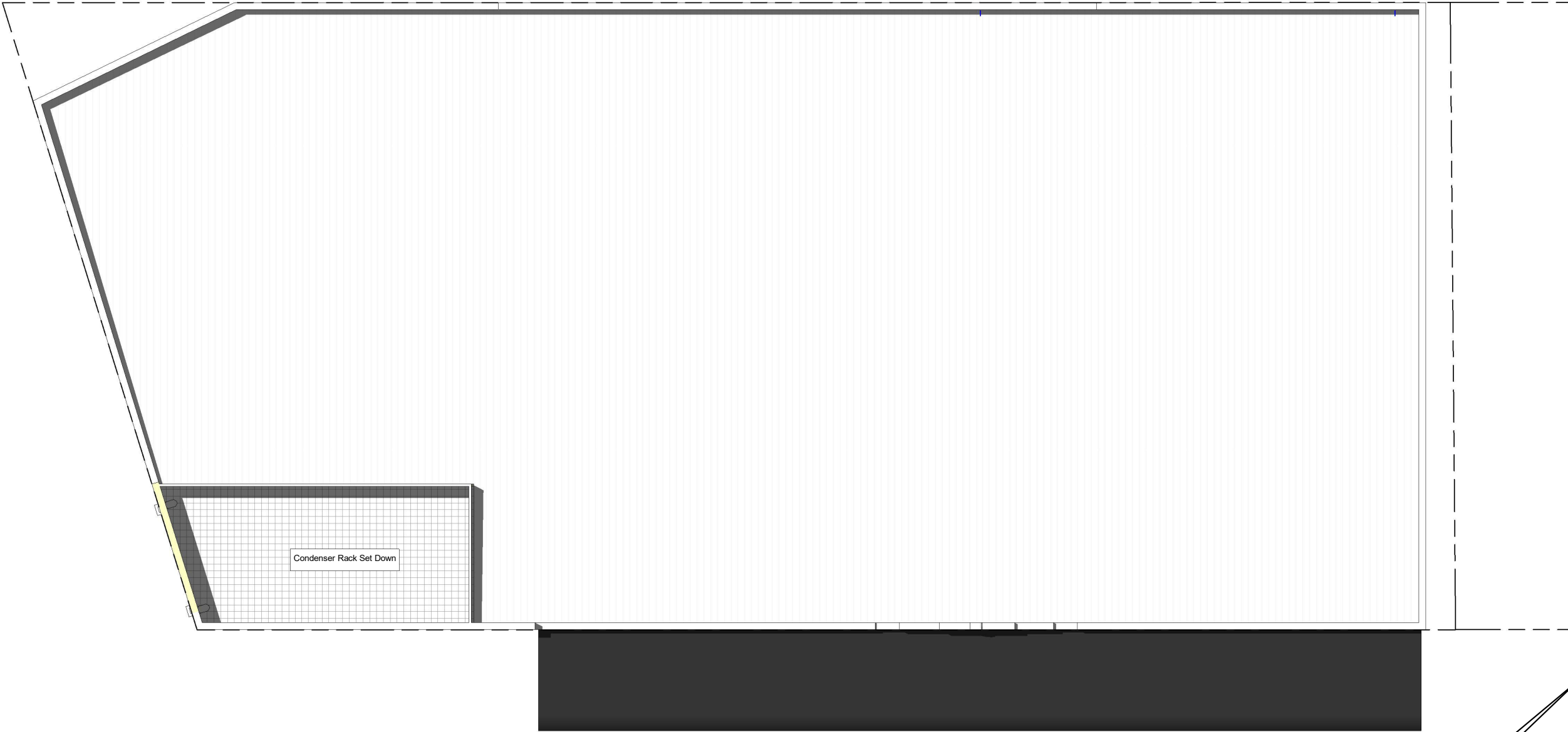
 <div>Jude Little 40 Sharp St Cooma, NSW, 2630 judelittle@bigpond.com Ph 0416 292 934</div>	<p>Do not scale off drawings. Written dimensions shall take precedence.</p> <p>All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works.</p> <p>All works are to comply with the BCA and all relevant authority requirements.</p> <p>All steel beams and supports to registered engineers specifications.</p> <p>Builder to identify service locations on site prior to the commencement of any works.</p>	<p>Registered surveyor to set out structure and confirm positions of all relevant building envelope setbacks and easements prior to the commencement of the works.</p> <p>All timber framing and construction must comply with AS 1684 "The national timber framing code" Provide temporary and permanent bracing to all frames in accordance with the BCA.</p> <p>All stormwater drainage and sewer to be connected to existing services in accordance with the BCA and all local authority requirements.</p> <p>Copyright 2015 Nabco Holdings Pty Ltd. This document remains the exclusive property of Nabco Holdings and may not be copied in whole or part without written permission.</p>	CLIENT: Kayenay Pty Ltd	SITE: 76 Jindabyne Rd Berridale NSW 2628 LOT 1 DP1333918	TITLE: Floor Plan		
			PROJECT: Commercial		SCALE AT A3: 1 : 200	DRAWN: JL	REVISION: C
			DATE: 25/04/2021 5:22:37 PM		DRAWING NO: 02		



 Jude Little 40 Sharp St Cooma, NSW, 2630 judelittle@bigpond.com Ph 0416 292 934	<p>Do not scale off drawings. Written dimensions shall take precedence.</p> <p>All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works.</p> <p>All works are to comply with the BCA and all relevant authority requirements.</p> <p>All steel beams and supports to registered engineers specifications.</p> <p>Builder to identify service locations on site prior to the commencement of any works.</p>	<p>Registered surveyor to set out structure and confirm positions of all relevant building envelope setbacks and easements prior to the commencement of the works.</p> <p>All timber framing and construction must comply with AS 1684 "The national timber framing code" Provide temporary and permanent bracing to all frames in accordance with the BCA.</p> <p>All stormwater drainage and sewer to be connected to existing services in accordance with the BCA and all local authority requirements.</p> <p>Copyright 2015 Nabco Holdings Pty Ltd. This document remains the exclusive property of Nabco Holdings and may not be copied in whole or part without written permission.</p>	CLIENT: Kayenay Pty Ltd	SITE: 76 Jindabyne Rd Berridale NSW 2628 LOT 1 DP1333918	TITLE: Elevations 1		
			PROJECT: Commercial		SCALE AT A3: 1 : 150	DRAWN: JL	REVISION: C
			DATE: 25/04/2021 5:22:39 PM		DRAWING NO: 04		



 <div>Jude Little 40 Sharp St Cooma, NSW, 2630 judelittle@bigpond.com Ph 0416 292 934</div>	<p>Do not scale off drawings. Written dimensions shall take precedence. All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. All works are to comply with the BCA and all relevant authority requirements. All steel beams and supports to registered engineers specifications. Builder to identify service locations on site prior to the commencement of any works.</p>	<p>Registered surveyor to set out structure and confirm positions of all relevant building envelope setbacks and easements prior to the commencement of the works. All timber framing and construction must comply with AS 1684 "The national timber framing code" Provide temporary and permanent bracing to all frames in accordance with the BCA. All stormwater drainage and sewer to be connected to existing services in accordance with the BCA and all local authority requirements. Copyright 2015 Nabco Holdings Pty Ltd. This document remains the exclusive property of Nabco Holdings and may not be copied in whole or part without written permission.</p>	CLIENT: Kayenay Pty Ltd	SITE: 76 Jindabyne Rd Berridale NSW 2628 LOT 1 DP1333918	TITLE: Elevations 2		
			PROJECT: Commercial		SCALE AT A3: 1 : 100	DRAWN: JL	REVISION: C
			DATE: 25/04/2021 5:22:40 PM		DRAWING NO: 05		



1 Proposed Roof Plan
1 : 150



Jude Little
40 Sharp St
Cooma, NSW, 2630
judelittle@bigpond.com
Ph 0416 292 934

Do not scale off drawings. Written dimensions shall take precedence.
All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works.
All works are to comply with the BCA and all relevant authority requirements.
All steel beams and supports to registered engineers specifications.
Builder to identify service locations on site prior to the commencement of any works.

Registered surveyor to set out structure and confirm positions of all relevant building envelope setbacks and easements prior to the commencement of the works.
All timber framing and construction must comply with AS 1684 "The national timber framing code" Provide temporary and permanent bracing to all frames in accordance with the BCA.
All stormwater drainage and sewer to be connected to existing services in accordance with the BCA and all local authority requirements.
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CLIENT:
Kayenay Pty Ltd

PROJECT:
Commercial

SITE:
76 Jindabyne Rd
Berridale NSW 2628
LOT 1 DP1333918

TITLE:
Roof Plan

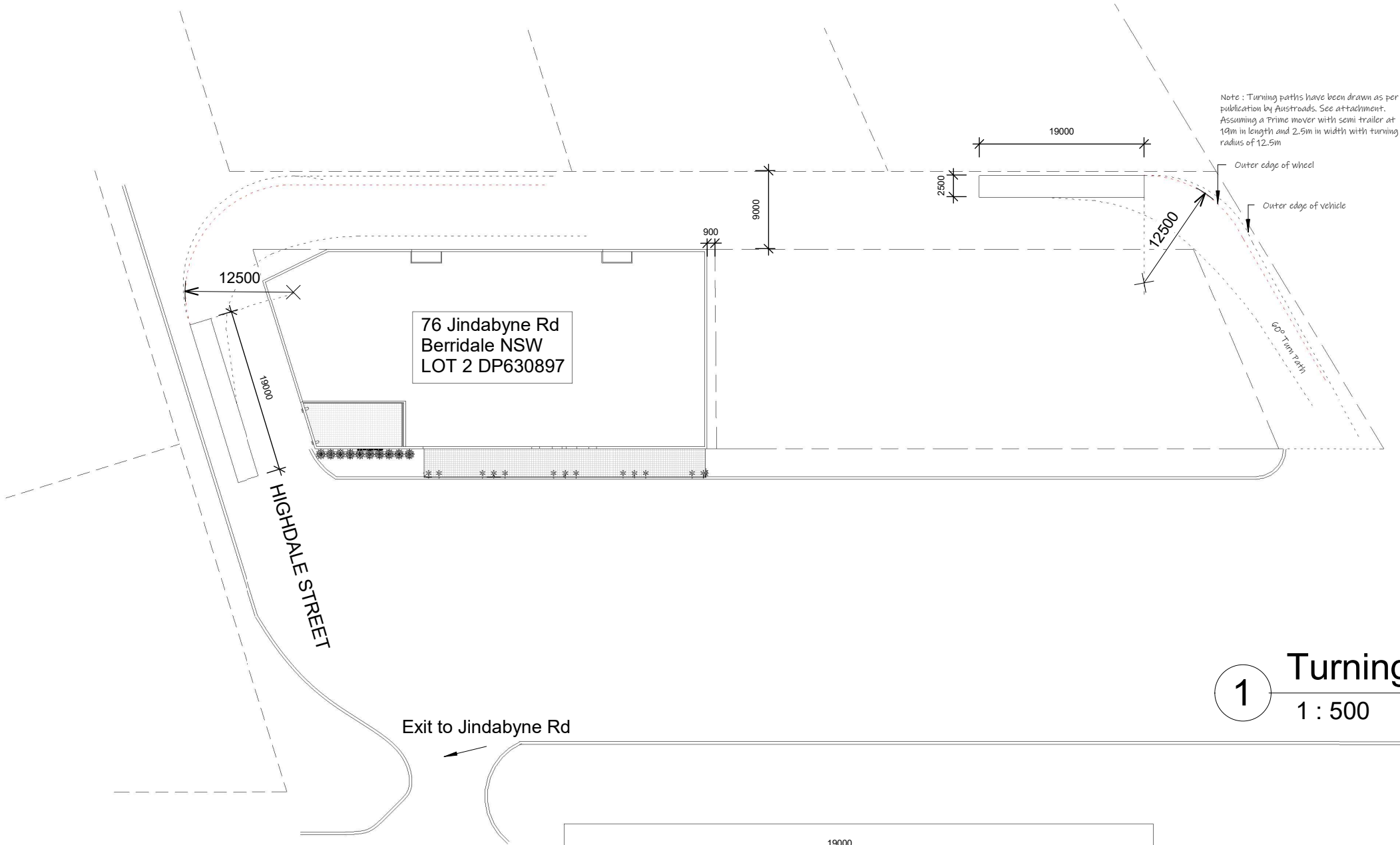
SCALE AT A3:
1 : 150

DRAWN:
JL

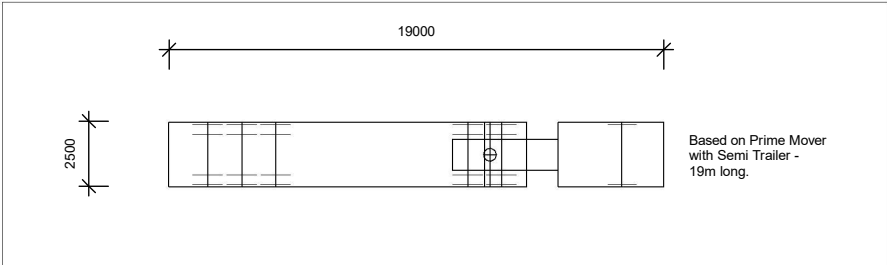
REVISION:
C

DATE:
25/04/2021 5:22:41 PM


DRAWING NO:
06

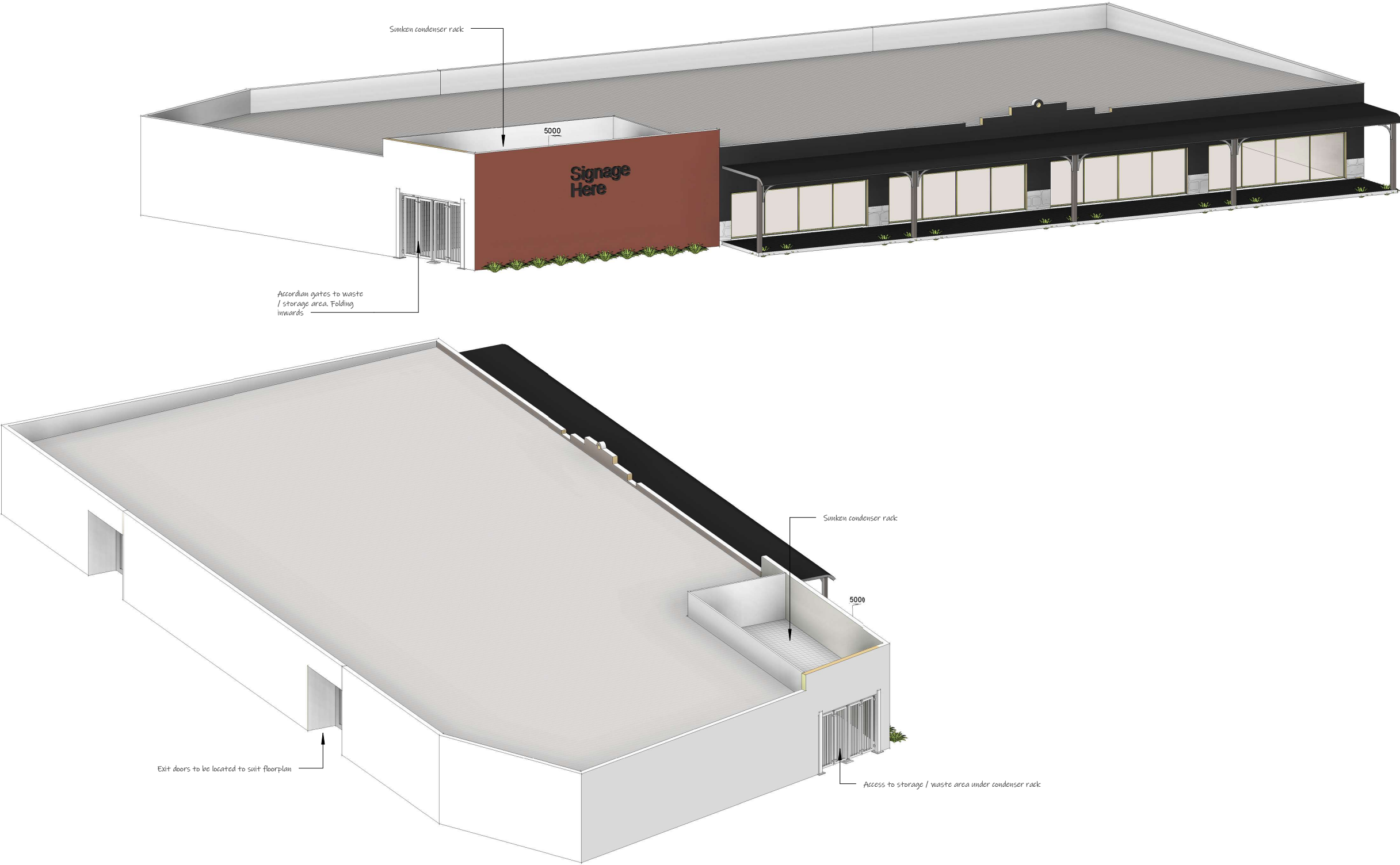



1 Turning Paths
1 : 500

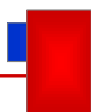


2 Sample Truck
1 : 250

 Jude Little 40 Sharp St Cooma, NSW, 2630 judelittle@bigpond.com Ph 0416 292 934	Do not scale off drawings. Written dimensions shall take precedence. All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. All works are to comply with the BCA and all relevant authority requirements. All steel beams and supports to registered engineers specifications. Builder to identify service locations on site prior to the commencement of any works.		Registered surveyor to set out structure and confirm positions of all relevant building envelope setbacks and easements prior to the commencement of the works. All timber framing and construction must comply with AS 1684 "The national timber framing code" Provide temporary and permanent bracing to all frames in accordance with the BCA. All stormwater drainage and sewer to be connected to existing services in accordance with the BCA and all local authority requirements. Copyright 2015 Nabo Holdings Pty Ltd. This document remains the exclusive property of Nabo Holdings and may not be copied in whole or part without written permission.		CLIENT: Kayenay Pty Ltd	SITE: 76 Jindabyne Rd Berridale NSW 2628 LOT 1 DP1333918	TITLE: Turning Paths	
	PROJECT: Commercial				SCALE AT A3: As indicated		DRAWN: JL	REVISION: C
					DATE: 25/04/2021 5:22:42 PM		DRAWING NO: 13	



 <div>Jude Little 40 Sharp St Cooma, NSW, 2630 judelittle@bigpond.com Ph 0416 292 934</div>	<p>Do not scale off drawings. Written dimensions shall take precedence. All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. All works are to comply with the BCA and all relevant authority requirements. All steel beams and supports to registered engineers specifications. Builder to identify service locations on site prior to the commencement of any works.</p>	<p>Registered surveyor to set out structure and confirm positions of all relevant building envelope setbacks and easements prior to the commencement of the works. All timber framing and construction must comply with AS 1684 "The national timber framing code" Provide temporary and permanent bracing to all frames in accordance with the BCA. All stormwater drainage and sewer to be connected to existing services in accordance with the BCA and all local authority requirements. Copyright 2015 Nabco Holdings Pty Ltd. This document remains the exclusive property of Nabco Holdings and may not be copied in whole or part without written permission.</p>	CLIENT: Kayenay Pty Ltd		SITE: 76 Jindabyne Rd Berridale NSW 2628 LOT 1 DP1333918	TITLE: 3d		
			PROJECT: Commercial			SCALE AT A3: 1 : 1	DRAWN: Author	REVISION: C
						DATE: 25/04/2021 5:22:43 PM	DRAWING NO: 14	



G.O. ENGINEERING CONSULTANTS PTY LTD

ABN: 61 111 921 389

STRUCTURAL, CIVIL & CONTRACT ADMINISTRATION ENGINEERS

Kayenay Pty Ltd
1 – 19 Mckeath Street
Bombala NSW 2632
Andrew Power – Owner

20 September 2021

FLOOD REPORT

PROJECT NUMBER: 20210817
PROJECT TITLE: Flood Report
PROJECT MANAGER: Geoff Bowland

SITE ADDRESS: 76 Jindabyne Road, Berridale NSW 2628

SUBJECT: Flood Report

CONDITIONS:

At the request of Andrew Power from Kayenay Pty Ltd, GO Engineering was engaged to assess flooding in reference to council's letter raising flooding provisions for the concept design of the proposed IGA site in Berridale.

I have inspected several flood maps relating to the site and also visited it to appreciate the setting and as a result I assess that the proposed building site is not in a flood area. The main road to the south shows the high flood to be below the road and it marks the 1:100 high water levels of the main flood body in this part of town (being the Coolamatong Creek flood body). The yellow contour lines in the diagram are at 0.5m interval and these show the proposed IGA site to be approx. 1 metre above the high flood level.



Figure 1- Flood Map 1:100

CONCLUSION:

The proposed ICA site is above the calculated high from level of Coolametong Creek.

DECLARATION:

I am a practicing *professional engineer* as defined in the Building Code of Australia (BCA).

Professional Engineer means a person who is a registered professional engineer in the relevant discipline who has appropriate experience and competence in the relevant field.

This Direction shall not be construed as relieving any other party of their responsibilities.

Yours sincerely,



Geoff Bowland
LGE, MIEAust, CPEng.291696
Senior Structural Engineer
G.O. Engineering Consultants Pty. Ltd.

Sarah Brown

From: Philip Giovanelli <pipgiovanelli1@bigpond.com>
Sent: Monday, 6 September 2021 11:11 AM
To: 'Andrew Power'
Cc: Sarah Brown
Subject: RE: Requirements for heritage

Hi Andrew

As discussed on the phone, the revised plan is a great improvement and fits in much better with the Berridale streetscape.

From: Andrew Power [mailto: [REDACTED]@gmail.com]
Sent: Thursday, September 2, 2021 8:22 AM
To: pipgiovanelli1@bigpond.com
Subject: Fw: Requirements for heritage

Hi Pip

Thanks for your time on the phone to discuss this project.

Please see amended plan of street scape. I actually think it has made an impressive difference. I don't think the drawing quite does the justice to the materials though.

Could you please confirm you are acceptable to this design? Or could you please indicate outstanding issues.

Thanks
Andrew

[REDACTED] 2



Our ref: SWT21/00112
Contact: Cam O'Kane

17 September 2021

Snowy Monaro Regional Council
BY EMAIL: council@snowymonaro.nsw.gov.au

Attention: Sarah Brown

**DA 10.2021.262.1 (CNR-26784) – PROPOSED COMMERCIAL PREMISES, LOT 1 DP1223918,
JINDABYNE ROAD, BERRIDALE**

I refer to your correspondence regarding the subject Application which was referred to Transport for NSW (TfNSW) for assessment and comment.

From the information provided it is understood that the proposal is for construction of a single storey supermarket and associated infrastructure & signage attached to the building. The subject site has frontage to Jindabyne Road, which is a classified “state” road within a 60 kmh speed zone. Access to the site is from Highdale Street, which is classed as a local road, within a 50 kmh speed zone.

TfNSW has completed an assessment of the application, based on the information provided and focussing on the impact to the state road network. TfNSW notes for this DA:

- The application has been supported by a Statement of Environmental Effects (SEE) prepared by Accent Town Planning dated August 2021;
- The proposed development will utilise the existing carparking provided for the Village Centre. This carpark is located on the western side of Jindabyne Road and has 2 existing access points to Jindabyne Road. The layout of the carpark creates a service road running parallel to Jindabyne Road;
- Access to the site via the local roads is consistent with Clause 101 of State Environmental Planning Policy (Infrastructure) 2007;
- The subject site had previously been used for commercial purposes which utilised the existing village centre carpark;
- TfNSW has investigated the option to upgrade intersection of Jindabyne Road and Highdale Street given the anticipated additional traffic generated from the development. However, it is understood that the existing trees along Jindabyne Road form an important cultural streetscape which is listed as an item of environmental heritage in Schedule 5 of the Snowy River Local Environmental Plan.
- The existing intersection treatment is consistent with surrounding local road intersections with Jindabyne Road within the township of Berridale.

TfNSW emphasises the need to minimise the impact of development on the existing public road network and maintain the level of safety, efficiency and maintenance along the road network. Transport for NSW has assessed the Development Application based on the documentation provided and would raise **no objection** on the basis that the Consent Authority ensures that the development is undertaken in accordance with the information submitted.

TfNSW highlights that in determining the application it is the consent authority's responsibility to consider the environmental impacts of any road works which are ancillary (proposed or deemed necessary) to the development. This may include the need for further environmental assessment for any ancillary road works.

Upon determination of this matter, please send a copy of the Notice of Determination to development.south.west@transport.nsw.gov.au.

Any enquiries regarding this correspondence may be referred to Cam O'Kane, TfNSW (South Region), phone (02) 6923 6582.

Yours faithfully



Maurice Morgan
Team Leader, Development Services South



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

Your Ref/PO Number : 10.2021.262.1

Client Service ID : 622584

Snowy Monaro Regional Council - Cooma

Date: 15 September 2021

PO 714

Cooma New South Wales 2630

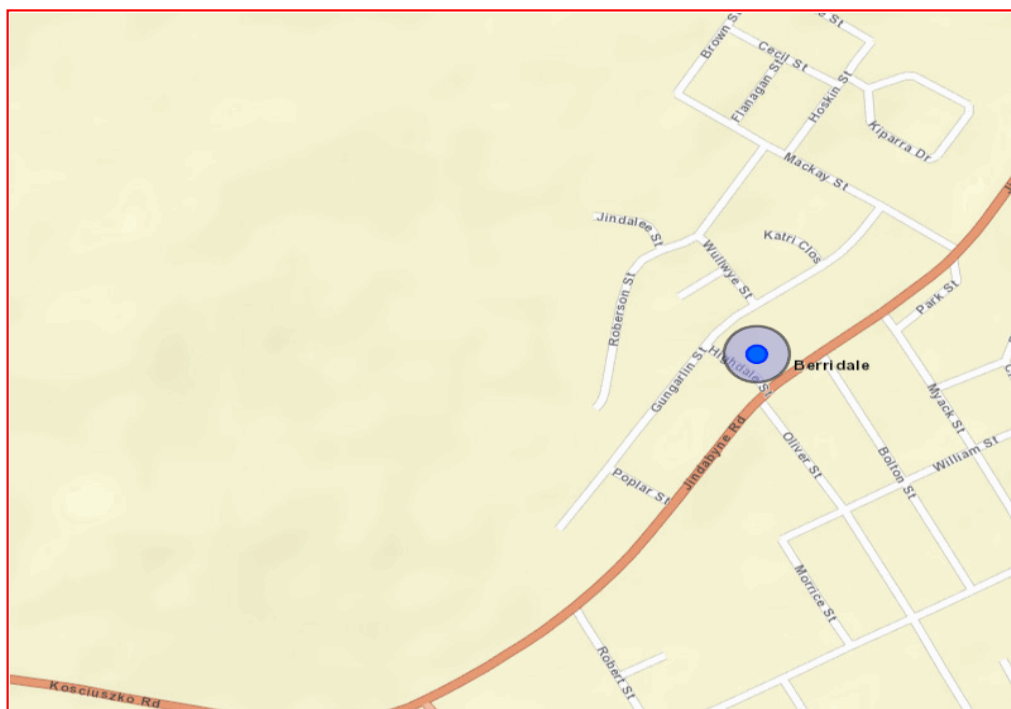
Attention: Sarah Brown

Email: sarah.brown@snowymonaro.nsw.gov.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 76 JINDABYNE ROAD BERRIDALE 2628 with a Buffer of 50 meters, conducted by Sarah Brown on 15 September 2021.

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



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

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

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

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

Important information about your AHIMS search

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

From: [Melinda White](#)
To: sarah.brown@snowymonaro.nsw.gov.au
Subject: 10.2021.262.1 - 76 JINDABYNE ROAD BERRIDALE 2628
Date: Thursday, 9 September 2021 2:12:00 PM
Attachments: [image001.png](#)

Thank you for seeking comment from Essential Energy in relation to the proposed development at the above property.

Strictly based on the documents submitted, Essential Energy has no comments to make as to potential safety risks arising from the proposed development.

Essential Energy makes the following general comments:

- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with; and
- In addition, Essential Energy's records indicate there is electricity infrastructure located within the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure.
- Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW).
- Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.

Should you require any clarification, please do not hesitate to contact us.

Regards,

Melinda White
Senior Conveyancing Officer
Governance and Corporate Services

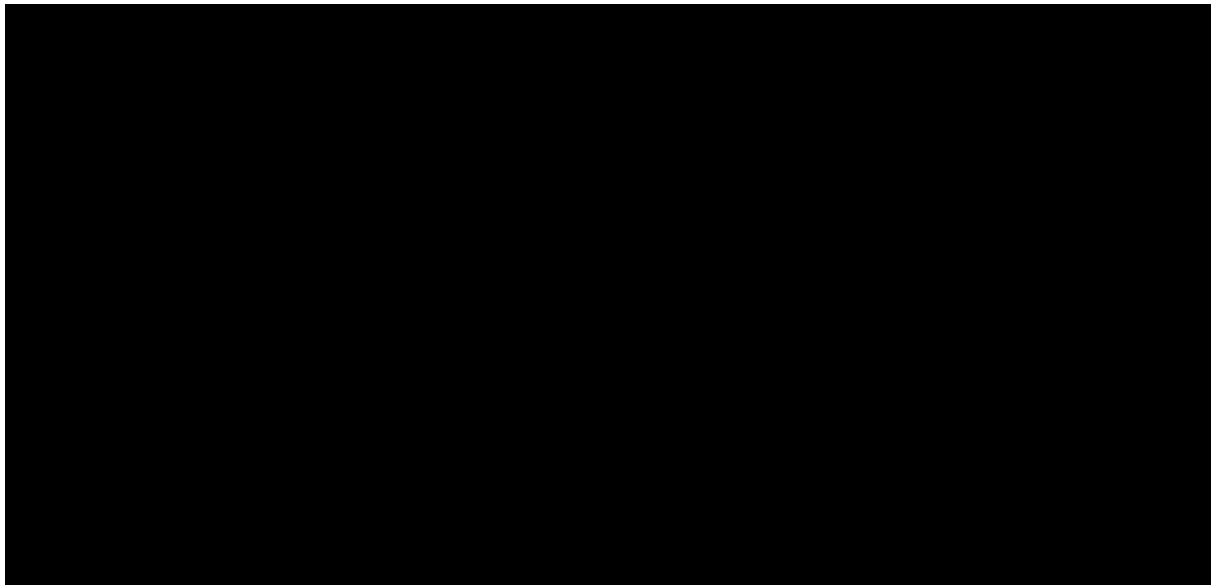


T: 02 6588 6778 (Extn 86778) | melinda.white@essentialenergy.com.au

PO Box 5730 Port Macquarie NSW 2444 | essentialenergy.com.au

General enquiries: 13 23 91 | Supply interruptions (24hr): 13 20 80

Follow us  



30 August 2021

Via Email

Snowy Monaro Regional Council
P O Box 714
COOMA NSW 2630

Attention: Sarah Brown, Planning Officer

Subject: DA 10.2021.262.1 Submission

Property Address: 76 Jindabyne Road BERRIDALE 2628

Legal Description: Lot:1 DP: 1223918

Development Proposal: New Commercial Premises for Supermarket

Applicant: Kayenay Pty Ltd

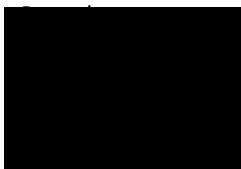
We welcome the addition of the proposed commercial premises in this area of Berridale Village.

We draw your attention to car parking and note that the Statement of Environmental Effects states that the development "will utilise the existing parking infrastructure provided for the Village Centre".

With the proposed Berridale Beatification plan proposed to be implanted in the forthcoming months we would suggest moving the disabled parking space from the front of the Highdale Shopping Centre closer to the supermarket as it would be a more logical position.

In regard to the gravel road (but not part of the Highdale Strata) that will divide the Highdale Strata with the supermarket could the paving / footpath be extend across this area to create a walkway for better connectivity between the two buildings as patrons of both areas will surely park in front of both buildings. This will be more visibly pleasing and also create a safer walking surface.

Also, consideration of the location of the foot crossing as foot traffic to the supermarket would be much higher than to the Highdale Shopping Centre.





Development Application

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

Office Use Only

DA Number

PLEASE COMPLETE ALL SECTIONS

APPLICANT					
Name/Company: Kayenay Pty Ltd				Phone:	
Contact Name (if Company): Andrew Power				Fax:	
Postal Address:				Mobile:	
Town: Bombala	State: NSW	Postcode: 2632	Email:		

OWNER					
Name/Company: Domenic Ursino				Phone:	
Contact Name (if Company):				Fax:	
Postal Address: 196A St George Crescent				Mobile: 0418 663 021	
Town: Sandy Point	State: NSW	Postcode: 2172	Email: onecor15@gmail.com		
Is the subject land Crown Land NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> → Please attach Authority					
OFFICEUSE ONLY		NAR Numbers			

LAND TO BE DEVELOPED (Please attach additional sheet if inadequate space provided)					
No: 76		Street: Jindabyne Road		Town: Berridale	
Lot: 1	Section:	DP/SP: DP1223918	Lot:	Section:	DP/SP:
Lot:	Section:	DP/SP:	Lot:	Section:	DP/SP:
OFFICEUSE ONLY		Parcel Numbers			

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

COST (including materials and labour)
This is the estimated total cost of any construction, internal fit-out and demolition, including GST and labour. Council checks your estimate against current building cost indices. Developments with no construction work such as subdivisions or change of uses have a separate standard fee and no estimated cost is required.
COST (including materials and labour) : \$ 2,200,000.00

STAGED DEVELOPMENT	
Are you lodging a Staged Development Application ? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Section 83B of the <i>Environmental Planning and Assessment Act 1979</i> defines a staged Development Application (DA) as one which sets out concept proposals for the development of a site, and for which detailed proposals for separate parts of the site are to be the subject of subsequent DAs. The application may set out detailed proposals for the first stage of development.	
INTEGRATED DEVELOPMENT (Approvals from State Agencies)	
Is this application for Integrated Development ? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Please tick which other approvals are required. If yes Council requires an additional set of plans, a Statement of Environmental Effects (SEE) and a fee for each relevant government agency. Please check with Council for current applicable fee.	
Roads Act 1993 <input type="checkbox"/> s138	Heritage Act 1977 <input type="checkbox"/> s58
National Parks and Wildlife Act 1974 <input type="checkbox"/> s90	
Rural Fires Act 1997 <input type="checkbox"/> s100B	Protection of the Environment Operations Act 1997
Petroleum (on shore) Act 1991 <input type="checkbox"/> s9	<input type="checkbox"/> s43(a) <input type="checkbox"/> s43(b) <input type="checkbox"/> s43(d) <input type="checkbox"/> s47 <input type="checkbox"/> s48 <input type="checkbox"/> s55 <input type="checkbox"/> s122
Fisheries Management Act 1994	Water Management Act 2000
<input type="checkbox"/> s144 <input type="checkbox"/> s201 <input type="checkbox"/> s205 <input type="checkbox"/> s219	<input type="checkbox"/> s89 <input type="checkbox"/> s90 <input type="checkbox"/> s91
Mine Subsidence Compensation Act 1961 <input type="checkbox"/> s15	Mining Act 1992 <input type="checkbox"/> s63 <input type="checkbox"/> s64
Integrated Development is defined by the Environmental Planning and Assessment Act 1979 as development which needs a Development Consent and one or more additional approvals under the Acts mentioned above in order to be legally carried out. Further explanatory notes are available from Council on request.	
IS/DOES THE PROPOSED DEVELOPMENT:	
	YES NO
Designated Development [▲] ?	<input type="checkbox"/> <input checked="" type="checkbox"/>
Likely to significantly affect a threatened species, population or ecological community, or it's habitat?	<input type="checkbox"/> <input checked="" type="checkbox"/>
Involve the use of or work on a Crown Road Reserve or other land owned by the Crown?	<input type="checkbox"/> <input checked="" type="checkbox"/>
Development by the Crown? (Part 5A of the Act applies to development by the Crown)	<input type="checkbox"/> <input checked="" type="checkbox"/>
On land which is also subject to a Property Vegetation Plan under the <i>Native Vegetation Act 2003</i> ?	<input type="checkbox"/> <input checked="" type="checkbox"/>
Development which requires a Site Compatibility Certificate from the Department of Planning prior to lodgement in accordance with <i>State Environmental Planning Policy (Infrastructure) 2007</i> , <i>State Environmental Planning Policy (Housing for seniors or people with a disability) 2004</i> , or any other State Environmental Planning Policy?	<input type="checkbox"/> <input checked="" type="checkbox"/>
Development which requires a BASIX Certificate ?	<input type="checkbox"/> <input checked="" type="checkbox"/>
Involve land which has easements or restrictions on the Title? (If yes, please specify the nature of these easements or restrictions in your Statement of Environmental Effects)	<input type="checkbox"/> <input checked="" type="checkbox"/>
Likely to affect a threatened species, population or ecological community protected under the <i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i> ?	<input type="checkbox"/> <input checked="" type="checkbox"/>
Require an approval under Section 68 of the <i>Local Government Act 1993</i> for any of the activities listed on the next page?	<input checked="" type="checkbox"/> <input type="checkbox"/>
Biodiversity compliant development [❖] ? If yes, please specify the reason in your Statement of Environmental Effects	<input type="checkbox"/> <input checked="" type="checkbox"/>
Require Concurrence [❖] from any authorities?	Nil
Is the proposal State significant development ? If yes, please provide (a) a list of authorisations and the applicable Act, (b) the capital investment value of the development.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Is the land the subject of this application critical habitat?	<input type="checkbox"/> <input checked="" type="checkbox"/>

APPROVALS UNDER SECTION 68 – LOCAL GOVERNMENT ACT, 1993

Do you wish to carry out any S68 activities (listed below)

☐ NO ☒ YES – Complete details below

If you wish to carry out one of the following activities, you need the approval of Council. Identify the activities you propose to carry out, and the relevant documents you need to include in your Application, by placing a cross in the appropriate boxes. Please include the relevant documents as detailed in the Section 68 Checklist with your Application. Note: Alternatively these can be applied for separately using 'Section 68 Application' form.

Under Section 78A of the *Environmental Planning and Assessment Act 1979* a person can apply to Council for both a development consent and a S68 Approval in the one Development Application. In determining the Development Application, Council may apply any of the provisions under the Local Government Act 1993 that it could apply if the Development Application were an application under that Act for the relevant approval. In particular, if the Development Consent is granted, Council may impose a condition that is authorised under that Act to be imposed as a condition of consent.

In granting a Development Consent in which a Section 68 approval is also contained, Council may, (without limiting any other condition in the Consent) impose in relation to the approval taken to have been granted under Section 68, either or both of the following conditions:

- (a) A condition that the approval is granted only to the applicant and does not attach to or run with the land to which it applies.
(b) A condition that the approval is granted for specific time.

A Structures

- ☐ A1 Installing a manufactured home, moveable dwelling or associated structure on land.
- B Water supply, wastewater and stormwater drainage work**
- ☒ B1 Carrying out water supply work.
Please choose:
☐ Install/alter private [▲] water system
☐ Install/alter public infrastructure
☐ Other: _____
- ☐ B2 Draw water from a Council water supply or a standpipe or sell water so drawn.
- ☐ B3 Install, alter, disconnect or remove a meter connected to a service pipe.
☐ Establish new water service/meter connection
☐ Other: _____
- ☒ B4 Carry out wastewater drainage work.
☐ Establish new wastewater consumer service
☐ Install/alter internal wastewater drainage
☐ Other: _____
- ☒ B5 Carry out stormwater drainage work.
- ☐ B6 Connect a private drain or wastewater drain with a public drain or wastewater drain under the control of a Council or with a drain or sewer which connects with such a public drain or wastewater drain.

C Management of waste

- ☐ C1 For fee or reward, transport waste over or under a public place.
- ☐ C2 Place waste in a public place.
- ☐ C3 Place a waste storage container in a public place.
- ☐ C4 Dispose of waste into a wastewater drain of the council.
- ☐ C5 Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility. (eg Install Septic System, AWTS etc)
Please choose:
☐ Aerated Waste Treatment System (AWTS)
☐ Dry Composting System
☐ Septic Tank
☐ Wet Composting System
☐ Other: _____
- ☐ C6 Operate a system of wastewater management (within the meaning of Section 68A).

D Community Land

- ☐ D1 Engage in a trade or business.
- ☐ D2 Direct or procure a theatrical, musical or other entertainment for the public.
- ☐ D3 Construct a temporary enclosure for the purpose of entertainment.
- ☐ D4 For fee or reward, play a musical instrument or sing.
- ☐ D5 Set up, operate or use loudspeaker or sound amplifying device.
- ☐ D6 Deliver a public address or hold a religious service or public meeting.

E Public roads

- ☐ E1 Swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway.
- ☐ E2 Expose or allow to be exposed (whether for sale or otherwise) any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang an article beneath an awning over the road.




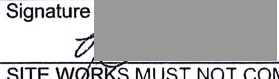
F Other activities

- ☐ F1 Operate a public car park. ♦
- ☐ F2 Operate a caravan park or camping ground.
- ☐ F3 Operate a manufactured home estate.
- ☐ F4 Install a domestic oil or solid fuel heating appliance, other than a portable appliance.
- ☐ F5 Install or operate amusement devices (within the mean of the Construction Safety Act 1912).
- ☐ F6 Use a standing vehicle or any article for the purpose of selling any article in a public place.
- ☐ F7 Carry out an activity prescribed by the regulations or an activity of a class or description by the regulations.

Note:

▲ *Private* means work/infrastructure that will be the responsibility of landowners, usually all development from the water meter or sewer tapping point, back to the dwelling/building.

♦ *Public* means work/infrastructure that will be handed over for the responsibility of Council, eg, Council mains work/extensions etc.




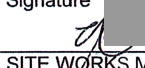
REQUIRED ATTACHMENTS		
<input type="checkbox"/> 1 copy of the relevant Council checklist/s applying to the proposed development. <input type="checkbox"/> All plans/reports/documentation required by the above checklist. <input type="checkbox"/> 1 copy of directional map/details to the site for remote rural properties.		
POLITICAL DONATIONS AND GIFTS DISCLOSURE STATEMENT [Sec 147(4) EP&A Act]		
Have you or any person with a financial interest in this development application made a political donation or gift within the last 2 years? <input type="checkbox"/> No <input type="checkbox"/> Yes – please complete and attach a Political Donations and Gifts Disclosure Statement (available from Council's website).		
Applicant's Signature	Name	Date
	Andrew Power representing Kayenay Pty Ltd	9/6/21
CONSENT OF ALL OWNERS		
All owners must sign this application form or provide written authority for the lodgement of the application. Note: Company Ownership In the case of a company ownership, in accordance in s127 of the Corporations Act 2001, please state in the signature/name area the authority of each signatory (Director/Secretary etc) (eg as Director of ABC Holdings Pty Ltd) OR attach further documentation as required. <input type="checkbox"/> Owners consent attached OR ↓		
As the owner/s of the above property described in this application I/we consent to its lodgement. I/we hereby permit any duly authorised officer of Snowy Monaro Regional Council to enter the land or premises to carry out inspections and surveys or take measurements or photographs as required for the administration the Act(s), Regulations, or Planning Instruments. We advise that as landowners we are not aware of any known hazards that may be of harm to officers visiting the site.		
Signature	Name	Date
	Domenic Ursino	9/6/21
Signature	Name	Date
DECLARATION AND SIGNATURE OF APPLICANT		
I/we the undersigned hereby apply for approval of the development proposal as described and as per the plans and specifications and documents accompanying the Application. I/we undertake to develop in accordance with any approval granted by Council and conform with the provisions of the relevant Act(s), Regulations, codes and the Local Environmental Plan. I/we further undertake to pay any fee or charge assessed by Council in connection with development and indemnify Snowy Monaro Regional Council against all claims arising from negligence (or otherwise) resulting from work carried out in connection with the development within the road reserve.		
Signature	Name	Date
	Andrew Power representing Kayenay Pty Ltd	
Signature	Name	Date
	Andrew Power	9/6/21
SITE WORKS MUST NOT COMMENCE WITHOUT COUNCIL APPROVAL		
Construction materials purchased/work done/arrangements made prior to consent are at the owner/applicants' risk.		

^ Designated Developments are listed in Schedule 3 of the Environmental Planning and Assessment Regulations 2000. Special procedures apply to the notification and assessment of Designated Development under the Act)

✦ Development that requires Concurrence is listed in 79B of the Environmental Planning and Assessment Act 1979.

✦ biodiversity compliant development means:

- development proposed to be carried out on biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995, or
- development in respect of which a biobanking statement has been issued in respect of the development under Part 7A of the Threatened Species Conservation Act 1995, or
- development to which the biodiversity certification conferred by Part 7 of Schedule 7 to the Threatened Species Conservation Act 1995 applies, or
- development for which development consent is required under a biodiversity certified EPI (within the meaning of Part 8 of Schedule 7 to the Threatened Species Conservation Act 1995).

REQUIRED ATTACHMENTS		
<input type="checkbox"/> 1 copy of the relevant Council checklist/s applying to the proposed development. <input type="checkbox"/> All plans/reports/documentation required by the above checklist. <input type="checkbox"/> 1 copy of directional map/details to the site for remote rural properties.		
POLITICAL DONATIONS AND GIFTS DISCLOSURE STATEMENT [Sec 147(4) EP&A Act]		
Have you or any person with a financial interest in this development application made a political donation or gift within the last 2 years? <input type="checkbox"/> No <input type="checkbox"/> Yes – please complete and attach a Political Donations and Gifts Disclosure Statement (available from Council's website).		
Applicant's Signature	Name	Date
	Andrew Power representing Kayenay Pty Ltd	9/6/21
CONSENT OF ALL OWNERS		
All owners must sign this application form or provide written authority for the lodgement of the application. Note: Company Ownership In the case of a company ownership, in accordance in s127 of the Corporations Act 2001, please state in the signature/name area the authority of each signatory (Director/Secretary etc) (eg as Director of ABC Holdings Pty Ltd) OR attach further documentation as required. <input type="checkbox"/> Owners consent attached OR ↓		
As the owner/s of the above property described in this application I/we consent to its lodgement. I/we hereby permit any duly authorised officer of Snowy Monaro Regional Council to enter the land or premises to carry out inspections and surveys or take measurements or photographs as required for the administration the Act(s), Regulations, or Planning Instruments. We advise that as landowners we are not aware of any known hazards that may be of harm to officers visiting the site.		
Signature	Name	Date
	Domenic Ursino	9/6/21
Signature	Name	Date
DECLARATION AND SIGNATURE OF APPLICANT		
I/we the undersigned hereby apply for approval of the development proposal as described and as per the plans and specifications and documents accompanying the Application. I/we undertake to develop in accordance with any approval granted by Council and conform with the provisions of the relevant Act(s), Regulations, codes and the Local Environmental Plan. I/we further undertake to pay any fee or charge assessed by Council in connection with development and indemnify Snowy Monaro Regional Council against all claims arising from negligence (or otherwise) resulting from work carried out in connection with the development within the road reserve.		
Signature	Name	Date
	Andrew Power representing Kayenay Pty Ltd	
Signature	Name	Date
	Andrew Power	9/6/21
SITE WORKS MUST NOT COMMENCE WITHOUT COUNCIL APPROVAL		
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- (c) development to which the biodiversity certification conferred by Part 7 of Schedule 7 to the Threatened Species Conservation Act 1995 applies, or
- (d) development for which development consent is required under a biodiversity certified EPI (within the meaning of Part 8 of Schedule 7 to the Threatened Species Conservation Act 1995).

Consent of all Owners



All owners must sign this application form or provide written authority for the lodgement of the application.

Note: Company Ownership

In the case of a company ownership, in accordance in s127 of the *Corporations Act 2001*, please state in the signature/name area below your authority (Director/Secretary etc) (eg as *Director of ABC Holdings Pty Ltd*) or attach further documentation as required.


☐ Owners consent attached OR ↓

As the owner/s of the above property described in this application I/we consent to its lodgement. I/we hereby permit any duly authorised officer of Snowy Monaro Regional Council to enter the land or premises to carry out inspections and surveys or take measurements or photographs as required for the administration the Act(s), Regulations, or Planning Instruments. We advise that as landowners we are not aware of any known hazards that may be of harm to officers visiting the site.

Signature		Name	Domenic Ursino	Date	9/6/21
Signature		Name		Date	

Declaration and Signature of Applicant

- 1 I/we apply for consent to carry out the development described in this application.
- 2 I/we consent to Council copying this application, and any supporting materials, for the purpose of obtaining public comment.
- 3 I/we declare that all the information is true and correct. I/we also understand that if the information submitted with this application is incomplete the application may be delayed or rejected, or more information may be requested.
- 4 I/we acknowledge that if the information provided is misleading any approval granted may be void.
- 5 I/we accept that council cannot be held liable for delays in processing arising out of inadequacies in the material submitted in support of this application.
- 6 I/we further agree to undertake to pay any fee, charge or contribution associated with the development as per Council's Schedule of Fees & Charges and indemnify Council against all claims arising from negligence or otherwise resulting from work carried out in connection with the development within the road reserve.
- 7 I/we agree to pay additional fees if a re-inspection is required as per the result of work being incomplete or defective or for any inspections additional to those listed on the schedule where the schedule inspections require more than a single visit.
- 8 Council is authorised to enter the property for the purpose of carrying out inspections and to take photographs or samples in relation to the exercising of its powers under the relevant Acts, Regulations and Policies. Council is indemnified against any claims that may arise from the entry and carrying out of such functions.
- 9 At least 48 hours notice will be given to Council of any required inspections.
- 10 Occupational Health & Safety Acts and Regulations and related safety codes of practice are adhered to. Persons in control of the site recognise their duty of care under the OHS Act in regard to the safety of persons at the worksite, those visiting and public near to the site.

Signature		Name	Andrew Power representing Kayenay Pty Ltd	Date	9/6/21
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SITE WORKS MUST NOT COMMENCE WITHOUT COUNCIL APPROVAL

Construction materials purchased/work done/arrangements made prior to consent are at the owner/applicants' risk.



Pre-Lodgement Application Form

Portal Application number:
PAN-129482

Applicant contact details

Title	Mr
First given name	Andrew
Other given name/s	
Family name	Power
Contact number	0428583832
Email	powzy33@hotmail.com
Address	128 Maybe Street Bombala NSW 2632
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Kayenay Pty Ltd
ABN / ACN	73 143 691 221
Is the nominated company the applicant for this application?	Yes

Owner/s of the development site

Owner/s of the development site	There are one or more owners of the development site and the applicant is NOT one of them
Owner #	1
Title	Mr
First given name	Domenic
Other given name/s	
Family name	Ursino
Contact number	0418663021
Email	onecor15@gmail.com
Address	196A ST GEORGE CRESCENT SANDY POINT 2172

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	76 JINDABYNE ROAD BERRIDALE 2628

Local government area	SNOWY MONARO REGIONAL
Lot / Section Number / Plan	1 / - / DP1223918
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP Snowy River Local Environmental Plan 2013</p> <p>Land Zoning RU5: Village</p> <p>Height of Building 9 m</p> <p>Floor Space Ratio (n:1) 0.5:1</p> <p>Minimum Lot Size 700 m²</p> <p>Heritage NA</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p> <p>1.5 m Buffer around Classified Roads Classified Road Adjacent</p> <p>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.</p>

Proposed development

Proposed type of development	Signage Retail premises
Description of development	Construction of Commercial Premises for Supermarket
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	0
Number of existing site area	1,148
Cost of development	
Estimated cost of work / development (including GST)	\$2,200,000.00
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	1
Is subdivision proposed?	No
Proposed operating details	
Number of staff/employees on the site	
Number of parking spaces	
Number of loading bays	1
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
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	Kayenay Pty Ltd
ABN	
ACN	
Trading Name	
Email address	powzy33@hotmail.com
Billing address	128 Maybe Street Bombala NSW 2632

Application documents

The following documents support the application.

Document type	Document file name
Acoustic report	1140-AC-A-01 - Broadcrest Consulting - Noise Impact Assessment
Architectural Plans	IGA Berridale F
Cost estimate report	21033DA_Signed DA Application
Other	Powers IGA Berridale + Liquor - Artwork V3 5070 Berridale Driveway design PWBURNS PL 20191008 (1)
Owner's consent	DOC100621
Statement of environmental effects	21033DA_SEE_76 Jindabyne Road, Berridale

Applicant declarations

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



CONDITIONS OF CONSENT

10.2021.262.1

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.
00 (I)	Cover	J. Little	18/09/2021
01 (I)	Site Plan	J. Little	18/09/2021
02 (I)	Floor Plan	J. Little	18/09/2021
04 (I)	Elevations 1	J. Little	18/09/2021
05 (I)	Elevations 2	J. Little	18/09/2021
06 (I)	Roof Plan	J. Little	18/09/2021
6783 (3)	Signage Plan	Signace	unknown

Document Title.	Prepared By.	Dated.
Statement of Environmental Effects	Accent Town Planning	August 2021

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.

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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

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.

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

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 any proposed works within Council's footpath/road reserve and prior to the issue of either an interim occupancy certificate or a final occupancy 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_02 Sewer Connection

An application, pursuant to Section 68 of the Local Government Act 1993, to connect to Council's sewer or carry out plumbing and drainage works, together with any prescribed fees including inspection fees, is to be submitted to and

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approved by Council prior to the commencement of Works.

OA_03 Water Supply Connection

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

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 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.

OA_07 Trade Waste License

Any business or premises proposing to discharge a pollutant discharge greater than or differing from domestic usage is to submit to Council an application, pursuant to Section 68 of the Local Government Act 1993, for a Trade Waste License. This application is to be approved by Council prior to any discharge to sewer being commenced.

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

SNOWY MONARO REGIONAL COUNCIL

development:

Bushfire Services	\$ 658.00
Regional Waste	\$ 4,620.00
Total	\$5,278.00

The above contributions have been imposed in accordance with the Snowy River Development Contributions Plan 2008. The contribution is based on an additional 713m² of Retail Space (including takeaway/café) and the six (6) equivalent tenements. 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 first Construction 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.

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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_15 Heating Appliances

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

PCC_16 Construction near easements

The developer must ensure that the footings of any structure are constructed so as not to bear within the “zone of influence” of soils around Council services or mains. The applicant must submit detailed structural engineering drawings for all structures to demonstrate that the footings do not impose a load within the “zone of influence” onto Council’s infrastructure prior to the approval of the construction certificate.

PCC_20 Health & Hygiene – Fixtures and Materials

The developer shall submit to Council prior to the issuance of a Construction Certificate, floor and section plans detailing the layout of the fixtures and fittings in accordance with AS 4674-2004. This is to be accompanied by a full schedule of materials to be used in the fitout of the food preparation area (including floor, wall and ceiling finishes).

PCC_21 Public Liability

Where the construction work is on or adjacent to public roads, parks or drainage reserves, the applicant will provide and maintain all warning signs, lights barriers and fencing in accordance with AS1742-1991. The applicant will be adequately insured against Public Risk Liability and will be responsible for any claims arising from these works. A copy of a current \$20 million Public Liability insurance policy shall be submitted to Council

SNOWY MONARO REGIONAL COUNCIL

PCC_22 Owners Consent - Neighbouring Properties

Evidence of owners consent shall be submitted to Council prior to the issue of a Construction Certificate for any storage of building materials and parking of construction vehicles on any lot not part of this application.

POC_30 Performance, Safety and Restoration Bond (Minor Works)

The provision of a Performance, Safety and Restoration Bond to Council to the value of 5% of the contract for works in the public road reserve area only (plus non-refundable administration charge prior to the release of the Construction Certificate, in order to guarantee the protection of public assets, and performance of any work or use in the road reserve during construction and rectification of any defects in public works for 12 (12) months after construction (i.e. after construction is completed to Council's satisfaction). This bond may be in the form of a cash bond or unconditional bank guarantee and is refundable upon written application and subject to an inspection, 6 months after certified completion of the works.

Note: The Bank Guarantee:

- (a) will only be accepted direct from the issuing bank;
- (b) must have no expiry date;
- (c) must quote Council's reference number.

Should any restoration works exceed the value of the bond held, Council will undertake the works and issue an invoice for the recovery of these costs.

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

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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 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 Act 1979, as amended.

PCW_05 Erosion and drainage management

Earthworks and/or demolition of any existing buildings must not commence until an erosion and sediment control plan is submitted to, and to the satisfaction of the Principal Certifying Authority. The plan must comply with the guidelines set out in the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (The Blue Book).

Erosion and sediment control works must be implemented in accordance with the erosion and sediment control plan.

Reason: To ensure the impact of the work on the environment in terms of soil erosion and sedimentation is minimised. Section 4.15(1)(b) of the Environmental

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Planning and Assessment Act 1979, as amended.

PCW_06 Dilapidation Report - pre-construction

A 'Dilapidation Report' must be prepared by a 'chartered structural engineer' detailing the structural condition of the adjoining property (ies) in the Highdale Shopping Centre prior to the commencement of works and to the satisfaction of the Principal Certifying Authority.

In the event that access for undertaking the report is denied, the Dilapidation Report shall be based on a survey of what can be observed externally and the owner, principal contractor or owner builder must demonstrate in writing to the satisfaction of the Principal Certifying Authority that all reasonable steps were taken to obtain access to the adjoining property (ies).

Where excavation of the site will extend below the level of any immediately adjoining building the principal contractor or owner builder must give the adjoining building owner(s) a copy of the Dilapidation Report for their building(s) and a copy of the notice of commencement not less than 2 days prior to the commencement of any work.

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.

PCW_11 Master Water Meter

A master water meter and backflow prevention device is installed to the property prior to commencement of works on-site, appropriate approvals under s68 of the Local Government Act shall be obtained prior to installation.

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

SNOWY MONARO REGIONAL COUNCIL

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.

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.

PCW_18 Survey Report - Siting of Development within Property Boundaries

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A survey report prepared by a registered surveyor is required to be submitted to the Principal Certifying Authority to ensure that the proposed development is located on the correct allotment and at the approved distances from the boundary. This must be verified by pegging the site prior to commencement of works.

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.

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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.

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:

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- 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_11 Archaeology

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_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

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exemption.

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_19 Encroachments of services - Sewer

No sewer service shall traverse or encroach onto any lot to service another.

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_21 Encroachments of services – Water

No Water supply service shall traverse or encroach onto any lot to service

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another.

Reason: Service to remain wholly within lot it services

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_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

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

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

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

DC_26 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

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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;

DC_30 Storage of Building Materials on Lot 112 DP261736 (15 Gungarlin Street)

The developer is to only occupy on third only of Lot 112 DP261736 (15 Gungarlin Street, Berridale) for the storage of building materials, waste and parking during construction.

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_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.

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POC_09 Waste management

All refuse, spoil and/or material unsuitable for use must be removed from both Lot 1 and DP 1223918 and Lot 112 DP 261736 and lawfully disposed of upon completion of the building works and prior to the issue of the relevant Occupation Certificate.

PCU_05 Completion of landscape works

Prior to the issue of the final Completion Certificate, the Council must be satisfied that all landscape works, including the removal of all noxious and/or environmental weed species and the planting of street trees have been undertaken in accordance with the approved plans and any relevant conditions of consent.

POC_14 Dilapidation report – post construction

A 'Dilapidation Report' must be prepared by a 'chartered structural engineer' detailing whether works resulted in structural damage to adjoining buildings, infrastructure and roads. The report is to compare the post-construction dilapidation report with the pre-construction dilapidation report and have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure or roads. A copy of the report must be provided to Council prior to the issue of the relevant Occupation Certificate.

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.

POC_19 Finished Drainage System

The developer is to submit two copies of the finished internal storm water drainage system to Council prior to the release of the Final Occupancy Certificate. The developer must ensure that the internal stormwater drainage system plans details include: a silt arrestor / surcharge pit within and adjacent

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to the property boundary, details of the point of discharge and method of connection to Council's storm water drainage system.

Reason: To ensure adequate records are made of systems installed.

POC_23 Road Damage

The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development, is to be repaired to the satisfaction of Council and to be met in full by the applicant prior to the issue of any Occupation Certificate.

POC_31 Licences and Leases

A license/lease over the road reserve must be in place and in accordance with the all relevant legislation and Council policies. A copy of the license must be provided to the certifier 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_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.

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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.

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_06 Security

Any intruder alarm at the premises must be fitted with a timing device in accordance with the requirements of Section 53 of the Protection of Environmental Operations (Noise Control) Regulation 2000.

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_16 Stormwater Management Plan

The developer shall ensure that all on-site stormwater is treated in accordance with the approved Stormwater Management Plan and BASIX Certificate.

OU_17 Roof Water

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

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OU_18 Hard Surface Run-off

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

OU_23 Garbage Disposal

Disposal of Garbage from Commercial business is the responsibility of the operator and requires service from either Council or a commercial agreement with a waste disposal contractor.

All bins are to be stored within the property boundary.

No waste or garbage is to be burnt or buried on site (other than compostable materials).

The developer shall ensure that arrangements are put into place and evidence provided to Council prior to the commencement of use.

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

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.

The approved colours of the exterior of the building are:

Roof: Corrugated Iron

Walls/Cladding: Timber Cladding (dark sand or similar), Stone Cladding, Tiled Pavement, Klavier and Shale grey (or similar).

Note: This condition can be amended with the written consent of Council.

The colours and materials for the development are those shown on the approved schedule.

OU_29 Hours of Operation

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The hours of operation for the development shall be limited to between

7am to 10pm on weekdays and

7am to 10pm on Saturdays

7am to 10pm on Sunday and Public Holidays

OU_30 Hours for delivery of goods

The delivery of goods by heavy vehicles utilising the rear laneway shall be limited to between.

7am to 5pm – weekdays and Saturdays

8am to 5pm – Sunday and Public Holidays

Reason – to protect residential amenity when rear laneway is in use.

OU_36 Advertising Signage

The sign must be constructed and managed for the life of its approval in accordance with the following;

- (a) The operation of the digital sign is to be carried out in the *Transport Corridor Outdoor Advertising and Signage Guidelines* (November 2017), as amended from time to time. Specifically in relation to reflective and luminance levels for the sign generally including the digital screen and the detail contained in Section 2.5.8 (Digital Sign); and
- (b) No animated/video content is to be shown on the digital screen. The digital screen shall only display messages relating to businesses to which the static tenant signage relates and shall not incorporate scrolling or flashing elements.
- (c) The signage is to be kept in good order, any graffiti promptly removed and any damage punctually attended to.

OU_48 Environmental Health Conditions - Food Business

1. The proprietor of the food business must complete a Food Business Notification Form and submit this form to the Snowy Monaro Regional Council (the authority) prior to business operation. – This form can be downloaded at <https://www.snowymonaro.nsw.gov.au/DocumentCenter/View/4888> and

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returned via email or to any Council Office

2. The proprietor of the Food Business must forward to Council a copy of the Food Safety Supervisor's Certificate attached to the premise.
3. The proprietor of the food business shall ensure that all hygiene and handling of food within the premises is undertaken in accordance with Standard 3.2.2 of the Australian New Zealand Food Standards Code.
4. The proprietor of the food business shall ensure that all fixtures and fittings within the premises are maintained in accordance with Standard 3.2.3 of the Australian New Zealand Food Standards Code
5. The proprietor of the food business shall ensure any waste generated from the premises is transferred to a lawful facility.
6. The proprietor of the food business shall ensure any waste water generated from the premises is transferred to a lawful facility or infrastructure.
7. Prior to the operation of the business and the selling of alcohol to the public the premise must obtain the appropriate license from Liquor and Gaming NSW

OU_51 Lease of Council Road Reserve Area

The developer shall enter into a legally binding agreement with Council to lease the area of the proposed building located on Council's road reserve area in the Jindabyne Road "car parking area" and the Highdale Street road reserve area. The developer shall provide an ongoing public liability policy in the amount of \$20,000,000 stating Snowy Monaro Regional Council as an interested party.

OU_52 Display of Goods and Signage

The developer shall ensure that all street goods displays and street signage are carried out in accordance with the follow;

- (a) Goods Displays and Sandwich board signs are not be higher than 1.2 metres or wider than 0.9 metres and are to be securely weighted.
- (b) Goods Displays and Sandwich board signs must not obstruct pedestrian movement and only be displayed when the business they relate to is open.
- (c) A maximum of one (1) sandwich board sign and Goods Displays is permitted per premises.

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PART I – ENGINEERING

SUB_01 Road Construction

The Developer shall construct the rear access lane in conformity with Council's Development Design and Construction Specifications to include the following:

- a) Construction between the existing end of bitumen seal (to the rear of Lot 2 DP 1223918) and the intersection with the existing bitumen sealed road in Highdale Street.
- b) Layback kerb and gutter along both sides with a width of 6.0 metres between nominal kerblines. The kerb and gutter shall be jointed to the existing kerb and gutter on each side of the existing formed road.
- c) Layback kerb and gutter along the full frontage of Highdale Street.
- d) Stormwater and subsoil drainage works.
- e) A bitumen sealed road pavement extending for the full width between the kerbs and gutters.
- f) Grassing of footway area on the western side and concrete paving on the eastern side. The concrete pavement shall have a minimum concrete strength grade of 25 MPa, minimum thickness of 100 mm and minimum reinforcement of SL72 mesh.
- g) Erection of road name signs. The road name must be approved by Council.

SUB_02 Works-as-executed Plan

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

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SUB_03 Sewerage extension and connection

The developer shall extend Council's sewer main to the development site from either the existing sewer mains in Jindabyne Road or Highdale Street in conformity with the standards set out in Council's Development Design and Construction Specifications. The developer shall make arrangements with Council (via a s68 Application) for the connection of the development to Council's sewerage system.

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.

SUB_04 Water Supply

The developer shall make arrangements with Council (via a s68 Application) for the provision of a suitably sized water service to the site with water meter, gate valve and approved backflow prevention device. The size of the water service shall be determined by a suitably qualified and experienced hydraulics engineer. The water service shall be connected to Council's existing water main in either Jindabyne Road or Highdale Street.

Written certification by the hydraulics engineer of the suitability of the design of the water service to the development shall be provided to Council prior to the installation of the water service.

The design must address relevant requirements for the supply of water for firefighting purposes.

SUB_05 Storm Water Drainage

The developer shall discharge all storm water drainage from the development site to Council's existing piped storm water drainage network located either in Jindabyne Road or in the rear lane in conformity with the standards set out in Council's Development Design and Construction Specifications. Any work carried out in Council's Road Reserve will require Council approval under Section 138 of the Roads Act 1993.

The Developer shall provide storm water detention to ensure that the post development storm water discharge will not be any greater than the pre development storm water discharge.

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SUB_06 Construction of façade within Council's Road Reserve Area

The developer shall design the façade structure as a cantilever structure without imposing any structural load (Dead, Live or other as defined in Australian Standard AS1170) onto the column posts (generally located between the footpath and the car park).

SUB_07 Concrete Footpath

The developer shall construct a concrete footpath for the full frontage of the development facing Jindabyne Road and the full frontage of the development facing Highdale Street. Design and construction shall be in conformity with Council's Proposed "Highdale Street, Berridale, Carpark Improvements" drawings and the standards specified in Council's Development Design and Construction Specifications to include the following:

- a) Concrete pavement not less than 2.8 metres wide for the full frontage of the development facing Jindabyne Road
- b) Concrete pavement not less than 1.2 metres wide for the full frontage of the development facing Highdale Street
- c) Minimum concrete thickness 75 mm
- d) Minimum concrete strength grade 25 MPa.
- e) Minimum SL72 reinforcement

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.

SUB_08 Street Trees

The developer shall construct plant a minimum of one (1) street tree within the road reserve. The species of the tree shall be approved by Council prior to planting, be able reach a minimum height of 3 meters and shall not be small tube stock.

SUB_10 Completion of Engineering Works

The developer shall complete all engineering works in accordance with the conditions of this consent together with any necessary work to make the construction effective. The costs of all engineering works shall be fully borne by the applicant/developer and any damage to Council's assets shall be made good, prior to the issue of the Subdivision Certificate/Occupation Certificate or

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commencement of the development.

SUB_16 Compliance Certificate and Inspections

The developer must obtain a Compliance Certificate, either from Council or from an Accredited Certifier to demonstrate that all construction works have been completed. The construction works must be inspected either by Council's inspector, or by an Accredited Certifier at each of the following stages of construction to confirm compliance with the standards set out in Council's Development Design and Construction Specifications.

- (a) After placement of all signs in accordance in with the approved Traffic Control Plan.
- (b) After stripping of topsoil from roads and fill areas, all Soil and Water Management Plan controls shall be in place at this stage.
- (c) After completion of road subgrade.
- (d) During field density testing, string line checking and proof rolling of the finished subgrade.
- (e) After placement of water service conduits prior to backfilling.
- (f) After placement and compaction of each layer of gravel pavement material.
- (g) During field density testing, string line checking and proof rolling of each finished gravel pavement layer.
- (h) Prior to sweeping and during application of bitumen seal or asphaltic concrete wearing surface.
- (i) Prior to concrete pour and after boxing and placement of reinforcement has been completed of all concrete driveways including battle-axe driveways within properties.
- (j) After laying and jointing of all storm water pipelines prior to backfilling.
- (k) After completion of all storm water pits.
- (l) After laying and jointing of all water supply pipelines prior to backfilling and after installation of all water meters.
- (m) After laying and jointing of all sewerage pipelines prior to backfilling.

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- (n) During pressure testing of all water supply pipelines.
- (o) During pressure and ovality testing of all sewerage pipelines.
- (p) During testing of all sewer manholes.
- (q) After completion of works prior to acceptance and commencement of “on-maintenance” period.
- (r) During the “off-maintenance” period inspection.
- (s) As otherwise required to confirm that the works are satisfactorily executed and in conformity with environmental controls

It should be noted that Council charges fees for inspections and Compliance Certificates. These fees must be paid prior to the endorsement of the s138 Consent.

SUB_17 Soil and Water Management

The developer shall prepare and implement an effective Soil and Water Management Plan in conformity with Council’s Development Design and Construction Specifications prior to the commencement of any works on site and shall maintain the control measures until after the effective stabilisation and revegetation of the site.

No Subdivision Works Certificate shall be issued for this development until the certifying authority (Council or accredited certifier) is satisfied that the Soil and Water Management Plan satisfies this condition.

SUB_23 Traffic Control

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

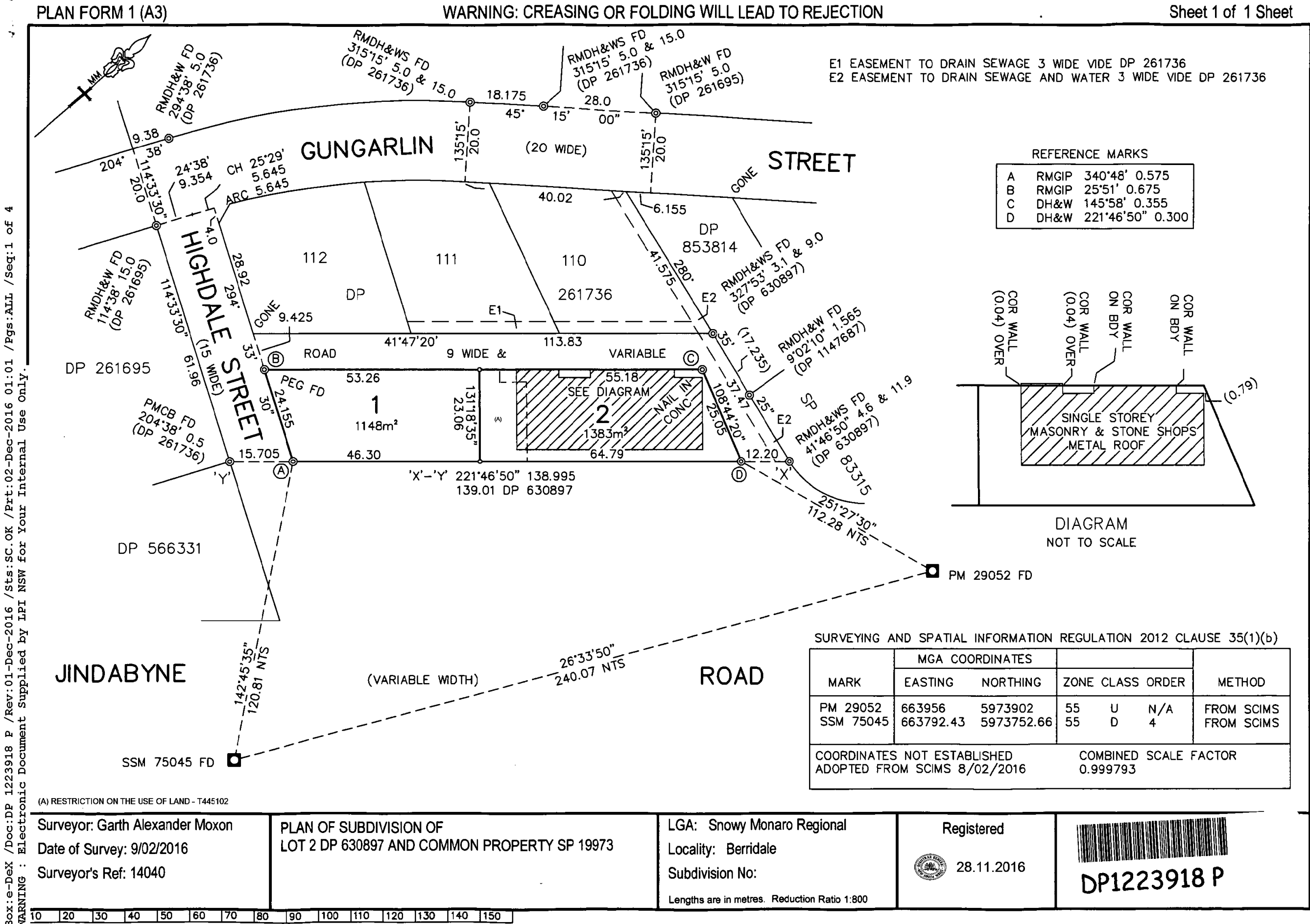
PART J – AGENCY SPECIFIC CONDITIONS

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AS_01 Essential Energy

General comments:

- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with; and
- In addition, Essential Energy's records indicate there is electricity infrastructure located within the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure.
- Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW).
- Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.





Waste Management Strategy Summary

August 2021



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Council Offices

Cooma
(Head Office)
81 Commissioner Street
Cooma NSW 2630

Berridale
2 Myack Street
Berridale NSW 2628

Bombala
71 Caveat Street
Bombala NSW 2632

Jindabyne
2/1 Gippsland Street
Jindabyne NSW 2627

Contact Us

Phone
1300 345 345

Post
PO Box 714
Cooma NSW 2630

Email
council@snowymonaro.nsw.gov.au

Web
snowymonaro.nsw.gov.au



We've been listening

The people of the Snowy Monaro are fearless and frank with their valuable feedback on the important topic of waste management in our community.

This new Waste Management Strategy shows that we've heard you – the Snowy Monaro community – and that Council is delivering the services and solutions that you want and are asking for.

There's no other place in Australia like our region. Our unique landscape, communities and geography are a big part of why we all choose to spend our lives here. However, the same things that make the Snowy Monaro such a great place to live also present a unique set of challenges and opportunities in providing services to our people and communities.

You've been asking for green bins and a bulky waste collection service.

Residential properties with a red and yellow bin will have the opportunity to receive a food and garden organics (FOGO) bin. Businesses can opt-in to get a FOGO bin too.

We will trial a bulky waste collection service for pensioners, concession card holders, and people with a disability. If this goes well, Council will consider the business case for further expansion of this service.

Council's focus in creating this strategy has been on unity, efficiency and cost effectiveness. We believe the new Waste Management Strategy will make our services more accessible and our facilities more efficient. Together we can reduce the environmental impact on our home region.

Under this strategy, if we work together to refuse, reduce, reuse and recycle our waste, our efforts will ensure the Snowy Monaro remains the place we love to live and the place Australia loves to visit.

Mayor Peter Beer
Snowy Monaro Regional Council



This summary report and supporting documents were prepared by Council with the support of MRA Consulting Group.

01 Where We Are Today

Snowy Monaro Regional Council (SMRC) is a Local Government Area (LGA) covering 15,163km over the Snowy Mountains and Monaro regions of South Eastern New South Wales (NSW). SMRC was proclaimed in 2016 with the amalgamation of three Councils; Bombala, Cooma-Monaro and Snowy River. It is home to an estimated population of 20,795 people, residing in approximately 12,424 households.



1.1 Government Policy and Regulatory Framework

1.1.1 National Waste Policy

The Australian Government prepared a National Waste Policy (NWP) and NWP Action Plan to encourage a shift away from a linear economy and 'take, make, use, dispose' behaviours to a circular economy where the system maintains the value of resources for as long as possible¹.

'Generally, the higher waste is managed up the hierarchy, the lower the impact and risk.'

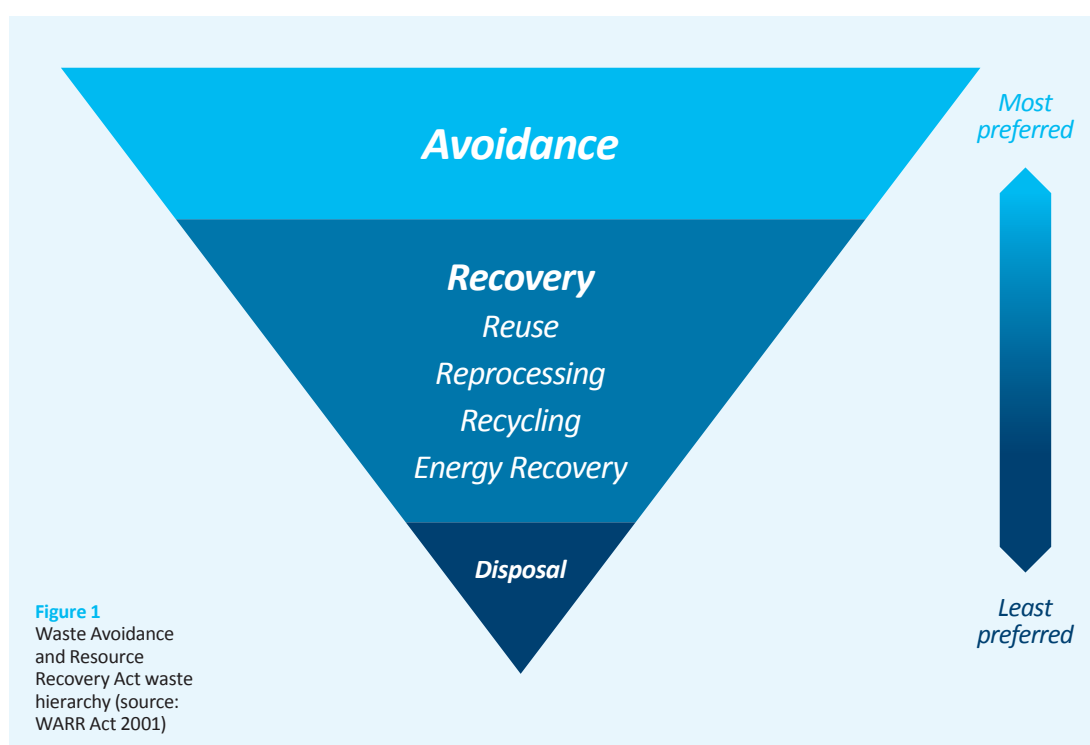
1.1.2 Waste Avoidance and Resource Recovery Act (WARR Act) 2001

The WARR Act defines the Waste Hierarchy (Figure 1), which ranks waste management options in order of general environmental desirability.

Generally, the higher waste is managed up the hierarchy, the lower the impact and risk to the environment and communities.

¹National Waste Policy: Less Waste, More Resources 2018 (2018) Commonwealth of Australia, <https://www.environment.gov.au/system/files/resources/d523f4e9-d958-466b-9fd1-3b7d6283f006/files/national-waste-policy-2018.pdf>





1.1.3

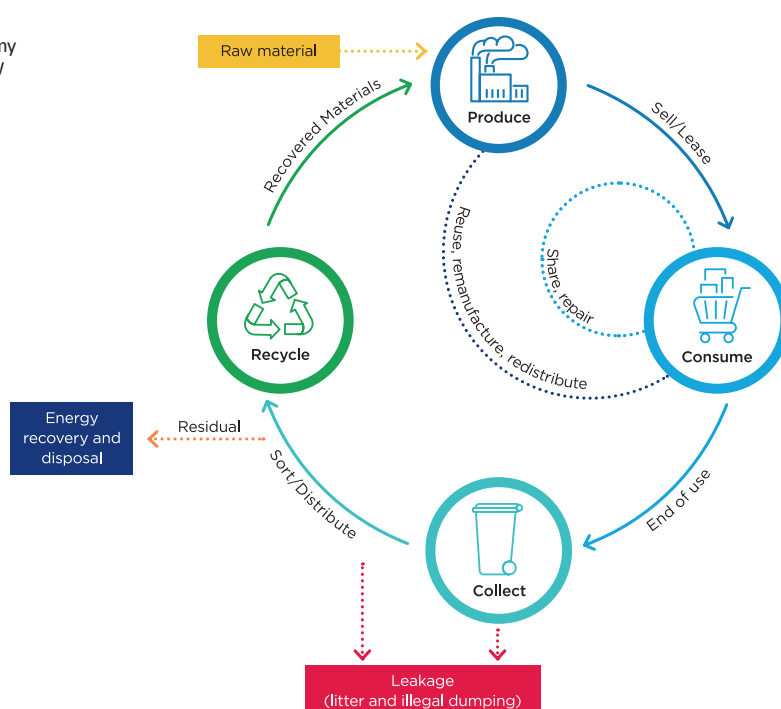
NSW Waste and Sustainable Material Strategy – Stage 1 (2021-2027)

The NSW Waste and Sustainable Materials Strategy (NSW 20-year waste strategy) provides a framework for waste management and transition to circular economy in NSW (Figure 2), focusing on the reduction of waste generation and the increase of recycling rates for households, business and industry and a focus on greenhouse gas reductions. The strategy is supported by the NSW Plastics Action Plan and NSW Waste and Sustainable Materials Strategy – A Guide to Future Infrastructure Needs.

It also includes the adoption of the federal government's national waste policy of an 80% average recovery rate from all waste streams by 2030.

'The NSW Waste and Sustainable Materials Strategy provides a framework for waste management and transition to circular economy in NSW.'

Figure 2
Circular Economy
Approach (NSW
20 Year Waste
Strategy²)



²NSW Waste and Sustainable Materials Strategy 2041 (2021), NSW Government, https://www.dpie.nsw.gov.au/_data/assets/pdf_file/0006/385683/NSW-Waste-and-Sustainable-Materials-Strategy-2041.pdf

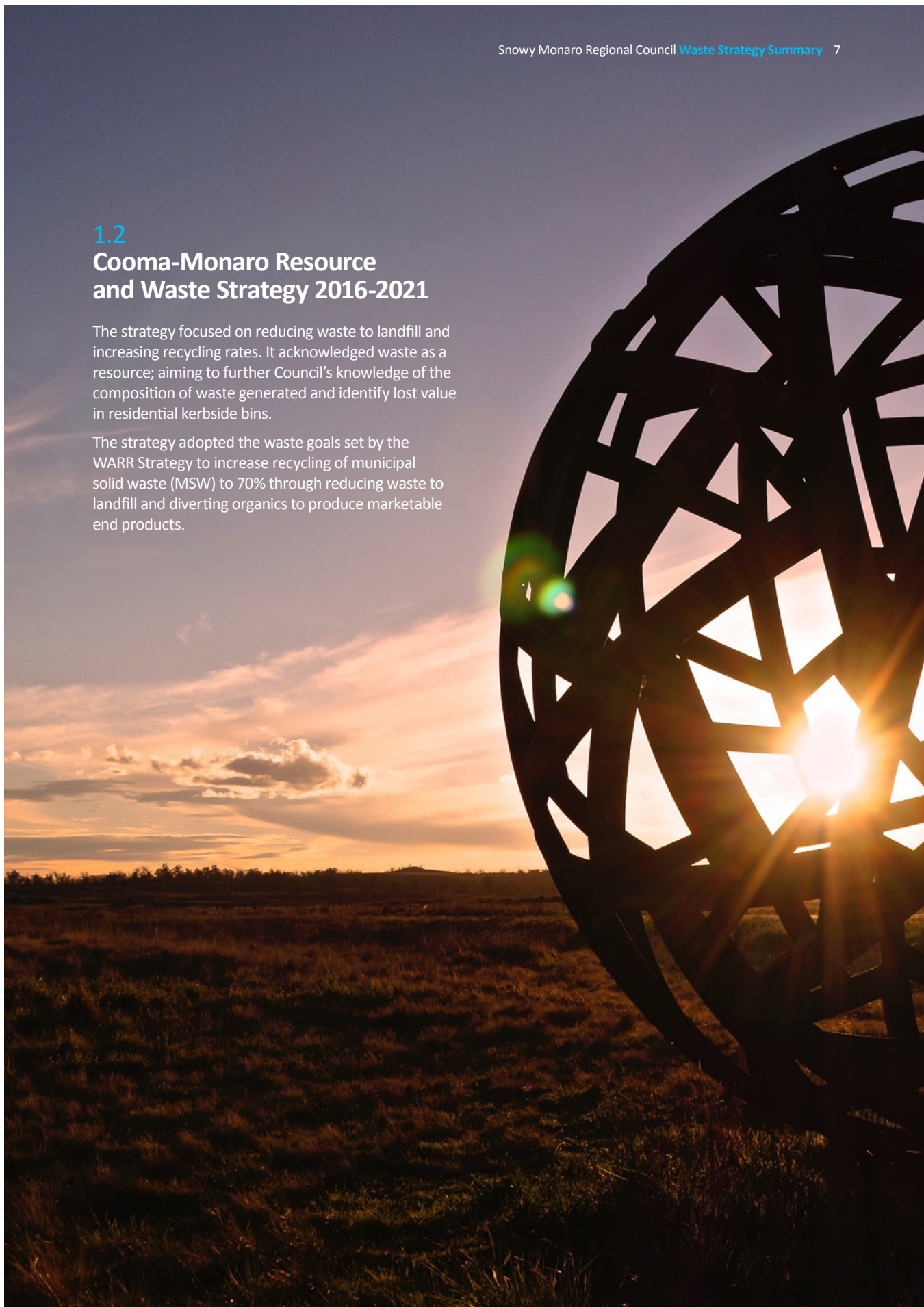


1.2

Cooma-Monaro Resource and Waste Strategy 2016-2021

The strategy focused on reducing waste to landfill and increasing recycling rates. It acknowledged waste as a resource; aiming to further Council's knowledge of the composition of waste generated and identify lost value in residential kerbside bins.

The strategy adopted the waste goals set by the WARR Strategy to increase recycling of municipal solid waste (MSW) to 70% through reducing waste to landfill and diverting organics to produce marketable end products.



1.3

Waste Services and Facilities

1.3.1

Waste Services

SMRC delivers a range of waste services that include:

- Domestic and commercial kerbside waste collection;
- Bank of bins (BOBs) service and collection points;
- Event waste removal;
- Annual Household Chemical CleanOut drop-off service; and
- Illegal dumping management and compliance.

1.3.1.1

Kerbside Waste Collection

SMRC provides a kerbside collection service to all major townships in the LGA. In 2020, kerbside collection services were offered to over 7,000 households.

Table 1 below shows bin size configurations and collection frequencies for the domestic collection service for each region of SMRC.

1.3.2

Waste Facilities

SMRC maintains a range of waste facilities (Figure 3) that include:

- Landfills (Bombala, Cooma, Jindabyne);
- Transfer stations (Adaminaby, Berridale, Bredbo, Delegate, Nimmitabel, Numeralla);
- CRCs;
- SCRAPMART tip shops; and
- 'Coompost' composting facility.

1.3.2.1

Waste Facilities Financial Performance

Council understands their waste facilities operations costs are 4 to 5 times higher (on average) than the revenue collected via gate fees.

Analysis of Council’s facilities performance shows that Cooma and Jindabyne Landfills are covering operation costs, while all other facilities are operating at a loss.

Council is looking to condense landfill operations to a single landfill, as well as identifying and implementing better and more economical waste transfer alternatives to service rural communities.

Table 1 Bin size configuration and collection frequencies for domestic collection service in SMRC LGA

	Bombala	Jindabyne	Cooma				
Stream	Bin size			Collection frequency	Households serviced (hh)	Service coverage* (% hh)	Tonnes collected (t/year)
General Waste	120L	240L	120L	Weekly	7,861	63%	3,315
Comingled Recycling	360L	360L	140L, 360L	Fortnightly	7,472	60%	1,401
FOGO	No service	No service	240L	Fortnightly	2,736	22%	414

*Based on a total of 12,424 households located in the SMRC LGA



Figure 3
Waste facilities in
Snowy Monaro
Regional Council
(source: SMRC)



1.4 Programs, Initiatives and Community Survey

1.4.1 Education Programs and Waste Projects

Council provides education programs and resources to improve awareness and engagement on waste diversion and sustainability such as:

- Resource and Waste Education Sessions;
- Pre-school Education;
- Bournda Environmental Education Centre;
- EnviroMentors Program; and
- Waste-free School Programs.

1.4.2 Community Survey

SMRC conducted an extensive consultation process to ensure the Strategy is representative of community stakeholders and to build a joint understanding of Council's current challenges, alternatives and solutions. Key issues identified include:

- Most available facilities were considered to be underutilised due to Council fees and charges, difficulty getting to the recycling facilities and inadequate information about what can be disposed of;
- Only half the residents believe waste from the yellow-lidded bin gets recycled;
- Approximately half of respondents don't want to pay more to improve recycling at landfill;
- 73% of respondents would use a FOGO collection service to dispose of food waste; and
- Most common feedback is requests for green waste and bulky waste kerbside service.



1.5 Waste Generation and Resource Recovery Performance

1.5.1

2018 Household Kerbside Bin Audit

The key findings from the audit² include:

- 42% of waste is diverted from landfill (on average);
- 53% is the potential diversion rate if all recyclable and organic material in the general waste bin was recovered;
- The resource recovery rate was 77% for recyclables and 45% for organic material (on average); and
- Households generate an average of 13 eligible CDS containers per week, amounting to \$453,000 per year in all bin streams, with \$370,000 in the recycling bins.

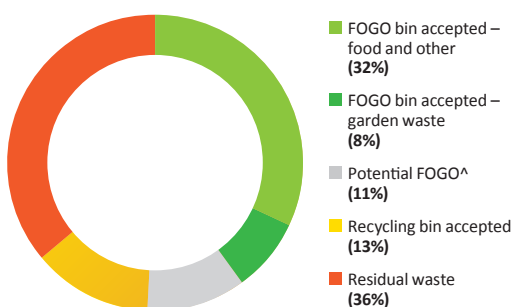
1.5.1.1

General Waste

The audit found that households generate an average of 9.3kg of general waste per week. The composition of the general waste stream is presented in Figure 4.

Figure 4

Kerbside General Waste composition*



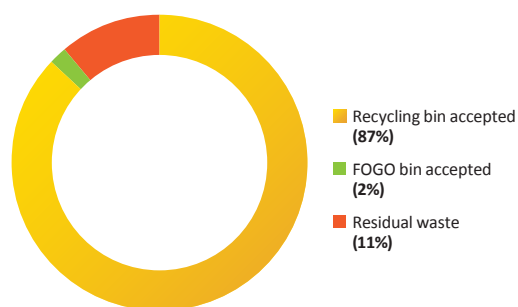
1.5.1.2

Recycling

The audit found that households generate an average of 4.8kg of recycling waste per week with a contamination rate of 13%. Contaminated materials consisted of containerised food and liquid, textile/rags, plastic film and plastic bags (Figure 5).

Figure 5

Kerbside Recycling composition*



*Based on waste stream suitability (by weight)

[^]Includes other material that may be accepted in a FOGO service, including contaminated soiled paper, other putrescibles and wood/timber waste

²Household Kerbside Bin System Audit 2018 (2019) EC Sustainable.



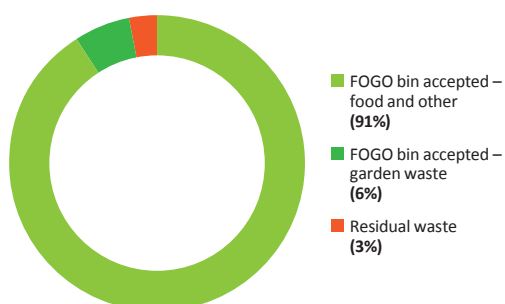
1.5.1.3

Food and Garden Organics (FOGO)

The audit found that the average household produced 3.2 kg of organic waste per week with a contamination rate of 3%. Contaminated materials consisted of ceramics/dust/dirt and treated wood/timber (Figure 6).

Figure 6

Kerbside FOGO composition*



*Based on waste stream suitability (by weight)

1.5.1.4

CDS Eligible Containers

The audit found there was a total of 12.7 eligible CDS container in all bin streams being disposed of per household per week.

With an assumption that the audit reflects a 100% bin presentation rate, it was approximated that \$453,000 worth of eligible CDS containers per year were disposed of in kerbside recycling. Of this, \$370,000 was in the recycling stream.



1.5.2

Comparison with Other Regions

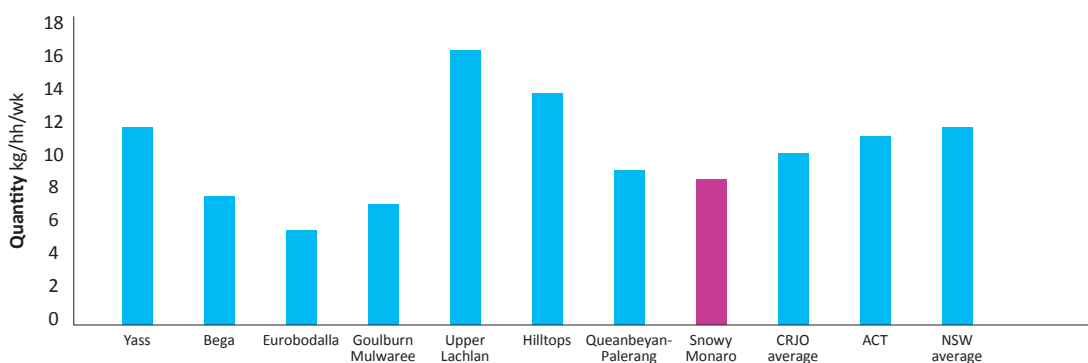
1.5.2.1

Waste Generation

Based on the CRJO Waste Strategy 2018-2023³, SMRC households generate less general and recycling waste than the average for CRJO members, NSW and the ACT. SMRC households generate the same quantity of organic waste as the average for CRJO members.

Figure 7

Comparison of household general waste generation with CRJO members, ACT and NSW 2016-17



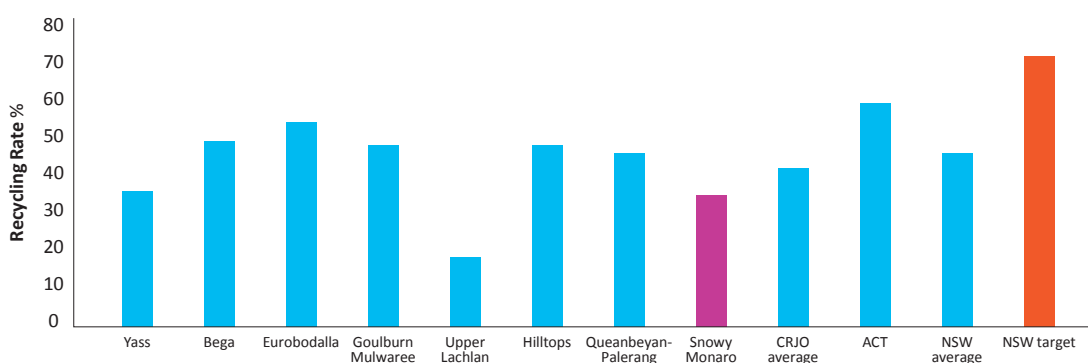
1.5.2.2

Recycling Performance

In 2016-17, SMRC reported the second lowest recycling rate (34%), compared to an average recycling rate of 41% for CRJO members and 45% for NSW. This rate is well below the NSW target of 70%, see Figure 8.

Figure 8

Comparison of recycling rates with CRJO members, ACT and NSW 2016-17



³Regional Waste Strategy 2018-2023 (2017) Canberra Region Joint Organisation.

02

Where We Want to Get to

2.1

Current Waste and Recycling Performance

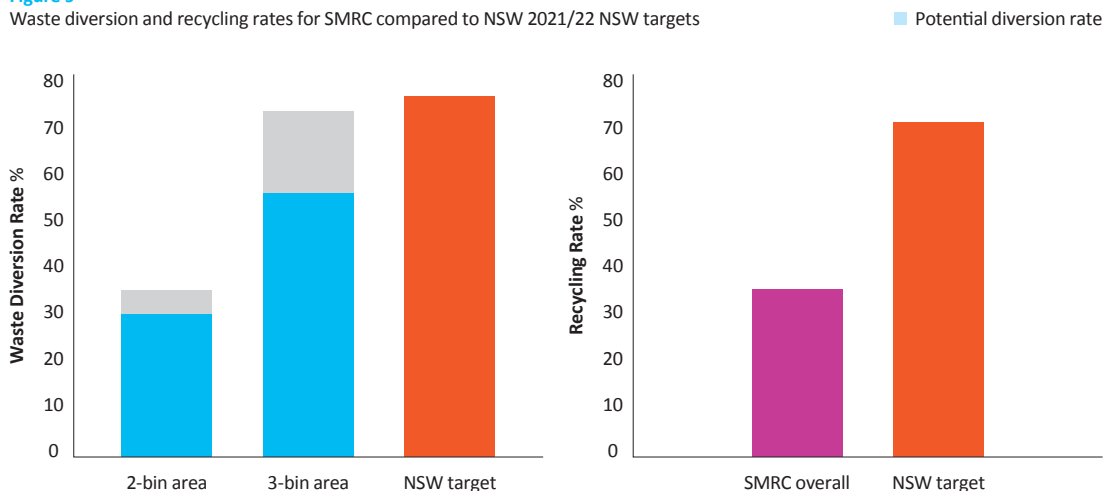
SMRC is driven to work towards the ambitious targets set out in the NSW 20 Year Waste Strategy for waste diverted from landfill and recycling. Figure 9 displays the current waste diversion rates of 30% and 56% for 2-bin and 3-bin areas, compared to the 2021/22 NSW target of 75%. The gap between the SMRC rate and the NSW target can be reduced with a 3-bin service and increased resource recovery. A recycling rate of 35% was reported for SMRC in 2020 compared to the 2021/22 NSW target of 70%.

The NSW Government and the NSW Local Government and Shires Association have also signed a commitment under the National Waste Policy to achieve 80% diversion from landfill by 2030. The NSW 20 Year Waste and Sustainable Materials Strategy has embraced this new target.

'A recycling rate of 35% was reported for SMRC in 2020 compared to the 2021/22 NSW target of 70%.'

Figure 9

Waste diversion and recycling rates for SMRC compared to NSW 2021/22 NSW targets



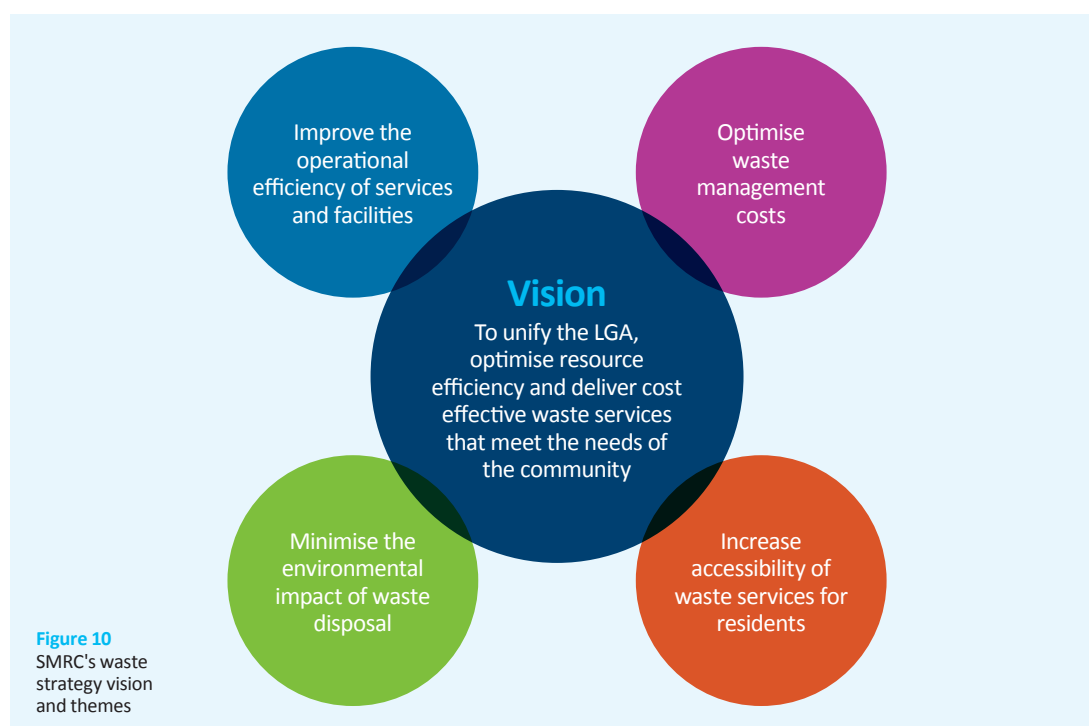
2.2 Challenges to Overcome

SMRC faces the following waste management challenges to overcome and address in this strategy:

- Underperformance regarding NSW 20 Year Waste Strategy targets;
- Variation of services and facilities between SMRC areas;
- High costs associated with operating waste management facilities and services; and
- Accessibility and utilisation of waste facilities.

2.3 Vision and Themes

To address the challenges faced by SMRC, a vision and themes were developed for the key areas of the waste management system (Figure 10).



03

How We Will Get There

A plan of action to achieve the strategy’s vision, themes and objectives was developed in consultation with SMRC stakeholders and informed by community surveys.

3.1

Waste Infrastructure Key Actions

Table 2 Waste infrastructure key actions

Action	Description
Landfills upgrade	<ul style="list-style-type: none">Construction of new landfill areas at Cooma landfill.Integration of weighbridge data system into SMRC financial system.Environmental upgrades at Cooma landfill.
Modern transfer stations upgrade	<ul style="list-style-type: none">Upgrade Bombala, Cooma and Jindabyne to modern transfer stations to provide a safer, easier and more efficient layout for source-separation and drop-off for residents and commercial users.
Conversion of drop off model service to collection & BOB service model	<ul style="list-style-type: none">Closure of transfer stations, introduction of bank of bins and introduce half-yearly bulky waste drop offs.
Expansion of bank of bins	<ul style="list-style-type: none">Expansion of BOBs in some locations.
Remediate legacy landfills and convert to emergency landfills where appropriate	<ul style="list-style-type: none">Rehabilitation of sites.Progressive capping of current sites.
Upgrade collection trucks	<ul style="list-style-type: none">Cooma collection truck upgrade to enhance fleet with additional side lift truck.
Review gate fee structure	<ul style="list-style-type: none">Review of gate fee structure.



3.2 Waste Services Key Actions

Table 3 Waste services key actions

Action	Description
FOGO collection service expansion	<ul style="list-style-type: none"> Expansion of current residential FOGO service to all properties with a current 2-bin service within the LGA. Opt-in commercial FOGO service for businesses.
Expand kerbside collection service	<ul style="list-style-type: none"> Expansion of kerbside collection route across SMRC where applicable including but not limited to service to Numeralla. Establishment of BoBs at some locations.
Bulky waste – service on request for pensioners and disabled	<ul style="list-style-type: none"> Business case for the provision of bulky waste services. Provision of service for closed transfer station locations for twice a year. Provision of service to pensioners, disabled people and concession holders who may find transport of bulky waste to a landfill less accessible.
Mobile CRC	<ul style="list-style-type: none"> Mobile CRC for household problem waste.
Increase recycling of C&D waste	<ul style="list-style-type: none"> Targeted educational programs for construction entities to source separate C&D waste.
Implement recycling of difficult-to-recycle material	<ul style="list-style-type: none"> Increase recycling of difficult-to-recycle materials through targeted education and collection programs, e.g., polystyrene.
Local procurement of recycled materials	<ul style="list-style-type: none"> Increase local procurement of products with recycled content in construction and reduce use of virgin materials.
Support food rescue programs	<ul style="list-style-type: none"> Collection of quality surplus food from retailers and donation to dedicated charities.
Illegal dumping	<ul style="list-style-type: none"> Reduce illegal dumping through working with the Health and Environment Department within SMRC to educate and reduce illegal dumping through implementation of an illegal dumping awareness campaign, including dob-in-a-dumper, and data collection.
Disability employment opportunities	<ul style="list-style-type: none"> Investigate whether ScrapMart tip shops are suitable to provide employment opportunities for local people with disability.

04

How to Measure Success

4.1

Key Performance Measures

Progress will be measured to establish a consistent and reliable source of information regarding the LGA's waste performance over time. This will enable informed, evidence-based decisions to be made regarding the performance of the LGA's waste services and the effectiveness of the actions undertaken.

The following monitoring and analysis is recommended for each of the strategy objectives and themes.

'Progress will be measured to establish a consistent and reliable source of information.'



Theme 1

Improve Operational Efficiency of Waste Management Services and Facilities

- Annual kerbside bin audits to measure bin presentation, bin fullness, waste generation, rate of resource recovery and rate of contamination.
- Maintain local landfill capacity by measuring and analysing void space. Develop new landfill capacity when void space falls below 7 years.



Theme 2

Optimise Council's Waste Management Costs

- Conduct a study into the true cost of Council's waste facilities. Perform annual reviews of these metrics to support performance management.
- Review the gate fee structure.
- Report on grant funding won and contribution to waste delivery costs.





Theme 3

Minimise the Environmental Impact of Waste Disposal, Meeting NSW 20 Year Waste Strategy Targets

- Measure and record waste generation per year:
 - Residual waste;
 - Commingled recyclables;
 - FOGO;
 - C&I; and
 - C&D.
- Calculate resource recovery for each sector.
- Calculate Illegal dumping and public place litter metrics.
- Measure/estimate and record GHG



Theme 4

Increase the Accessibility and Utilisation of Waste Facilities for Residents

- Measure and record:
 - Number and percentage of SMRC households receiving kerbside services;
 - Percentage of households with access to kerbside collection and BOBs;
 - Percentage of households with access to CRC; and
 - Annual community survey results.
- Review the *Transfer Station Rationalisation* report and measure progress against recommendations provided.
- Review the *Landfill Options Analysis* report and measure progress against recommendations provided.

05 Glossary

Terminology	Definition
BOB	Bank of bins
C&D	Construction and Demolition
C&I	Commercial & Industrial
CRC	Community Recycling Centre
CRJO	Canberra Region Joint Organisation
FOGO	Food and Garden Organics
GHG	Greenhouse Gases
hh	Household
LGA	Local Government Area
MSW	Municipal Solid Waste
NSW	New South Wales
NWP	National Waste Policy
SMRC	Snowy Monaro Regional Council
t	Tonne(s)
WARR	Waste Avoidance and Resource Recovery
yr	Year







Snowy Monaro Regional Council

Waste Management Strategy

Final

7 October 2021



SNOWY MONARO
REGIONAL COUNCIL



MRA
Consulting Group



Mike Ritchie & Associates Pty Ltd trading as MRA Consulting Group (MRA)
 ABN 13 143 273 812
 Suite 408 Henry Lawson Building
 19 Roseby Street, Drummoyne NSW 2047
 AUSTRALIA
 P +61 2 8541 6169
 E info@mraconsulting.com.au
 mraconsulting.com.au

Document

Author	Bec Larkin, Robin Gonzalez, Gemma Priddle, Samuel Swain
Checker	Katherine Dodd, Ron Wainberg
Approver	Katherine Dodd, Ron Wainberg

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Disclaimer

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Strategy at a glance

Where we are today

- Snowy Monaro Regional Council (SMRC) is a Local Government Area (LGA) in the Snowy Mountains and Monaro regions of South Eastern NSW. It is home to an estimated population of 20,795 people, residing in approximately 12,424 households.
- SMRC delivers a range of waste services that include kerbside waste collection, transfer stations, landfills, community recycling centres, tip shops, drop-off points for bulky items, annual household chemical drop-offs and illegal dumping management and compliance.
- Kerbside collection service varies based on area: Cooma township is provided with a 3-bin system (general waste, comingled recycling and food organics and garden organics (FOGO). Bombala, Jindabyne and other townships are provided with a 2-bin system (general waste and comingled recycling). SMRC also provides kerbside waste collection for businesses in the LGA, on an opt-in basis.
- SMRC generated close to 9,000 tonnes of domestic waste in 2019-2020. Of this, 35% was recycled.

Where we want to go

- It is projected that by 2036, SMRC will generate over 24,000 tonnes of domestic waste per year due to the rising population and trends in waste generation.
- SMRC aim to overcome challenges such as: resource recovery underperformance; the variation of services and facilities across the LGA; high costs associated with waste management; and improve accessibility and utilisation of waste services.
- The vision of SMRC is to unify the LGA, reduce the recycling gap and waste to landfill, and deliver cost effective waste services that meet the needs of the community. Strategic objectives translate the vision and themes into measurable goals (Figure 1).



Figure 1 SMRC's waste strategy vision and themes

How we will get there

- Potential actions and options were identified to address the strategic objectives.
- Options analysed for Bombala landfill, the kerbside collection service, transport of recyclables service, local CDS capture and bulky waste collection were analysed and compared based on cost and effectiveness in addressing the strategy objectives.
- The costs, benefits, disadvantages and risks were considered to assess potential actions, such as expansion of collection services and upgrades to facilities and infrastructure.
- Transition rural residents from drop off waste services to collection services.
- Upgrade Bombala and Jindabyne to modern best practice transfer stations.
- Consolidate waste disposal to an upgraded Cooma Landfill.

How to measure success

- Monitoring and analysis measures, including Key Performance Measures, for each theme are outlined to measure progress towards implementing the recommended action plans.

How the strategy will be implemented

Recommended action plans for both waste infrastructure and services provide detailed steps for each potential action and option to be implemented in the short, medium and long term.

Further investigations are recommended for a number of initiatives to determine their suitability for SMRC.

Recommended Waste Action Plans

Below are the recommended major infrastructure and waste service actions for implementing SMRC's waste management vision and strategic objectives over the short term (1-5 years), medium term (5-10 years) and long term (10+ years) for waste services. Details of the recommended actions are provided in Table 23 and Table 24 of the strategy.

Recommended Waste Infrastructure Key Actions

Table 1 Waste infrastructure key actions

Action	Description
Landfills upgrade	<ul style="list-style-type: none"> • Construction of new landfill areas at Cooma landfill. • Integration of weighbridge data system into SMRC financial system. • Environmental upgrades at Cooma landfill.
Modern transfer stations upgrade	<ul style="list-style-type: none"> • Upgrade Bombala, Cooma and Jindabyne to modern transfer stations to provide a safer, easier and more efficient layout for source-separation and drop-off for residents and commercial users.
Conversion of drop off model service to collection & BOB service model	<ul style="list-style-type: none"> • Conversion from transfer stations to bank of bins and introduce half-yearly bulky waste drop offs.

Action	Description
Expansion of bank of bins	<ul style="list-style-type: none"> Expansion of BOBs in some locations.
Remediate legacy landfills and convert to emergency landfills where appropriate	<ul style="list-style-type: none"> Rehabilitation of sites. Progressive capping of current sites.
Upgrade collection trucks	<ul style="list-style-type: none"> Cooma collection truck upgrade to enhance fleet with additional side lift truck.
Review gate fee structure	<ul style="list-style-type: none"> Review of gate fee structure.

Recommended Waste Services Key Actions

Table 2 Waste services key actions

Action	Description
FOGO collection service expansion	<ul style="list-style-type: none"> Expansion of current residential FOGO service to all properties with a current 2-bin service within the LGA. Opt-in commercial FOGO service for businesses.
Expand kerbside collection service	<ul style="list-style-type: none"> Expansion of kerbside collection route across SMRC where applicable including but not limited to service to Numeralla. Establishment of BoBs at some locations.
Bulky waste – service on request for pensioners and disabled	<ul style="list-style-type: none"> Business case for the provision of bulky waste services. Provision of service to pensioners, disabled people and concession holders who may find transport of bulky waste to a landfill less accessible.
Mobile CRC	<ul style="list-style-type: none"> Mobile CRC for household problem waste.
Increase recycling of C&D waste	<ul style="list-style-type: none"> Targeted educational programs for construction entities to source separate C&D waste.
Implement recycling of difficult-to-recycle material	<ul style="list-style-type: none"> Increase recycling of difficult-to-recycle materials through targeted education and collection programs, e.g. polystyrene.
Local procurement of recycled materials	<ul style="list-style-type: none"> Increase local procurement of products with recycled content in construction and reduce use of virgin materials.
Support food rescue programs	<ul style="list-style-type: none"> Collection of quality surplus food from retailers and donation to dedicated charities.
Illegal dumping	<ul style="list-style-type: none"> Reduce illegal dumping through working with the Health and Environment Department within SMRC to educate and reduce illegal

Action	Description
	dumping through implementation of an illegal dumping awareness campaign, including dob-in-a-dumper, and data collection
Disability employment opportunities	<ul style="list-style-type: none">Investigate whether ScrapMart tip shops are suitable to provide employment opportunities for local people with disability.

Glossary

Terminology	Description
ABS	Australian Bureau of Statistics
ACT	Australian Capital Territory
AWT	Alternative Waste Treatment
CRJO	Canberra Region Joint Organisation of Councils
CDS	Container Deposit Scheme
CPI	Consumer Price Index
CRC	Community Recycling Centre
EPA	NSW Environment Protection Authority
EPR	Extended Producer Responsibility
ERF	Emissions Reduction Fund
FOGO	Food Organics and Garden Organics
HH	Households
LFG	Landfill Gas
LGA	Local Government Area
MBT	Mechanical Biological Treatment
MRF	Materials Recycling Facility
MSW	Municipal Solid Waste
MUD	Multi Unit Dwelling
MWOO	Mixed Waste Organic Outputs
NSW	New South Wales
NWP	National Waste Policy
OTC	Over the counter (for “Return and Earn” sites)
POEO Act	<i>Protection of the Environment Operations Act 1997 (NSW)</i>
RVM	Reverse Vending Machine
SMRC	Snowy Monaro Regional Council
SUD	Single Unit Dwelling

Terminology	Description
TAC	Technical Advisory Committee
VENM	Virgin Excavated Natural Material
WARR Act	<i>Waste Avoidance and Resource Recovery Act 2001 (NSW)</i>

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1 Where We Are Today

1.1 Population and Demographics

Snowy Monaro Regional Council (SMRC) is a Local Government Area (LGA) covering 15,163 km over the Snowy Mountains and Monaro regions of South Eastern New South Wales (NSW). SMRC was proclaimed in 2016 with the amalgamation of three Councils; Bombala, Cooma-Monaro and Snowy River, and includes national park reserves, dedicated state forest and the catchment of Australia's famous Snowy Mountains Scheme. The LGA spans from the ACT border down to the Victorian border (Figure 2) and is part of the Canberra Region Joint Organisation of Councils (CRJO).

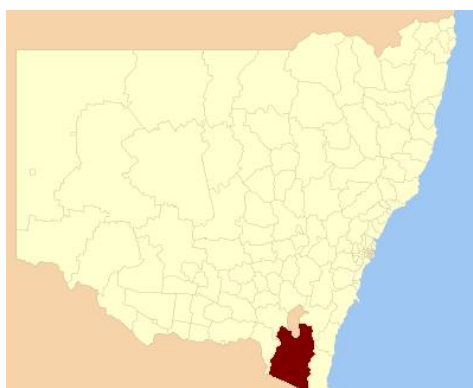


Figure 2 Map of NSW local government areas with the SMRC highlighted

The LGA is comprised of five major town centres: Cooma, Jindabyne, Bombala, Berridale and Michelago. There is an estimated population of 20,795 people¹, residing in approximately 12,424 households. Population varies significantly with seasons and the population of some towns can triple during peak skiing season. The average household size is 2.4 persons per dwelling and the population density is 1.4 persons/km² making SMRC one of least populated councils in South Eastern NSW. This is four times sparser than the CRJO average (4 persons/km²) and sparser than the average in the state of South Australia (1.8 persons/km²).

The percentage of SMRC dwellings falling into high or medium density categories is largely consistent with the NSW regional average in 2016. The breakdown of more specific dwelling types from the 2016 Census data is provided in Table 3.

Table 3 Breakdown of occupied private dwellings in SMRC among different dwelling types (ABS, 2016)

Dwelling type	Proportion of occupied private dwellings
Separate house	85.2%
Semi-detached	4.6%
Multi-unit	5.5%
Other/not stated	4.7%

The median age of SMRC's population is 43.4 years and it has been slowly trending upwards². 63% of the population is of working age. The region has high English proficiency. The 2016 Census found that of the 13%

¹ Regional Population Growth, Australia (3218.0) (2019) Australian Bureau of Statistics, <https://profile.id.com.au/snowy-monaro/population-estimate>

² 2016 Census QuickStats (2016) Australian Bureau of Statistics, https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA17040?opendocument#:~:text=T he%20median%20age%20of%20people,up%2019.2%25%20of%20the%20population.

of residents who were born overseas, 93% were proficient in English. This will aid in the effectiveness of waste education initiatives.

Tourism is the key industry sector for the region with accommodation and food services being the highest employers; 19% of jobs fall into this category (ABS, 2016). Other important industries include agriculture, forestry and fishing, retail and construction.

SMRC is located on the traditional lands of the Ngarigo, Walgalu, Bidawal and Southern Ngunnawal people. The population of Aboriginal and Torres Strait Islander peoples is 2.2% (ABS, 2016) and there are three protected Declared Aboriginal Places in the LGA; Coolamatong in Cooma, Curiosity Rocks in Jindabyne, and the Delegate Aboriginal Reserve. SMRC recognise the Ngarigo, Walgalu and Southern Ngunnawal people as the native custodians of the land and encourage a collaborative relationship with traditional landowners to further Council's core values.

The region includes a number of National Parks and nature reserves, with protected areas making up 26.9% of the total area of the SMRC LGA. This attracts tourism all year as there is abundant opportunity for fishing, horse riding, bushwalking, hiking, snow and water sports. Tourism is increasing every year both from summer and winter activities. By far the biggest drive for tourism is the ski season which runs from June to October. The region experiences unique weather patterns as it snows several times each year. SMRC is home to four main ski parks; Charlotte Pass, Thredbo, Perisher and Selwyn. The population in Jindabyne can triple during this time, greatly increasing waste generation which places extra requirements and challenges on the region's waste management system and operations.

The CRJO acts as a forum for stakeholders, Councils and government bodies to identify priorities and deliver shared projects. The CRJO's core functions include strategic planning and priority setting, intergovernmental collaboration and regional leadership and advocacy. The population across the organisation is 750,000 and provides opportunities to undertake joint waste procurements, to share learnings and educational materials. The CRJO consists of the following councils (refer to Figure 3):

- | | |
|--|-------------------------------|
| • Bega Valley Shire Council | • SMRC |
| • Eurobodalla Shire Council | • Snowy Valleys Council |
| • Goulburn Mulwaree Council | • Upper Lachlan Shire Council |
| • Hilltops Council | • Wingecarribee Shire Council |
| • Queanbeyan-Palerang Regional Council | • Yass Valley Council |

The CRJO is active in waste management; the Regional Waste Strategy currently in place spans from 2018-2023. It focuses on conserving resources, reducing waste to landfill and increasing recycling. In particular, it emphasises reducing organic waste to landfill. The strategy is discussed in more detail in Section 1.3.2.

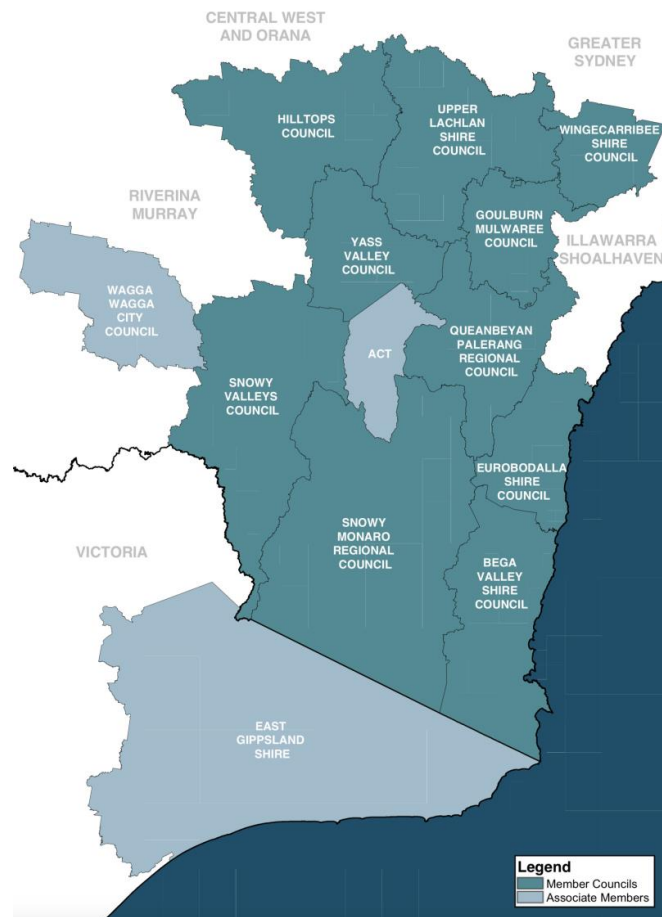


Figure 3 CRJO member councils and associated members

1.2 Government Policy and Regulatory Framework

1.2.1 National

The Australian Government (or Commonwealth of Australia) traditionally has had limited involvement in local waste management issues. This responsibility rests largely with state, territory and local governments. However, the Australian Government has a leadership role in waste management and resource recovery via the Council of Australian Governments (COAG) process.

1.2.1.1 National Waste Policy

The Australian Government prepared a National Waste Policy (NWP) in 2018 to encourage a shift away from a linear economy and ‘take, make, use, dispose’ behaviours to a circular economy where the system maintains the value of resources for as long as possible³. The policy provides five principles and fourteen strategies to underpin and guide waste management, recycling and resource recovery in a circular economy. The principles and strategies are non-binding.

The Australian Government published the National Waste Policy Action Plan⁴ which create targets and actions formulated in the 2018 NWP, including the waste export bans. The targets and actions detailed in the National Action Plan include the following:

- Ban the export of waste plastic, paper, glass and tyres, commencing in the second half of 2020;
- Reduce total waste generated in Australia by 10% per person by 2030;
- 80% average recovery rate from all waste streams by 2030;
- Significantly increase the use of recycled content by governments and industry;
- Phase out problematic and unnecessary plastics by 2025;
- Halve the amount of organic waste sent to landfill by 2030; and
- Make comprehensive, economy-wide and timely data publicly available to support better consumer, investment and policy decisions.

1.2.1.2 The Recycling and Waste Reduction Bill 2020

The bill establishes a framework to regulate the export of waste plastic, paper, glass and tyres and incorporates the existing *Product Stewardship Act 2011* with improvements to encourage better product design and increase recovery⁵.

The timetable for the ban of export waste is as follows:

- Unprocessed glass by January 2021;
- Mixed waste plastics by July 2021;
- All whole tyres including baled tyres by December 2021;
- Single resin/polymer plastics by July 2022; and
- Remaining waste products, including mixed and unsorted paper and cardboard, by no later than July 2024.

Materials “processed into value-added materials” will still be allowed to be exported.

The waste export bans have the potential to impact on SMRC’s comingled recycling in the short term, likely in the form of increased processing costs for comingled recyclables at Materials Recycling Facilities (MRFs).

³ National Waste Policy: Less Waste, More Resources 2018 (2018) Commonwealth of Australia, <https://www.environment.gov.au/system/files/resources/d523f4e9-d958-466b-9fd1-3b7d6283f006/files/national-waste-policy-2018.pdf>

⁴ National Waste Policy Action Plan 2019 (2019) Commonwealth of Australia, <https://www.environment.gov.au/protection/waste-resource-recovery/publications/national-waste-policy-action-plan>

⁵ *Recycling and Waste Reduction Bill 2020* (as passed by both houses) (2020) Commonwealth of Australia, https://parlinfo.aph.gov.au/parlInfo/download/legislation/bills/r6573_aspassed/toc_pdf/20096b01.pdf;fileType=application%2Fpdf

1.2.1.3 Extended Producer Responsibility Schemes

Extended Producer Responsibility (EPR) policies engage producers and others involved in the supply chain of a product to take responsibility for the environmental, health and safety footprint of products they produce.

Following the adoption of the first NWP in 2009, the Commonwealth *Product Stewardship Act 2011* was introduced to provide the framework for EPR schemes. The Act creates three types of schemes:

- Mandatory schemes;
- Co-regulatory schemes; and
- Voluntary schemes (either accredited or not).

There are no mandatory schemes created under the Act, and one co-regulatory scheme (the National Television and Computer Recycling Scheme). Most EPR schemes are voluntary, and include programs for:

- Mobile phones (MobileMuster, an accredited scheme);
- Fluorescent lamps (Fluorocycle, an accredited scheme);
- Tyres (Tyre Stewardship Australia);
- Agricultural chemical containers (DrumMuster);
- Paint (Paintback);
- Used Oil (Product Stewardship for Oil Scheme – PSO)
- Mattresses (Soft Landing Product Stewardship Scheme)
- PVC (PVC Stewardship); and
- Newspapers.

The Commonwealth Government establishes a “product list” every year, containing the products that it is considering for some form of EPR scheme. The 2020-21 list includes:

- Batteries;
- Child car seats;
- Electrical and electronic products;
- Plastic oil containers;
- Plastic microbeads; and
- Photovoltaic systems.

The Act is currently under review, including the “product list” process.

1.2.1.4 The Emissions Reduction Fund

The Commonwealth Government purchases abatement (in the form of Australian Carbon Credit Units (ACCUs)) from a wide range of sources through the Emissions Reduction (ERF). This provides an incentive to businesses, households and landowners to reduce emissions.

In order to participate in the ERF, project proponents must carry out a project in accordance with a methodology determination to appropriately estimate abatement from certain activities.

Approved methods for the waste and recycling sectors include:

- Landfill gas capture and destruction;
- Alternative Waste Treatment (AWT) ⁶; and
- Source Separated Organics.

⁶ This may be under review due to the NSW EPA’s position to no longer allow the use of Mixed Waste Organic Outputs (MWO) as a soil amendment on agricultural, mining rehabilitation or forestry land.

There are also two soil carbon methodologies that apply to farming practices and the improvement of agricultural lands which could be relevant to the use of SMRC compost material under specific circumstances.

1.2.2 State

The NSW Government administers the waste regulatory framework through the State's primary environment protection legislation, the *Protection of the Environment Operations (POEO) Act 1997*, together with the *Waste Avoidance and Resource Recovery (WARR) Act 2001* and the *Protection of the Environment Operations (Waste) Regulation 2014*. These key statutes contain the requirements for managing, storing, transporting, processing, recovering and disposing of waste.

1.2.2.1 Protection of the Environment Operations (POEO) Act 1997

The POEO Act aims to reduce risks to human health and prevent the degradation of the environment by the use of mechanisms that promote pollution prevention, the elimination of harmful wastes, the reduction in the use of materials and the re-use and recovery or recycling of materials.

Council owns and operates three landfills in the SMRC LGA. Council must meet the legislative requirements and responsibilities under the POEO Act in operating these facilities. Council also owns a number of legacy landfill sites which are also subject to various provisions under the Act.

1.2.2.2 Waste Avoidance and Resource Recovery Act 2001

The *Waste Avoidance and Resource Recovery Act 2001* (WARR Act) is the primary Act governing resource recovery in NSW. The objectives of the WARR Act are to promote:

- The most efficient use of resources, including resource recovery and waste avoidance;
- A reduction in environmental harm, including pollution through waste;
- A consideration of the resource management hierarchy through avoidance of unnecessary resource consumption and disposal; and
- Resource recovery, which includes reuse, reprocessing, recycling and energy recovery.

The WARR Act defines the Waste Hierarchy (Figure 4), which ranks waste management options in order of general environmental desirability. Generally, the higher waste is managed up the hierarchy, the lower the impact and risk to the environment and communities. The waste hierarchy is intended for use alongside other assessment tools, such as cost benefit analysis, to guide decision-making.

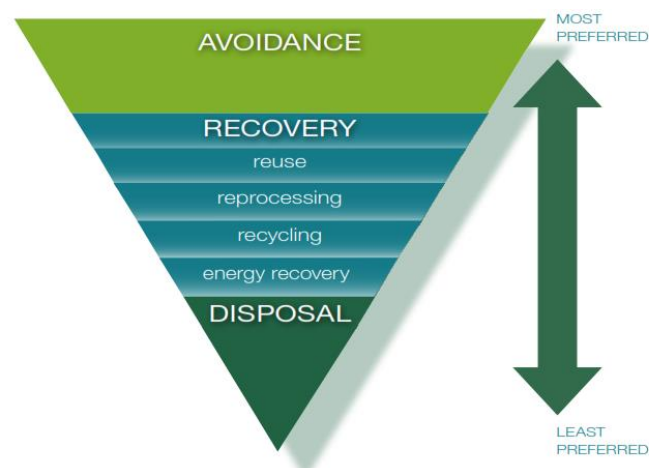


Figure 4 Waste Avoidance and Resource Recovery Act waste hierarchy

Source: *Waste Avoidance and Resource Recovery Act 2001*

1.2.2.3 NSW Waste Avoidance and Resource Recovery Strategy 2014–21

The WARR Strategy provided a framework for waste management in NSW. Development of a WARR Strategy, including targets for waste reduction, resource recovery and the diversion of waste from landfill disposal, is required under the WARR Act.

The following targets have been set to be achieved by 2021/22:

- Avoiding and reducing the amount of waste generated per person in NSW;
- Increasing recycling rates to 70% for municipal solid waste;
- Increasing recycling rates to 70% for commercial and industrial waste;
- Increasing recycling rates to 80% for construction and demolition waste;
- Increasing waste diverted from landfill to 75%;
- Managing problem waste better, establishing 86 drop-off facilities and services across NSW;
- Reducing litter, with 40% fewer items (compared to 2012) by 2017; and
- Combating illegal dumping, with 30% fewer incidents (compared to 2011) by 2017.

The WARR Strategy guides the development of Council's resource recovery targets. Council will also keep abreast of developments in all EPA funding schemes and have the opportunity to apply for funding to support and augment any of the described actions in order to achieve its objectives more efficiently.

The NSW Government has released a new *20-Year Waste and Sustainable materials Strategy for NSW* setting high level waste targets and new waste initiatives to replace this strategy.

1.2.2.4 NSW Waste and Sustainable Materials Strategy – Stage 1 (2021-2027)

The NSW Department of Planning, Industry and Environment (DPIE) published the NSW Waste and Sustainable Materials Strategy, Stage 1 in June 2021 with a focus on the environmental benefits and economic opportunities in how we manage waste in NSW, with the strategy focusing on the transition for NSW to a circular economy (Figure 5).

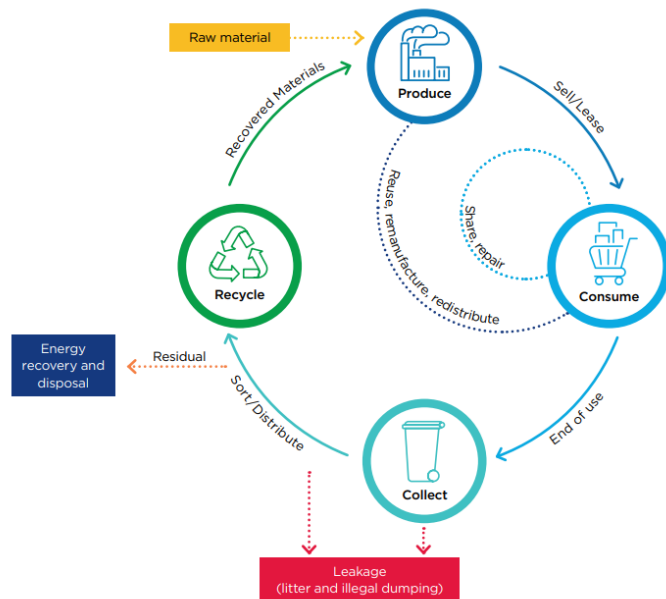


Figure 5 Circular Economy Approach (NSW 20 Year Waste Strategy⁷)

The Strategy targets are to:

- Reduce total waste generated by 10% per person by 2030;
- Have an 80% average recovery rate from all waste streams by 2030;
- Significantly increase the use of recycled content by governments and industry;
- Phase out problematic and unnecessary plastics by 2025; and
- Halve the amount of organic waste sent to landfill by 2030

The strategy contains five key items that may directly impact SMRC:

1. Facilitating joint procurement of household waste services with DPIE designing a new service to facilitate local government joint procurement of waste services such as the collection and processing of waste from household bins;
2. Mandating food and garden organics collections for all NSW households and select businesses by 2030. Details are yet to be determined as to the scope and breadth of this mandate;
3. Requiring gas capture technology at all landfills over a certain size and all expanded or new landfills and require net zero emissions for landfills that have an environment protection licence. The NSW government will also invest \$7.5 million to support the installation of landfill gas capture infrastructure. This may directly impact Cooma, Jindabyne and Bombala landfills;
4. The NSW Government will review the NSW Waste Levy, including to ensure it meets policy objectives and a review of the area boundaries. A review of boundaries and recommendations could place SMRC into the levy paying area;

⁷ NSW Waste and Sustainable Materials Strategy 2041 (2021), NSW Government, https://www.dpie.nsw.gov.au/_data/assets/pdf_file/0006/385683/NSW-Waste-and-Sustainable-Materials-Strategy-2041.pdf

5. Household hazardous wastes, with the NSW Government to continue to support the established Community Recycling Centres (CRCs) such as at Cooma and Jindabyne and continue to support Household Chemical CleanOut events.

1.2.2.5 NSW Plastics Action Plan

The NSW Plastics Action Plan sets out how to phase out problematic plastics, tackle litter from plastic items and support innovation and research.

Key outcomes include:

- Reduce plastic waste generation;
- Make the most of our plastic resources;
- Reduce plastic leakage; and
- Improve our understanding of the future of plastics.

The plan sets out the first six actions to achieve the outcomes including:

1. Introduce new legislation to reduce harmful plastics;
2. Accelerate the transition to better plastic products;
3. Support innovation;
4. Tackle cigarette butt litter;
5. Reduce the risk of nurdles entering the environment; and
6. Support plastics research.

1.2.2.6 NSW Waste and Sustainable Materials Strategy – A guide to future infrastructure needs

The NSW Waste and Sustainable Materials Strategy – A guide to future infrastructure needs supplements the NSW Waste and Sustainable Materials Strategy 2041.

The guide provides an outline of the infrastructure network needs for managing waste and supporting the transition to a circular economy. The needs are grouped by key material type and with a focus on municipal solid waste and commercial and industrial waste streams.

It identified needs for organics, glass, paper and cardboard and tyres processing as well as the infrastructure needs of residual management facilities, materials recovery facilities and hazardous waste.

1.2.2.7 Waste Less, Recycle More Initiative

The Waste Less, Recycle More (WLRM) grant program provides funding for organisations to improve their management of waste and recovery of resources.

Phase 1 of WLRM provided \$465.7 million over the period July 2012 to June 2017, focusing on funding new, large-scale waste and recycling infrastructure, recycling facility upgrades, drop off centres, food and garden organics processing and recycling innovations. Phase 2 of WLRM commenced on 1 July 2017, with the capacity to award \$337 million over 4 years. Priorities have already been outlined with a number of funding areas being potentially relevant to Council:

- Local government waste and resource recovery – \$70 million;
- Illegal dumping prevention and waste enforcement – \$65 million;
- Household problem waste – \$57 million;
- Waste and recycling infrastructure – \$48 million;
- Organics infrastructure – \$35.5 million;
- Litter prevention and enforcement – \$30 million;

- Business recycling – \$22.5 million;
- Recycling innovation – \$5 million; and
- Heads of Asbestos Co-ordinating Authorities – \$4 million.

An extension of the Waste Less, Recycle More initiative to 2022 was announced in November 2020.

1.2.2.8 Waste and Resource Recovery (Container Deposit Scheme) Regulation 2017

The *Waste and Resource Recovery (Container Deposit Scheme) Regulation 2017* provides the framework for the implementation and operation of the Container Deposit Scheme (CDS), established under Part 5 of the WARR Act, which was implemented on 1 December 2017 under the brand “Return and Earn”.

The CDS is an EPR scheme for eligible beverage containers. Under the scheme, a deposit of 10c per container is refunded to consumers in return for eligible beverage containers sold in NSW. The CDS only covers a selection of beverage containers (eligible containers), specifically those that are often consumed away from home and thus more likely to end up as litter. This deposit can be redeemed by presenting eligible containers at designated collection depots. The Scheme Coordinator (‘Exchange for Change’) manages scheme payments, establishes key agreements required for the operation of the scheme, and conducts auditing and verification. The Network Operator (‘TOMRA-Cleanaway’) establishes and manages collection points and ensures redeemed beverage containers are ultimately recycled.

SMRC has two Return and Earn reverse vending machines (RVMs) located in Cooma and Jindabyne. The Cooma RVM is located in the carpark of Cooma Woolworths and the Jindabyne RVM is located in the carpark of Lake Jindabyne Hotel. There is an over the counter (OTC) Return and Earn site in Bombala, located at the Bombala Powers IGA. The Return and Earn program commenced in December 2017.

1.2.2.9 Changes to use of Mixed Waste Organic Outputs (MWOO)

AWT or Mechanical Biological Treatment (MBT) facilities process mixed waste or garbage from municipal and sometimes commercial sources. Their main product output is a compost-like material known as ‘mixed waste organic outputs’ (MWOO), which has been generally used in mine rehabilitation, forestry plantations and agriculture in NSW.

In May 2018, a Technical Advisory Committee (TAC) convened by the NSW EPA recommended that MWOO was not suitable for use on broadacre agricultural or horticultural soils (TAC 2018). As a result, in October 2018, the EPA changed its regulations to prohibit the application of MWOO to land, having the effect of driving it to landfill.

The NSW Government is now focusing on third bin collection of Food Organics and Garden Organics (FOGO) to divert domestic organics from landfill. Hence, SMRC will focus on the expansion of its existing FOGO services rather than the use of AWTs.

1.3 SMRC Policy and Strategy Framework

1.3.1 Cooma-Monaro Resource and Waste Strategy 2016 - 2021

SMRC has adopted the Cooma-Monaro Resource and Waste Strategy 2016 – 2021. This strategy focused on reducing waste to landfill and increasing recycling rates. It acknowledged waste as a resource; aiming to further Council's knowledge of the composition of waste generated and identify lost value in residential kerbside bins. It also intended to implement actions which would change the behaviour of waste generation in the region and allow Council to provide the best possible waste services. The strategy adopted the waste goals set by the WARR Strategy to increase recycling of municipal solid waste (MSW) to 70% through:

- reducing the amount putrescible waste going to landfill;
- diverting the organics from landfill with contamination rates of less than 5%, and producing marketable end products;
- ensuring disposal to landfill is the last resort in waste management;
- developing education programs for residents focussing on the benefits of organics collection; and
- achieving recycling participation rates of more than 70%.

The strategy broke down their aims into key result areas:

- **Resource recovery:** reduction in contamination rates, increase in recycling, increased participation in and services provided for recycling and organics collection and increasing community engagement.
- **Waste generation:** reducing waste generation rates by encouraging reduction, recycling, reuse and rethinking and encouraging higher participation of recycling in smaller towns and villages.
- **Landfill diversion:** increase landfill diversion of MSW to 70% and expand programs that help the effort toward this goal.
- **Local and regional collaboration:** maintain and improve communications with local and regional stakeholders and identify and implement solutions together toward waste minimisation outcomes.
- **Reduce litter:** reduce litter in public spaces through education of the community in the importance of litter reduction.
- **Bin Trim⁸:** promote the program, support the forums under the program and exchange information with regional partners regarding waste management matters of businesses.

1.3.2 Canberra Region Joint Organisation Waste Strategy 2018 - 2023

The CRJO Waste Strategy outlines a five-year plan for its member councils to drive more rapid medium-term change towards increased recycling and waste diverted from landfill.

Challenges identified in the CRJO Waste Strategy include:

- Under-priced landfills – impact resource recovery programs to sort and recycle waste streams;
- Threats to recycling – including expensive transport of comingled material to MRF's, flow-on effects for MRF operators from the CDS, collapsing export markets and a lack of investment in a domestic recycling capacity; and
- Data collection – lack of and poor data to inform strategic direction and investment.

⁸ NSW EPA grant program to support NSW businesses to maximise recycling and minimise waste to landfill.
<https://www.epa.nsw.gov.au/your-environment/recycling-and-reuse/business-government-recycling/bin-trim>

By 2021-22, the CRJO aims to improve on 2010-11 rates as follows:

- Increase domestic recycling rates from 52% to 70%;
- Increase C&I recycling from 57% to 70%;
- Increase C&D recycling from 75% to 80%;
- Increase waste diversion to from 64% to 75%;
- Establish and upgrade up to 86 drop-off points to better manage problem wastes;
- Reduce the number of litter items by 40%; and
- Develop baseline data for illegal dumping to enable targeting setting for future strategies.

To meet its aims, the CRJO Waste Strategy provides actions under seven key themes:

1. Avoid and reduce waste generation;
2. Increase recycling;
3. Divert more waste from landfill;
4. Manage problem wastes better;
5. Reduce litter;
6. Reduce illegal dumping; and
7. Develop regional collaboration and advocacy.

1.3.3 ACT Feasibility Study Roadmap and Recommendations – Discussion Paper

The 2018 ACT Waste Feasibility Study, *A Roadmap to Improved Resource Recovery*, aimed to bring the ACT closer to its ambitious target of 90% resource recovery. Currently sitting at 70%, the initiatives outlined in this study may enable the territory to reach 87% resource recovery by diverting over 170,000 tonnes of waste from landfill each year. Among the many suggested initiatives, the key points are summarised in Table 4.

Table 4 Key initiatives of the ACT Feasibility Study Roadmap

Key Area	Initiatives
Divert organics from landfill	Implement food waste social marketing and education campaigns.
	Participate in national food waste initiatives.
	Roll-out FOGO kerbside collections.
	Develop an organics processing facility.
Industry development and support	Identify and facilitate market development for materials that are currently sent to landfill.
	Government 'buy-back' schemes for recycled products through procurement commitments.
	Modify contracts for recovery and reuse of inert wastes.
	Source separate C&I waste.
	Improve waste advisory services to businesses.
Energy from waste	Develop waste-to-energy policy for the ACT.
	Consider establishment of a process-engineered fuel plant.

The ACT banned single use plastic shopping bans in November 2011 and is currently exploring extending this ban to a range of other single use plastics such as straws and plastic cutlery.

1.4 Waste Services and Facilities

SMRC delivers and maintains a range of waste services and facilities. A core objective of SMRC's waste strategy is to unify services and facilities across the three amalgamated councils.

1.4.1 Waste Services

SMRC delivers a range of waste services that include:

- Domestic and commercial kerbside waste collection;
- Bank of bins (BOBs) service and collection points;
- Event waste removal;
- Annual Household Chemical CleanOut drop-off service; and
- Illegal dumping management and compliance (see Section 1.8.3).

1.4.1.1 Kerbside Waste Collection

SMRC provides a kerbside collection service to all major townships in the LGA. In 2020, kerbside collection services were offered to over 7,000 households. At present, SMRC provides the following kerbside waste collection services:

- Cooma township are provided with a 3-bin system (general waste, comingled recycling and food organics, garden organics or FOGO), operated by Council in-house staff;
- Berridale/Jindabyne and surrounds (formerly known as 'Snowy River') are provided with a 2-bin system (general waste and comingled recycling), operated by Council in-house staff;
- Bombala/Delegate and surrounds are provided with a 2-bin system (general waste and comingled recycling), operated by an external contractor; and
- Bredbo/Nimmitabel/Michelago townships are provided with a 2-bin system (general waste of 120 L and comingled recycling of 360L), operated by Council in-house staff

The bin size configurations and collection frequencies for the domestic collection service for each region of SMRC are provided in Table 5. The number of households serviced and tonnes collected are an average of 2019 and 2020 figures.

Table 5 Bin size configurations and collection frequencies for domestic kerbside collection service in SMRC LGA

Stream	Bin Size			Collection Frequency	Households Serviced (hh)	Service Coverage* (% hh)	Tonnes Collected (t/year)
	Bombala	Jindabyne	Cooma				
General waste	120L	240L	120L	Weekly	7,861	63%	3,315
Comingled recycling	360L	360L	140L, 360L	Fortnightly	7,472	60%	1,401
FOGO	No service	No service	240L	Fortnightly	2,736	22%	414

**Based on a total of 12,424 households located in the SMRC LGA.*

In addition, all residents have access to a self-haul and drop-off service at ten waste facilities (refer to Table 6).

Recyclables collected in the kerbside service are transported and processed at the Re.Group MRF in the ACT. Composting of FOGO waste is undertaken at the Cooma Landfill and the compost product can be purchased back by residents from Bombala, Cooma and Jindabyne landfills.

1.4.1.2 Bank of Bins and Collection Points

SMRC provides BOB sites and collection points to help service properties located in remote regions. These residents would otherwise be required to drop-off their waste at the closest waste facility.

The BOB sites consist of several bins for general and recycling streams and the bins are serviced by the domestic waste and recycling vehicles. A list of the 16 BOB sites can be found in Appendix A.

1.4.1.3 Event Waste Removal

SMRC provides temporary special event bins for events and occasions where additional waste is generated. This service includes the delivery and pick up of the bins; and waste disposal.

1.4.1.4 Annual Household Chemical CleanOut Drop-off Service

SMRC provides an annual Household Chemical CleanOut drop-off service to allow residents to dispose of unwanted chemicals, paints, oils and other hazardous items which cannot be placed in the kerbside bins. Many of the chemicals collected are recycled. The Community Recycling Centres (CRCs) located at the Cooma and Jindabyne landfills also accept problem wastes such as paint, gas bottles and oil free of charge.

1.4.2 Waste Facilities

SMRC maintains a range of waste facilities that include:

- Landfills;
- Transfer stations;
- CRCs;
- SCRAPMART tip shops; and
- “Coompost” composting facility.

SMRC’s waste facilities accept a wide range of wastes, including MSW, commercial and industrial (C&I), construction and demolition (C&D), domestic and commercial recyclables, e-waste, green waste, hazardous waste (e.g. engine oils and car batteries) ‘special’ waste (e.g. biosolids and contaminated soils) and ‘other’ wastes (e.g. mattresses and tyres). A summary of the acceptable and non-acceptable waste materials for SMRC’s transfer stations can be found in Appendix B.

Council do not own or operate any MRFs. Comingled material is sent to the ACT for processing at a considerable cost to Council. This strategy will explore options to reduce the costs associated with comingled material while maintaining or enhancing existing resource recovery rates.

1.4.2.1 Landfills and Transfer Stations

SMRC maintains a network of landfills and transfer stations across the LGA, including three operating landfills and six transfer stations (see Figure 6).

All residents, including rural residents outside the kerbside collection service area, have access to these facilities for self-haul domestic waste disposal. In 2020, these sites were charging \$7 - \$14 per bin for general

waste, \$3 - \$6 per bin for comingled recycling and \$75 per tonne for green waste. Cooma and Jindabyne landfills charge by weight, whereas Bombala landfill and all transfer stations typically charge by volume. Variable charges have been set for residents, non-residents and commercial users at transfer stations and similar fees apply at landfill sites.

Domestic general waste, recyclables and green waste, which includes paper, cardboard, plastic and glass containers, aluminium and steel cans, waste oil and scrap metal, are accepted at all landfills and transfer stations. All facilities accept commercial waste; however, transfer stations do not accept large commercial loads.

All landfills accept e-waste: domestic e-waste is free of charge as part of the e-waste stewardship program while commercial e-waste is not free of charge. Accepted e-waste includes televisions, monitors, mobile phones, tablets, printers and computers. Asbestos can only be accepted at Cooma and Jindabyne landfills.

Currently each facility varies in its operating hours, see Table 6, and uncertainty about opening hours was cited in the 2020 community survey as one of the reasons these facilities are not utilised as effectively as they might be.

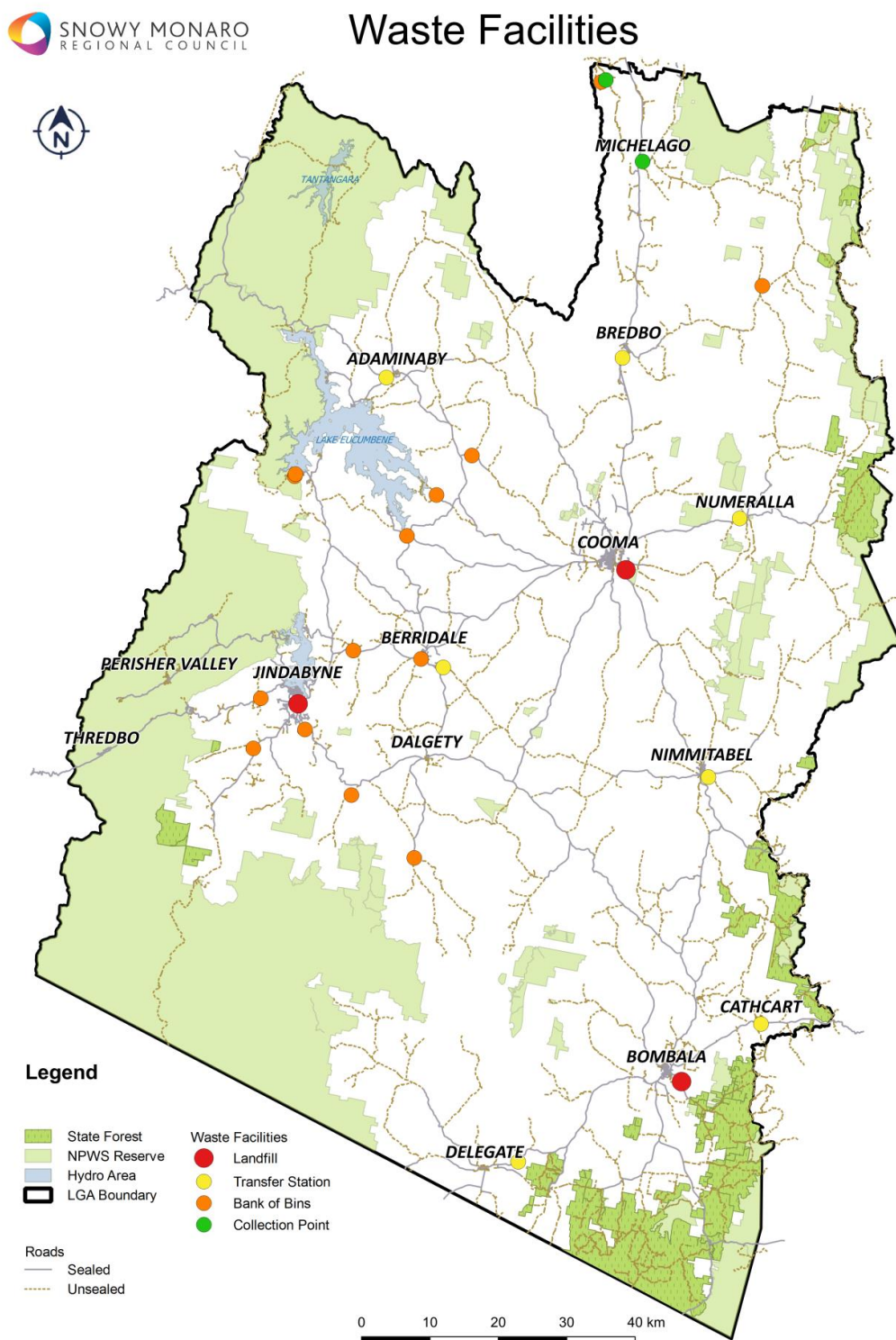


Figure 6 Waste facilities in SMRC (source: SMRC)

Table 6 SMRC transfer stations and landfills

Facility	Type of facility	Opening Hours	Projected remaining capacity
Adaminaby Transfer Station	Transfer Station (legacy landfill)	Sat 10am-3pm	Not applicable
Berridale Transfer Station	Transfer Station (legacy landfill)	Sun 10am-3pm	Not applicable
Bombala Landfill	Landfill	Fri-Mon 10am-4pm	30 – 37 years ⁹
Bredbo Transfer Station	Transfer Station (legacy landfill)	Fri 10am-12pm Sun 10am-1pm	Not applicable
Clear Range (Smiths road)	Collection Point	Sat 8am-11am	Not applicable
Cooma Landfill	Landfill	Mon-Fri 9:30-4:30pm Sat 1pm-5pm Sun 11am-5pm	30 years ¹⁰
Delegate Transfer Station	Transfer Station (legacy landfill)	Tue 9am-12pm Sat 9am-12:30pm	Not applicable
Jindabyne Landfill	Landfill	Mon-Fri 9:30-4:30pm Sat-Sun 10am-3pm	3 years ^{*11}
Nimmitabel	Transfer Station (legacy landfill)	Wed 9am-12pm Sun 11am-3pm	Not applicable
Numeralla	Transfer Station (legacy landfill)	Mon 8-10am Sat 9am-1pm	Not applicable

**Does not include capacity gained with quarry area expansion (32-53 years).*

1.4.2.2 Community Recycling Centres

The CRCs are situated at the Cooma and Jindabyne Landfills and are open for all NSW residents 7 days a week. Problem household wastes such as paint, gas bottles and oils can be dropped off free of charge.

1.4.2.3 ScrapMart Tip Shop

Two of Council's landfills, Cooma and Jindabyne, operate ScrapMart to sell reusable, second-hand products to the community. ScrapMart was opened in an effort to simultaneously reduce tipping fees for residents and reduce the amount of material being sent to landfill. The shop is owned and operated by Council staff who prepare items such as books, furniture, toys, outdoor goods, tools and electronics for sale.

⁹ Based on estimates of the Bombala Landfill, by Tonkin.

¹⁰ Regional Waste Strategy 2018-2023 (2017) Canberra Region Joint Organisation.

¹¹ Jindabyne Regional Waste Management Facility Options Assessment Report (2018) GHD.

1.5 Service Compliance

SMRC has had no compliance issues with the EPA.

1.5.1 Landfills

SMRC holds Environment Protection Licences (EPL) for two of its three operational landfills at Jindabyne and Cooma as they receive more than 12,000 tonnes per annum, the threshold for requiring an EPL under the POEO Act (see Table 7).

Table 7 SMRC NSW EPA Environment Protection Licences

EPL number	Premises	Address	Issue Date
6194	Cooma Landfill	8448 Monaro Highway, COOMA, NSW 2630	16 Feb 2001
20060	Jindabyne Regional Waste Management Facility	6013 Kosciuszko Road, JINDABYNE, NSW 2627	01 May 2013

During 2019-2020:

- Jindabyne received 15,248 tonnes of waste;
- Cooma received 21,406 tonnes of waste; and
- Bombala received 1,297 tonnes of waste.

Note: waste received includes waste disposed to landfill and waste recycled/recovered.

Jindabyne and Cooma are licensed to accept asbestos material and other 'special' wastes such as ski's, ski boots and snowboards.

1.5.2 Transfer Stations

Transfer stations within SMRC are not required to hold EPLs as they receive less than 12,000 tonnes per annum. The average tonnes of waste received by Snowy Monaro transfer stations for 2018-19 and 2019-20 are presented in Table 8.

Table 8 Waste received at transfer stations (average of 2018-19 and 2019-20)

Facility	Mixed waste received (tonnes/yr)	Commingle recycling received (tonnes/yr)	Other waste received (tonnes/yr)	Total waste received (tonnes/yr)
Bredbo Transfer Station	43	15	74	132
Adaminaby Transfer Station	17	9	83	110
Numeralla Transfer Station	26	18	51	95
Berridale Transfer Station	17	11	105	132

Facility	Mixed waste received (tonnes/yr)	Commingle recycling received (tonnes/yr)	Other waste received (tonnes/yr)	Total waste received (tonnes/yr)
Nimmitabel Transfer Station	40	17	65	122
Delegate Transfer Station	10	4	52	65

1.5.3 Landfill Legacy Sites

SMRC has developed a landfill Legacy Sites Project Report to identify decommissioned landfill sites, determine the current level of remediation and evaluate the risk to the Council, community and environment. The report identified fourteen sites, with the possibility of five additional sites, and determined the site's risk and the approximate cost of rehabilitation. Total rehabilitation costs have been conservatively estimated at up to \$30 million.

Council is in discussion with the NSW EPA about site specific remediation plans.

1.6 Waste and Resource Recovery Collection, Processing and Disposal Contracts

SMRC have a number of contracts for waste collection and resource recovery. These contracts have been summarised in Table 9 and Table 10.

Table 9 SMRC resource recovery contracts

Material	Recycling Contractor	Contract Expiry
Paper & cardboard, commingled recyclables	Re.Group ACT	Via contract with Remondis who freights the material to the Re.Group MRF in the ACT
Batteries	Dynamic Recycling	N/A
Cooking oil	Waste Away	N/A
Motor oil	Southern Oils	N/A

Table 10 SMRC waste service contracts

Service	Contractor	Contract Expiry
Kerbside collection - Bombala	Remondis	30/06/2022
Waste and Recycling Transportation Service	Remondis	30/06/2022

1.7 Waste Costs and Financial Performance

1.7.1 Domestic Kerbside Collection Service

A summary of the cost of the domestic kerbside collection service for SMRC is provided in Table 11. Figures are the average for 2018-19 and 2019-20.

Table 11 SMRC domestic kerbside collection service financial performance (2018-19 and 2019-20 averages)

Collection Service	Waste collected (tonnes/yr)	Households serviced (hh)	Total Expense (\$/yr)	Expense per tonne (\$/t)	Expense per hh (\$)
General waste	3,315	7,861	\$765,143	\$232	\$98
Recycling	1,401	7,472	\$452,063	\$324	\$61
Organics	414	2,736	\$107,312	\$257	\$39

1.7.2 Waste Facilities Financial Performance

Some of SMRC's waste and recycling infrastructure's operations are subsidised by the Council (rate payers). MRA's analysis suggests that in some cases transfer station and landfill operational expenses are 3 to 5 times higher than the revenue collected via gate fees. Table 12 summarises the visitors and households in the catchment area without kerbside collection to each site including the costs to SMRC per visit. Table 13 and Table 14 summarise Council's expenditure, for transfer stations and landfills respectively, across these areas, averaged across 2018-19 and 2019-20.

Waste facility operations need to consider the increasing costs for future landfill remediation and potential costs associated with any contingent liability in reference to environmental legislative requirements. SMRC conservatively estimated rehabilitation costs for current landfill sites at \$18.7 million and former landfill sites at up to \$30.5 million.

While gate fees could be increased to a fully user-pays model this may be perceived as unfair by those using higher cost transfer stations and facilities. Furthermore, such an action may lead to greater incidence of illegal dumping (see Section 1.8.3) or other misuse of the waste system such as the contamination of kerbside bins with hazardous waste.

Table 12 SMRC transfer station visitor numbers and cost to SMRC per visit (Note: Visitor data for Berridale incomplete)

Transfer Station	Expenses (\$/yr)	Average visitors per year	Household in catchment without collection	Expense per visit (\$/visit)	Expense per household without collection (\$/hh)
Adaminaby	\$49,802	540	472	\$92	\$106
Berridale	\$45,453	-	478	-	\$95
Bredbo	\$61,937	849	733	\$73	\$84
Delegate	\$28,765	434	227	\$66	\$127
Nimmitabel	\$67,257	1214	374	\$55	\$180
Numeralla	\$52,977	1102	614	\$48	\$86
Combined	\$306,191 (\$260,738 ¹)	3912 ¹	2898	\$67 ¹	\$106

1 – Excludes Berridale

Table 13 SMRC transfer station financial performance (2018-19 and 2019-20 averages)

Transfer Station	Total waste received (tonnes/yr)	Revenue (\$/yr)	Expenses (\$/yr)	Expense per tonne (\$/t)	Net expense (\$/yr)	Net expense per tonne (\$/t)
Adaminaby	110	\$9,102	\$49,802	\$453	\$40,700	\$370
Berridale	132	\$11,816	\$45,453	\$344	\$33,638	\$255
Bredbo	132	\$6,179	\$61,937	\$470	\$55,758	\$423
Delegate	65	\$8,794	\$28,765	\$445	\$19,971	\$309
Nimmitabel	122	\$7,620	\$67,257	\$553	\$59,637	\$490
Numeralla	95	\$8,016	\$52,977	\$556	\$44,961	\$472
Combined	656	\$51,527	\$306,191	\$467	\$254,655	\$388

Table 14 SMRC landfill financial performance (2018-19 and 2019-20 averages)

Landfill	Waste received (tonnes/yr)	Revenue (\$/yr)	Expenses (\$/yr)	Expenses per tonne (\$/t)	Net Expense (\$/yr)	Net Expense per tonne (\$/t)
Bombala	1,297	\$103,128	\$306,854	\$237	\$203,725	\$157
Cooma	21,406	\$1,636,817	\$1,226,004	\$57	-\$410,812	-\$19
Jindabyne	15,248	\$1,365,822	\$993,525	\$65	-\$372,297	-\$24
Combines	37,951	\$3,105,767	\$2,526,383	\$67	-\$579,384	-\$15

1.8 Programs, Initiatives and Community Expectations

1.8.1 Education Programs

Resource and Waste Education Sessions

A Waste Education Officer is provided by Council to run workshops which aim to improve awareness and engagement on waste diversion and sustainability. The sessions include a range of informative and fun activities and are free for school or community groups. The topics they engage with include:

- Recycling Right;
- The 5Rs – Refuse, Reduce, Reuse, Recycle, Rot;
- Beyond the Bin; and
- Composting and Sustainable Living.

Pre-school Education

The Resource and Waste Department of SMRC is a grassroots level program encouraging sustainable living. It focuses on helping pre-schoolers learn and explore topics of waste and recycling. Council also offers help to pre-schools and day-cares in accessing equipment and education on sustainable gardens and worm farm, composting, etc. The education program includes activities such as:

- Reading books such as “Worms the Mechanics of Organics” or “Beyond the Bin”;

- Sing and Learn education related songs;
- Home Composting and Sustainable Living education;
- Sorting waste and relay games;
- Colouring in and puzzle activities; and
- Worm handling.

Bournda Environmental Education Centre

The CRJO runs a Waste Education Program for all member councils through the Bournda Environmental Education Centre (BEEC). The programs are focused on diverting waste sent to landfill by schools and their communities. The program includes:

- Forming a school project team;
- Conducting a waste audit with support from the BEEC and Council;
- Visiting any relevant local resource and waste facility;
- Planning a project to divert waste from landfill;
- Record waste data before and after the project is conducted; and
- Presenting the project to the school community.

EnviroMentors Program

This mobile incursion-based environmental program is provided by Keep NSW Beautiful and runs across the state. It provides a range of educational services to boost community engagement with the environment and sustainability issues. It includes:

- School, community or corporate workshops;
- Litter and waste audits; and
- Community displays and educational material.

Waste-Free School Programs

These programs are supported by Council and aim at increasing waste avoidance through the adoption of initiatives. Some of these initiatives include:

- Bottle for Botol;
- Plastic Free July;
- Nude Food Day;
- Boomerang Bags;
- Plastic Pollution Solutions; and
- Stephanie Alexander Kitchen Garden Foundation.

1.8.2 Regional Waste Projects

- *Garage Sale Trail* provides residents, community groups and other organisations an opportunity to buy, sell and reuse second hand domestic goods. Council endorsed this program to promote the upcycle, trade and reuse of items normally sent to landfill or disposed of through designated drop-off points. In 2019, SMRC received the 'Choose to Reuse Award' for their commitment and enthusiasm in the national reuse scheme. In 2018, over 50 households and organisations took part

in the program. Out of 150 councils nation-wide, SMRC was one of only 14 councils to receive the award.

- *Household Chemical Collection* – SMRC in partnership with CRJO provides an annual drop off service for hazardous chemicals to help promote the collection, treatment and safe disposal of household chemical waste.
- *Recycle Right* is a community education program that provides information to residents on the types of material accepted in the comingled recycling service. It features a series of short videos that outlines the type of materials accepted and common mistakes such as recycling flexible and/or soft plastic material, small items and soiled material. SMRC is one of the few regional Councils who employ a Waste Education Officer, or similar, responsible for community engagement and education.

1.8.3 Illegal Dumping

Since 2018, SMRC has significantly improved the documentation of illegal dumping in the region's jurisdiction. Council have anecdotal evidence that suggest illegally dumped soil has been a significant issue in the past. Data collected by Council using the EPA's voluntary RID database between 2016 and 2019 indicates that household waste (59%), tyres (12%) and asbestos (10%) are the most common types of waste dumped illegally. Despite being the third most common, asbestos contributes 91% of the total weight of illegally dumped material (1,202 tonnes). The clean-up cost of illegal dumping cost Council over \$6,000 in 2019.

Council have noticed illegal dumping spikes following increases in landfill fees and understand that disposals costs are one of the main drivers for dumping. Hence, the cost of clean-up, enforcement and education needs to be considered in the balance between user-pays gate fees at facilities versus subsidizing these facilities through charges in the general rates.

Although the Council website has information on the impacts and cost of illegal dumping and contact numbers for reporting illegal dumping, Council has not implemented education or community engagement campaigns to reduce illegal dumping, such as dob-in-a-dumper.

1.8.4 Community Expectations

SMRC conducted a consultation process to ensure the Strategy is derived of community stakeholders and to build a joint understanding of Council's current challenges, alternatives and solutions. A combination of staff interviews, community survey and multi-day workshops have been conducted to shape Council's future direction for waste management and resource recovery.

1.8.4.1 Staff Interviews

Between December 2019 and April 2020, MRA interviewed Council staff involved in previous and current work within SMRC waste operations. The purpose of this consultation process was to develop an understanding of key issues for the Council and the directions and approach that MRA should take when drafting the new waste strategy. A total of 13 staff were interviewed, eight managerial and five operational staff, and responses were arranged by topic and are presented in Appendix C and the key issues raised summarised below in Table 15.

Table 15 Key issues for consideration in the Waste Strategy

Topic	Comments
Strategy	<ul style="list-style-type: none"> Integrate the region's waste services to achieve consistent services and fees.
Operating facilities	<ul style="list-style-type: none"> Jindabyne landfill expansion required in the short term, Cooma landfill expansion and upgrades required in the medium term; Transfer station upgrades required to support recycling of C&D waste, easier access for the community and commercial users; Installing a new data system would greatly improve SMRC's data collection and enable better oversight and management; Bombala landfill costs a lot to run. May be better value as a transfer station.
Legacy landfill sites	<ul style="list-style-type: none"> Keeping suitable sites for emergencies avoids costs of capping and reduces the cost and time to respond to emergencies and ensuing clean ups.
FOGO	<ul style="list-style-type: none"> There is local demand for compost product; FOGO service expansion should service properties with current 2-bin service and should be rolled out in stages.
Kerbside Service	<ul style="list-style-type: none"> Lack of robust data about recycling performance but suspect recycling is falling; Preference for in-house service to standardise and internalise service.
Bank of bins	<ul style="list-style-type: none"> Change to lockable waste transfer trailer that can be moved using a light truck.
Freight cost for recycling	<ul style="list-style-type: none"> The cost to freight recycling to ACT is much higher than the cost of landfilling; Possible for new contractor to have a local glass crushing plant.
Bulky waste	<ul style="list-style-type: none"> There is a demand for the service within the community.

1.8.4.2 Community Survey

SMRC conducted a survey between to engage residents and receive feedback for the Public Consultation Waste Strategy. The survey was promoted primarily via Council's Facebook page, website and local newspaper. 251 residents participated in the survey and provided answers to questions regarding use of available services, barriers to existing services, sources of information, issues of problem waste and illegal dumping as well as providing general feedback about the Council's waste systems. The results of the survey are summarised as follows:

- The Waste and Recycling Transfer Station and the Tip Shop are the most utilised waste facilities;
- Most available facilities were considered to be underutilised due to Council fees and charges, difficulty getting to the recycling facilities (e.g. no trailer to transport waste, too far to travel, opening hours not long enough) and inadequate information about what can be disposed of;
- Most people refer to the sticker affixed to the recycling bin for information regarding what to recycle;
- Only half of residents believe waste from the yellow-lidded bin gets recycled;
- Approximately half of respondents don't want to pay more to improve recycling at landfill;
- 10% of respondents are prepared to pay more if it actually gets recycled;
- 73% of respondents would use a FOGO collection service to dispose of food waste. 74% would use FOGO to dispose of garden waste;

- Over half of respondents believe illegal dumping is a problem and that people illegally dump because there is not enough access to bulky waste disposal;
- Respondents reported bulky/problem waste and green waste to be the hardest to dispose of;
- Feedback commonly requested green waste and bulky waste kerbside services;
- Education about what can be recycled and services available would increase recycling and benefit residents; and
- Facebook and letterbox/mail reported as best communication methods.

1.9 Waste Generation and Resource Recovery Performance

1.9.1 2018 Household Kerbside Bin Audit

SMRC engaged EC Sustainable Pty Ltd (EC Sustainable) to conduct a household kerbside waste audit for general waste, recycling and organic waste streams¹². The audit was conducted in November 2018 and included 230 households across all three former LGA regions of SMRC: Bombala, Cooma-Monaro and Snowy River. The key findings from the audit include:

- 42.3% of waste is diverted from landfill, with the 3-bin area diverting more (56%) compared to the 2-bin area (29.5%);
- 52.9% is the potential diversion rate if all recyclable and organic material in general waste were recovered, with the 2-bin area at 34.5% and the 3-bin area at 72.7%;
- The resource recovery rate across both service areas was 77.5% for recyclables and 45.1% for organic material; and
- Households generate an average of 12.7 eligible CDS containers per week amounting to \$453,000 per year in all bin streams, with \$370,000 in the recycling bins.

The key recommendations from the audit include:

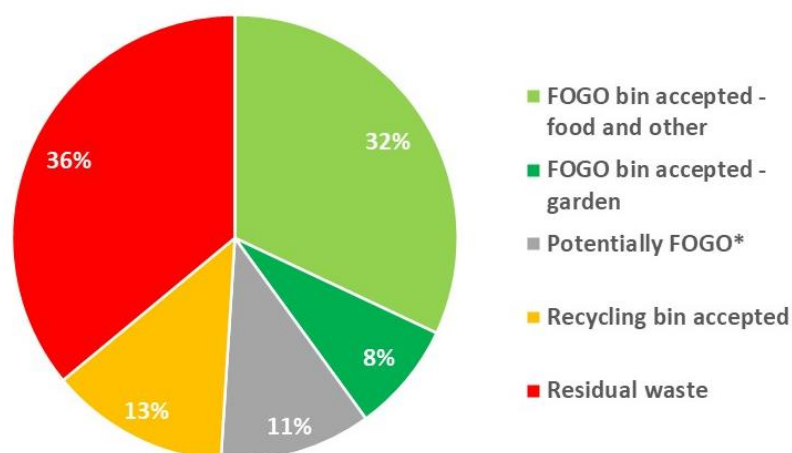
- Consider further initiatives to recover more recyclables and reduce contamination rates such as targeted education, community consultation survey to determine reasons for contamination and bin inspections to provide feedback to residents;
- Investigate option of 3-bin service in more areas to achieve higher resource recovery;
- Consider further initiatives to recover CDS containers;
- Conduct waste avoidance initiatives; and
- Conduct audits annually and seasonally to build up trend data.

1.9.1.1 General Waste

The audit found that households generate an average of 9.3kg of general waste per week. The composition of the general waste stream based on waste stream suitability is presented in Figure 7 and includes:

- 40% FOGO bin acceptable organic material (32% food and 8% garden organics);
- 11% potentially compostable material;
- 13% recycling bin acceptable material; and
- 36% residual waste.

¹² Household Kerbside Bin System Audit 2018 (2019) EC Sustainable.



*Includes other material that may be accepted in a FOGO service including contaminated soiled paper, other putrescible and wood/timber waste.

Figure 7 Kerbside general waste composition based on waste stream suitability (by weight)

1.9.1.2 Recycling

The audit found that households generate an average of 4.8kg of recycling waste per week with a contamination rate of 13%. Contaminated materials consisted of containerised food and liquid, textile/rags, plastic film and plastic bags. Composition of the recycling waste stream based on waste stream suitability is presented in Figure 8.

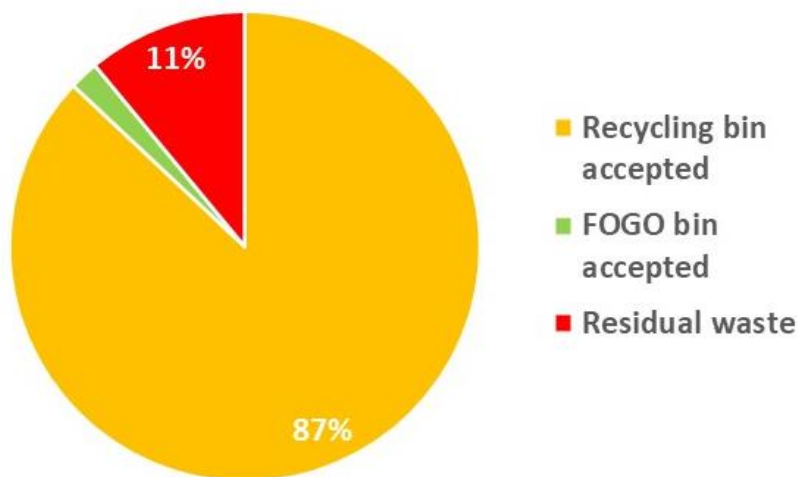


Figure 8 Kerbside recycling composition based on waste stream suitability (by weight)

1.9.1.3 Food and Garden Organics (FOGO)

The audit found that the average household produced 3.2kg of organic waste per week with a contamination rate of 3%. Contaminated materials consisted of ceramics/dust/dirt and treated wood/timber. Compositionally, 91% was garden waste and 6% was food waste, see Figure 9.

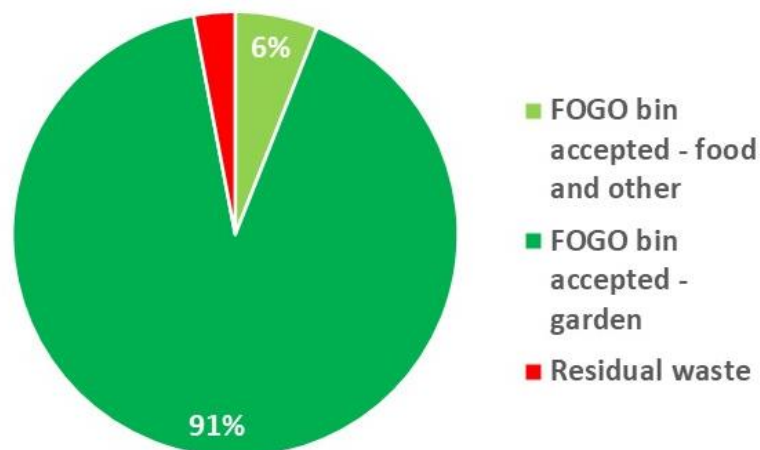


Figure 9 Kerbside FOGO composition based on waste stream suitability (by weight)

Detailed composition charts for each waste stream can be found in Appendix D.

1.9.1.4 CDS Eligible Containers

The audit analysed the weight of CDS material disposed of through kerbside collections and their composition in each waste stream. It found there was a total of 12.7 eligible CDS container in all bin streams being disposed of per household per week, weighing 1.1kg (refer to Table 16). By count, 81.7% (or 88.3% by weight) of these eligible containers were in the recycling stream.

With an assumption that the audit reflects a 100% bin presentation rate, it was approximated that \$453,000 worth of eligible CDS containers per year were disposed of in kerbside recycling. Of this, \$370,000 was in the recycling stream.

Table 16 CDS material disposed through comingled recycling and general waste collections

Stream	Beverage containers in the waste stream (kg/hh/wk)	Weight of those beverage containers which were CDS eligible	Weight of CDS eligible containers (kg/hh/wk)
Comingled recycling	1.63	58.6%	0.956
Residual waste	0.18	71.1%	0.127
Total	1.81	-	1.083

1.9.2 Comparison with Other Regions

1.9.2.1 Waste Generation

SMRC's waste generation and recycling performance can be compared with other regions for 2016-17 as reported in the CRJO Waste Strategy 2018-2023¹³. Figure 10 reveals that SMRC households generate less general waste than the average for CRJO members, NSW and the ACT. Similarly, SMRC households generate

¹³ Regional Waste Strategy 2018-2023 (2017) Canberra Region Joint Organisation.

less recycling waste than the average for CRJO members, NSW and the ACT (Figure 11). SMRC households generate the same quantity of organic waste as the average for CRJO members (Figure 12).

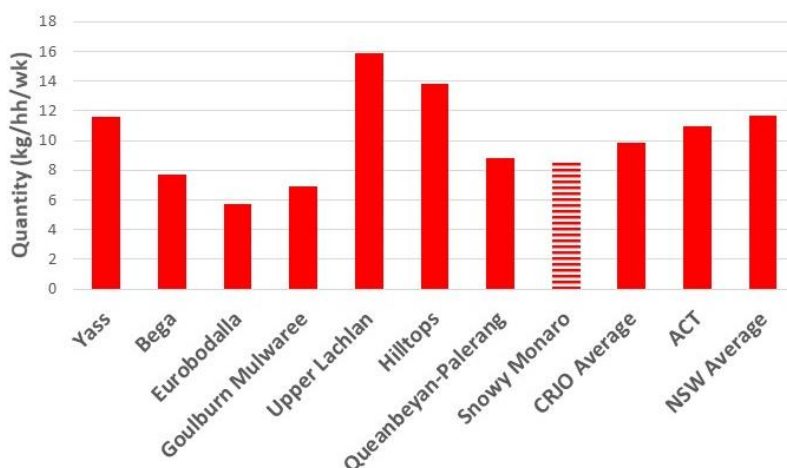


Figure 10 Comparison of household general waste generation with CRJO members, ACT and NSW 2016-17

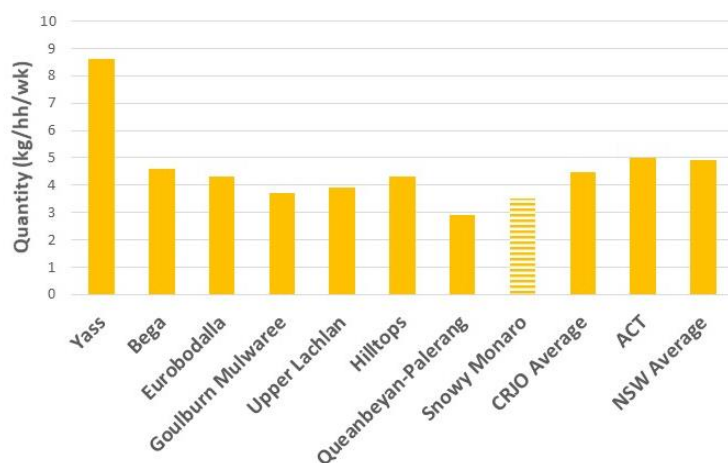


Figure 11 Comparison of household recycling waste generation with CRJO members, ACT and NSW 2016-17

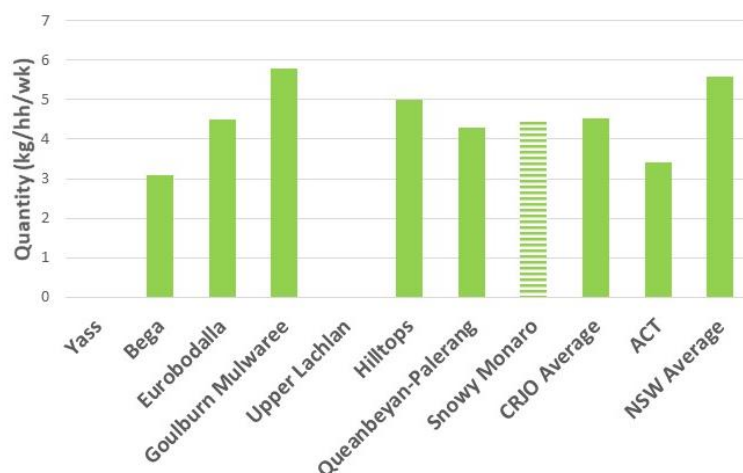


Figure 12 Comparison of household organic waste generation with CRJO members, ACT and NSW 2016-17

1.9.2.2 Recycling Performance

In 2016-17, SMRC reported the second lowest recycling rate (34%), compared to an average recycling rate of 41% for CRJO members and 45% for NSW. This rate is well below the NSW target of 70% (Figure 13).

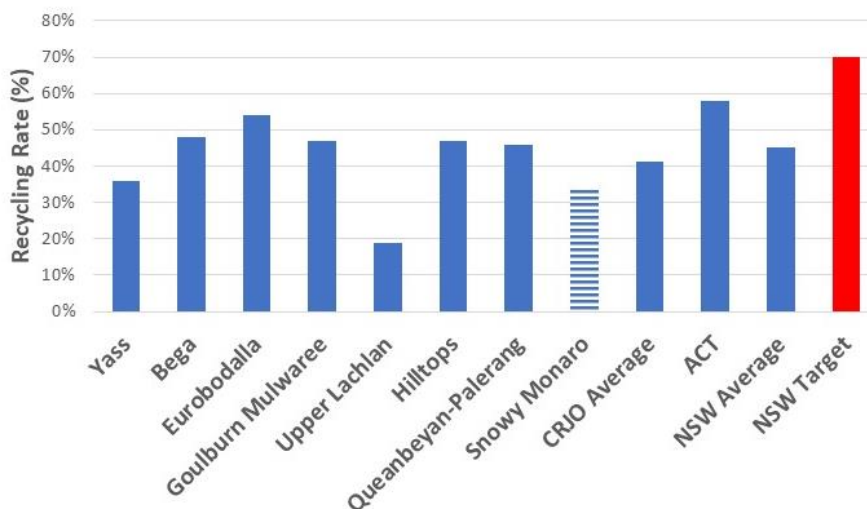


Figure 13 Comparison of recycling rates with CRJO members, ACT and NSW 2016-17

2 Where We Want to Go

2.1 Gap Analysis

2.1.1 Current Waste and Recycling Performance

SMRC aims to achieve the targets set out in the NSW WARR Strategy for waste diverted from landfill and recycling. Figure 14 displays the current waste diversion rates of 30% and 56% for 2-bin and 3-bin areas respectively in SMRC together with the NSW target of 75%. The gap between the SMRC rate and the NSW target can be reduced with a 3-bin service and increased resource recovery. A recycling rate of 35% was reported for SMRC in 2020 compared to the NSW target of 70%. Separate recycling rate data for 2-bin and 3-bin areas was not available.

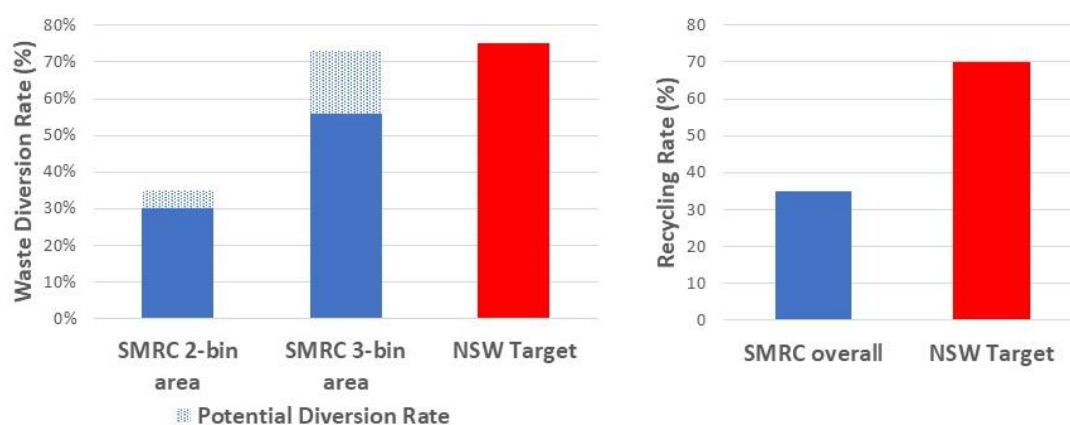


Figure 14 Waste diversion and recycling rates for SMRC compared to NSW targets

2.1.2 Future Population and Waste Generation

The population of SMRC is estimated to increase to 21,885 by 2036 according to forecasts based on ABS data¹⁴, see Figure 15. This gradual increase may occur as residents in the Canberra region settle in townships such as Jindabyne, Berridale and Michelago. These areas will see an increase in development.

A Special Activation Precinct (SAP) has been announced for the Snowy Mountains region. Through the SAP, a new Master Plan for the Snowy Mountains will be formed which will focus on increasing year-round tourism for the local economy, growing employment opportunities, and investing in the region's infrastructure to accommodate an increase in both permanent residents as well as temporary visitors and workers. Therefore the SMRC population may increase significantly beyond the ABS projections particularly during peak tourist season.

¹⁴ <https://housing.id.com.au/snowy-monaro/population-households>

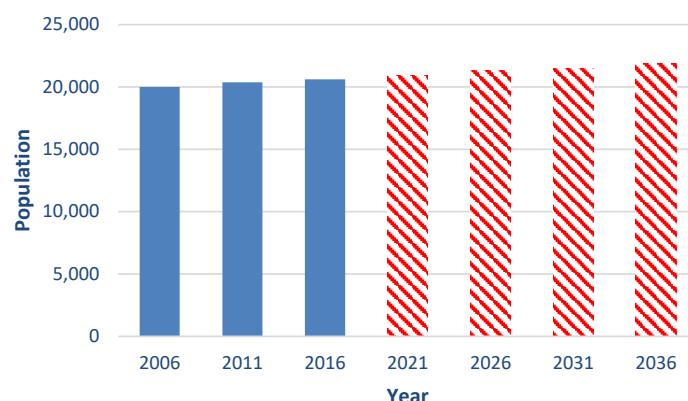


Figure 15 SMRC projected population – 2006-2036

Source data: id.community Demographic Resources Population Estimations from ABS Census data

Based on historic waste generation data from WARR surveys and the ABS population projection forecast, SMRC is projected to generate close to 24,000 tonnes of domestic waste by 2036 (Figure 16).

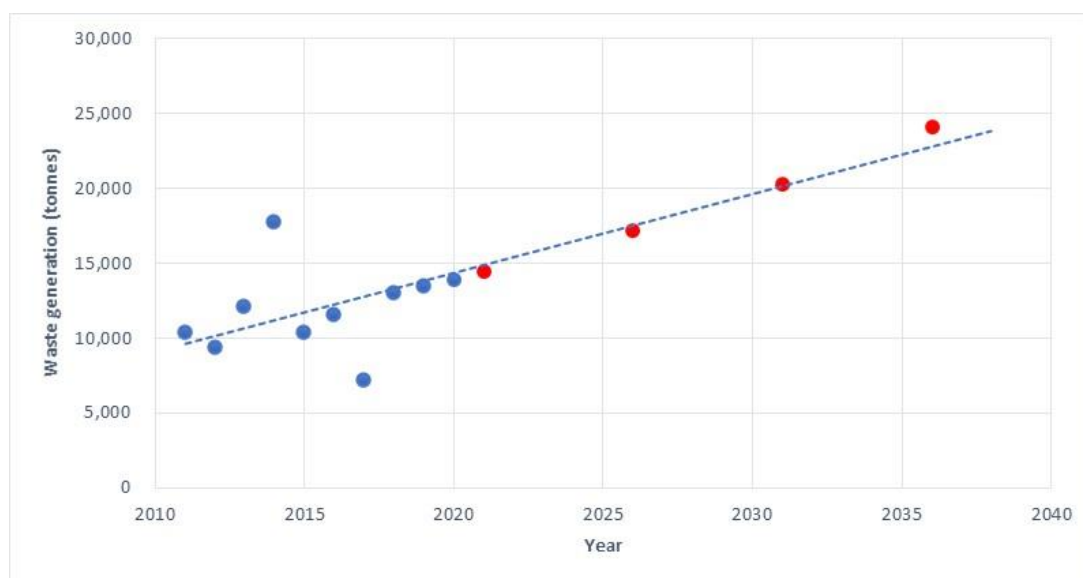


Figure 16 Projected domestic waste generation of SMRC

The upwards trend in waste generation per person from the annual WARR surveys was extrapolated using the calculated compound annual growth rate and multiplied by the estimated population. This produced the total increase in domestic waste generation over the region seen in Figure 16. It should be noted that waste generation for 2014 and 2017 have been excluded in the trend calculations due to inaccurate data reporting.

The increase in both population and waste generation rates will be a challenge for Council as it strives to provide adequate waste management services in the future.

2.1.3 Rationalisation of Transfer Stations Report





































In November 2020, MRA was engaged by SMRC to review the financial and social viability of Council's six waste transfer stations and explore alternative options to reduce costs to council. A cost analysis was performed to compare the current financial performance (business as usual (BAU)) against the option to

establish BoB sites to service self-haul residents within each transfer station catchment area. Service rates of 100% and 75% of self-haul households were considered and CAPEX, OPEX and net profit for each scenario can be found in Appendix E.

Table 17 provides a traffic light summary of the comparative analysis across the transfer stations for the service catchment, and cost-benefit results. For the service catchment analysis, a sliding scale is used to rank the most preferred (green light) against the least preferred (red light) outcomes.

The cost analysis shows that there would be a financial benefit to SMRC in establishing BoB services compared with running the transfer stations for each of the six transfer station facilities analysed. This is reflected in the traffic light summary but it should be noted that the financial benefit for Delegate is significantly smaller than the other transfer station options.

Table 17 Traffic light analysis for transfer stations - summary of results

	Adaminaby	Berridale	Bredbo	Delegate	Nimmitabel	Numeralla
Service Catchment Analysis						
Average time to 2 nd facility for disposal of green, bulky and problem wastes (mean)						
Households travelling 60mins+ to 2 nd facility (#hh)						
Cumulative change in travel time ¹⁵						
Cost-benefit Analysis						
Net Revenue						
Comparison to BAU						
Benefit per current self-haul household						

The following recommendations from the study have been incorporated into the Waste Strategy:

- Establish transition plans to convert transfer stations to BoB services, ensuring BoB services are fully operational prior to the ceasing of any transfer station services;
- Council may structure the BoB services as an opt-in service;

¹⁵ Cumulative change in travel time is the difference between the average time to the 2nd facility and the average time to existing transfer station for self-haul households multiplied by the number of self-haul households.

- Include bulky waste management options for the transfer station household catchments to reduce illegal dumping; and
- Phase the conversion of transfer stations to BoB services, commencing with transfer stations that provide the greatest benefit to SMRC and those that result in the least impact to residents.

2.1.4 Financial Options

Following community feedback to the draft strategy several options available to Council for managing waste operations at the smaller rural transfer stations were considered. Note: the estimated savings are required to fund the proposed capital works in the infrastructure action plan.

Option 1 is to continue to operate transfer stations with business as usual (BAU) which will not see a reduction in costs.

This option reduces Council's ability to provide other services in the strategy and may impact Council's ability to meet government guidelines and requirements. This option provides high environmental and financial risks to Council.

Option 2 is to establish transition plans to convert transfer stations to BoB services, ensuring BoBs services are fully operational prior to the ceasing of any transfer station services.

By converting to BoBs users of Adaminaby, Berridale and Delegate are not expected to receive an increase of greater than \$16/year for waste management services. Users of Bredbo, Nimmitabel and Numeralla may pay up to an additional \$157/year. This option is a user paid model and does not add additional costs to users that do no benefit from the service.

This option may increase illegal dumping. This is considered to present a low environmental and economic risk with appropriate controls in place under Council's risk management framework.

Option 3 (recommended) is to establish transition plans to convert transfer stations to BoB services, ensuring BoBs services are fully operational prior to the ceasing of any transfer station services and offer two cleanout days per year at the former transfer station for bulky items.

Similar costs to Option 2 for users converting to BoBs. It is likely that the additional costs from the bulky waste service can be absorbed into the current waste management charge with no repercussions suggested in option 1.

This option is considered to provide the best trade-off between financial performance and community requirements.

Option 4 is to increase the costs across each item delivered to the transfer stations.

Increasing a 240L residential waste bin from \$14 to \$34-\$88 depending on the waste facility. This option is considered unfeasible due to the significant increase in costs of gate fees.

Option 5 is to distribute the loss from the transfer stations over rateable properties.

There are three options for this option. Option 5.1 increase the waste management charge for all rateable properties in SMRC by \$21. Option 5.2 increase the waste management charge by \$56 or all rate all rateable properties in a transfer station catchment. Option 5.3 increase the waste management charge for all rateable properties in the transfer station catchment without kerbside collection by \$88.

Table 18 Options for Adaminaby, Bredbo and Numeralla Transfer Stations

Option	Description	Net cost of service
1	Operate Transfer Stations business as usual (BAU).	\$254,665/year
2	Establish transition plans to convert transfer stations to BoB services (dependent on service coverage).	\$50,560/year for 10% service coverage
		\$0/year for 50% service coverage
		-\$35,494/year for 75% service coverage
3 (recommended)	Establish transition plans to convert transfer stations to BoB services and provide two bulky clean-ups per year at each transfer station (dependent on service coverage).	\$62,560/year for 10% service coverage
		\$12,000/year for 50% service coverage
		-\$23,494/year for 75% service coverage
4	Offset costs based on each item delivered to the transfer station.	\$0/year
5	Offset costs to the local community though increased costs of rateable properties.	\$0/year

2.1.5 Challenges to Overcome

As outlined in previous sections of this report, SMRC faces the following waste management challenges to overcome and address in this strategy:

- Underperformance regarding NSW WARR targets, especially in areas with a 2-bin service;
- Variation of services and facilities between SMRC areas;
- High costs associated with operating some waste management facilities and services; and
- Accessibility and utilisation of waste facilities.

2.2 Visions and Themes

To address the challenges faced by SMRC and enable decisions to be made, the strategy process involved developing an overall vision for SMRC's waste management system over the next 10 years. This vision was translated into a set of themes and strategic objectives. Broadly, the themes and objectives will be guided by best practices principles and revolve around a Circular Economy, consolidation and optimisation of operations, reductions in waste generation and increased recovery while delivering a comprehensive, sustainable, efficient and budget conscious waste management service to community. The themes describe the vision (Figure 17) and what it would mean for four key areas of the waste management system:

1. Improve waste management services and facilities;
2. Costs and finances;
3. The environment; and
4. Access and use.



Figure 17 SMRC's waste strategy vision and themes

Strategic Objectives

Table 19 presents a list of strategic objectives developed to translate each theme into specific measurable goals. The strategic objectives were then used to develop a set of actions and options that Council could undertake over the next ten years to achieve the objectives of this strategy.

Table 19 Waste strategy themes and strategic objectives

Theme 1 Improve operational efficiency of waste management services and facilities				
Objectives		Description	Alignment to the Community Strategic Plan Objectives	
1.1	Improve and expand existing waste management services and facilities	Continue to provide waste services for the full range of waste streams from households and businesses while seeking to continuously improve facilities via upgrades to infrastructure, environmental protection, software, staff training and customer service.	8.2	Improve and maintain our publicly owned infrastructure, assets, and facilities to a high standard
1.2	Unify services across LGA	Ensure there is a consistent level of service provided across the three historic LGAs ¹⁶ .	11.1	Public services and processes are delivered reliably and efficiently in response to community needs
Theme 2 Optimise waste management costs				

¹⁶ Note there will still be a least three levels of service – full kerbside service in towns, bank of bins in remote communities, and self-haul for rural properties.

Objectives		Description	Alignment to the Community Strategic Plan Objectives	
2.1	Increase the cost efficiency of waste facilities and services	Improve the efficiency of spending on waste management services, including reviewing contracts, to generate improved value	11.2	Council utilises sound fiscal management practices, and pursues and attracts other sources of revenue
			7.2	Water, waste, sewer and stormwater management practices are contemporary and efficient
2.2	Optimise use of waste facilities and services	Consolidate and optimise waste facilities and services to maximise value for money to rate payers while achieving SMRC's waste objectives	11.2	Council utilises sound fiscal management practices, and pursues and attracts other sources of revenue
			8.2	Improve and maintain our publicly owned infrastructure, assets, and facilities to a high standard

Theme 3		Minimise the environmental impact associated with waste disposal and meet NSW Strategy targets			
Objectives		Description		Alignment to the Community Strategic Plan Objectives	
3.1	Improve resource recovery and divert waste from landfill to work towards achieving state and national targets	Undertake actions to improve the LGA's resource recovery performance and divert more waste from landfill		7.2	Water, waste, sewer and stormwater management practices are contemporary and efficient
3.2	Minimise environment impact of waste management and disposal	Undertake actions to minimise environment impact of waste management and disposal		7.1	Protect, value, and enhance the existing natural environment
Theme 4		Increase the accessibility and utilisation of waste facilities for residents			
Objectives		Description		Alignment to the Community Strategic Plan Objectives	
4.1	Increase access to waste services and facilities	Undertake actions to increase residents' access to SMRC's waste services and facilities		3.2	Positive social behaviours (including law and order) are fostered and encouraged to maintain our safe, healthy and connected community
4.2	Improve the ease of use of waste facilities and services	Improve the ease of disposing waste or recycling via SMRC's waste facilities and services		3.2	Positive social behaviours (including law and order) are fostered and encouraged to maintain our safe, healthy and connected community

3 How We Will Get There

3.1 Planned Waste and Recycling Infrastructure

At the time of writing this Strategy, SMRC had identified a number of waste and recycling infrastructure projects for the LGA:

- Jindabyne landfill expansion;
- Bombala landfill upgrade to a modern transfer station;
- Cooma landfill compost facility expansion and associated regulatory permitting;
- Cooma landfill surface contour and fill plan;
- Review of transfer station recommendations;
- Expansion of BOBs service; and
- Remediation of legacy landfill sites.

3.2 Options Identification

A plan of action to achieve the strategy's vision, themes and objectives has been developed in consultation with SMRC stakeholders and informed by community surveys. (Note that some actions are listed under more than one objective as they contribute to multiple objectives).

Table 20 Potential actions and options to achieve the strategic objectives

Theme 1		Improve operational efficiency of waste management services and facilities
Objectives		Potential Actions/Options
1.1	Improve and expand existing waste management services and facilities	1. New landfill cell at Jindabyne landfill 2. Upgrade resource recovery areas at Jindabyne and Bombala waste facilities 3. Conduct a review and options analysis for the operation of SMRC landfill facilities 4. Investigate the establishment of emergency landfill sites at suitable legacy landfills 5. Expand compost facility at Cooma Landfill to provide capacity to receive organic waste from across the LGA 6. Upgrade waste collection trucks 7. Improve data collection and analysis to enable system optimisation, e.g. weigh bridge IT integration 8. Expansion of BOB service
1.2	Unify services across LGA	1. Expand FOGO kerbside collection service 2. Optimise and unify kerbside collection services (option analysis) 3. Mobile CRC

Theme 2 Optimise waste management costs		
Objectives		Potential Actions/Options
2.1	Increase the cost efficiency of waste facilities and services	1. CDS capture from residential comingled recycling and select commercial waste streams (option analysis) 2. Local sorting of recyclables (option analysis) 3. Council procurement of local recycled content 4. Optimise kerbside collection and waste transport services (option analysis) 5. Upgrade Bombala landfill to a modern transfer station (option analysis) 6. Utilise grant funding 7. Improve data collection and analysis to enable system optimisation, e.g. Radio Frequency Identification Device (RFID) bin-tagging and weigh bridge IT integration 8. Implement recommendations of the Rationalisation of Transfer Station report, including transition plans for conversion of transfer stations to BOBs at Adaminaby, Berridale, Bredbo, Delegate, Nimmitabel and Numeralla 9. Maintain and expand education campaigns to enhance upstream sorting and optimal use of SMRC waste services 10. Conduct review of waste facilities gate fee structure
2.2	Optimise use of waste facilities	1. Upgrade resource recovery areas at Jindabyne and Bombala waste facilities 2. Improve data collection and analysis to enable system optimisation, e.g. weigh bridge IT integration 3. Expand compost facility at Cooma Landfill to provide capacity to receive organic waste from across the LGA 4. Implement recommendations of the Rationalisation of Transfer Station report, including transfer station closure, implementation of BOBs and half-yearly bulky drop off for residents. 5. Conduct a review and options analysis for the operation of SMRC landfill facilities
Theme 3 Minimise the environmental impact of waste disposal, meeting NSW WARR Strategy targets		
Objectives		Potential Actions/Options
3.1	Improve resource recovery and divert waste from landfill to work towards achieving state	1. Mobile CRC 2. Expand FOGO kerbside collection service 3. Expand FOGO commercial collection service to most households with a kerbside service ¹⁷

¹⁷ Note that some rural properties with a kerbside service for residual waste and comingled recycling may not need a FOGO service as they will have sufficient space to compost onsite. This decision will be subject to further consultation.

	and national targets	4. Support food rescue programs from food retailers (e.g. from supermarkets & bakeries) 5. Bulky waste collection service (options analysis) 6. Upgrade transfer stations at Jindabyne, Cooma and Bombala to increase recovery 7. Undertake FOGO educational programs 8. Increase recycling of C&D and difficult-to-recycle waste through increased separation and targeted education programs 9. Council procurement of local recycled content 10. Maintain and expand education campaigns to enhance upstream sorting and optimal use of SMRC waste services
3.2	Minimise the environmental impact of waste management and disposal	1. Investigate illegal dumping hot spots and initiate an illegal dumping awareness campaign 2. Bulky waste collection service (options analysis) to help reduce illegal dumping 3. Remediate legacy landfill sites to protect the environment and human health 4. Upgrade water management systems at Cooma and Bombala waste facilities 5. Environmental improvements at waste facilities 6. Conduct a review and options analysis for the operation of SMRC landfill facilities
Theme 4 Increase the accessibility of waste facilities for residents		
Objectives		Potential Actions/Options
4.1	Increase access to waste services and facilities	1. Expansion of BOB services 2. Kerbside service expanded to Numeralla 3. Mobile CRC
4.2	Improve the ease of use of waste facilities	1. Upgrade transfer stations at Jindabyne, Cooma and Bombala to improve ease of use and increase recovery of resources. 2. Awareness/education of both residents and commercial users on how to access waste facilities and how to use them properly (e.g. source separation).

3.3 Options Analysis

Options were analysed and compared, based on cost and effectiveness in addressing the strategy objectives and how they align with other objectives. Table 21 displays a summary of the options considered.

Table 21 Options analysis for SMRC Waste Strategy

Project/ Service	Options	Estimated Costs & Savings (\$FY20)	Benefits, Disadvantages and Risks
Bombala Landfill	Continue to operate Bombala Landfill	Useful life: 20 years Capital cost: \$3.2M (Inclusive of closure of old cell and stormwater project) Operating cost: \$350/tonne (Inclusive of staff, equipment, materials & contracts, administration and other operating costs)	Benefits: <ul style="list-style-type: none"> • Avoids freighting waste to Cooma landfill Disadvantages & Risks: <ul style="list-style-type: none"> • High operating costs due to low throughput • WHS risk for staff and community from existing facilities • Increased environmental and health risks • Higher fleet management costs
	<ul style="list-style-type: none"> • Upgrade Bombala to a modern transfer station • Freight general waste material to Cooma landfill¹⁸ • Keep Bombala landfill for emergency disposal location 	Useful life: 20+ years Capital cost: \$3.7M (Inclusive of closure of old cell, stormwater project, transfer station upgrades, tip shop and prime movers) Operating cost: 50% cheaper over 20 years (Inclusive of disposal and freight costs to Cooma) Cost savings from not operating Bombala landfill, avoided costs of landfill upgrades and equipment replacement	Benefits: <ul style="list-style-type: none"> • Reduced risk to the environment from fewer active landfills • Improved work, health and safety through reduce vehicle movements on the tip face • Increased resource recovery and improved community waste facility experience through transfer station upgrade • Lower fleet management costs Disadvantages & Risks: <ul style="list-style-type: none"> • Increased truck movements between Bombala and Cooma

¹⁸ Note that this option analysis does not investigate the opportunity for collection trucks to drive straight to Cooma landfill.

Project/ Service	Options	Estimated Costs & Savings (\$FY20)	Benefits, Disadvantages and Risks
Council or contractor provisions of waste collection and transportation services	External contractor to provide: <ul style="list-style-type: none"> Kerbside collection service (for entire LGA) Transport of comingled recyclables to ACT MRF 	<p>These costs are being assessed internally by SMRC but remain commercial in confidence due to probity issues associated with any forth coming tender.</p> <p>Kerbside collection contract - cost for SMRC</p> <p>Kerbside collection residual + recycling: 35% cheaper with external contractor</p> <p>Kerbside collection residual + recycling + FOGO: 26% cheaper with external contractor</p> <p>Comingled to ACT MRF - cost for SMRC</p> <p>No capital cost</p> <p>Weighted average cost of transport to ACT MRF: \$235/t or \$346,000/yr</p>	<p>Benefits:</p> <ul style="list-style-type: none"> Reduced WHS risk and liability for Council Reduced administrative costs for council <p>Disadvantages & Risks:</p> <ul style="list-style-type: none"> Less direct control of service quality and delivery Less flexibility to revise services during the contract period Potential for staff to be sourced from outside the region and for profits to leave the region
	Council to provide: <ul style="list-style-type: none"> Kerbside collection service (for entire LGA) Transport of comingled recyclables to ACT MRF 	<p>Kerbside collection cost difference in % as above</p> <p>Comingled to ACT MRF cost for SMRC</p> <p>Weighted average cost of transport to ACT MRF: \$264/t or \$388,000/yr</p>	<p>Benefits:</p> <ul style="list-style-type: none"> Increased control of service quality and delivery Increased flexibility Potential to keep a greater portion of employment and funds in the region Potential for cost savings with route optimisation and fleet usage Potential to achieve cost savings by merging and streamlining waste freight services currently provided by a range of contractors e.g. e-waste, scrap metal and other speciality wastes <p>Disadvantages & Risks:</p> <ul style="list-style-type: none"> Increased WHS risk and liability for Council Increased administrative costs for the Council

Project/ Service	Options	Estimated Costs & Savings (\$FY20)	Benefits, Disadvantages and Risks
Capture CDS and glass for use locally	Continue operations as usual: collection of comingled recycling material and transport to ACT MRF.	None	Benefits: <ul style="list-style-type: none"> • Reduced WHS risk and liability for Council Disadvantages & Risks: <ul style="list-style-type: none"> • Loss of CDS revenue • Maintained or increasing waste truck movements
	Capture glass and CDS eligible beverage containers from comingled recycling at a local sorting facility. Support businesses and sporting organisations to sort and recover CDS containers onsite. Crush glass locally for use as a sand or gravel replacement in council construction projects and road works.	Costs: <ul style="list-style-type: none"> • Establishing a local sorting facility • Establishing a glass processing facility • Hiring and training staff • Operating and maintaining the equipment and facility • Education of businesses and sporting organisations Savings: <ul style="list-style-type: none"> • Freight of recyclables to ACT • Cost of processing recyclables in ACT • Income from 10c per eligible container 	Benefits: <ul style="list-style-type: none"> • Local employment • Reduced trucks taking recyclables to the ACT • Keeps CDS revenue in the region Disadvantages & Risks: <ul style="list-style-type: none"> • Costs and benefits may differ from predictions – undermining the business case • Change in community behaviour may lead to CDS containers being recovered at the household level rather than left in the yellow top bin • Increased WHS risk and liability for Council
Bulky waste collection service	Continue operations as usual (no bulky waste collection)	None	Benefits: <ul style="list-style-type: none"> • Least cost to council • Minimised WHS risk and liability to the Council Disadvantages & Risks: <ul style="list-style-type: none"> • Potentially greater levels of bulky waste dumping

Project/ Service	Options	Estimated Costs & Savings (\$FY20)	Benefits, Disadvantages and Risks
Bulky waste collection service (cont.)	a) Bulky waste collection service available on request to urban households Rural households have a drop-off day to specified location (2 times per year)	Urban collection costs: \$170,000-\$280,000/year Rural collection cost \$2000-\$5000/year <i>*Estimate based on similar regional NSW Council and a 23% uptake of the service. Service fees for SMRC would need to be confirmed through a tender process.</i> <i>\$90 -\$150 per household urban collection per year</i>	Benefits: <ul style="list-style-type: none"> • Satisfy community demand for bulky waste service • Increase opportunity to recover and re-sell bulky waste at tip-shops or ensure they are recycled (e.g. fridges) • Reduced dumping • Cost recovery through fee for service Disadvantages & Risks: <ul style="list-style-type: none"> • Unsustainable service based on sparsity of residents/properties • Community dissatisfaction with fee for service • Scheme costs and WHS risks
	b) Scheduled annual bulky waste collection from kerbside	Collection & disposal costs: \$290,000-\$380,000/year <i>\$110 -\$150 per household urban collection per year</i> <i>*Estimate based on similar regional NSW Council and a 33% uptake of the service. Service fees for SMRC would need to be confirmed through a tender process.</i>	Benefits: <ul style="list-style-type: none"> • Satisfy community demand for bulky waste service • Increase opportunity to recover and re-sell bulky waste at tip-shops or ensure they are recycled (e.g. fridges) • Reduced dumping Disadvantages & Risks: <ul style="list-style-type: none"> • Unsustainable service based on sparsity of residents/properties • Increased waste to landfill • Scheme costs and WHS risks
	c) On request collection service for pensioners, disabled people and concession holders only	Collection & disposal costs: \$65,000-\$110,000/year <i>\$90 to \$150 per household urban collection per year.</i> <i>*Based on a 60% uptake from 1,200 hh. . Service fees for SMRC would need to be confirmed through a tender process.</i>	Benefits: <ul style="list-style-type: none"> • Provides service to pensioners and concession holders who may find transport of bulky waste to a landfill facility less accessible. Disadvantages and Risks: <ul style="list-style-type: none"> • Does not provide equitable service to all SMRC residents. • Scheme costs and WHS risks

3.4 Actions Assessment

The results from the assessment of the considered actions are presented in Table 22 to provide the reader with the assessed benefits of the potential actions.

Table 22 Actions assessment for SMRC Waste Strategy

Potential Action	Description	Establishment Cost (\$FY20)	Estimated Operating costs & savings (\$/annum)	Benefits, Disadvantages & Risks
FOGO collection service expansion	Expansion of current residential FOGO service to all properties with a current 2-bin service within the LGA. Opt-in commercial FOGO service for businesses.	Expansion of composting facility: \$230,000 (BIS_Capital Budget 2021) Capital Cost: \$2M New bins and truck: \$392,000 Community education campaign associated with roll out: Simple - \$50,000/year Complete - \$120,000/year	Costs: \$55/household/year (FOGO expansion only) \$187/tonne (FOGO expansion only) Saving: \$199/tonne residual waste collection and disposal avoided via FOGO	Benefits: <ul style="list-style-type: none"> • Satisfies community demand • Unify kerbside waste services across LGA • Increase resource recovery and diversion from landfill • Reduced environmental impacts, such as greenhouse gas emissions and leachate, due to diversion from landfill • Sale of compost – with benefits to local landscapers, farmers and gardeners Disadvantages & Risks: <ul style="list-style-type: none"> • Administrative effort and costs associated with the roll out • Product contamination risk if education campaigns are not successful • Low organic waste capture rate if community participation is low

Potential Action	Description	Establishment Cost (\$FY20)	Estimated Operating costs & savings (\$/annum)	Benefits, Disadvantages & Risks
RFID bin-tagging	<p>Installing RFID tags on bins to provide real-time bin collection and servicing data for Bombala and Cooma households.</p> <p>Requires installation of chips into new bins or retrofitting chips into existing bins, truck readers and handheld devices.</p>	<p>RFID bin tags: \$14,904-\$26,082 (\$2-\$3.50 per unit for 7,452 bins) + installation when retrofitting + labour</p> <p>Truck reader: Approx. \$3,000 + installation + licencing + integration into software system</p> <p>Handheld units: \$3,000 per unit (for bin repair teams/bin auditors)</p>	Data analysis	<p>Benefits:</p> <ul style="list-style-type: none"> Improved data collection and analysis to enable system optimisation (potential cost savings) Collection of accurate waste data: bin presentation, weight/ fullness, contamination Reduced collections (based on bin fullness), e.g. BOBs <p>Disadvantages & Risks:</p> <ul style="list-style-type: none"> Administrative costs and effort in successful roll out Perceived breach of privacy Increased fleet maintenance costs
Expand kerbside collection service	Expansion of kerbside collection service to Numeralla, servicing 100 households.	<p>240L red- and yellow-lidded bins: \$75/bin x 100hh x 2 bins = \$15,000</p> <p>New truck not required</p>	<p>Annual OPEX (collections, recycling transfer to MRF, disposal/gate fee, additional travel time off current collection route): \$32,283</p> <p>Annual revenue: \$37,900</p> <p>Annual Net Profit: \$5,617</p>	<p>Benefits:</p> <ul style="list-style-type: none"> Satisfies community demand Serves rural properties Increased revenue to Council Reduces WHS risk to residents now receiving a kerbside service <p>Disadvantages & Risks:</p> <ul style="list-style-type: none"> Increase kerbside collection costs Increased waste truck movements on rural roads

Potential Action	Description	Establishment Cost (\$FY20)	Estimated Operating costs & savings (\$/annum)	Benefits, Disadvantages & Risks
Landfill Upgrade	<p>Construction of new landfill cells at Jindabyne and Cooma landfills.</p> <p>Integration of weighbridge data system into SMRC financial system.</p> <p>Stormwater leachate system upgrade at Cooma landfill.</p>	<p>Jindabyne Design & construction: \$11.8M (GHD) \$500,000 (2021 budget)</p> <p>Weigh bridge IT replacement: \$100,000</p> <p>Cooma lining cost: \$11.6M split in three stages (SMRC)</p> <p>Cooma Stormwater upgrade: \$2M (BIS_Capital Budget 2021)</p> <p>Leachate Dam: \$1.5M</p> <p>Cooma LFG capture system: \$400,000 (indicative cost based on similar size landfills)</p>	No additional ongoing costs as landfill costs will transfer from old to new cell	<p>Benefits:</p> <ul style="list-style-type: none"> • Optimise use of waste facilities • Serve the current and future waste needs of the SMRC community • Improved data collection and analysis to enable system optimisation (potential cost savings) <p>Disadvantages & Risks:</p> <ul style="list-style-type: none"> • Constraints of available site at Cooma may slow regulatory approvals
Modern transfer station upgrades	Upgrade to modern transfer stations to provide a safer, easier and more efficient layout for source-separation and drop-off for residents and commercial users.	<p>Bombala - \$600,000 (included in Bombala Landfill option 2)</p> <p>Delegate - \$200,000</p> <p>Cooma - \$8M</p>	N/A	<p>Benefits:</p> <ul style="list-style-type: none"> • Optimise use of waste facilities • Support recycling of C&D waste • Increase resource recovery <p>Disadvantages & Risks:</p> <ul style="list-style-type: none"> • Administrative costs and risks in delivering the project successfully
Conversion of a drop off service model to collection & BOB service model	Implement recommendations of the Rationalisation of Transfer Stations report, including transitioning to BOB sites at Adaminaby, Berridale, Bredbo, Delegate,	Refer to Appendix E for CAPEX, OPEX and net profit for each transfer station site		<p>Benefits:</p> <ul style="list-style-type: none"> • Optimise use of waste facilities • Financial benefit to council • Increased access for residents <p>Disadvantages & Risks:</p> <ul style="list-style-type: none"> • Decreased resource recovery

Potential Action	Description	Establishment Cost (\$FY20)	Estimated Operating costs & savings (\$/annum)	Benefits, Disadvantages & Risks
	Nimmitabel and Numeralla.			<ul style="list-style-type: none"> No local bulky waste disposal – may lead to dumping Increased drive time for self-haul residents Community resistance
Replace bank of bins	Waste trailers to replace BOBs in some locations.	\$12,000 for three 8m ³ split trailers	Reduced ongoing costs Utility truck hourly cost: \$54/hour Savings from not using kerbside collection trucks for pick up: \$150/hour	Benefits: <ul style="list-style-type: none"> Reduced costs to rate payers Reduced movement of large waste trucks to remote areas Disadvantages & Risks: <ul style="list-style-type: none"> Managing community acceptance Risk of trailers being stolen
Remediate legacy landfills and convert to emergency landfill's where appropriate	Remediation of legacy landfills to ensure sites comply with legislative requirements. Investigation into the establishment of emergency landfill sites at suitable legacy landfills.	Remediation of all (14) legacy landfills: \$30M (legacy site report)		Benefits: <ul style="list-style-type: none"> Reduced risk to human health and the environment from these sites Establishment of relatively low-cost emergency landfill capacity distributed more efficiently across the SMRC Disadvantage & Risks: <ul style="list-style-type: none"> Uncertain remediation costs that may escalate if certain contaminants are found Gaining EPA approvals/ sign off

Potential Action	Description	Establishment Cost (\$FY20)	Estimated Operating costs & savings (\$/annum)	Benefits, Disadvantages & Risks
Mobile CRC	Mobile CRC for household problem waste	N/A	Funded by EPA	Benefits: <ul style="list-style-type: none"> • Increase resource recovery • Increase access to waste services • Reduce hazardous contamination of general waste and associated risks at landfills • Reduce community risk from household hazardous wastes Disadvantages & Risks: <ul style="list-style-type: none"> • Increase WHS from operating the CRC and receiving hazardous wastes
Upgrade Collection Trucks	Cooma collection truck upgrade to enhance fleet with additional side lift truck	\$425,000 per truck	Marginal reduction in operating costs	Benefits: <ul style="list-style-type: none"> • Reduced worker WHS risks • Improvement in kerbside collection efficiency • Reduced noise and emissions standards Disadvantages & Risks: <ul style="list-style-type: none"> • Minimal
Increase recycling of C&D waste	Targeted educational programs for construction entities to source separate C&D waste.	Initial funding to be provided via NSW EPA Bin Trim funding	Reduces costs to landfill	Benefits: <ul style="list-style-type: none"> • Increased resource recovery • Reduced waste disposal costs for businesses Disadvantages & Risks: <ul style="list-style-type: none"> • Administrative effort for successful program
Implement recycling of difficult-to-recycle material	Increase recycling of difficult-to-recycle materials through targeted education and collection programs, e.g. polystyrene.	Requires further investigation	Reduces costs to landfill	Benefits: <ul style="list-style-type: none"> • Increased resource recovery • Reduced waste disposal costs for businesses Disadvantages & Risks: <ul style="list-style-type: none"> • Administrative effort for successful program

Potential Action	Description	Establishment Cost (\$FY20)	Estimated Operating costs & savings (\$/annum)	Benefits, Disadvantages & Risks
Local procurement of recycled materials	Increase local procurement of products with recycled content in construction and reduce use of virgin materials	Requires further investigation	Potential cost savings	Benefits: <ul style="list-style-type: none"> • Increase resource recovery • Circular economy initiative • Increase return on waste management costs spent Disadvantages & Risks: <ul style="list-style-type: none"> • Administrative effort for successful program • Need to ensure that construction activities are not compromised by the use of recycled material
Support food rescue programs	Collection of quality surplus food from retailers and donation to dedicated charities	Requires further investigation	Requires further investigation	Benefits: <ul style="list-style-type: none"> • Increase resource recovery • Socially beneficial to disadvantaged community members Disadvantages & Risks: <ul style="list-style-type: none"> • Administrative effort for successful program is relatively high compared to the amount of material recovered
Illegal dumping	Reduce illegal dumping through implementation of an illegal dumping awareness campaign, including dob-in-a-dumper, and data collection	Requires further investigation	Requires further investigation	Benefits: <ul style="list-style-type: none"> • Reduce illegal dumping Disadvantages & Risks: <ul style="list-style-type: none"> • Administrative effort and cost may out way reduction in dumping
Disability employment opportunities	ScrapMart tip shops to provide employment opportunities for local people with disability	Council may undertake these investigations in house or contract a consultant to review opportunities for implementation		Benefits: <ul style="list-style-type: none"> • Employment opportunities for local disabled people • Community support Disadvantages & Risks:

Potential Action	Description	Establishment Cost (\$FY20)	Estimated Operating costs & savings (\$/annum)	Benefits, Disadvantages & Risks
				<ul style="list-style-type: none"> Increased employment costs
Jindabyne Transfer Station Upgrade	See Landfill Options Analysis Report	Capital Cost: \$2M-\$13M dependant on scope of works		<ul style="list-style-type: none"> Low scope will not improve safety and site usability and will require upgrades with population expansion High scope future proofs site for population growth and likely changes in waste management best practice and legislation

4 How the Strategy Will Be Implemented

The strategy will be implemented by implementing the actions identified in the Waste Infrastructure Action Plan and Waste Services Action Plan.

4.1 Recommended Waste Infrastructure Action Plan

Table 23 presents the action plan for implementing SMRC's waste management vision and strategic objectives over the short term (1-5 years), medium term (5-10 years) and long term (10+ years) for waste infrastructure.

Table 23 Recommended 10 year action plan timeline for waste infrastructure in SMRC

Action	Steps required	Complete	Short term						Medium term					Long term
			'21	'22	'23	'24	'25	'26	'27	'28	'29	'30	'31	'31+
Bombala landfill	1. Design and construct modern transfer station													
	2. Consult with community about changes													
	3. Transition landfill to transfer station													
	4. Freight waste to Cooma landfill													
	5. Cap old cell													
Jindabyne landfill	1. Design and construct modern transfer station													
	2. Consult with community about changes													
	3. Transition landfill to transfer station													
	4. Freight waste to Cooma landfill													
	5. Cap old cell													
Cooma landfill	1. Consolidate waste disposal to Cooma Landfill and construction of new landfill cells													
	2. Gain regulatory approval for compost facility expansion													
	3. Construct works at compost facility													

Action	Steps required	Complete	Short term						Medium term					Long term
			'21	'22	'23	'24	'25	'26	'27	'28	'29	'30	'31	'31+
	4. Gain approval for environmental upgrades at Cooma landfill													
	5. Construct environmental upgrades at Cooma landfill													
	6. Implement weigh bridge IT replacement, including handheld devices, to integrate data into SMRC financial system													
Review gate fee structure	1. Conduct a review of landfill gate fee structure model													
	2. Implement recommendations													
Transfer stations	1. Establish transition plans to convert transfer stations into Bank of bin services													
	2. Consult with community about changes													
	3. Implement bank of bins													
	4. Scale back frequency of transfer station services													
	5. Half-yearly bulky waste drop offs													
Legacy landfills	1. Investigate opportunities for waste sites to be used as emergency landfill sites													
	2. Undertake detailed remediation plan for each legacy site, including testing and comprehensive cost estimates, to identify priority order													
	3. Remediate legacy landfill sites													
CDS collection	1. Develop business case for local glass and CDS capture (only if Council gains access to funding)													

Action	Steps required	Complete	Short term						Medium term					Long term
			'21	'22	'23	'24	'25	'26	'27	'28	'29	'30	'31	'31+
	1a. Council to proceed only if access to funding is successful													
	2. Identify site for local MRF and gain regulatory approval													
	3. Establish local MRF													
	4. Recruit and train local casual staff													
	5. Sort comingled recycling waste for CDS collection													
	6. Work with relevant Council departments to integrate use of recovered glass in roads and construction activities													
	7. Ongoing use of the recovered glass by Council													

4.2 Recommended Waste Services Action Plan

Table 24 presents the action plan for implementing SMRC's waste management vision and strategic objectives over the short term (1-5 years), medium term (5-10 years) and long term (10+ years) for waste services.

Table 24 Recommended 10 year action plan timeline for waste services in SMRC

Action	Detailed action required	Complete	Short term						Medium term					Long term
			'21	'22	'23	'24	'25	'26	'27	'28	'29	'30	'31	'31+
Kerbside collection service provision	1. Expand in-house collection service to entire LGA													
	2. Review kerbside service routes and identify expansion potential into rural areas													
	3. Expand service and purchase plant as needed													
Transporting recycling	1. Commence tender process for service contractor													
	2. Select contractor to provide freight service													
Bulky waste – service on request for pensioners, disabled people, and concession holders	1. Develop business case for service													
	2. Plan collection service roll-out													
	3. Implement education program and update website													
	4. Roll-out collection service													
Expand kerbside collection service	1. Purchase new bins and distribute to Numeralla households													
	2. Commence waste and recycling service in Numeralla													
	3. Review kerbside service and expand as needed													
Bank of Bins	1. Investigate which rural sites to introduce BOBs													
	2. Introduce BOBs at some rural sites													

Action	Detailed action required	Complete	Short term						Medium term					Long term
			'21	'22	'23	'24	'25	'26	'27	'28	'29	'30	'31	'31+
	3. Assess effectiveness of BOBs and introduce more if required													
FOGO	1. Design and construct facility (see recommended waste infrastructure action plan for Cooma landfill)													
	2. Procurement: tender, evaluate and award for subcontractor, receivals building, mechanical plant & equipment													
	3. Perform testing/commissioning and determine roll-out schedule for households and investigate demand for commercial service													
	4. Implement education program to residents and businesses													
	5. Determine roll-out schedule and roll-out FOGO service to additional areas													
	6. Perform annual waste audit to gauge effectiveness and identify problems and barriers													
Mobile CRC	1. Determine mobile CRC schedule													
	2. Advertise schedule via multiple media channels													
Support food rescue programs	1. Consult with stakeholders including local businesses that generate significant food-waste, food rescue charities and charities that could use the food													
	2. Develop a business case including an implementation plan and grant funding													
	3. Roll-out food rescue grant program													

Action	Detailed action required	Complete	Short term						Medium term					Long term
			'21	'22	'23	'24	'25	'26	'27	'28	'29	'30	'31	'31+
Illegal Dumping	1. Implement illegal dumping awareness campaign, e.g. dob-in-a-dumper													
	2. Continue collecting data to identify illegal dumping hot spots and assess campaign effectiveness													
Education	1. Develop education campaign to target C&D waste source separation and recycling													
	2. Implement education campaign via community groups for construction entities, 'Lunch and Learn' sessions, etc.													
	3. Other community education programs													
Difficult-to-recycle material	1. Review waste materials to target													
	2. Engage suppliers													
	3. Acquire equipment													
	4. Develop and implement targeted education campaign													
	5. Commence collection of material													
	6. Review and expand waste materials to target													
Disability Employment Opportunity	1. Investigate opportunity to employ local disabled people at ScrapMart tip shops													
	2. Recruitment and training													

4.3 Further Actions

In addition to the implementation of the above action plan, the following investigations are recommended:

4.3.1 Develop a Business Case for the Glass Capture and CDS Beverage Container Recovery

A high-level analysis of the recovery of glass and CDS beverage containers was undertaken as part of the option analysis for this waste strategy (see Section 3.3). There appears to be the potential for Council to significantly save on waste transport costs and to raise revenue while creating local jobs leading to social, economic and environmental benefits for the SMRC LGA. However, the costs of implementing such a scheme remains uncertain and further investigations are required to more accurately assess the costs, benefits and preferred implementation approach for such an initiative. Hence, further investigation should be undertaken and a business case developed to gain Council approval and funding for this initiative if the final business case is sufficiently compelling.

4.3.2 Investigate 4-Bin System to Replace Current Bins at End of Life

Instead of establishing a MRF to recover glass for local use the council may choose to establish a four-bin collection system with a separate bin for glass. This approach is being rolled out across Victoria. The four-bin approach could be investigated as part of the study discussed above.

4.3.3 Review of Data Collection and Analysis

Annual waste audits to be undertaken to provide up to date information to inform the efficacy of the FOGO roll out and provide more accurate data to assess the two options discussed above. Following the implementation of FOGO, further audits of residual and FOGO bins should be undertaken to help inform educational requirements and evaluate progress towards resource recovery goals.

4.3.4 True Cost of Waste Analysis

Conduct a detailed study into the whole of life costs for SMRC's landfills, transfer stations and the composting facility. Seek to benchmark facility performance against national and CRJO best practices. Develop recommendations to optimise the operation of these facilities.

4.3.5 Risk Management Review for Cooma Landfill and Waste Complex

The Cooma landfill is relatively simple with unlined cells and no landfill gas (LFG) extraction infrastructure. The landfill and composting facility are sited upon a relatively shallow groundwater body (some 2-10 meters below ground level). This potentially poses threats to ground water.

Capping of areas that have reached final height to prevent water infiltration and thus minimise leachate while new areas could be lined. However, capping may lead to LFG migrating laterally. During cold "inversion" events LFG may not disperse – creating risks of explosions or asphyxiation.

A study of human and environmental risks at the Cooma waste complex would be appropriate with mitigation measures identified and costed. Some mitigation measures may be relatively cheap – for example capping material may be received for free in the form of VENM while simple handheld methane monitors may enable LFG risks to be mitigated. The implementation of a LFG capture system would also lead to increased environmental benefits associated with LFG capture, without a significant impact in the facility's financial performance.

4.3.6 Regional Waste Contracts with CRJO

As a small council SMRC does not always attract many competitive tenders for the provision of waste services. SMRC should seek to work with CRJO to undertake regional contracts for waste services where possible to achieve economies of scale and better value for money.

4.3.7 Investigation into Recycling and Reuse of Snow Gear

As the home of Australia's snow sports, SMRC has to manage more discarded snow gear than any other council in Australia. This provides an opportunity for SMRC to lead Australia in best practice management of this material and to educate visitors about better management of end-of-life snow gear.

Such education could potentially be enhanced via community art installations and upcycling of skis into public outdoor furniture, such as tables and chairs, to be made at ScrapMart tip shops. While such initiatives will not directly make a significant difference to the quantities of waste presenting at landfill – they can lead to community awareness and behaviour change that improves the overall interaction of residents and visitors with SMRC waste facilities and services.

4.3.8 Review targets for waste reduction, resource recovery and diversion of waste

The NSW Government has released phase 1 of a new *20-Year Waste and Sustainable Materials Strategy for NSW* which set new targets and new waste initiatives. The 5-year targets are phasing out problematic and unnecessary plastics by 2025 and the plastic litter reduction target of 30% by 2025.

The 10 year targets are generally in line with the federal waste policy including an 80% recovery rate from all waste streams by 2030.

The NSW Government plans on consulting during 2021-2022 around the actions listed in the strategy. SMRC should participate in the consultation and review the SMRC Waste Strategy and set waste targets to align with the detailed 20-Year Waste Strategy.

4.3.9 Bulky Waste Collection Transition Plan

If Council introduces a bulky waste collection a detailed transition plan should be considered. This plan should include:

1. Fully understanding costs and requirements for the service including objectives and options for collection method
2. Early stage community engagement about why Council is introducing the service
3. Designing service to meet Council requirements including costs, limitations for waste types and sizes
4. Develop tender specifications and process of tender for bulky waste collection including diversion requirements
5. Preparation for transition including risk management, contractor service obligations and requirements
6. Communication plan for residents
7. Service roll-out
8. Monitoring and evaluation of the contractor and service

5 How to Measure Success

5.1 Key Performance Measures

Progress in implementing the proposed action plans will be measured to establish a consistent and reliable source of information regarding the LGA's waste performance over time. Furthermore, it will enable informed, evidence-based decisions to be made regarding the performance of the LGA's waste services and the effectiveness of the actions undertaken.

The following monitoring and analysis is recommended for each of the strategy objectives and themes.

5.1.1 Theme 1: Improve Operational Efficiency of Waste Management Services and Facilities

- Annual kerbside bin audits to measure key performance measures (KPIs) and to assess that capacity is matching demand. KPIs include bin presentation, bin fullness, waste generation, rate of resource recovery and rate of contamination. This allows greater targeting of waste education.
- Maintain local landfill capacity
 - Measure: aerial surveying of void space minimum annually
 - Analyse: determine fill rates since the last aerial survey and calculate remaining life of cell
 - Act: develop budget bids for new landfill capacity when void space falls below 7 years

5.1.2 Theme 2: Optimise Waste Management Costs

- Conduct a study into the true cost of landfill, transfer stations and other waste facilities including a review of gate fee structure to optimise waste management costs. Determine the key metric and benchmarks that can be readily recorded. Then annually review performance against these metrics to support performance management.
- Review gate fees
- Report on grant funding won and percentage contribution to waste delivery costs.

5.1.3 Theme 3: Minimise the Environmental Impact of Waste Disposal, Meeting NSW WARR Strategy Targets

Measure and record:

- Waste generation per year
 - Residual waste
 - Comingled recyclables
 - FOGO
 - C&I
 - C&D
 - Others;
- Calculate resource recovery for each sector; and
- Illegal dumping and public place litter metrics.
- Measure/estimate and record GHG

5.1.4 Theme 4: Increase the Accessibility and Utilisation of Waste Facilities for Residents

Measure and record in Excel:

- Number of households receiving kerbside services (red, yellow and green) and percentage of SMRC households receiving kerbside services;
- Percentage of households with access to kerbside collection and BOBs;
- Percentage of households with access to CRC for at least one week per year;

- Quantity of specialty waste presenting per household; and
 - Annual community survey to determine satisfaction levels and understand of services to better target education initiatives and new waste services.
- Review the Transfer Station Rationalisation report and measure progress against recommendations provided.
- Review the Landfill Options Analysis report and measure progress against recommendations provided.

References

- Australian Bureau of Statistics (2017) 3218.0 – Regional Population Growth, Australia, 2015-16
- Australian Bureau of Statistics (2016) 2016 Census QuickStats – Snowy Monaro Regional Council
- Canberra Region Joint Organisation (2018) Regional Waste Strategy 2018-2023
- Commonwealth of Australia (2018) National Waste Policy: less waste more resources
- Commonwealth of Australia (2019) National Waste Policy Action Plan 2019
- Commonwealth of Australia (2020) Recycling and Waste Reduction Bill 2020 (as passed by both houses)
- EC Sustainable, 2019, Household Kerbside Bin System Audit 2018
- GHD (2018) Jindabyne Regional Waste Management Facility Options Assessment Report
- NSW Department of Planning and Environment, 2016, 2016 New South Wales State and Local Government Area Population and Household Projections, and Implied Dwelling Requirements
- NSW EPA (2019) Local Government Waste and Resource Recovery Data Survey 2018-19 (SMRC)

Appendix A Bank of Bin Sites

Table 25 Bank of bins sites

Facility	Operator
Clear Range (Yellowbox road)	SMRC
Jerangle (Jerangle road)	SMRC
Dry Plain (Caddigat road)	SMRC
Frying Pan (Frying pan road)	SMRC
Buckanderra (Buckenderra road)	SMRC
Eucumbene (Happy jacks road)	SMRC
Eucumbene (Cove hill road)	SMRC
Avonside (Avonside road)	SMRC
Berridale (Rockwell road)	SMRC
Jindabyne (The snowy river way)	SMRC
Crackenback (Alpine way)	SMRC
Beloka (Paupong road)	SMRC
Numbla Vale (Jimenbuen road)	SMRC
Cathcart Bank of Bins	SMRC
Delegate Bank of Bins	SMRC
Michelago Bank of Bins Shed	SMRC

Appendix B Materials Accepted at Waste Facilities

Table 26 Materials accepted at SMRC Landfills

Transfer Station	MSW	C&I	C&D	Recyclables						E-Waste	Green Waste	Hazardous Waste	Other waste
				White goods	Scrap metal	Batteries	Dom. COM	Comm. COM	Waste Oil				
Cooma	✓	✓	✗	✗	✓	✓	✓	✓	✓	✓	✓	✗	✗
Jindabyne	✓	✓	✗	✗	✓	✓	✓	✓	✓	✓	✓	✗	✗
Bombala	✓	✓	✗	✗	✓	✓	✓	✓	✓	✓	✓	✗	✗

Table 27 Materials accepted at SMRC transfer stations

Transfer Station	MSW	C&I	C&D	Recyclables						E-Waste	Green Waste	Hazardous Waste	Other waste
				White goods	Scrap metal	Batteries	Dom. COM	Comm. COM	Waste Oil				
Bredbo	✓	✓	✗	✗	✓	✓	✓	✓	✓	✓	✓	✗	✗
Adaminaby	✓	✓	✗	✗	✓	✓	✓	✓	✓	✓	✓	✗	✗
Numeralla	✓	✓	✗	✗	✓	✓	✓	✓	✓	✓	✓	✗	✗
Berridale	✓	✓	✗	✗	✓	✓	✓	✓	✓	✓	✓	✗	✗
Nimmitabel	✓	✓	✗	✗	✓	✓	✓	✓	✓	✓	✓	✗	✗
Delegate	✓	✓	✗	✗	✓	✓	✓	✓	✓	✓	✓	✗	✗

Appendix C Staff Interviews

Table 28 Managerial council staff interview comments

Topic	Comments
Strategy objectives	<ul style="list-style-type: none"> Integrate the region's waste services to achieve consistent levels of service, fees and targets; Integrate practical strategy with NSW EPA guidelines and CRJO waste strategy for a 3-5 year, 10 year and 20 year vision.
Urgent actions needed	<ul style="list-style-type: none"> Capping and remediating legacy landfills, developing new landfill cells (Jindabyne and Cooma), exploring CDS opportunities, new weigh-bridge data systems to integrate with SMRC financial system, fire control infrastructure, changing BOBs to waste collection cages, new waste truck(s), expanding the composting facility and FOGO service, food rescue.
FOGO	<ul style="list-style-type: none"> There is local demand for compost product; Compost facility expansion will require additional composting equipment; Shredders and loading equipment needed at other transfer stations to shred FOGO material before freighting to Cooma site; Demand for FOGO service is mainly from urban residents; FOGO service expansion should service properties with current 2-bin service excluding households on larger rural-residential blocks as they can compost onsite; Expand FOGO service in stages to gauge success: first Bombala then to intermediate towns like Michelago, Berridale and Adaminaby. Jindabyne should be last: logistical problems such as high-density dwellings, less street space, tourism, etc. Commercial FOGO is a good idea as restaurants and cafes have large quantities of organic waste and some in Jindabyne are asking Council for FOGO collection; Smaller towns aren't generating large volumes of FOGO waste.
CDS	<ul style="list-style-type: none"> Currently people already rummaging through street bins, CDS collection not needed; Don't have the quantity required to set up infrastructure or the capacity, funds or manpower to collect, sort and crush locally; No issue with use of recycled glass/sand in construction; Currently no awareness among local builders to use recycled products, need to target education to construction entities; Start by backloading material from ACT for a demonstration construction project.
Education	<ul style="list-style-type: none"> FOGO service education should mimic the successful campaign used for the former Cooma-Monaro council; Need to communicate why fees and charges are levied and the requirements to provide waste services to the community; Pop-up education stalls in shopping centres are very effective and allow voluntary face-to-face contact; Face-to-face communication, such as 'Lunch and Learn', is much more effective than written communication; Main challenge is reaching the whole community, especially rural community, only option is through mail;

Topic	Comments
	<ul style="list-style-type: none"> • Campaign targeting construction entities could involve a community group with entity owners or providing Council building department with leaflets to give to new construction developments to educate about recycling C&D waste, cost savings and using recycled products.
Kerbside Collection Service	<ul style="list-style-type: none"> • Reducing general bins from 240L to 120L in Jindabyne to encourage diverting material to recycling and FOGO services could increase contamination; • Reuse 120L bins as FOGO bins by replacing lids; • Lack of robust data about recycling performance but suspected recycling is falling; • Preference for in-house service to standardise and internalise service; • One of Cooma's collection trucks is old and still involves manual rear lift of bins. Does not meet modern WHS expectations. Plan to replace it this year however, it may be kept in service for commercial collections of skips for which it is still suitable.
Bank of Bins	<ul style="list-style-type: none"> • BOBs are expensive to service if not located near a conventional kerbside collection run; • One solution is to change to a lockable waste transfer cage or trailer that can be moved using a light truck. Likely to be best option for Jerangle and Smith's Road BOB site.
Freight to ACT service	<ul style="list-style-type: none"> • The cost to freight to ACT is much higher than the cost of landfilling; • Costs are expensive relative to what other members of the CRJO are paying; • Sometimes using a contractor is more efficient than in-house service – requires less workers, costs less and specialises in service. No WHS risk for Council; • Possible for new contractor to have a local crushing plant.
Operating Facilities	<ul style="list-style-type: none"> • Maintaining local landfills is critical to keeping SMRC's waste disposal costs down (avoiding freight costs and gate fees along with earnings from commercial waste); • Jindabyne landfill expansion required in the short term, Cooma landfill expansion required in the medium term; • Transfer station upgrades required to support recycling of C&D waste, easier access for the community and commercial users. Upgrades needed at Delegate and Bombala to increase safety of disposal process; • Jindabyne landfill has best practice stormwater management; • Stormwater and leachate management system at Cooma landfill needs improvements during next fill plan; • Strategy should rationalise opening hours and service provision; • Weigh bridges at Jindabyne and Cooma landfills use different data management systems which are not integrated with SMRC's new financial data system. Installing a new data system, that supports handheld devices, would greatly improve SMRC's data collection and enable better oversight and management; • Bombala landfill is remote and has no onsite power or weight bridge. The facility likely receives waste from individuals and businesses in Bega Valley Shire and Victorian residents; • Connecting three phase power to Bombala landfill would cost around \$60,000. There is lots of airspace but costs a lot to run. May be better value as a transfer station; • Bombala's population similar to Berridale who are serviced quite well with a 1 day a week for 5 hours transfer station;

Topic	Comments
	<ul style="list-style-type: none"> Bombala community would strongly oppose shorter opening hours, would require serious community consultation. Gradual change in opening hours to allow community to adjust.
Legacy Landfills	<ul style="list-style-type: none"> Recent bushfires and storms have underlined the need for emergency landfills to take non-putrescible material from the clean up process; SMRC is currently in consultation with Snowy Hydro 2.0 project managers regarding the provision of a new emergency landfill; There are at least 15 legacy landfills that may need to be capped and remediated. SMRC has conservatively noted \$30 million of liabilities associated with these remediation works in budget however these estimates could fall considerably as more detailed investigations are undertaken; Keeping suitable sites for emergencies avoids the costs of capping and remediating these landfills and reduces the cost and time to respond to emergencies and ensuing clean ups; Need a detailed investigation into the potential residual capacity of these sites along with an assessment of suitability for future use and more detailed closure plans and cost estimates for sites deemed unsuitable for future use; Attempts to fill up Cooma landfill in January (after bushfires) as part of the remediation process proved too expensive and difficult to get EPA approval; There is currently a written proposal to set up old Delegate landfill for remediation, doesn't require DA. Cooma landfill would require DA process.
Fees & Charges	<ul style="list-style-type: none"> General belief that waste fees and charges are too high but reducing fees wouldn't be sustainable and would require services be cut back dramatically; Need to communicate true cost of waste management to community.
Bulky Waste Collection Service	<ul style="list-style-type: none"> Not supportive of a bulky waste collection service due to its costs, complexity, risk to operate and significant generation of waste; Area too big. Would need more staff and transport which would greatly increase expenses; Understanding about demand for service within the community; Good option could be targeted service for concession card holders on request; Instead of bulky waste pickup, free weekend for drop off; Including the possibility in the strategy would give false hope.
Illegal Dumping	<ul style="list-style-type: none"> Possibility for further community awareness campaigns to further target these issues. E.g. Council website doesn't have much information on how to "dob in a dumper".

Table 29 Operational council staff interview comments

Topic	Comments
Strengths of waste management	<ul style="list-style-type: none"> • Happy with equipment upgrades, e.g. waste collection trucks and compactor ordered for Jindabyne landfill; • Bank of bins work well; • Kerbside service are worth the fees as residents get a good service.
Improvement Opportunities	<ul style="list-style-type: none"> • Reported issues with polystyrene being blown around at Jindabyne landfill sites exposed to high winds. Polystyrene also creates problems for landfill compaction rates; • Would like to see more education for FOGO, often see contamination; • Expanding FOGO kerbside service would increase fees due to requiring additional staff, trucks, fuel, etc; • Commercial FOGO collection would have high contamination. Current FOGO in ski areas has high contamination. Difficult to get employees to comply (care factor is low); • Advertise the Council website and Facebook page for education material more; • Lower fees for recycling and increase fees for landfill to encourage source separation and recycling. Landfill staff are often pulling recyclable material out of tip face. It shouldn't cost people so much to recycle. • Commercial waste price vs commercial recycling (they save \$10/tonne) – not much incentive for businesses to recycle. It would cost more for them in wages to properly sort waste than it does to put it in landfill; • Builders are sorting at the tip: paying as waste but putting material aside for staff to grab and put it in recycling; • Need more landfill infrastructure; • More education required about what can be recycled.

Appendix D Waste stream compositions based on material categories

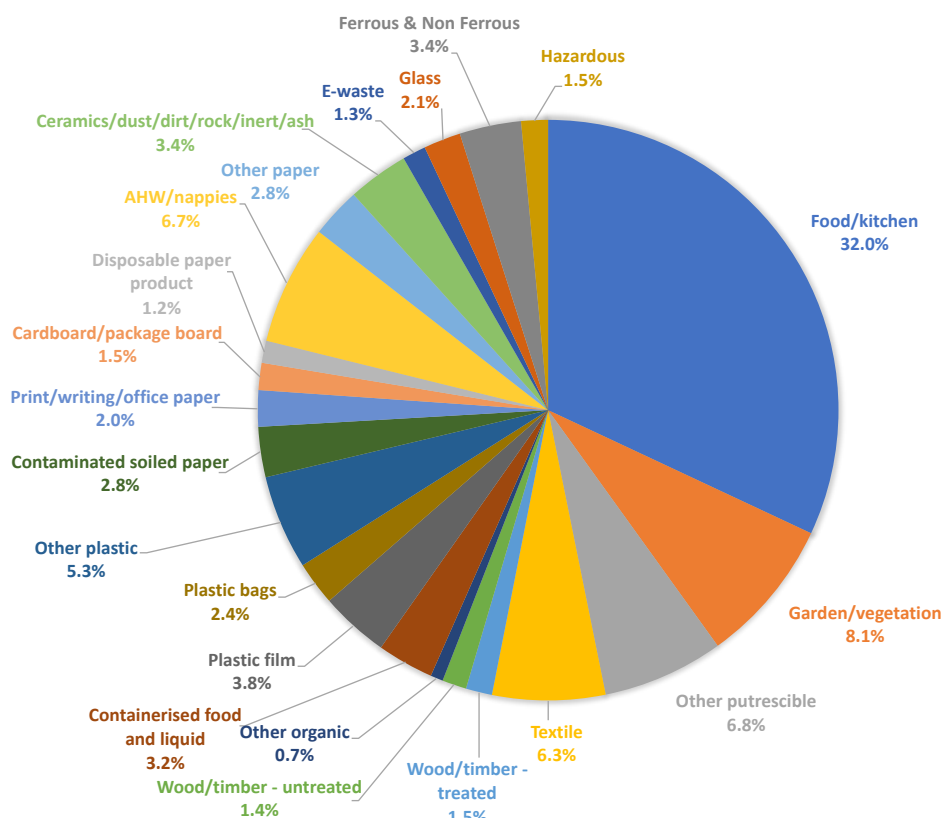


Figure 18 Kerbside general waste composition based on material category (by weight)

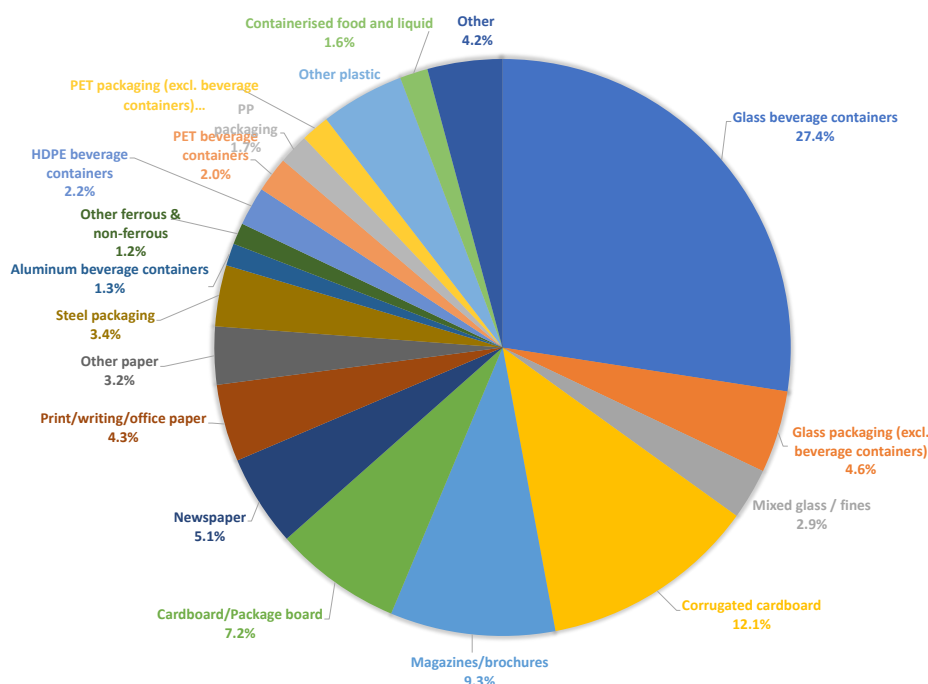


Figure 19 Kerbside recycling composition based on material category (by weight)

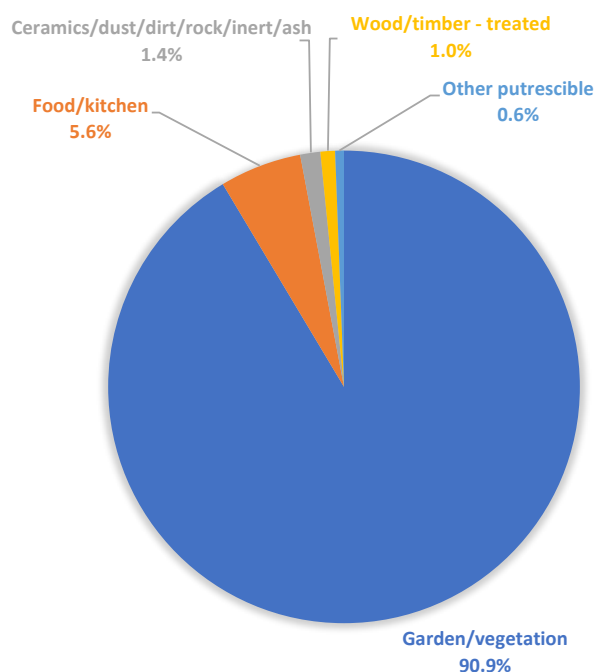


Figure 20 Kerbside FOGO composition based on material category (by weight)

Appendix E Transfer Station Financial Analysis

Table 30 CAPEX, OPEX and net profit for transfer station scenarios

	Adaminaby	Berridale	Bredbo	Delegate	Nimmitabel	Numeralla
Business as Usual						
Net Profit	-\$40,520	-\$34,503	-\$55,290	-\$19,795	-\$59,873	-\$44,684
Scenario 1 – 100% Service Rate						
CAPEX	\$276,330	\$285,460	\$428,370	\$133,510	\$220,920	\$303,720
OPEX	\$78,529	\$80,657	\$110,128	\$56,027	\$60,566	\$76,954
Net Profit	\$11,838	\$12,547	\$30,285	-\$12,628	\$10,842	\$25,292
Scenario 2 – 75% Service Rate						
CAPEX	\$207,270	\$216,310	\$322,430	\$101,240	\$165,780	\$225,710
OPEX	\$62,065	\$62,440	\$84,615	\$48,142	\$47,586	\$66,215
Net Profit	\$5,708	\$7,242	\$20,580	-\$15,703	\$5,961	\$11,706

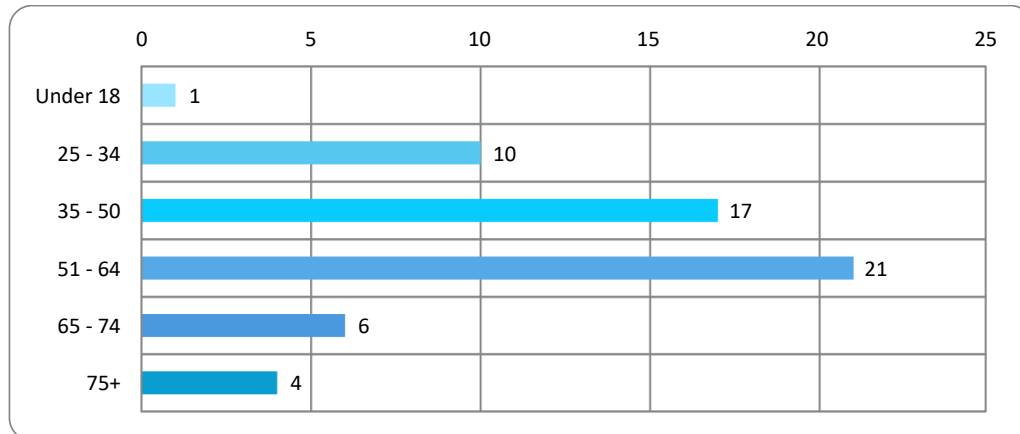


Waste Management Strategy Draft Document Exhibition Submissions

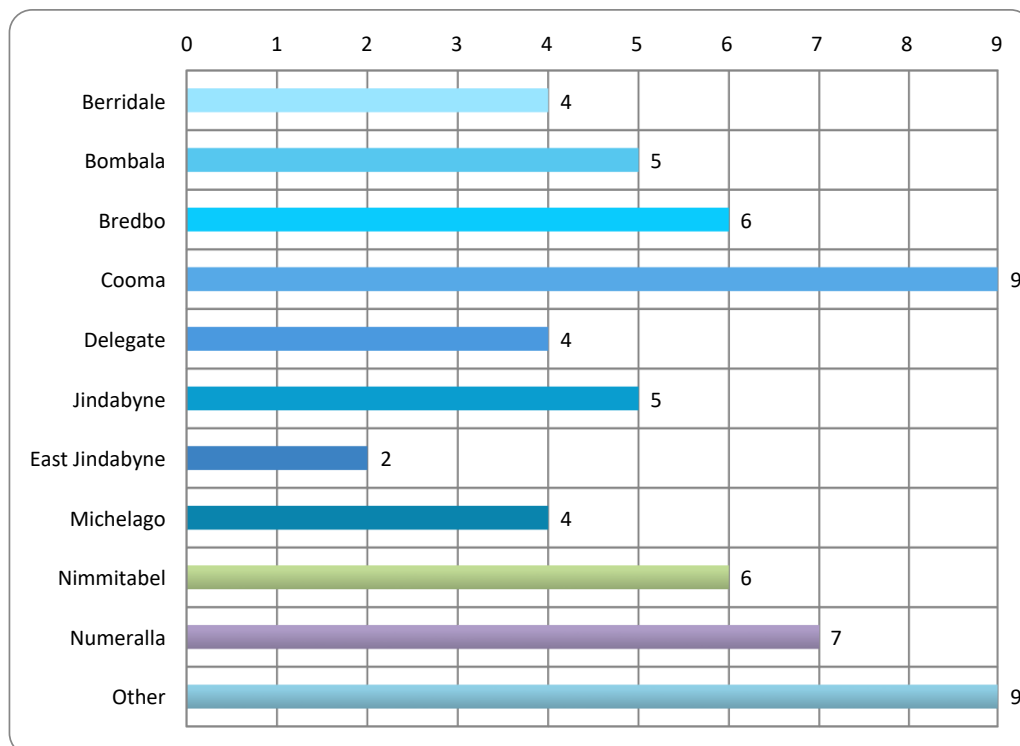


Online Your Say Submissions

Age of Submissions



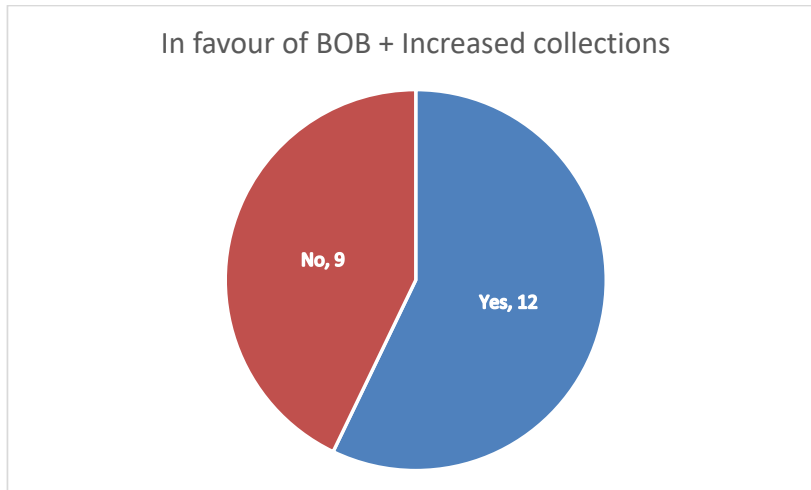
Locality of Submissions



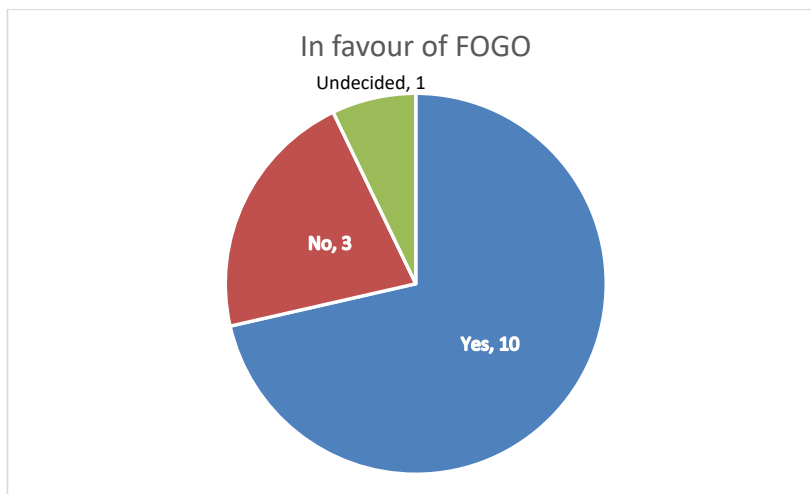
The other category included submissions from Anembo, Anglers Reach, Arable, Colinton, Jerangle, Moonbah, Mount Burra, Shannons Flat and Tombong.

Most Discussed Items

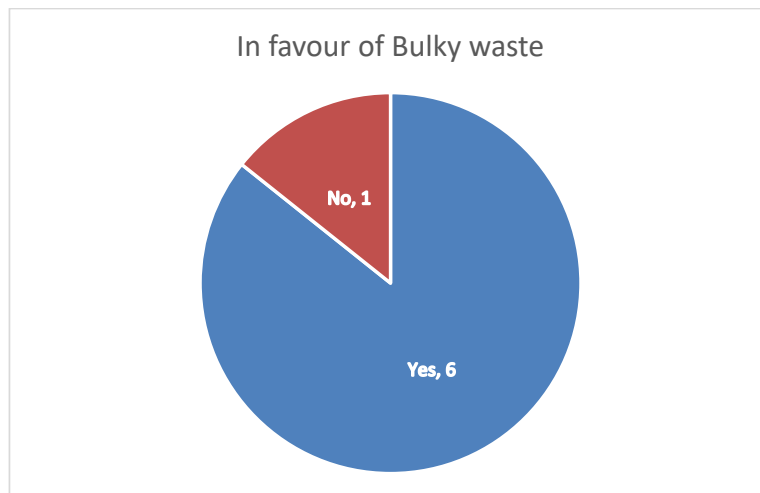
Bank of Bins



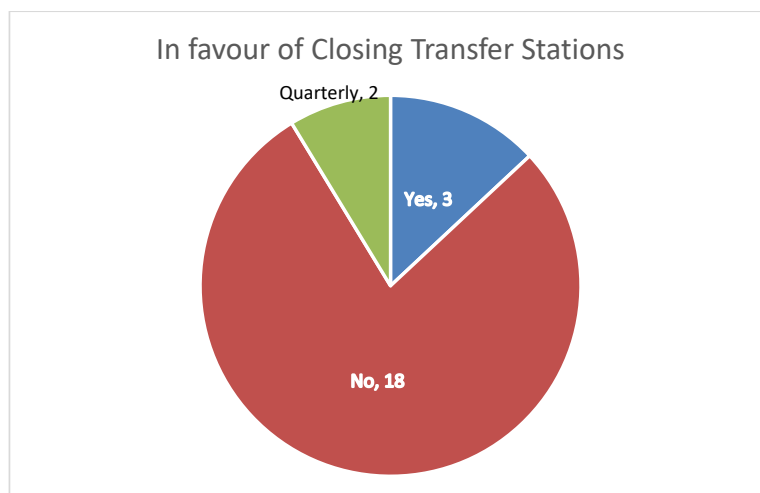
Food Organics and Garden Organics (FOGO) Bins



Bulky Waste



Transfer Stations



Other discussed items

- Bin size
- Increase in illegal dumping
- Free waste and/or tip passes and waste management charges
- Collection frequency

Submissions

Submission 1
Comment: Can we please have the larger red bins back. A larger bin is necessary for bigger families. I see bins over full and overflowing all around my street and other parts of town on bin nights. We pay our rates to have our bins collected at least let us have our choice of the size of our bin and you will end up with less rubbish floating around the streets too.
Submission 2
Comment: We definitely need a green waste bin ,and a kerbside free pick up 3 or 4 times a year, there is a lot older residents in Bombala' who can't get items to tip ,so it builds up causing a fire risk and snake risk .
Submission 3
Comment: Implementing fogo is crucial!
Submission 4
Comment: Additional bank of bins or extension of collection service to ironmungie road (intersection the snowy river way). Current service is only a few km away from this location so cost of extension would be minimal.
Submission 5
Comment: I do not want to see increased kerbside collection in outlying rural areas. The extreme winds and animals make too much of a mess and it reduces the scenic value of some main roads like SR Way, Barry Way and Alpine Way.
Submission 6
Comment: Definitely in favour of regular green waste bins and kerbside clean-ups
Submission 7
Comment: When I lived in Blacktown, we were able to book a certain number of council clean-ups per year when we had an accumulation of items that would not fit in the wheelie bins, e.g. old furniture and appliances. We only needed it a couple of times, but it was very handy on those occasions. It would be very useful if we had a similar service here.
Submission 8

<p>Comment:</p> <p>I believe that residents who live out of town and don't get rubbish collection i.e. Abbington park should atleast be given free use of the local tip to dispose of rubbish as it's a cost that is being paid within rates and then also being paid weekly to the tip feels alott like double dipping as you're not offering the service your charging for. Yes there may be other things that the rates are paying for but part of it is rubbish collection. If no rubbish collection is being done rates should be reduced based on what you receive.</p>
Submission 9
<p>Comment:</p> <p>I wasn't even aware there was a Bank of Bin locations for rural property owners! We live in Anembo. Its 1 hour to the Brebo transfer station or 20 mins to the tip in Captains Flat where we get charged \$25 for rubbish. Could you provide bins at the Anembo fire shed perhaps so residents down this way can use them and not have to pay \$25 on top of what we pay in our rates??</p>
Submission 10
<p>Comment:</p> <p>I believe that a weekly green waste and/or fogo service is essential for our community.</p>
Submission 11
<p>Comment:</p> <p>Needs to include a FREE waste disposal option.</p>
Submission 12
<p>Comment:</p> <p>The Mount Burra community pays for waste collection in our rates, yet we receive no waste collection or a tip pass like most other rural areas. We also pay over \$100+ in rates more than last year for absolutely no reason. The condition of the roads are shocking, not sure why we pay rates at all. We've been purposely ignored because we boarder QYBN council.</p>
Submission 13
<p>Comment:</p> <p>Please provide bins for Tombong. It is 50 kms round trip to deposit recyclables and general waste at the local dump on the north side of Delegate and the hours have been cut back by SMRC.</p>
Submission 14
<p>Comment:</p> <p>Recycling bins need to be collected weekly. As a family of five, we fill the recycling bin very quickly and once full, it's not emptied properly on collection day as it's too full/compacted. Happens quite often and very frustrating.</p>
Submission 15

<p>Comment:</p> <p>Green waste bins for domestic use would be wonderful and all so more bins around the lake to stop people littering our lake foreshore.</p>
Submission 16
<p>Comment:</p> <p>'- FOGO bin collection should be weekly (red and yellow alternate) across the shire (stop people dumping in our beautiful bush) Also we pay the same rates as other townships so would expect the same services (I am in Anglers Reach)</p> <ul style="list-style-type: none"> - more days and hours for Adaminaby tip opening. Other tips are too far away for the high population of elderly residents in the area - what has happened to the tip passes we used to get upon paying our rates? Two passes a year would help with clearing rubbish - particularly for keeping areas clean and stop people hoarding, their yards becoming fire and vermin hazards
Submission 17
<p>Comment:</p> <p>Personally not interested in the implementation domestic Food and Garden Organics (FOGO) kerbside collection in Nimmitabel where I live. Have been getting by without it for years now (as has everyone else) and if it is implemented I would opt out.</p>
Submission 18
<p>Comment:</p> <p>biannual Kerbside collection and at least monthly green waste collection needed</p>
Submission 19
<p>Comment:</p> <p>'I support the following:</p> <ul style="list-style-type: none"> - expansion of collection during winter months - pick up of organic domestic and garden waste - more bin islands for rural land holders <p>The council must find a solution to fix bins into place. The amount of high wind days we have makes bin fixed on arms or to the ground necessary to avoid rubbish blown all over the area. Climate change also predicts winds to increase by 20%. Is council including this in this strategic plan?</p> <p>We also need a recycling processing centre to avoid recycling put into landfill.</p>
Submission 20
<p>Comment:</p> <p>No more bins, save money by open tip on weekends free of charge so people can bring their waste to the tip and you don't have to clean up waste being dumb on and in reservation</p>
Submission 21

Comment:

Page 7 - Error - graphic omits Delegate bank of bins;

Page 13 - "Vision - To unify the LGA, optimise resource efficiency and deliver cost effective waste services that meet the needs of the community". There is no justification provided for the aim to "unify" the SMRC. This is an incoherent aim in light of the diversity of this LGA, which includes a major tourism destination / special activation precinct (Jindabyne), the "Capital of the Snowy Mountains" (Cooma), and sleepy rural villages like Craigie, Delegate, Dalgety, and Berridale. These areas are too disparate for "unifying" waste recycling services to make sense;

Overall - please ensure that BOBs are placed in secure (unlocked) enclosures. This will prevent critters from knocking over and accessing bins and raiding them.

Submission 22

Comment:

Keep all the tips open, re open the ones you have made in to transfer stations e.g. Delegate. Stop spending money on things we do not need like people getting pay rises for bad management. Make all council staff e.g. the GM and councillors personally responsible for their stuff ups and the good stuff they do. If they are held personally responsible, they will not make as many bad decisions. Stop wasting our rate money now....

Submission 23

Comment:

Keep Bombala tip open and serviceable.

Submission 24

Comment:

Having a 3rd bin in Jindabyne or Berridale will NOT work. The strata complexes do not have the room in their existing enclosures. Most holiday guests don't even recycle so there is no way they will bother with food collection bins.

Just do one improvement and do it properly and that is collect recycling on the same day or following day weekly.

Submission 25

Comment:

Happy to close all tips if there's a bank of bins for [REDACTED] Rd residents at the start of [REDACTED] Road! Sick of our bins at Delegate always full from people in Delegate town who have bins!

Submission 26

Comment:

Additional BOB'S are a good idea. Remove green waste charges

Submission 27

<p>Comment:</p> <p>Fix up bins around JINDABYNE. Town Centre bins are dreadful with bin liners flapping and covered in cigarette burns. Also needs heaps more dog poo bags and bins especially around lake edge and parks. Do something about bins being left out all the time.</p>
Submission 28
<p>Comment:</p> <p>I live on a rural property [REDACTED] and would like to dispose of rubbish via bank of bins, possibly in Michelago village</p>
Submission 29
<p>Comment:</p> <p>I wish to register for the meeting on Tuesday in jindabyne</p>
Submission 30
<p>Comment:</p> <p>Bombala transfer station a good plan. At amalgamation, Cooma & Jindabyne landfills received large grants from the State Govt. - why not Bombala? Can Bombala have a Recycling Centre & a ScrapMart Tip Shop? Tip Shop could be an incentive for a local entrepreneur (not at waste management area)? Why does Cooma have a green bin & no-one else? It's wonderful that this whole area is undergoing such an amazing restructuring - CONGRATULATIONS!</p>
Submission 31
<p>Comment:</p> <p>Dear Mark,</p> <p>We live on a [REDACTED]. We pay just under [REDACTED] in council rates and we receive a poor deal from the council for waste management and recycling. The current situation of waste collection on a Saturday morning from Michelago Fire Station does not work. It is unfair. I often work on weekends.</p> <p>Can you please provide a kerbside pickup from our property entrance [REDACTED]? At the very least, can you please provide a bank of bins in Michelago, including recycling which we can access at any time?</p> <p>Thank you for addressing the needs of the people in SMRC who do not live in towns and villages.</p> <p>[REDACTED]</p>
Submission 32
<p>Comment:</p> <p>We don't need kerbside collection out here. We need our waste transfer station (the tip) to be open on times that are convenient for people to attend. Having it open on both Saturday and Sunday gave us the option to actually be able to dispose of our waste. Having it open all day would be even better. There has been an increase of dumping of rubbish, and of people simply burning instead of taking it to the tip. Open the tips back up so that people can access them. And stop charging an arm and a leg for it.</p> <p>If you were legitimately wanting feedback from the community, you would also make meetings at genuine times in the evenings, and not send someone out to locations during business hours when everyone is at work. Start working with communities, not against them.</p>

Submission 33
<p>Comment:</p> <p>Our property is a small holiday house that we visit approx. 6 weeks each year. Most visits occur over weekends. The current system of pay as you go at the landfill is preferable for the amount of waste we generate. We are concerned that if the collection occurs on days we are not present the service will not be accessible for us. As a weekender the transfer station currently guarantees access.</p>
Submission 34
<p>Comment:</p> <p>Currently our property is used as our holiday house and to visit family as they live in the same area. We mainly use the transfer station for recycling and green waste (weeds). We compost our food scraps and take the bulk of our rubbish (soft plastic) to the supermarket. Our property is at the back of another property and the street frontage does not have a safe place to put a bin. The new proposal would be totally inaccessible for us as we would need the pick up to be on Saturday nights to allow us to place it on the road and collect it. The current set up at the transfer station should be kept the same. I also feel it is unreasonable to be charged for a service we may only access 8 times a year. Thankyou</p>
Submission 35
<p>Comment:</p> <p>Do you really expect people to read a 75 page document and comment? I am a degree qualified engineer and I stopped reading at page 17.</p> <p>This is the 2nd response I have written. I made the mistake of clicking on an FAQ - the form and everything I had written was gone.</p> <p>Not rewriting all of that as I feel like you don't want my response and this has been a complete waste of my time.</p>
Submission 36
<p>Comment:</p> <p>There is no good reason that I should be charged a waste management fee when the council does absolutely no waste management for me, and I have to pay a cost per bin to take my own bin to discard waste. So I pay a cost per bin as well as a waste management fee in my rates. It is extortion.</p>
Submission 37
<p>Please keep Bredbo waste transfer station - where else can I go to get good stuff for my project? aka recycling.</p> <p>Plus also if you wait until [REDACTED] when I retire, I can look after the tip for very reasonable rates - no travel time either.</p>
Submission 38
<p>Comment:</p> <p>I live in town at Bredbo. Although we have kerbside collection (which I think is excellent) I would prefer to keep the transfer station for other waste. I would love a green waste bin for kerbside</p>

as well and understand there may be an additional cost. I'm sorry I missed the meeting tonight at the hall but I had to work.
Submission 39
<p>Comment:</p> <p>No consultation at all and the community survey is really not a representation of the whole of the community.</p> <p>I think you need to look at cutting your services and stop cutting mine as this is starting to look like to me that you want to get rid of the smaller communities and only have the big ones as they provide you with more money than us smaller ones.</p> <p>You want feedback on a draft plan that has no values in it and show us what you think of us as a whole. Show the figures and stop hiding things from the communities, instead of spending heaps on people that do not put the community first. Instead they are lining their own pockets with our rates.</p>
Submission 40
<p>Comment:</p> <p>The loss of the transfer stations will create more issues than anticipated in the draft strategy. What about people dumping stuff instead of finding a bin? Bins overflowing as happens elsewhere? Bins full? Bins knocked/blown over?</p> <p>It appears that a decision has been made and then a business case has been packaged to justify the predetermined decision.</p> <p>This is a flawed strategy.</p>
Submission 41
<p>Comment:</p> <p>I'm in favour of this change provided some form of bulky waste disposal is factored in even if only quarterly or on request etc. As a single mum without a trailer I struggle to remove any green waste so have been unable to maintain my property due to this so the addition of a green bin would be most welcomed. However the closure of the transfer station at Bredbo will mean I have no means of disposing of my bulky waste as I cannot travel further while leaving my children unsupervised at home to dispose of these items.</p>
Submission 42
<p>Comment:</p> <p>The bank of bins option for rural does not seem like it will be a good thing for the residents. 2 bins for 3 properties. I don't make a lot of waste, more recycling though. If my neighbours are big on waste and recycling we are up the creek. We have 4 properties together, so will one of us have to travel up the road to get to their bin? Or will there be a small bin for one of us? Where can these bins be placed safely? We have trouble finding spaces for the school bus to stop out here. It is a traffic risk to have large trucks half on the road at a stop. People driving past will throw their rubbish in, I believe it is possible to lift the lids partway even when locked, and local kids may well find them amusing to play with while waiting for the bus. Since we share bins we will have to do our rubbish as soon as the truck has been to be sure of getting to</p>

use it. The times at the transfer station are very limited, but at least you can nearly always find room in the skip. We will have to go to Cooma to take in any metal, or fencing wire. If the bigger landfills are making a profit then that profit should be used to subsidise the transfer stations. We would like to see the financials for updating the transfer station, as that hasn't been put forward. The positions of banks of bins has not been looked at, and that would be of huge importance if we were considering them, but would prefer the transfer station to stay open. The cost of bins will not be a one off, they will need to be replaced fairly frequently as they will degrade on the roadside apart from any damage from trucks/buses, or kids and wild pigs.

Submission 43

Comment:

It is ridiculous that you would even consider closing the local tips. How do you expect people to get rid of bulky items and what do you think the farmers and those who do not get any waste collection are expected to do? Council is failing in its reason for existence by withdrawing the present waste facilities; travelling to Cooma is not an option for many people to dispose of their waste. I think you should reconsider this decision very carefully.

Submission 44

Comment:

Over the last 8 years it was mentioned that we would not be charged for green waste... That changed quickly! Shame on you for charging me for collecting deadwood around the town as the fire approached!

At the same meeting we were told that we would not be charged to recycle. That didn't last long!

Curb side then came along...thank you! But...

Now you want to stop the waste station. Now I have to drive to Cooma??? All council seems to care about is Bombala, Jindy and Cooma. You know the small towns outside will not affect votes so we do not matter! Well done 🙏🙏🙏

Submission 45

Comment:

Details for Bredbo hours are out of date. Consultation Strategy not visible. Only just found out by neighbour. I don't use Facebook. \$250 per year opt in bin cost is way higher than I spend at Bredbo= money grabbing on top of rates that give rural residents ZERO!!!

More bins more mess more random dumping!

Not convinced bins = objective of changed behaviour?!

Submission 46

Comment:

I would like bank of bins on [REDACTED] Road please

Submission 47

Comment:

I think that with the closing of our transfer stations that it will disadvantage our rural communities and think that quarterly they should be considered to be opened for green waste and scrap metal drop offs
 could also incorporate the mobile CRC and drum muster drop off at same time

Submission 48

Comment:

My main concern is the possibility of dumping of rubbish if the Delegate Tip is closed, particularly with regard to bulky items. While it is proposed that bulky items can be delivered to the Bombala facility, not everyone has the transport means to comply with this direction. Perhaps Council could make quarterly trips to Delegate to pick up bulky items - I think this arrangement is proposed for the elderly residents but could be expanded to include all residents.

It is also imperative that the bulk of bins concept is not installed within the town limits. This was tried many years ago and resulted in creating a huge smelly eyesore!

A more extensive list of just what can be included in recycled or household garbage or what comes under bulky items or what has to be taken to the Cooma Tip would be appreciated.

Submission 49

Comment:

This strategy is appalling.

It is lacking in crucial detail, the figures and budgets used are false and highly questionable. I suggest the council listen to the clear feedback, we do not want this plan and it has been a giant waste of money.

I reckon council has spent over \$1 million on developing this plan, and it is rubbish.

Sometimes the cheaper option is already in play, and council is currently servicing the bulk of the waste disposal needs of the shire and returning a 1 Million dollar surplus each year!

And worse still, the fact that council has been sneaky and duplicitous and written the execution of this waste strategy INTO the draft 2021/22 operational plan before the community consultation was even started shows me that there is a hidden agenda underneath this 'strategy' and that is Council wants to increase costs, reduce services and make larger surplus :(

I reject this plan, as does my village of Nimmitabel and our nearby villages of Numeralla and Bredbo.

Submission 50

Comment:

I am a rural land owner and concerned that the transfer stations will close and do not fully understand how the "bank of bins" would operate.

I would propose a "bin swap" service located where the transfer stations are currently located and they can be assessed at longer times. For disabled residents, they register for assistance.

The local government need to keep waste removal/collection as a high priority to prevent illegal dumping to maintain the environment and health of the area.
Submission 51
<p>Comment:</p> <p>I am all for this. As long as there is adequate bank of bins.</p>
Submission 52
<p>Comment:</p> <p>A green waste bin needs to be provided in Bombala the cost of the green waste disposal at the tip is disgusting when we are not provided with an alternative (a green bin) it either should not cost anything at the tip for green waste or we should be provided with a green bin, the fact they mulch our green waste and sell it back to us is robbery when it cost so much in the first place to dispose of it.</p>
Submission 53
<p>Comment:</p> <p>Closure of the transfer stations will certainly create more driving and difficulty in waste management for those living out of town. Not enough information has been provided on the Bank of Bins for anyone on a rural property to make an informed decision. Where do the banks go, how they are applied for, who manages it when they are overfilled and rubbish is lying around them etc. Far better to maintain the transfer station where at least there is an onsite manager, the rubbish is contained in one area, and there is more options for separating out rubbish. Cooma is 45 mins drive for me to take rubbish in weekly? Currently Adaminaby is only approx. 20 / 25 minutes. I don't think the Bank of Bins option will work out here. Why fix something that is not broken?</p>
Submission 54
<p>Comment:</p> <p>Several months ago a meeting was held at the invitation of Council at the Nimmitabel Transfer Station. At this meeting, those present were reassured by Council staff that the facility would remain open into the future. However, here we are only months later facing the prospect of closure.</p> <p>The words I would use to describe the closure of the facility are cruel, inhumane, uncaring and ill thought out.</p> <p>Life in the villages of this shire can be very challenging, especially for the elderly and the businesses. Nimmitabel suffers severe weather occurrences, including devastating winds and damaging snowfalls. This results in large amounts of green waste.</p> <p>Whilst Council will offer green bins, these will not cope with the amount of waste generated by severe weather occurrences, Council nature strip tree twigs and leaves and trimming of trees and shrubs in private gardens. No rate payer from any of the villages should be asked to travel to Cooma tip and wait for hours in line, to deposit and then PAY FOR extra green waste. Do Cooma residents realise that the weekend wait times of up to an hour and a half will become many hours wait? The villages have many elderly residents who don't drive or have trailers and rely on neighbours to take their green waste or other solid waste to the local transfer station, neighbours who will no longer be willing to travel to Cooma and wait in line for hours.</p> <p>Council has announced that it will be spending hundreds of thousands of dollars on coal-fired</p>

vehicles for Council staff, in what is assumed a nod to climate change. Imagine the increased effect on climate change of many hundreds of extra trips per week to Cooma tip by outlying rate payers.

As for bin banks along the rural roads. Has Council considered the stray cats, wild pigs and dogs and the rubbish nightmare of those animals tipping over bins or climbing into bins if the lids are left open? Our [REDACTED] has spoken to many graziers and they have said that they will bury or burn their rubbish on their properties. Another environmental disaster.

Rate payers are understandably angry that Council is closing our transfer stations under the guise of financial expediency when Council refuses to call in the HUGE amount of back rates owed by a number of residents and spending hundreds of thousands of dollars on coal-fired vehicles.

I can't see how closing the transfer stations is financially cheaper for rate payers and it certainly isn't a GREEN option!

Submission 55

Comment:

Snowy Monaro council run the waste system as a business. With that in mind, the consultants have assumed that the only income the transfer stations receive is the cash payments when garbage and recycling is dropped off. Totally wrong as we also currently pay \$124.00 per year each for base waste management. On your website it states this goes to provide the transfer stations. Numeralla therefore currently makes a profit of \$31,919.00. The current system is the cheapest for you to run per year. The current system is the most efficient and convenient for all 620 catchment area residents.

This shows that Snowy Monaro council have wasted an enormous amount of money on a badly informed draft plan.

The cost modelling for waste produced is not done on actual figures. We will not suddenly produce 5 times the amount of waste per year.

The transfer stations are not underutilised. Figures show that we create less waste than the surveyed area in Queanbeyan/Palerang. We are role models for recycling and minimising waste. Ratepayers in our area are rural, low income, pensioners, gardeners, farmers, chicken keepers, and producers of our own food that does not need packaging.

The main problem with the waste system for the Snowy Monaro area is the exorbitant price to transport the recycling to Hume.

Start-up businesses that recycle in Cooma. Pyrolytic conversion of plastic into diesel, or 3D printer strands. Pulping of paper and cardboard into other reusable and saleable paper products. All these goods can then be sold throughout our area and the rest of Australia. By keeping the transfers stations you are future proofing this venture. We the ratepayers would be quite happy to separate the different types of recycling at home and place in designated skips at the transfer station. Thus saving man-hours at the central recycling depot.

Snowy Monaro council needs to keep its Transfer station assets to future proof its current cost effective business not squander ratepayer's money on fancy expensive kerbside bins that are only suitable for large towns and cities.

My vote is to keep the current transfer station system and take our \$31,919.00 profit each year and start a recycling business in Cooma.

Submission 56

Comment:

Michelago is only mentioned twice within the strategy paper and twice in its Appendices. The key dates do not mention any presentations at Michelago. Is Michelago not important? There is also no reference to a meeting with council in Michelago way over a year ago when council proposed taking over the old fire shed for a BOB, attendees at the meeting totally rejected this idea yet this is not mentioned anywhere in this strategy. Michelago township has curbside collections as noted in the document but no mention if there are any proposed changes to our drop off service.

Submission 57

Comment:

Objective 2.1 - The decision to engage a contractor from outside the area to transport recyclable materials to ACT for processing is not sound fiscal management. The community backlash from residents at the time, showed this was a decision that did not sit well with locals. It is evident that this has a significant, detrimental, imprint on the environment with trucks on the road, aside from the increased costs over the course of the contract. This decision impacted the local community in terms of money being spent in this shire, people employed, etc. REMONDIS are not local and in my opinion, they are not engaged in our community. There have been significant changes outside the contracted documents of how skips are unloaded by Council waste/recycling collection vehicles and then reloaded into REMONDIS skips. This option, I was told by Council staff, would increase efficiencies in the future. Clearly efficiencies have not been gained as Council costs to transport the materials to Canberra are excessive.

To increase cost efficiencies it would make much more sense to engage a Snowy Monaro Regional Council based contractor, with the ability to provide necessary recycling processing based in Cooma.

It should be noted, I am employed by the previous, Cooma based contractor that provided waste/recycling services to the former Cooma Monaro Shire and Snowy River Shire for a period of over 16 years, and base my information on my observations in that capacity however, and the comments here are my own.

Objective 4.2 - As a waste business operator in this region who uses Cooma landfill almost daily (spending about [REDACTED] p/month), the operating hours for commercial operators is prohibitive. In the past we were able to access the landfill of a morning prior to the general public. This was a much better option. The current operating hours severely impact on our operations.

This strategy identifies estimated cost savings to Council to transport comingled recyclables to the ACT MRF. See above comments at 2.1. The disadvantages and risks identified are important and during the course of the existing contract with REMONDIS, they are ACT based, staff come from that area, no local residents are currently working for them, they spend their money outside the SMRC area. As far as I can see REMONDIS are taking money from this area and are not putting back into the local economy.

Options Analysis

2.1 - Approaches have been made to Council regarding the use of local recycled content such as crushed glass. At the time I was told Council would not be interested. It would be surely be beneficial to use local content wherever possible.

3.1 - Capturing eligible beverage containers - A local sorting facility already exists in Cooma. What benefit would it be to establish another one, aside from all the costs this would involve?

Establishment of a glass processing facility would only be of benefit if the resulting output is used in every possible situation.

I cannot see there would be any cost savings by freighting recyclables to ACT. Council is acknowledging by comments in the benefits column of this strategy (p. 38), that revenue is currently going outside the region.

See further comments at 2.1.

It should be noted that when Council asked residents of outlying towns such as Nimmitabel, the residents did not want a kerbside collection, yet it was put in place anyway and regardless of whether the ratepayer wanted it or not it was imposed on them. I fear this is what will happen at Numeralla as well. It is about time Council listened to what the ratepayers want in these small towns, and give due consideration rather than impose a service they do not want.

I would be interested to see the \$5 million dollar cost savings Dean Lynch reported would be saved by using a contractor outside the area to provide waste/recycling bulk services. I believe any savings would be minimal, if at all, but in reality I don't think Council would have saved money. In fact, I think REMONDIS' charges have increased over their quoted price.

CDS collection (p. 48). I don't believe the costs associated with developing and building a local MRF is feasible when there is a suitable MFR already established and operating within the shire. I do however, support the use of recovered glass as a component of road base and cover material at landfill.

Further Actions

4.3.4 - Although there may be increased costs of operating and maintaining transfer stations, this is a necessity within the distances required to travel to either Cooma or Jindabyne landfills for residents in outlying areas. Any decision to close transfer stations and force residents to Cooma or Jindabyne would, in my view, increase the rates of illegal dumping within the shire and take away another service from within the shire.

4.3.5 - Risk management - I have raised concerns with waste staff about the risks of the weighbridge operator climbing up the side of skip bins to identify the load contents. I was told that the camera on the weighbridge is not located high enough to be useful in this situation (25m3 skips). This is a risk that I assume could easily be addressed although I don't believe it has been.

4.3.6 Regional contracts with other members of the CRJO would decrease flexibility to change collection schedules, would take money outside the area and would impact on the number of employees required by Council. Council should support local providers that have the capacity and experience to undertake the requirements of any tender.

Staff Interviews

Freight to ACT - These comments reintegrate my view that using a local contractor that has their own MRF, based in Cooma would have more cost benefits that is currently the case with the current contractor.

Commercial waste operators such as the business I work for pays considerable fees (██████ in April). The operating times that commercial operators such as ours can access the Cooma landfill is a drawback.

I believe it would be beneficial for landfills to have a designated area to support the recovery of items from C&D waste and other waste/recycling streams. The current practice that has recently been imposed at Cooma landfill that this waste must be sorted is an imposition that does not reflect the cost of the fees charged for disposal of commercial waste.

I believe illegal dumping will increase in the event transfer stations have hours reduced or closed altogether.

It is my view that Council consults the community on things like operating hours of transfer stations, whether or not they want a kerbside collection etc. however when the information received does not reflect the ideas Council have, the decision is forced on that community anyway. This, as I understand it, was the case at Nimmitabel with the introduction of kerbside collection when the feedback from the residents of Nimmitabel was that a kerbside collection was not what they wanted.

Submission 58

Comment:

If the Numeralla Waste management area closes the disposal of our rubbish (rural) would entail a 70km drive to the tip in town. I know of nowhere in the state that ratepayers would be required to travel this distance for rubbish disposal. Council may well find that this is not a reasonable action and leave the tip where it is. We pay our rates and surely have the right to expect decent rubbish disposal and not a return to the 'old days' where many rural rate payers simply buried their rubbish - how good for the environment is that? (We live in Countegany which is 14km further on from Numeralla)

Submission 59

Comment:

Thank you for providing the opportunity for the community to "have its say" on your Resource and Waste Management Strategy.

Having read the documents provided the Delegate Progress Association (DPA) has some concerns with the proposed strategy.

It was advised at the public consultation session that it is proposed that the Delegate Transfer Station will be replaced with BOBs at various locations in the district. The locations could not be advised at the time of the meeting but it was the understanding of those present that they would not be located at the present site.

The DPA's concern is that this will lead to a number of "tip" sites around the area. While the BOBs will be available to certain residents who will be provided with a key, how is Council proposing to stop those who don't have a key from dumping their rubbish beside these BOBs?

Just after amalgamation there was a push to have a BOB in the Delegate town centre. At the time the DPA wrote to Council strongly disagreeing with this suggestion and we have not changed our stance on this idea.

It is strongly requested that the present BOB at the present location (i.e. the Delegate Transfer

Station) be retained.

The DPA would prefer that the Delegate Transfer Station, in its present set-up remain.

The documents state that the Bombala Landfill Site will be replaced with an upgraded transfer station. We assume that waste that cannot be placed in a BOB or in a kerbside collection bin, such as large amounts of green waste, old fencing material and household white goods, to name a few, will now have to be taken to the Bombala Transfer Station whereas previously these could be disposed of at the Delegate Transfer Station. Whilst it is acknowledged that Council will be providing pickups for these types of waste for pensioners and concession holders the rest of the community will incur increased costs, risk and inconvenience to dispose of their waste.

There does not seem to have been any consideration made for the commercial users who generate a large amount of cardboard and use the large skip bins at the Delegate Transfer Station. If it is expected that these users drive to the Bombala Transfer station this will add to the cost of doing business.

Council does not seem to have considered the risk and cost of increased illegal dumping to Council and rate payers that likely results from the closure of the transfer station.

We note with some concern that the Consultants have not even considered the option of the Bombala Landfill Site remaining open. Options and their cost analysis to keep the Bombala landfill open with the required level of capital works and maintenance compared to the cost of closing the site has not been provided. Also there is no analysis of the costs associated with re-activating this site should this be necessary.

From perusal of these documents we can see little advantage to our community. It appears likely that our community will again end up with less service for more expense.

[REDACTED]
 [REDACTED]

Delegate Progress Association Inc

Submission 60

Comment:

Draft Resource and Waste Management Strategy Concerns

I write to you to express my objections and concerns with respect to proposals incorporated within the Draft Resource and Waste Management Strategy. Fundamentally, the Draft Strategy is problematic because of:

1. Inadequate initial public engagement across the LGA. There has been no direct householder survey undertaken by Council or its consultant to establish actual usage of Council's waste management services.
2. The financial basis underpinning the proposal(s) appears incomplete, flawed and in error. For example, the MRA Consulting Submission and analyses do not include the income received by

Council from the annual waste management charge payable by ratepayers.

3. Council's own numbers indicate that overall waste services and facilities are (is) currently profitable.

4. Banks of bins, or BoBs, at as yet undetermined locations, is an unreasonable proposal for consideration, without actual site identification and costing.

5. Council has not fully investigated the various options and potential solutions within the Draft Strategy, including:

- The cost of closing the existing facilities,
- The estimated capital costs to bring the transfer stations up to current standards, amortised over, say, 20 years.
- Costs of remediation and ongoing long-term maintenance of the land if facilities are closed.
- The cost burden to rate payers for additional travel to and from banks of bins or to Cooma to dispose of bulk materials, including metals and other recyclables.
- The continued operation of the transfer facilities during an uptake period.
- The cost to ratepayers for the purchase of the bins and related equipment.
- The increased annual costs to ratepayers for bin collection and maintenance.
- Not explaining why a lesser amount of waste than budgeted processed at transfer stations is a financial 'cost/loss'. Surely this is a benefit?
- The likelihood of increased dumping and the associated costs, allied with the possibility that the reduced hours of operation of transfer stations in recent times has led to them being under budget for waste.

6. Rate payers, especially the elderly and low income earners in Nimmitabel should not be adversely affected with increased travel costs to provide Council with an increase to net profit for waste services.

7. Closure of transfer stations will provide landholders with insufficient solutions for the disposal of green waste, particularly during bushfire risk periods and Nimmitabel's harsh winters. The closure of transfer stations will require landholders to travel further distances to Bombala, Cooma or Jindabyne to dispose of green waste and other bulky recyclables. This will increase risks to life and property.

8. Council does not seem to have considered the actual risk and cost of increased illegal dumping to Council and rate payers that will result from the closure of the transfer stations "

Consider the following:

Inadequate Public Engagement and Consultation

• It's difficult to accept that the precursor Waste Survey mentioned is an accurate representation of the views of the Region's community. There were approximately 200 respondents whereas there are 12,424 households, which suggests a reach of <> 1.6%. To base a Strategy on such low engagement numbers and say that this reflects the sentiment of the community is a huge overreach.

• Council's 'Your Say' page did not provide all the information in the reports to Council from 18

March, 2021, such that the numbers of bins are not mentioned, nor are any of the options Council could consider.

- Council has not sufficiently engaged with the community it is servicing and representing. Many rate payers have not been made aware of the Strategy. Some do not have access to the internet, or a reliable connection to be able to download the documents. The full suite of documents, including related reports and addendums, have not been made available to the community.

Financial

- Banks of bins as an opt in service will leave many rate payers subsidising the cost of those who do not opt-in.
- Simply using the revenue generated by fees for waste being dropped at the transfer stations is not an accurate representation of the cost of operation when we know that a portion of the Waste Management Fee, charged to all rate payers, is used to fund the transfer stations.
- The Strategy does not accurately compare the total tonnage of waste and recoverable waste being presented at the current transfer stations or landfill sites. There is no discussion about green waste, small loads of commercial waste, scrap metal, car bodies, old household appliances and furniture, e-Waste, batteries, and waste oil, all are currently accepted at the transfer stations
- Council has NOT provided a robust and acceptable business case. Options and their cost analysis to keep the transfer stations and Bombala landfill open with the required level of capital works and maintenance compared to the cost of closing the sites have not been provided.
- The cost of developing this Strategy has not been included in the cost of its implementation.
- The current waste management services, according to the 2021 Operational Plan, returns a profit of over \$1 million, yet it's considered too expensive and needs to be 'improved'.
- Introducing new waste management services when the current services can be, and are, delivered in a financially responsible manner appears irresponsible.
- Council should not only be using the cost of waste fees when analysing the cost to landholders. The true cost to landholders should include the additional costs in travel time to a secondary facility or bank of bins location if transfer stations are to be closed, particularly for green, problem and bulky waste.
- The MRA Consulting Group analysis removes landholders who travel further than 60 minutes to a current facility, of which there are likely numerous given our LGA is 15,000 square kilometres.

Reduced Or Impacted Services

- The justification to close and remediate the Bombala Landfill when these costs have not been

factored into the cost analysis given for maintaining the site.

- A complete and accurate analysis and identification of sites for the location and impact of banks of bins has NOT been completed. There is no acknowledgement, or costing included, for the civil works including site preparation costs, the possibility of required acquisition of land, or the impact on locals and local roads from increased waste trucks or locals required to travel greater distances to access landfill.
- Rate payers should not be adversely affected with increased travel costs to provide Council with an increase to net profit for waste services.
- Closure of transfer stations will provide landholders with insufficient solutions for the disposal of green waste, particularly during bushfire risk periods. The closure of transfer stations will require landholders to travel further distances to Bombala, Cooma or Jindabyne to dispose of green waste and other bulky recyclables. This will increase risks to life and property.
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Submission 61

Comment:

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I write to you to express our objections and concerns with respect to proposals incorporated within the Draft Resource and Waste Management Strategy. Fundamentally, the Draft Strategy is problematic because of:

1. Inadequate initial public engagement across the LGA. There has been no direct householder survey undertaken by Council or its consultant to establish actual usage of Council's waste management services.
2. Council's own numbers indicate that overall waste services and facilities are (is) currently profitable.
3. Banks of bins, or BoBs, at as yet undetermined locations, is an unreasonable proposal for consideration, without actual site identification and costing.
4. Council has not fully investigated the various options and potential solutions within the Draft Strategy, including:
 - The cost of closing the existing facilities,
 - The estimated capital costs to bring the transfer stations up to current standards, amortised over, say, 20 years.
 - Costs of remediation and ongoing long-term maintenance of the land if facilities are closed.
 - The cost burden to rate payers for additional travel to and from banks of bins or to Cooma to dispose of bulk materials, including metals and other recyclables.
 - The continued operation of the transfer facilities during an uptake period.
 - The cost to ratepayers for the purchase of the bins and related equipment.
 - The increased annual costs to ratepayers for bin collection and maintenance.
 - Not explaining why a lesser amount of waste than budgeted processed at transfer stations is a

financial 'cost/loss'. Surely this is a benefit?

- The likelihood of increased dumping and the associated costs, allied with the possibility that the reduced hours of operation of transfer stations in recent times has led to them being under budget for waste.

5. Rate payers, especially the elderly and low income earners in Nimmitabel should not be adversely affected with increased travel costs to provide Council with an increase to net profit for waste services.

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Consider the following:

Inadequate Public Engagement and Consultation

- It's difficult to accept that the precursor Waste Survey mentioned is an accurate representation of the views of the Region's community. There were approximately 200 respondents whereas there are 12,424 households, which suggests a reach of <> 1.6%. To base a Strategy on such low engagement numbers and say that this reflects the sentiment of the community is a huge overreach.

- Council's 'Your Say' page did not provide all the information in the reports to Council from 18 March, 2021, such that the numbers of bins are not mentioned, nor are any of the options Council could consider.

- Council has not sufficiently engaged with the community it is servicing and representing. Many rate payers have not been made aware of the Strategy. Some do not have access to the internet, or a reliable connection to be able to download the documents. The full suite of documents, including related reports and addendums, have not been made available to the community.

Financial

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- Simply using the revenue generated by fees for waste being dropped at the transfer stations is not an accurate representation of the cost of operation when we know that a portion of the Waste Management Fee, charged to all rate payers, is used to fund the transfer stations.

- The Strategy does not accurately compare the total tonnage of waste and recoverable waste being presented at the current transfer stations or landfill sites. There is no discussion about

green waste, small loads of commercial waste, scrap metal, car bodies, old household appliances and furniture, e-Waste, batteries, and waste oil, all are currently accepted at the transfer stations

- Council has NOT provided a robust and acceptable business case. Options and their cost analysis to keep the transfer stations and Bombala landfill open with the required level of capital works and maintenance compared to the cost of closing the sites have not been provided.
- The cost of developing this Strategy has not been included in the cost of its implementation.
- The current waste management services, according to the 2021 Operational Plan, returns a profit of over \$1 million, yet it's considered too expensive and needs to be 'improved'.
- Introducing new waste management services when the current services can be, and are, delivered in a financially responsible manner appears irresponsible.
- Council should not only be using the cost of waste fees when analysing the cost to landholders. The true cost to landholders should include the additional costs in travel time to a secondary facility or bank of bins location if transfer stations are to be closed, particularly for green, problem and bulky waste.
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Reduced Or Impacted Services

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- Council does not seem to have considered the risk and cost of increased illegal dumping to Council and rate payers that likely results from the closure of the transfer stations

Submission 62

Comment:

See word document

Email Submissions

[REDACTED]

----- Forwarded message -----

From: [REDACTED]
Date: Sat, 24 Apr 2021 at 10:47
Subject: RE: Rates and our Waste Transfer Station
To: [REDACTED]
Cc: [REDACTED]

Hi [REDACTED]

Numeralla TS is open 09:00- 13:00 Saturdays and 08:00-10:00 Mondays. (Not so long ago it was open for 4hrs Sundays and 2hrs Mondays and Fridays as well, so already a big reduction of hours). Preceding that, it was open full time and waste was either buried in a trench or burnt by local contractors.

Obviously Council has embarked on a cost cutting exercise which if followed through, would no doubt cost the rate-payers a lot more. Already this exercise has cost something in the order of \$100,000 for the consultants to produce an extremely deficient document.

[REDACTED] also attended and recorded the meeting. His calculations (correct or not) indicate that overall the waste management service provided by council is actually in profit, while they are claiming a large deficit!

The presenters could not answer questions regarding the number of BOBs required for our district (including Tuross, Countegany, Badja, Peak View, Carlaminda, and halfway to Cooma or even a small part of this). So how could there have been a costing for the installation and servicing the bins without even approximate numbers and distances? Not even a plausible estimate was made available, but reference was made to the comparatively large cost of upgrading the Transfer Stations! When requested for an explanation of this, the response was that the TS's are old and have OH&S problems. Surely if so, these could be addressed at minor cost?

It appears to me, that there is an entirely different agenda here.

Enjoy the Autumn days!

[REDACTED]

From: [REDACTED]
Sent: Friday, 23 April 2021 5:12 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Rates and our Waste Transfer Station

Hi [REDACTED]

Our residents want to keep the station too and are not convinced on their numbers. How many days is your station open?

The rates models is confusing for the every day person. What a nightmare.

Hope you are well.

██████████

On Fri, 23 Apr 2021, 9:42 am ██████████ wrote:

Hi ██████████

Thank you for the information from Bredbo.

Residents here are still trying to understand the implications of the various rates models (including model 6) and are trying to establish which is the system fairest to all. One rural resident paid in excess of \$3000 this year, which is onerous considering the relative productivity of this bony, dry area. I pointed out also, that R5 landholders, whatever their land valuation, have an economic situation of large property inputs and virtually no economic outputs. They are also too heavily restricted by Council in what enterprises are permissible on their properties.

Approximately 25 residents turned up at the Numeralla hall for the Waste Management strategy meeting. It became apparent to all that the supposed savings inherent in the change from the transfer station to banks of bins were just estimates from a city based consultant, not proper costings. There was no information regarding the means by which these estimates were derived. Even the residents of the small village were unexcited about the prospect of kerbside collection and were sympathetic to the majority who are residents of rural properties. At the end of the long meeting, **all** participants voted in favour of retention of the transfer station. They were unanimously unimpressed with plausibility of Council's plan.

Peter Bascomb attended the meeting and I think was surprised by the solidarity of the community.

Regards

██████████

From: ██████████
Sent: Wednesday, 21 April 2021 11:03 AM
To: ██████████
Subject: Rates and our Waste Transfer Station

Good morning

Council attended Bredbo yesterday and 7 people approached them to chat about rates. They are adding an additional model in.

We also had the Waste meeting at the hall. You can view the video on the Facebook Bredbo Progress Page <https://www.facebook.com/bredboprogress>

My take away from the night is that we will more than likely lose our transfer station in Bredbo and the bank of bins will be introduced for those outside of the village. This will be on an opt in basis and will cost you \$250 a year.

If you would like to keep the Transfer Station or the rates, please have your say:

<https://yoursaysnowymonaro.com.au/inform-councils-resource-and-waste-management-strategy>

Alternatively if you would like to reply to this email, we can consolidate a response to Council on behalf of our community.

[REDACTED]

[REDACTED]

[REDACTED]

----- Forwarded message -----

From: [REDACTED]
Date: Mon, 19 Apr 2021 at 12:42
Subject: SMRC Media Release: Community led rates model included
To:
Cc: communications <communications@snowymonaro.nsw.gov.au>

Good afternoon,

Please see attached a media release from Snowy Monaro Regional Council (text version below).

For interview enquiries please contact [REDACTED]
[REDACTED]

Regards,

[REDACTED]

MEDIA RELEASE

19 April 2021

Community led rates model included

Snowy Monaro Regional Council has agreed to include a sixth model in those being presented to the community through the upcoming consultation process. The model was developed by members of the community and presented at the April Council meeting.

“This is a complex undertaking and it is great that we can have such positive support from the community in looking for a solution that creates fair and equitable distribution of the rates burden,” said Mayor Peter Beer, Snowy Monaro Regional Council.

The amount of time and effort put into the model was commended by the councillors who then agreed this was a good option to add to the mix for broader community consideration.

To develop the model, the group started from the simplest rating structure that is possible under the legislation. After working through a range of different options they came back to the simple model as the one they preferred. This includes a base rate and ad valorem that is the same for most landowners. The group conveyed that they understood the model still had negative impacts, but that the simple consistent approach gave a fairer outcome and would have less negative impacts than the current models on exhibition.

The rates review process is a requirement of the current legislation and will not add a single cent to the total rates collected by Council, only how it is spread among landowners.

Council’s YourSay page includes information on rating structures, the six presented models and a link for people to check the rates calculated under the different models, which will soon be updated with the new model information. <https://yoursaysnowymonaro.com.au/rates-harmonisation1>

Our community is encouraged to discuss their thoughts on this forum, ask questions and complete the survey so all feedback can be compiled and reviewed thoroughly. Council team members are travelling around our towns and villages to meet with community groups. To provide even more information options, online forums will also be held.

Concerns raised on impacts of harmonisation

Concerns were raised at the April Council meeting over the impacts of the harmonisation process. A debate on whether to include options to have different rates structures for different farm localities led to debate over the reasonableness of changes to the ratepayers. Council will be approaching the NSW Government to lobby for more time to allow changes to be put into place that ensure no landowner is unfairly impacted by the change.

Media contact

[REDACTED]
[REDACTED]

To read more about Snowy Monaro Regional Council’s latest news, please view our website <https://www.snowymonaro.nsw.gov.au> or follow Council’s Facebook page.

[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]

Think of the environment, please don't print this email unless you really need to

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[REDACTED]

----- Forwarded message -----

From: [REDACTED]
Date: Wed, 21 Apr 2021 at 12:21
Subject: Re: Rates and our Waste Transfer Station
To: [REDACTED]

How unsightly our beautiful scenic Monaro is going to be with banks of bins set up everywhere. So much for a scenic Snowy Monaro Shire. Should change its name to The Scrappy Monaro Regional Council.

Also need to question the rubbish removal truck driver unlocking every bin lid on his rounds to enable lids to be opened to empty the bins and then relocking. Such an onerous and physically demanding job. Are we going to be told to unlock our bins on rubbish bin clean up day?

Are they really going to place banks of bins away from the sight of the highway. Are contractors going to be happy with having to drive off road to pick up bins? Unions might have something to say about that.

Also need to ask if two households can share one bin?

Also question the impact on the environment of making all those unsightly plastic bins. Surely one big metal dumpster is much more environmentally friendly.

Jason and I both question the alleged council costings of running Bredbo Waste Management. We would like to see a breakdown of these costings to enable transparency and truth in reporting

Cooma Monaro council was very focused on maintaining the scenic beauty and ambience of the Monaro Highway. I can picture now the highway littered with unsightly garbage bins all the way from Michelago to Cooma.

Bins at Bumbalong should be placed where the dwellings are located on the western side of the river. Problem. Garbage trucks are weighted too heavy to cross the causeway and therefore cannot empty them. If they are put on the intersection of Bumbalong Road and Monaro Highway they will become a magnet for rubbish dumpsters. Instead of a quaint row of letterboxes, there will be a row of dozens of unsightly plastic garbage bins.

One skip is preferable. We would prefer the waste transfer station to remain open even if it meant paying a bit more to do so.

On Wed, 21 Apr 2021, 11:07 am [REDACTED] wrote:
Good morning

Council attended Bredbo yesterday and 7 people approached them to chat about rates. They are adding an additional model in.

We also had the Waste meeting at the hall. You can view the video on the Facebook Bredbo Progress Page <https://www.facebook.com/bredboprogress>

My take away from the night is that we will more than likely lose our transfer station in Bredbo and the bank of bins will be introduced for those outside of the village. This will be on an opt in basis and will cost you \$250 a year.

If you would like to keep the Transfer Station or the rates, please have your say:

<https://yoursaysnowymonaro.com.au/inform-councils-resource-and-waste-management-strategy>

Alternatively if you would like to reply to this email, we can consolidate a response to Council on behalf of our community.

[REDACTED]
[REDACTED]
[REDACTED]

----- Forwarded message -----

From: [REDACTED]
Date: Mon, 19 Apr 2021 at 12:42
Subject: SMRC Media Release: Community led rates model included
To:
Cc: [REDACTED]

Good afternoon,

Please see attached a media release from Snowy Monaro Regional Council (text version below).

For interview enquiries please contact [REDACTED]
[REDACTED]

Regards,

[REDACTED]

MEDIA RELEASE

19 April 2021

Community led rates model included

Snowy Monaro Regional Council has agreed to include a sixth model in those being presented to the community through the upcoming consultation process. The model was developed by members of the community and presented at the April Council meeting.

“This is a complex undertaking and it is great that we can have such positive support from the community in looking for a solution that creates fair and equitable distribution of the rates burden,” said Mayor Peter Beer, Snowy Monaro Regional Council.

The amount of time and effort put into the model was commended by the councillors who then agreed this was a good option to add to the mix for broader community consideration.

To develop the model, the group started from the simplest rating structure that is possible under the legislation. After working through a range of different options they came back to the simple model as the one they preferred. This includes a base rate and ad valorem that is the same for most landowners. The group conveyed that they understood the model still had negative impacts, but that the simple consistent approach gave a fairer outcome and would have less negative impacts than the current models on exhibition.

The rates review process is a requirement of the current legislation and will not add a single cent to the total rates collected by Council, only how it is spread among landowners.

Council’s YourSay page includes information on rating structures, the six presented models and a link for people to check the rates calculated under the different models, which will soon be updated with the new model information. <https://yoursaysnowymonaro.com.au/rates-harmonisation1>

Our community is encouraged to discuss their thoughts on this forum, ask questions and complete the survey so all feedback can be compiled and reviewed thoroughly. Council team members are travelling around our towns and villages to meet with community groups. To provide even more information options, online forums will also be held.

Concerns raised on impacts of harmonisation

Concerns were raised at the April Council meeting over the impacts of the harmonisation process. A debate on whether to include options to have different rates structures for different farm localities led to debate over the reasonableness of changes to the ratepayers. Council will be approaching the NSW Government to lobby for more time to allow changes to be put into place that ensure no landowner is unfairly impacted by the change.

Media contact

[REDACTED]
[REDACTED]

To read more about Snowy Monaro Regional Council’s latest news, please view our website <https://www.snowymonaro.nsw.gov.au> or follow Council’s Facebook page.

[REDACTED]
[REDACTED]



SNOWY MONARO
REGIONAL COUNCIL

PO Box 714
COOMA NSW 2630

██
Phone
Fax (02) 6456 3337
snowymonaro.nsw.gov.au

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Hi Mark,

Thanks for your time this afternoon to discuss the draft waste strategy. You clarified a few points, but there are still some gaps in the strategy as it currently exists.

Some points we discussed:

- BoBs will NOT be installed at the existing Numeralla transfer station site
- If, as may be likely based on subsequent preliminary investigation, not too many suitable sites are identified for BoBs, then BoBs are off the agenda and the transfer station is status quo. The draft strategy obviously lacks this detail.
- It was agreed that the draft strategy is lacking in some areas, mainly descriptive, such as identifying that the \$4250 for a bin cage includes site civil works. The number has a basis, but its acknowledged it may not be enough out our way, and the fact that it includes site establishment needs to be explicitly in the draft
- The draft also needed to more explicitly explain the basis of some of the other numbers it includes, like the 100 households anticipated to get kerbside collection in Numeralla. This is an arbitrary number and subject to proper evaluation down the track
- Comingled recyclables do not generate any revenue
- The draft needed to further discuss the green waste and non comingled recyclables like scrap steel etc and the need to get them to a bigger centre, presumably Cooma in our case.
- It was also agreed that there is a community perception that the draft is 'fait accompli' whereas its apparently not, and just a first draft that is already being revised based on feedback to date. The fact that its in the 21/22 draft operating plan means that it can progress rather than wait for another year, and does not mean its being implemented as is

Attached is a spreadsheet that includes the remediation of the transfer sites as a capital cost component of the overall exercise. As noted, the \$250k in the calc is arbitrary. Nevertheless, it is likely indicative, and suggests the cost benefit of the process is not what it otherwise seems, ie negative. It also allows for a few other variables to be changed easily, and a value added for comingled recyclables if that can be derived.

We've also compiled a few other comments and concerns:

- A. Inadequate/negligible initial public engagement:
 - i. Its difficult to accept that the precursor Waste Survey mentioned is an accurate representation of the views of the Region's community. There were approximately 200 respondents whereas there are 12,424 households, which suggests a reach of <> 1.6%. To base a Strategy on such low engagement numbers and say that this reflects the sentiment of the community seems a overreach, especially as no indication of the demographics of the sample is identified
 - ii. Council's 'YourSay' page did not provide all the information in the reports to Council from 18 March, 2021, such that the numbers of bins are not mentioned, nor are any of the options Council could consider. The community was required to request that these documents be placed on the 'YourSay' page

- iii. Council has not sufficiently engaged with the community it is servicing and representing. Many rate payers have not been made aware of the Strategy. Some do not have access to the internet, or a reliable connection to be able to download the documents. The full suite of documents, including related reports and addendums, have not been made available to the community.
- iv. Historically, Council has attempted to extend kerbside collection and Banks of Bins to communities and these attempts have not been responded to favourably. For Council to be attempting this again, proves that lessons learned and community sentiment has not been factored in accurately or in an acceptable manner
- v. Council has heard from members of the community, repeatedly, about the failures of existing Banks of Bins, most recently from the Carinya Road community, yet these comments appear to have been disregarded
- vi. At the public meeting hosted by Council at Numeralla on 22 April 2021 those present were 100% against BoBs and kerbside collection replacing the transfer station, believing that the Strategy was flawed and did not justify the changes proposed
- B. The financial basis underpinning the proposal(s) appears incomplete, the addition of further explanation, such as identifying that \$4250 for 4 bin cages includes civil site works as well as steel fabrication and locking as per subsequent discussion with Mark Doran
- C. Banks of bins as an opt in service will leave many rate payers subsidising the cost of those who do not opt-in
 - a. Opting out may be a simpler process for many insofar as it being simpler to transfer their waste to a transfer station at less frequent intervals than a BoB
- D. Simply using the revenue generated by (as a result of) fees for waste being dropped at the transfer stations is not an accurate representation of the cost of operation when we know that a portion of the Waste Management Fee, charged to all rate payers, is used to fund the transfer stations
- E. The draft strategy includes negligible discussion about green waste, commercial waste, scrap metal, car bodies, old household appliances and furniture, e-Waste, batteries, and waste oil, that are all are currently accepted at the transfer stations. It may be implied that these materials will be delivered to Cooma , Bombala, or Jindabyne, and if so, one way or another, this needs to be extrapolated
- F. Council has NOT provided a robust and acceptable business case. Options and their cost analysis to keep the transfer stations and Bombala landfill open with the required level of capital works and maintenance compared to the cost of closing the sites have not been provided
- G. Committing to capital expenditure which has not been properly or fully costed, that has been estimated to be a minimum of \$1.2m, is irresponsible, costs may well be far more
- H. The cost of developing this Strategy has not been included in the cost of its implementation
- I. The current waste management services, according to the 2021 Operational Plan, returns a profit of \$1.241 million, yet its considered too expensive and needs to be 'improved', why?

- J. Introducing new waste management services when the current services can be, and are, delivered in a financially responsible manner is not justified
- K. Committing Council to considerable and perhaps underestimated capital expenditure when already in debt, and selling off assets to attempt to resolve that deficit, appears irresponsible
- L. Council's own numbers indicate that overall waste is currently profitable, the strategy needs to explain why this is unacceptable
- M. Banks of bins, or BoBs, at as yet undetermined locations, is an unreasonable proposal for consideration, without actual site identification and site specific costing
- N. The apparently random selection of 100 households at Numeralla being switched for kerbside bin collection is arbitrary and seems way too many considering the size of the village
- O. The justification to close and remediate the Bombala Landfill seems implausible and does not pass the 'sanity/pub' test at face value. Remediation costs have not been factored into the cost analysis given for maintaining the site
- P. Council has not fully included the various options and potential solutions within the Draft Strategy, including:
 - i. The cost of closing the existing facilities,
 - ii. The estimated capital costs to bring the transfer stations up to current standards, amortised/depreciated over 10 years
 - iii. Costs of remediation and ongoing long-term maintenance of the existing transfer sites if facilities are closed
 - iv. The cost burden to rate payers for additional travel to and from banks of bins or to Cooma to dispose of bulk materials, including metals and other recyclables
 - v. The continued operation of the transfer facilities during an uptake period
 - I. Specifically identifying the increased annual fees to ratepayers for bin collection and maintenance
- Q. The likelihood of increased dumping and the associated costs, allied with the possibility that the reduced hours of operation of transfer stations in recent times has led to them being under budget for waste. This is identified as Weakness in the SWOT analysis, but no quantification has been undertaken
- R. Reduced Services
 - i. A complete and accurate analysis and identification of sites for the location and impact of banks of bins has NOT been completed. There is no acknowledgement, or costing included, for the civil works including site preparation costs, the possibility of required acquisition of land, or the impact on locals and local roads from increased waste trucks or locals required to travel greater distances to access landfill
 - ii. Closing the Bombala landfill and transitioned it to a transfer station on the basis that is assumed to be running at a loss does not pass the 'sanity.pub' test. The financial analysis does not appear to include waste other than general waste and recycling. The Bombala landfill, in other reports, has a current useful life of approximately 20 years, based on

current practices with no savings provisions for improvement of waste management

iii. Rate payers should not be adversely affected with increased travel costs to provide Council with an increase to net profit for waste services

iv. Closure of transfer stations will provide landholders with insufficient solutions for the disposal of green waste, particularly during bushfire risk periods. The closure of transfer stations will require landholders to travel further distances to Bombala, Cooma or Jindabyne to dispose of green waste and other bulky recyclables. This will increase risks to life and property.

v. Council does not seem to have considered the risk and cost of increased illegal dumping to Council and rate payers that likely results from the closure of the transfer stations

Thanks,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Transfer Station Review

4.2.2 Scenario 1 – 100% service rate

The following capital costs (CAPEX) and operating costs (OPEX) were calculated for the establishment of BoBs to service 100% of the self-haul households. Disposal costs were calculated based on tonnes generated from average waste and recycling generation rates for SMRC, rather than actual rates of general

Recycling is limited to comingled for this analysis

Scenario 1	Inputs	Adaminaby	Berridale	Bredbo	Delegate	Nimmitabel	Numeralla	Total (t/yr)
BoB Households Waste Estimate		472	487	733	227	374	614	2907
Weekly average Recycling Estimate (t/yr) kg input	4.8	118	122	183	57	93	153	726
Weekly average Waste t/yr kg input	9.5	233	241	362	112	185	303	1436
Less Households to Kerbside Conversion		0	0	0	0	0	100	
Totals (t/yr)		351	362	545	169	278	457	2062

Fee Revenue

Scenario 1 - 100% up take (t/yr) @ \$250/yr fee	250	118,000	121,750	183,250	56,750	93,500	128,500	701,750
Scenario 2 - 75% up take (t/yr) @ \$250/yr fee	75%	88,500	91,313	137,438	42,563	70,125	96,375	526,313

Households to Service BoBs, currently Transfer Stations

Households (#hh)		876	1209	903	387	515	620	Total (#hh)
Self-haul households (#hh (%))		54%	40%	81%	59%	73%	99%	
		473	484	731	228	376	614	2906

Method 2 Bin Calculations Used, Table 6 MRA

		137	141	213	66	109	178	Total Bins
Red								844
Yellow		100	103	155	48	79	130	615
Green, none considered		0	0	0	0	0	0	0
Total bins used in calcs		237	244	368	114	188	308	1459
								Total Cages
Number of Cages, 4 bins per cage	4	59	61	92	29	47	77	365
Cage Cost (\$4,250) per 4 bins, incl site prep	4,250	251,813	259,250	391,000	121,125	199,750	327,250	1,550,188
Bin Cost @ \$90 ea	90	21,330	21,960	33,120	10,260	16,920	27,720	131,310
Capital Expenditure (CAPEX) bins+cages \$s		273,143	281,210	424,120	131,385	216,670	354,970	1,681,498
CAPEX Annual Depreciation (10% over 10 years) \$s	10%	27,314	28,121	42,412	13,139	21,667	35,497	168,150
Length of Cages (metres)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	
Number of Cages, bins/cage		59	61	92	29	47	77	365
Total length of cages required (metres)		207	214	322	100	165	270	1277

Operating costs (OPEX) were calculated for the establishment of BoBs to service 100% of the self-haul households. Disposal costs were calculated based on tonnes generated from average waste and recycling generation rates for SMRC, rather than actual rates of general waste and recycling historically received at the

Collection Cost \$s		20,828	21,443	32,340	10,018	16,521	22,673	123,823
Recycling transfer to MRF \$s		24,508	28,630	38,061	11,787	19,420	26,689	149,095
Disposal/gate fee \$s		20,610	23,149	32,006	9,912	16,330	22,444	124,451
Additional travel time off current collection route \$s		12,584	7,436	7,722	24,310	8,294	5,148	65,494
Annual Operational Expenditure (OPEX) \$s		78,530	80,658	110,129	56,027	60,565	76,954	462,863
Net Annual Cost, CAPEX + OPEX \$s		105,844	108,779	152,541	69,166	82,232	112,451	631,013

4.2.1 Revenue

Revenue	Adaminaby	Berridale	Bredbo	Delegate	Nimmitabel	Numeralla	Total
BoBs Waste and Recycling Charge – 100%	118,000	121,750	183,250	56,750	93,500	128,500	701,750
Net Surplus	12,156	12,971	30,709	-12,416	11,268	16,049	70,737

Revised Capital Expenditure

Capital Expenditure (CAPEX) bins+cages \$s		273,143	281,210	424,120	131,385	216,670	354,970	1,681,498
Capital works per bin, site prep etc	0	0	0	0	0	0	-100	-100
Decommission existing transfer stations		250,000	250,000	250,000	250,000	250,000	250,000	1,500,000
Total Revised CAPEX		523,143	531,210	674,120	381,385	466,670	604,870	3,181,398
CAPEX Annual Depreciation (10% over 10 years) \$s	10%	52,314	53,121	67,412	38,139	46,667	60,487	318,140
Annual Operational Expenditure (OPEX) \$s		78,530	80,658	110,129	56,027	60,565	76,954	462,863
Net Annual Cost, CAPEX + OPEX \$s		130,844	133,779	177,541	94,166	107,232	137,441	781,003

Revenue

BoBs Waste and Recycling Charge – 100%		118,000	121,750	183,250	56,750	93,500	128,500	701,750
Recycling Revenue net per tonne average	0	0	0	0	0	0	0	0
Revised Revenue		118,000	121,750	183,250	56,750	93,500	128,500	701,750

Net Surplus Revised		-12,844	-12,029	5,709	-37,416	-13,732	-8,941	-79,253
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4.2.3 Scenario 2 – 75% service rate

CAPEX and OPEX were calculated for the establishment of BoBs to service 75% of the self-haul households. Disposal costs were calculated based on tonnes generated from average waste and recycling generation rates for SMRC, rather than actual disposal rates of general waste and recycling at the transfer stations. It was assumed that 75% of the waste would be disposed through the BoBs. CAPEX and OPEX for scenario 2 are shown in Table 11.

Scenario 2	Inputs	Adaminaby	Berridale	Bredbo	Delegate	Nimmitabel	Numeralla	Total (t/yr)
BoB Households Waste Estimate		472	487	733	227	374	614	2907
Weekly average Recycling Estimate (t/yr) kg input	4.8	118	122	183	57	93	153	726
Weekly average Waste t/yr kg input	9.5	233	241	362	112	185	303	1436
Less Households to Kerbside Conversion		0	0	0	0	0	100	
Totals (t/yr)		351	362	545	169	278	457	2162

Scenario 2 - 75% up take (t/yr) @ \$250/yr fee	250	88,500	91,313	137,438	42,563	70,125	96,375	526,313
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Bin Calcs: Its not clear how the bin count is derived. Out of 4510 households serviced currently by transfer stations, 1459 are used for calculations. 1459/4510 = 32%. Does this imply 3 households per bin? Bin sharing was identified at the presentation, to be shared by 2 households

Scenario 2 - 75% service rate

Total bins used in calcs		178	183	276	86	141	231	1,094
								Total Cages
Number of Cages, 4 bins per cage	4	44	46	69	21	35	58	274
Cage Cost (\$4,250) per 4 bins	4,250	188,859	194,438	293,250	90,844	149,813	245,438	1,162,641
Bin Cost @ \$90 ea	90	15,998	16,470	24,840	7,695	12,690	20,790	98,483
Capital Expenditure (CAPEX) bins+cages \$s		205,079	211,136	318,435	98,646	162,679	266,516	1,262,491
CAPEX Annual Depreciation (10% over 10 years) \$s	10%	20,508	21,114	31,844	9,865	16,268	26,652	126,249
Length of Cages (metres)		3.5	3.5	3.5	3.5	3.5	3.5	
Number of Cages, 4 bins/cage		44	46	69	21	35	58	274
Total length of cages required (metres)		156	160	242	75	123	202	957

Collections		15,643	16,170	24,343	7,558	12,479	17,049	93,242
Recycling transfer to MRF		18,381	21,472	28,545	8,840	14,565	23,911	115,714
Disposal/gate fee		15,457	17,362	24,005	7,434	12,248	20,107	96,613
Additional travel time off current collection route \$s		12,584	7,436	7,722	24,310	8,294	5,148	65,494
Annual Operational Expenditure (OPEX) \$s		62,065	62,440	84,615	48,142	47,586	66,215	371,063
Net Annual Cost, CAPEX + OPEX \$s		82,573	83,554	116,459	58,007	63,854	92,867	497,312

Revenue	Adaminaby	Berridale	Bredbo	Delegate	Nimmitabel	Numeralla	Total
BoBs Waste and Recycling Charge – 75%	88,500	91,313	137,438	42,563	70,125	96,375	526,314
Net Surplus	5,927	7,759	20,980	-15,444	6,271	3,508	29,002

Revised numbers allows for the addition of extra capital works for the bins and decommissioning the transfer stations. Also there is an allowance for a return on comingles recycling which apparently right now is \$0. The \$250k identified for decommissioning is an arbitrary number.

TRANSFER STATIONS - Current Balance Sheet							
		Adaminaby	Berridale	Bredbo	Delegate	Nimmitabel	Numeralla
Waste Received (t/year)		110	132	132	65	122	95
Revenue (\$/yr)		9,102	11,816	6,179	8,794	7,620	8,016
Revenue per tonne (\$/t)		83	90	47	135	62	84
Expenses (\$/yr)		49,802	45,453	61,937	28,765	67,257	52,977
Expense per tonne (\$/t)		453	344	469	443	551	558
Profit/Loss (\$/yr)		-40,700	-33,637	-55,758	-19,971	-59,637	-44,961
Profit/Loss per tonne (\$/t)		-370	-255	-422	-307	-489	-473
Opening time (total hours)		5.0	5.0	5.0	6.5	7.0	6.0
Cost per hour		9,960	9,091	12,387	4,425	9,608	8,830

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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

By email: council@snowymonaro.nsw.gov.au

5 May 2021

Dear Mr Bascomb

Draft Resource and Waste Management Strategy Concerns

I am a Numeralla resident that attended the Waste Strategy Information Session at the Numeralla Hall on 22 May where you were also present. As you are aware, there was a unanimous rejection of the proposed new strategy, for the following reasons:

- Kerbside collection, shared bin banks and rubbish collection trucks are impractical on kerbless, narrow and often unsealed country roads and in remote locations
- Designed for urban settlements, they do not meet the needs of our rural community where household waste and recycling represent a rather small proportion of the total waste, but farm waste is substantial at times. Green waste is generally composted on the land
- The incurring additional fees under the new strategy represent an unacceptable financial burden to rate payers (in my case they would increase my rates by 50%) for an unwanted and unsuitable "service"
- The strategy ignores the importance of the existing transfer station, especially in times of natural disaster such as the recent bushfires
- If implemented, the strategy will encourage and increase illegal waste dumping and therefore have detrimental environmental effects.

I am asking Council to

- review the proposed waste strategy, and involve affected communities such as ours in developing a practical and sustainable alternative
- investigate the possible upgrade of the Numeralla transfer station with the aim to keep it open, and present to the community a cost benefit analysis
- under no circumstances impose the proposed waste strategy onto our community if we clearly don't want it.

For a comprehensive presentation of my concerns across the LGA, please see below.

Fundamentally, the Draft Strategy is problematic because of:

1. Inadequate/negligible initial public engagement across the LGA. There has been no direct householder survey has been undertaken by Council or its consultant to establish actual usage of Council's waste management services
2. The financial basis underpinning the proposal(s) appears incomplete, flawed and in error. For example, the MRA Consulting Submission and analyses do not include the income received by Council from the annual waste management charge payable by ratepayers.
3. Council's own numbers indicate that overall waste services and facilities are (is) currently profitable
4. Banks of bins, or BoBs, at as yet undetermined locations, is an unreasonable proposal for consideration, without actual site identification and costing
5. Council has not fully investigated the various options and potential solutions within the Draft Strategy, including:
 - a. The cost of closing the existing facilities,
 - b. The estimated capital costs to bring the transfer stations up to current standards, amortised over, say, 20 years
 - c. Costs of remediation and ongoing long-term maintenance of the land if facilities are closed.
 - d. The cost burden to rate payers for additional travel to and from banks of bins or to Cooma to dispose of bulk materials, including metals and other recyclables.
 - e. The continued operation of the transfer facilities during an uptake period
 - f. The cost to ratepayers for the purchase of the bins and related equipment.
 - g. The increased annual costs to ratepayers for bin collection and maintenance.
 - h. Not explaining why a lesser amount of waste than budgeted processed at transfer stations is a financial 'cost/loss'. Surely this a benefit?
 - i. The likelihood of increased dumping and the associated costs, allied with the possibility that the reduced hours of operation of transfer stations in recent times has led to them being under budget for waste
6. Rate payers should not be adversely affected with increased travel costs to provide Council with an increase to net profit for waste services.
7. Closure of transfer stations will provide landholders with insufficient solutions for the disposal of green waste, particularly during bushfire risk periods. The closure of transfer stations will require landholders to travel further distances to Bombala, Cooma or Jindabyne to dispose of green waste and other bulky recyclables. This will increase risks to life and property.
8. Council does not seem to have considered the actual risk and cost of increased illegal dumping to Council and rate payers that will result from the closure of the transfer stations "

Consider the following:

1. Inadequate Public Engagement and Consultation

- a. It's difficult to accept that the precursor Waste Survey mentioned is an accurate representation of the views of the Region's community. There were approximately 200 respondents whereas there are 12,424 households, which suggests a reach of <> 1.6%. To base a Strategy on such low engagement numbers and say that this reflects the sentiment of the community is a huge overreach
- b. Council's 'YourSay' page did not provide all the information in the reports to Council from 18 March, 2021, such that the numbers of bins are not mentioned, nor are any of the options Council could consider. The community was required to request that these documents be placed on the 'YourSay' page
- c. Council has not sufficiently engaged with the community it is servicing and representing. Many rate payers have not been made aware of the Strategy. Some do not have access to the internet, or a reliable connection to be able to download the documents. The full suite of documents, including related reports and addendums, have not been made available to the community.
- d. Historically, Council has attempted to extend kerbside collection and Banks of Bins to communities and these attempts have not been responded to favourably. For Council to be attempting this again, proves that lessons learned and community sentiment has not been factored in accurately or in an acceptable manner
- e. Council has heard from members of the community, repeatedly, about the failures of existing Banks of Bins, most recently from the Carinya Road community, yet these comments appear to have been disregarded
- f. At the public meeting hosted by Council at Numeralla on 22 April 2021 those present were 100% against BoBs and kerbside collection replacing the transfer station, believing that the Strategy was flawed and did not justify the changes proposed

2. Financial

- a. Banks of bins as an opt in service will leave many rate payers subsidising the cost of those who do not opt-in.
- b. The Waste Management Fee currently includes an education levy and an increase to that component, and the overall fee is not justified
- c. Simply using the revenue generated by fees for waste being dropped at the transfer stations is not an accurate representation of the cost of operation when we know that a portion of the Waste Management Fee, charged to all rate payers, is used to fund the transfer stations
- d. The Strategy does not accurately compare the total tonnage of waste and recoverable waste being presented at the current transfer stations or landfill sites. There is no discussion about green waste, green waste, small loads of commercial waste, scrap metal,

car bodies, old household appliances and furniture, e-Waste, batteries, and waste oil, all are currently accepted at the transfer stations

- e. Council has NOT provided a robust and acceptable business case. Options and their cost analysis to keep the transfer stations and Bombala landfill open with the required level of capital works and maintenance compared to the cost of closing the sites have not been provided.
 - f. Committing to capital expenditure which have not been properly or fully costed, that has been estimated to be a minimum of \$1.238 million, and will not deliver a cost neutral solution for 8 years.
 - g. The cost of developing this Strategy has not been included in the cost of its implementation.
 - h. The current waste management services, according to the 2021 Operational Plan, returns a profit of over \$1 million, yet its considered too expensive and needs to be 'improved'
 - i. Introducing new waste management services when the current services can be, and are, delivered in a financially responsible manner appears irresponsible
 - j. Committing Council to considerable and seemingly unjustified capital expenditure when we are already in debt, and selling off assets to attempt to resolve that deficit appears irresponsible
 - k. Council should not only be using the cost of waste fees when analysing the cost to landholders. The true cost to landholders should include the additional costs in travel time to a secondary facility or bank of bins location if transfer stations are to be closed, particularly for green, problem and bulky waste.
 - l. The MRA Consulting Group analysis removes landholders who travel further than 60 minutes to a current facility, of which there are likely numerous given our LGA is 15,000 square kilometres.
 - m. Council should not be developing additional strategies while they cannot deliver current services with funding currently available. This includes the unnecessary and costly engagement of consultants and contractors to undertake this development. Only necessary expenditure should be made
 - n. Council should be advocating on behalf of the community for any and all grants available for new and improved infrastructure and operational expenses available from either the State or Federal governments. No new projects should be commenced until full expenditure is provided by State or Federal governments with no co-pay arrangements to be committed to by Council. This is particularly relevant when the State or Federal shifts the goal posts and imposes associated cost onto Local Government. Example: changing EPA requirements.
3. Reduced Or Impacted Services
- a. The justification to close and remediate the Bombala Landfill when these costs have not been factored into the cost analysis given for maintaining the site.

- b. A complete and accurate analysis and identification of sites for the location and impact of banks of bins has NOT been completed. There is no acknowledgement, or costing included, for the civil works including site preparation costs, the possibility of required acquisition of land, or the impact on locals and local roads from increased waste trucks or locals required to travel greater distances to access landfill
- c. Closing the Bombala landfill and transitioned it to a transfer station on the basis that is assumed to be running at a loss does not pass the 'sanity.pub' test. The financial analysis does not appear to include waste other than general waste and recycling. The Bombala landfill, in other reports, has a current useful life of approximately 20 years, based on current practices with no savings provisions for improvement of waste management
- d. Rate payers should not be adversely affected with increased travel costs to provide Council with an increase to net profit for waste services.
- e. Closure of transfer stations will provide landholders with insufficient solutions for the disposal of green waste, particularly during bushfire risk periods. The closure of transfer stations will require landholders to travel further distances to Bombala, Cooma or Jindabyne to dispose of green waste and other bulky recyclables. This will increase risks to life and property.
- f. Council does not seem to have considered the risk and cost of increased illegal dumping to Council and rate payers that likely results from the closure of the transfer stations

Feedback on draft resources and waste management strategy

First off, I would like to commend council on their effort in engaging the public when preparing the draft. There has obviously been a lot of effort put into redesigning the remote waste collection services, a job that I certainly don't envy with no perfect solutions.

Amongst other areas, there are two main points I would like to make before going into detail.

1. Encouraging council to change green bin service to a 'full FOGO' roll out, changing red bin collection to fortnightly and having a weekly green bin service, in order to increase diversion rates and deal with above state average contamination rates.
2. Opposing the trial of the bulky waste collection

FOGO

Great to see Cooma rolling out FOGO so early. In comparison to state averages it is clear that the fortnightly roll out has resulted in below average organics diversion rate (45%) and higher contamination rate (3%).

As shown in the 2019 green bin NSW audit data (see link below), 'full fogo' roll outs have shown to be more successful in engaging residents with their waste, resulting in better organics diversion rates and lower contamination rates than those council s who have adopted FOGO yet kept their weekly red bin collection. When residents are forced to manage their waste, it results in better sources separation across the state.

(<https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/wasteregulation/fogo/green-bin-audit-2011-19.pdf?la=en&hash=EB4E21B1748BA82B6DF56EAF9B5A347372776946>)

See attached document data shows that councils that have rolled out a 'full FOGO' (red bin fortnightly + green bin weekly) approach have had more success in source separation, lower contamination rates resulting in better diversion rates than those council who have kept a weekly red bin service

Cooma's current diversion rates show that there need to be changes made in order to get closer to the states 70% diversion targets. Great to see that FOGO is planned for the remainder of the LGA however it is much less effective if only rolling out a fortnightly service. With a organics ban from landfill on the horizon it only makes sense to change to a 'full fogo' system early in preparation.

Pull forward the starting date for remaining roll out of FOGO. Good to hear that 2024 is the target, however if the current compost processing facility, it would make sense to roll out FOGO across the LGA in stages as soon as possible.

An Opt in FOGO service for business is a great idea. This should be supported by local signage to let customers know that local businesses have signed up for the FOGO service.

Bulky Waste collection

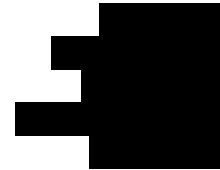
My main opposition to a Bulky waste collection service is cost and council image. Bulky Waste collections cost huge amounts of money for councils. When these costs inevitably become too much, councils often cut back services, restricting what can be collected as a part of the bulky waste collection. There have been many examples across the state of community backlash to these changes, feeling entitled to throw out whatever and however much they want.

My suggestion would be don't trial the program. If community can currently live without the service, don't let them know otherwise. Keeping residents connected to their waste disposal impacts waste generation. The services makes it too easy for residents to dispose of their waste.

However providing this service to the elderly may be essential. I would recommend keeping this as a feel good service for the elderly. Run it as something that council will be praised for rather than an annual bulky waste service that will result in more trouble than it is worth.

Other

- 13 Container deposit schemes containers per bin. Should this call for a renewed education approach to CDS container scheme.
- The education around Construction and Demolition is an excellent idea and should be encouraged.



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

By email: council@snowymonaro.nsw.gov.au

6 May, 2020

Dear Mr Bascomb

Re: Snowy Monaro Regional Council - Inform Council's Resource and Waste Management Strategy

I write to you to express my concerns and opposition to the proposals included in the Draft Resource and Waste Management Strategy for the below reasons:

1. I do not agree that Council should be considering closing our transfer stations.
2. I do not agree that banks of bins at undetermined locations is reasonable for a proposal.
3. I do not believe that Council has fully investigated the proposals and solutions of the Strategy, including the costs of closing facilities, the long term maintenance of these closed facilities, the cost burden to rate payers in additional travel (Attachment A), or the continued operation of the closing facilities during the uptake period.
4. I do not believe that the transfer stations closing will provide landholders sufficient solutions for the disposal of green waste, particularly during bushfire risk periods. The closure of transfer stations will require landholders to travel farther distances to either Bombala, Cooma or Jindabyne to dispose of this green waste. This will increase risks to life and property.
5. I do not believe that a capital works program, as extracted from a Monaro Post article dated 5 May, 2021, should be committed to without assessing a full and compressive cost/benefit analysis and without sufficient justification around the implementation and forward estimates for a phased in approach.

\$950,000 has been allocated in the capital works program for council to complete its waste strategy. Once adopted, the strategy will guide council's resource and waste department's services and operations for the next decade.

Community meetings are being held throughout the region, providing residents with the opportunity to have their say on the strategy. Snowy Monaro Regional Council Mayor Peter Beer said the strategy will make council's services more accessible and its facilities more efficient.

"Council's focus in creating this strategy has been on unity, efficiency and cost effectiveness," Cr Beer said.

"Under this strategy, if we work together to refuse, reduce, reuse and recycle our waste, our efforts will ensure the Snowy Monaro remains the place we love to live and the place Australia loves to visit."

[The Monaro Post Newspaper - May 5, 2021 | Council's capital works program out on public exhibition \(partica.online\)](#)

6. While I do understand that this is a Strategy and it was communicated to some that it is not set in stone, nor does it commit the community to the recommendations identified, this has not been included in the Strategy or has it been communicated through each of the community consultations.
7. I do not agree that each community consultation should have been tailored to each area. We are supposed to be the Snowy Monaro Region, all part of the one community. Each area should be made aware of what changes are for each region. What has happened could appear to be pitting communities against each other.

ENGAGEMENT

1. I do not agree that the Waste Survey mentioned is an accurate representation of the feeling of the community, noting there was only approximately 200 respondents out of 14,391 rateable properties (approximately 1.4%). To base a Strategy on such low engagement numbers and say that this reflects the sentiment of the community is a huge overreach. The Strategy does not include information about who responded to the survey or where they are located.
2. I do not agree that the Strategy provides the correct information for me to be able to make a fully informed decision. The 'YourSay' page did not provide the information in the reports to Council from 18 March, 2021, such that the numbers of bins are not mentioned, nor are any of the options council can consider. The community was required to request these documents be placed on the 'YourSay' page.
3. The 'Strategy' focuses on what appears to predetermined goals and does not discuss alternate ways to achieve better financial outcomes.
4. I do not agree that council has sufficiently engaged with the community it is servicing. Many rate payers have not been made aware of the Strategy. Some do not have access to the internet, or a reliable connection to be able to download the documents.

5. Historically, council has attempted to extend kerbside collection and banks of bins to communities and these attempts have not been responded to favourably. For council to be attempting this again, proves that lessons learned and community sentiment has not been factored in accurately or in an acceptable manner.
6. Council has heard from members of the community, repeatedly, about the failures of existing Banks of Bins – most recently from the Carinya Road community, yet these comments appear to have been disregarded.

FINANCIAL

1. Banks of bins as an opt in service will leave many rate payers subsidising the cost of those who do not opt-in.
2. I do not support the increase in gate fees to include an additional education levy when this cost is already included as part of the Waste Management Fee.
3. I do not believe that the current financial analysis of the true cost of the transfer stations is correct and accurate. Simply using the revenue generated as a result of waste being dropped at the transfer stations is not an accurate representation when we know that a portion of the Waste Management Fee, charged to all rate payers, is used to fund the transfer stations.
4. I do not believe that the Strategy accurately compares the total tonnage of waste and recoverable waste being presented at the current transfer stations or landfill sites. There is no discussion about green waste, green waste, commercial waste, scrap metal, car bodies, old household appliances and furniture, e-Waste, batteries, and waste oil – all are currently accepted at the transfer stations.
5. I do not believe that Council has provided a robust and acceptable business case, options cost analysis of keeping the transfer stations and Bombala landfill open with the required level of maintenance and amenity increases compared to the cost of closing the sites to the rate payer.
6. I do not agree that Council should commit the community to capital expenses which appear not have been fully costed and could amount to a minimum of \$1.2 million, and will not deliver a cost neutral solution for approximately 8 years. This does not include the cost of developing this Strategy.
7. The current waste management services, according to the 2021 Operational Plan, returns a profit of \$1.241 million and there has been no discussion around the reason why this level of profit is not an acceptable amount.
8. I do not believe that Council will be considered financially responsible to introduce new services when the current services appear to be being delivered in a financially responsible manner.
9. I do not agree that Council should be making any wholesale changes to services, or committing the community to considerable capital costs when they are already in debt and are selling assets to attempt to resolve an operating deficit in the upcoming financial year.

10. I do not agree that Council should be only using the costs of waste fees when analysing the cost to landholders. The true cost to landholders should include the additional costs in travel time to a secondary facility or bank of bins location if transfer stations are to be closed, particularly for green, problem and bulky waste. The MRA Consulting Group analysis removes landholders who travel further than 60 minutes to a current facility.
11. I do not believe that Council should be undertaking to develop additional strategies while they cannot deliver current services with funding currently available. This includes the seemingly unnecessary and costly engagement of consultants and contractors to undertake this development. Only necessary expenditure should be made to return council to an operational surplus.
12. Assuming the cost of the consultants are \$650,000 and councils expenditure to develop this strategy to this point was another \$350,000, these funds could have been used to continue to operate the transfer stations for 4 years. In this same time, the landfill surplus would have amounted to \$2.8m. This doesn't include the surplus from kerbside collection and existing banks of bins.
13. I believe that Council should advocating on behalf of the community for any and all grants available for new and improved infrastructure and operational expenses available from either the state or federal governments. No new projects should be commenced until full expenditure is provided by state or federal governments with no co-pay arrangements to be committed to by Council.

REDUCED OR IMPACTED SERVICES

1. I do not believe that the justification to close and remediate the Bombala Landfill is accurate. The remediation costs have not been factored into the cost analysis of maintaining the site.
2. I do not believe complete and accurate analysis of locations and impacts of banks of bins has been completed. There is no acknowledgement, or costing included, for the civil works including site preparation costs, the possibility of required acquisition of land, or the impact on locals and local roads from increased waste trucks or locals required to travel greater distances to access landfill.
3. I do not accept that Bombala landfill should be closed and transitioned to a transfer station on the basis that is assumed to be running at a loss. The financial analysis does not appear to include waste other than general waste and recycling. The Bombala landfill, in other reports, has a current useful life of approx. 20 years, based on current practices with no savings provisions for improvement of waste management.
4. I do not agree that the rate payer should be adversely affected with increased travel costs to provide Council with an increase to net profit for waste services.
5. I do not agree that kerbside collection should be imposed on the community of Numeralla when the overwhelming community sentiment was that they do not want kerbside or to lose access to the transfer station.

6. I do not believe that the transfer stations closing will provide landholders sufficient solutions for the disposal of green waste, particularly during bushfire risk periods. The closure of transfer stations will require landholders to travel farther distances to either Bombala, Cooma or Jindabyne to dispose of this green waste. This will increase risks to life and property.
7. I do not believe that Council has accurately represented the risk and cost of increase illegal dumping to Council and rate payers.

In addition to the above I fully concur with the submission (Attachment B and C) provided by the Numeralla and District Activities Incorporation community association.

I look forward to the community being provided with an amended Strategy, and continued services.

With thanks



BREDBO – Transfer Station – Additional Travel Time

A Bredbo, NSW 2626

B Cooma, NSW 2630

+ Add ↻ Reverse − Clear

Fastest (with tolls) ▼

Get Directions

33.8^{km} distance | 26^{min} duration

From	To	Additional Travel Time	Additional Distance	Additional Cost
Bredbo	Cooma	26.00	33.80	24.34
Cooma	Bredbo	26.00	33.80	24.34
Total		52.00	67.60	48.67

NUMERALLA – Transfer Station – Additional Travel Time

A Numeralla, NSW 2630

B Cooma, NSW 2630

+ Add ↺ Reverse − Clear

Fastest (with tolls) ▼

Get Directions

22.1 km distance | 20 min duration

From	To	Additional Travel Time	Additional Distance	Additional Cost
Numeralla	Cooma	20.00	22.10	15.91
Cooma	Numeralla	20.00	22.10	15.91
Total		40.00	44.20	31.82

NIMMITABEL – Transfer Station – Additional Travel Time

A Nimmitabel, NSW 2631

B Cooma, NSW 2630

+ Add ↻ Reverse − Clear

Fastest (with tolls) ▼

Get Directions

36.6 km distance | 28 min duration

From	To	Additional Travel Time (hours as decimal)	Additional Distance (km)	Additional Cost (\$)
Nimmitabel	Cooma	0.47	36.60	26.35
Cooma	Nimmitabel	0.47	36.60	26.35
Total		0.93	73.20	52.70

BOMBALA – Landfill Site – Additional Travel Time

A Bombala, NSW 2632

B Jindabyne, NSW 2627

+ Add

↻ Reverse

− Clear

Fastest (with tolls) ▾

Get Directions

107 km
distance

1 hr 22 min
duration

A Bombala, NSW 2632

B Bega, NSW 2550

+ Add

↻ Reverse

− Clear

Fastest (with tolls) ▾

Get Directions

107 km
distance

1 hr 18 min
duration

A

B

+ Add

↺ Reverse

− Clear

Get Directions

87.9 km

1 hr 5 min

distance

duration

From	To	Additional Travel Time (hours as decimal)	Additional Distance (km)	Additional Cost (\$)
Bombala	Cooma	1.08	87.90	63.29
Cooma	Bombala	1.08	87.90	63.29
Total		2.17	175.80	126.58
Bombala	Jindabyne	1.37	107.00	77.04
Jindabyne	Bombala	1.37	107.00	77.04
Total		2.73	214.00	154.08
Bombala	Bega	1.30	107.00	77.04
Bega	Bombala	1.30	107.00	77.04
Total		2.60	214.00	154.08

DELEGATE – Transfer Station – Additional Travel Time

A Delegate, NSW 2633

B Cooma, NSW 2630

+ Add ↺ Reverse - Clear

Fastest (with tolls) ▼

Get Directions

123 km distance | 1 hr 33 min duration

A Delegate, NSW 2633

B Jindabyne, NSW 2627

+ Add ↺ Reverse - Clear

Fastest (with tolls) ▼

Get Directions

142 km distance | 1 hr 49 min duration

From	To	Additional Travel Time (hours as decimal)	Additional Distance (km)	Additional Cost (\$)
Delegate	Cooma	1.50	123.00	88.56
Cooma	Delegate	1.50	123.00	88.56
Total		3.00	246.00	177.12
Delegate	Jindabyne	1.82	142.00	102.24
Jindabyne	Delegate	1.82	142.00	102.24
Total		3.63	284.00	204.48

BERRIDALE – Transfer Station – Additional Travel Time

A Berridale, NSW 2628

B Cooma, NSW 2630

+ Add ↺ Reverse - Clear

Fastest (with tolls) ▾

Get Directions

32.6 km distance | 27 min duration

A Berridale, NSW 2628

B Jindabyne, NSW 2627

+ Add ↺ Reverse - Clear

Fastest (with tolls) ▾

Get Directions

29.7 km distance | 27 min duration

From	To	Additional Travel Time (hours as decimal)	Additional Distance (km)	Additional Cost (\$)
Berridale	Cooma	0.45	32.60	23.47
Cooma	Berridale	0.45	32.60	23.47
Total		0.90	65.20	46.94
Berridale	Jindabyne	0.45	29.70	21.38
Jindabyne	Berridale	0.45	29.70	21.38
Total		0.90	59.40	42.77

ADAMINABY – Transfer Station – Additional Travel Time

A Adaminaby, NSW 2629

B Jindabyne, NSW 2627

+ Add ↺ Reverse - Clear

Fastest (with tolls) ▼

Get Directions

85.5_{km} | 1 hr 9_{min}
 distance | duration

A Adaminaby, NSW 2629

B Cooma, NSW 2630

+ Add ↺ Reverse - Clear

Fastest (with tolls) ▼

Get Directions

51.5_{km} | 38_{min}
 distance | duration

From	To	Additional Travel Time (hours as decimal)	Additional Distance (km)	Additional Cost (\$)
Adaminaby	Cooma	0.63	51.50	37.08
Cooma	Adaminaby	0.63	51.50	37.08
Total		1.27	103.00	74.16
Adaminaby	Jindabyne	1.15	85.50	61.56
Jindabyne	Adaminaby	1.15	85.50	61.56
Total		2.30	171.00	123.12

----- Forwarded message -----

From: [REDACTED]
Date: Wed, 5 May 2021 at 18:09
Subject: Draft Waste Management Strategy
To: [REDACTED]
Cc: Records Snowy Monaro Regional Council <council@snowymonaro.nsw.gov.au>, Anne Maslin <Anne.Maslin@snowymonaro.nsw.gov.au>, Bob Stewart <Bob.Stewart@snowymonaro.nsw.gov.au>, Brian Old <Brian.Old@snowymonaro.nsw.gov.au>, James Ewart <James.Ewart@snowymonaro.nsw.gov.au>, John Castellari <John.Castellari@snowymonaro.nsw.gov.au>, John Last <John.Last@snowymonaro.nsw.gov.au>, John Rooney <John.Rooney@snowymonaro.nsw.gov.au>, Lynley Miners <Lynley.Miners@snowymonaro.nsw.gov.au>, Peter Beer <Peter.Beer@snowymonaro.nsw.gov.au>, Rogan Corbett <Rogan.Corbett@snowymonaro.nsw.gov.au>, Sue Haslingden <Sue.Haslingden@snowymonaro.nsw.gov.au>, [REDACTED]
[REDACTED]

Hi Mark,

Thanks for your time this afternoon to discuss the draft waste strategy. You clarified a few points, but there are still some gaps in the strategy as it currently exists.

Some points we discussed:

- BoBs will NOT be installed at the existing Numeralla transfer station site
- If, as may be likely based on subsequent preliminary investigation, not too many suitable sites are identified for BoBs, then BoBs are off the agenda and the transfer station is status quo. The draft strategy obviously lacks this detail.
- It was agreed that the draft strategy is lacking in some areas, mainly descriptive, such as identifying that the \$4250 for a bin cage includes site civil works. The number has a basis, but its acknowledged it may not be enough out our way, and the fact that it includes site establishment needs to be explicitly in the draft
- The draft also needed to more explicitly explain the basis of some of the other numbers it includes, like the 100 households anticipated to get kerbside collection in Numeralla. This is an arbitrary number and subject to proper evaluation down the track
- Comingled recyclables do not generate any revenue
- The draft needed to further discuss the green waste and non comingled recyclables like scrap steel etc and the need to get them to a bigger centre, presumably Cooma in our case.
- It was also agreed that there is a community perception that the draft is 'fait accompli' whereas its apparently not, and just a first draft that is already being revised based on feedback to date. The fact that its in the 21/22 draft operating plan means that it can progress rather than wait for another year, and does not mean its being implemented as is

Attached is a spreadsheet that includes the remediation of the transfer sites as a capital cost component of the overall exercise. As noted, the \$250k in the calc is arbitrary. Nevertheless, it is likely indicative, and suggests the cost benefit of the process is not what it otherwise seems, ie negative. It also allows for a few other variables to be changed easily, and a value added for comingled recyclables if that can be derived.

We've also compiled a few other comments and concerns:

A. Inadequate/negligible initial public engagement:

i. Its difficult to accept that the precursor Waste Survey mentioned is an accurate representation of the views of the Region's community. There were approximately 200 respondents whereas there are 12,424 households, which suggests a reach of <> 1.6%. To base a Strategy on such low engagement numbers and say that this reflects the sentiment of the community seems a overreach, especially as no indication of the demographics of the sample is identified

ii. Council's 'YourSay' page did not provide all the information in the reports to Council from 18 March, 2021, such that the numbers of bins are not mentioned, nor are any of the options Council could consider. The community was required to request that these documents be placed on the 'YourSay' page

iii. Council has not sufficiently engaged with the community it is servicing and representing. Many rate payers have not been made aware of the Strategy. Some do not have access to the internet, or a reliable connection to be able to download the documents. The full suite of documents, including related reports and addendums, have not been made available to the community.

iv. Historically, Council has attempted to extend kerbside collection and Banks of Bins to communities and these attempts have not been responded to favourably. For Council to be attempting this again, proves that lessons learned and community sentiment has not been factored in accurately or in an acceptable manner

v. Council has heard from members of the community, repeatedly, about the failures of existing Banks of Bins, most recently from the Carinya Road community, yet these comments appear to have been disregarded

vi. At the public meeting hosted by Council at Numeralla on 22 April 2021 those present were 100% against BoBs and kerbside collection replacing the transfer station, believing that the Strategy was flawed and did not justify the changes proposed

B. The financial basis underpinning the proposal(s) appears incomplete, the addition of further explanation, such as identifying that \$4250 for 4 bin cages includes civil site works as well as steel fabrication and locking as per subsequent discussion with Mark Doran

C. Banks of bins as an opt in service will leave many rate payers subsidising the cost of those who do not opt-in

a. Opting out may be a simpler process for many insofar as it being simpler to transfer their waste to a transfer station at less frequent intervals than a BoB

D. Simply using the revenue generated by (as a result of) fees for waste being dropped at the transfer stations is not an accurate representation of the cost of operation when we know that a portion of the Waste Management Fee, charged to all rate payers, is used to fund the transfer stations

E. The draft strategy includes negligible discussion about green waste, commercial waste, scrap metal, car bodies, old household appliances and furniture, e-Waste, batteries, and waste oil, that are all are currently accepted at the transfer stations. It may be implied that these materials will be delivered to Cooma , Bombala, or Jindabyne, and if so, one way or another, this needs to be extrapolated

F. Council has NOT provided a robust and acceptable business case. Options and their cost analysis to keep the transfer stations and Bombala landfill open with the required level of capital works and maintenance compared to the cost of closing the sites have not been provided

G. Committing to capital expenditure which has not been properly or fully costed, that has been estimated to be a minimum of \$1.2m, is irresponsible, costs may well be far more

H. The cost of developing this Strategy has not been included in the cost of its implementation

I. The current waste management services, according to the 2021 Operational Plan, returns a profit of \$1.241 million, yet its considered too expensive and needs to be 'improved', why?

J. Introducing new waste management services when the current services can be, and are, delivered in a financially responsible manner is not justified

K. Committing Council to considerable and perhaps underestimated capital expenditure when already in debt, and selling off assets to attempt to resolve that deficit, appears irresponsible

L. Council's own numbers indicate that overall waste is currently profitable, the strategy needs to explain why this is unacceptable

M. Banks of bins, or BoBs, at as yet undetermined locations, is an unreasonable proposal for consideration, without actual site identification and site specific costing

N. The apparently random selection of 100 households at Numeralla being switched for kerbside bin collection is arbitrary and seems way too many considering the size of the village

O. The justification to close and remediate the Bombala Landfill seems implausible and does not pass the 'sanity/pub' test at face value. Remediation costs have not been factored into the cost analysis given for maintaining the site

P. Council has not fully included the various options and potential solutions within the Draft Strategy, including:

- i. The cost of closing the existing facilities,
- ii. The estimated capital costs to bring the transfer stations up to current standards, amortised/depreciated over 10 years
- iii. Costs of remediation and ongoing long-term maintenance of the existing transfer sites if facilities are closed

iv. The cost burden to rate payers for additional travel to and from banks of bins or to Cooma to dispose of bulk materials, including metals and other recyclables

v. The continued operation of the transfer facilities during an uptake period

I. Specifically identifying the increased annual fees to ratepayers for bin collection and maintenance

Q. The likelihood of increased dumping and the associated costs, allied with the possibility that the reduced hours of operation of transfer stations in recent times has led to them being under budget for waste. This is identified as Weakness in the SWOT analysis, but no quantification has been undertaken

R. Reduced Services

i. A complete and accurate analysis and identification of sites for the location and impact of banks of bins has NOT been completed. There is no acknowledgement, or costing included, for the civil works including site preparation costs, the possibility of required acquisition of land, or the impact on locals and local roads from increased waste trucks or locals required to travel greater distances to access landfill

ii. Closing the Bombala landfill and transitioned it to a transfer station on the basis that is assumed to be running at a loss does not pass the 'sanity pub' test. The financial analysis does not appear to include waste other than general waste and recycling. The Bombala landfill, in other reports, has a current useful life of approximately 20 years, based on current practices with no savings provisions for improvement of waste management

iii. Rate payers should not be adversely affected with increased travel costs to provide Council with an increase to net profit for waste services

iv. Closure of transfer stations will provide landholders with insufficient solutions for the disposal of green waste, particularly during bushfire risk periods. The closure of transfer stations will require landholders to travel further distances to Bombala, Cooma or Jindabyne to dispose of green waste and other bulky recyclables. This will increase risks to life and property.

v. Council does not seem to have considered the risk and cost of increased illegal dumping to Council and rate payers that likely results from the closure of the transfer stations

Thanks,

[Redacted signature]

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[Redacted signature block]

Transfer Station Review

4.2.2 Scenario 1 – 100% service rate

The following capital costs (CAPEX) and operating costs (OPEX) were calculated for the establishment of BoBs to service 100% of the self-haul households. Disposal costs were calculated based on tonnes generated from average waste and recycling generation rates for SMRC, rather than actual rates of general waste and recycling historically received at the transfer stations.

Recycling is limited to comingled for this analysis

Scenario 1	Inputs	Adaminaby	Berridale	Bredbo	Delegate	Nimmitabel	Numeralla	Total (t/yr)
BoB Households Waste Estimate		472	487	733	227	374	614	2907
Weekly average Recycling Estimate (t/yr) kg input	4.8	118	122	183	57	93	153	726
Weekly average Waste t/yr kg input	9.5	233	241	362	112	185	303	1436
Less Households to Kerbside Conversion		0	0	0	0	0	100	
Totals (t/yr)		351	362	545	169	278	357	2062

Fee Revenue

Scenario 1 - 100% up take (t/yr) @ \$250/yr fee	250	118,000	121,750	183,250	56,750	93,500	128,500	701,750
Scenario 2 - 75% up take (t/yr) @ \$250/yr fee	75%	88,500	91,313	137,438	42,563	70,125	96,375	526,313

Households to Service BoBs, currently Transfer Stations

Households (#hh)								Total (#hh)
Self-haul households		876	1209	903	387	515	620	4510
(#hh (%))		54%	40%	81%	59%	73%	99%	
		473	484	731	228	376	614	2906

Method 2 Bin Calculations Used, Table 6 MRA

								Total Bins	%
Red		137	141	213	66	109	178	844	19%
Yellow		100	103	155	48	79	130	615	
Green, none considered		0	0	0	0	0	0	0	
Total bins used in calcs		237	244	368	114	188	308	1459	50%
								Total Cages	32%
Number of Cages, 4 bins per cage	4	59	61	92	29	47	77	365	
Cage Cost (\$4,250) per 4 bins, incl site prep	4,250	251,813	259,250	391,000	121,125	199,750	327,250	1,550,188	
Bin Cost @ \$90/ea	90	21,330	21,960	33,120	10,260	16,920	27,720	131,310	
Capital Expenditure (CAPEX) bins+cages \$s		273,143	281,210	424,120	131,385	216,670	354,970	1,681,498	
CAPEX Annual Depredation (10% over 10 years) \$s	10%	27,314	28,121	42,412	13,139	21,667	35,497	168,150	
Length of Cages (metres)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	
Number of Cages, bins/cage		59	61	92	29	47	77	365	
Total length of cages required (metres)		207	214	322	100	165	270	1277	

Operating costs (OPEX) were calculated for the establishment of BoBs to service 100% of the self-haul households. Disposal costs were calculated based on tonnes generated from average waste and recycling generation rates for SMRC, rather than actual rates of general waste and recycling historically received at the transfer stations.

Collection Cost \$s		20,828	21,443	32,340	10,018	16,521	22,673	123,823
Recycling transfer to MRF \$s		24,508	28,630	38,061	11,787	19,420	26,689	149,095
Disposal/gate fee \$s		20,610	23,149	32,006	9,912	16,330	22,444	124,451
Additional travel time off current collection route \$s		12,584	7,436	7,722	24,310	8,294	5,148	65,494
Annual Operational Expenditure (OPEX) \$s		78,530	80,658	110,129	56,027	60,565	76,954	462,863

Net Annual Cost, CAPEX + OPEX \$s		105,844	108,779	152,541	69,166	82,232	112,451	631,013
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4.2.1 Revenue

The additional Domestic Waste Service Charge revenue that would be generated from the provision of a BoBs service is shown in Table 9.

Revenue		Adaminaby	Berridale	Bredbo	Delegate	Nimmitabel	Numeralla	Total
BoBs Waste and Recycling Charge – 100%		118,000	121,750	183,250	56,750	93,500	128,500	701,750
Net Surplus		12,156	12,971	30,709	-12,416	11,268	16,049	70,737

Revised Capital Expenditure

Capital Expenditure (CAPEX) bins+cages \$s		273,143	281,210	424,120	131,385	216,670	354,970	1,681,498
Capital works per bin, site prep etc	0	0	0	0	0	0	-100	-100
Decommission existing transfer stations		250,000	250,000	250,000	250,000	250,000	250,000	1,500,000
Total Revised CAPEX		523,143	531,210	674,120	381,385	466,670	604,870	3,181,398
CAPEX Annual Depredation (10% over 10 years) \$s	10%	52,314	53,121	67,412	38,139	46,667	60,487	318,140
Annual Operational Expenditure (OPEX) \$s		78,530	80,658	110,129	56,027	60,565	76,954	462,863
Net Annual Cost, CAPEX + OPEX \$s		130,844	133,779	177,541	94,166	107,232	137,441	781,003

Revenue

BoBs Waste and Recycling Charge – 100%		118,000	121,750	183,250	56,750	93,500	128,500	701,750
Recycling Revenue net per tonne average	0	0	0	0	0	0	0	0
Revised Revenue		118,000	121,750	183,250	56,750	93,500	128,500	701,750

Net Surplus Revised		-12,844	-12,029	5,709	-37,416	-13,732	-8,941	-79,253
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4.2.3 Scenario 2 – 75% service rate

CAPEX and OPEX were calculated for the establishment of BoBs to service 75% of the self-haul households. Disposal costs were calculated based on tonnes generated from average waste and recycling generation rates for SMRC, rather than actual disposal rates of general waste and recycling at the transfer stations. It was assumed that 75% of the waste would be disposed through the BoBs. CAPEX and OPEX for scenario 2 are shown in Table 11.

Scenario 2	Inputs	Adaminaby	Berridale	Bredbo	Delegate	Nimmitabel	Numeralla	Total (t/yr)
BoB Households Waste Estimate		472	487	733	227	374	614	2907
Weekly average Recycling Estimate (t/yr) kg input	4.8	118	122	183	57	93	153	726
Weekly average Waste t/yr kg input	9.5	233	241	362	112	185	303	1436
Less Households to Kerbside Conversion		0	0	0	0	0	100	
Totals (t/yr)		351	362	545	169	278	457	2162

Scenario 2 - 75% up take (t/yr) @ \$250/yr fee	250	88,500	91,313	137,438	42,563	70,125	96,375	526,313
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Bin Calcs: Its not clear how the bin count is derived. Out of 4510 households serviced currently by transfer stations, 1459 are used for calculations. 1459/4510 = 32%. Does this imply 3 households per bin? Bin sharing was identified at the presentation, to be shared by 2 households

Scenario 2 - 75% service rate

Total bins used in calcs		178	183	276	86	141	231	1,094
								Total Cages
Number of Cages, 4 bins per cage	4	44	46	69	21	35	58	274
Cage Cost (\$4,250) per 4 bins	4,250	188,859	194,438	293,250	90,844	149,813	245,438	1,162,641
Bin Cost @ \$90/ea	90	15,998	16,470	24,840	7,695	12,690	20,790	98,483
Capital Expenditure (CAPEX) bins+cages \$s		205,079	211,136	318,435	98,646	162,679	266,516	1,262,491
CAPEX Annual Depredation (10% over 10 years) \$s	10%	20,508	21,114	31,844	9,865	16,268	26,652	126,249
Length of Cages (metres)		3.5	3.5	3.5	3.5	3.5	3.5	3.5
Number of Cages, 4 bins/cage		44	46	69	21	35	58	274
Total length of cages required (metres)		156	160	242	75	123	202	957

Collections		15,643	16,170	24,343	7,558	12,479	17,049	93,242
Recycling transfer to MRF		18,381	21,472	28,545	8,840	14,565	23,911	115,714
Disposal/gate fee		15,457	17,362	24,005	7,434	12,248	20,107	96,613
Additional travel time off current collection route \$s		12,584	7,436	7,722	24,310	8,294	5,148	65,494
Annual Operational Expenditure (OPEX) \$s		62,065	62,440	84,615	48,142	47,586	66,215	371,063

Net Annual Cost, CAPEX + OPEX \$s		82,573	83,554	116,459	58,007	63,854	92,867	497,312
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Revised numbers allows for the addition of extra capital works for the bins and decommissioning the transfer stations. Also there is an allowance for a return on comingles recycling which apparently right now is \$0. The \$250k identified for decommissioning is an arbitrary number.

TRANSFER STATIONS - Current Balance Sheet								
		Adaminaby	Berridale	Bredbo	Delegate	Nimmitabel	Numeralla	Total
Waste Received (t/year)		110	132	132	65	122	95	656
Revenue (\$/yr)		9,102	11,816	6,179	8,794	7,620	8,016	51,527
Revenue per tonne (\$/t)		83	90	47	135	62	84	79
Expenses (\$/yr)		49,802	45,453	61,937	28,765	67,257	52,977	306,191
Expense per tonne (\$/t)		453	344	469	443	551	558	467
Profit/Loss (\$/yr)		-40,700	-33,637	-55,758	-19,971	-59,637	-44,961	-254,664
Profit/Loss per tonne (\$/t)		-370	-255	-422	-307	-489	-473	-388
Opening time (total hours)		5.0	5.0	5.0	6.5	7.0	6.0	34.5
Cost per hour		9,960	9,091	12,387	4,425	9,608	8,830	8,875

The General Manager
Mr Peter Bascomb
Snowy Monaro Regional Council
81 Commissioner St
COOMA NSW 2630

May 6TH 2021

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By Email CC: Mayor Beer, David Rawlings & Mandy Thurling

SUBMISSION - COUNCIL DRAFT WASTE STRATEGY

Dear Mr Bascomb,

Attached please see a copy of the Audit letter to our Mayor for the 2019 year.

I, and others, object to the Waste Management Strategy being adopted in its current form for reasons stated below. The strategy needs to be amended and resubmitted to both Councillors and the community for further consideration.

1. The Strategy does not clearly state the reasons for its creation nor adoption.

At the Cooma Waste Strategy presentation Mayor Beer and Cr Corbett stated Council has identified \$30M in compliance, replacement and upgrade liabilities not previously identified and therefore placed into Council's statements of finances. Council needs to address this shortfall.

Neither reference to the amount of \$30M deficit nor a list of items making up this number is tabled in the Strategy.

The attached Audit letter to our Mayor gives a High-Risk assessment to "Landfill Remediation Provision (repeat issue)" High Risk is defined as:

Affects the ability of your entire entity to achieve its objectives and requires significant coordinated management effort at the executive level;

Arises from a widespread failure of governance practices and/or internal controls affecting most parts of the entity; or

May result in an inability for the auditor to issue an unqualified audit opinion.

The information contained in the Strategy should have referenced Council's high risk and dealt with its relevance to the Waste Strategy.

2. Inadequate time:

The 70-page document was presented to the community for public consultation and input on the understanding Councillors had digested its contents and it reflected the combined views of our Councillors. However, our Councillors were provided two weeks only to digest and assess an exhaustive Strategy lacking in appropriate context to Council's mounting debt and little content in regard to a breakdown of its costings.

This timing did not enable our Councillors to function legally as they cannot meet their obligations at s.232 of the Local Government Act (LGA)

If Councillors were provided additional briefings or support to enable compliance with s.232 please provide details.

232 The role of a councillor

(1) The role of a councillor is as follows—

- (a) to be an active and contributing member of the governing body,
- (b) to make considered and well-informed decisions as a member of the governing body,
- (c) to participate in the development of the integrated planning and reporting framework,
- (d) to represent the collective interests of residents, ratepayers, and the local community,
- (e) to facilitate communication between the local community and the governing body,
- (f) to uphold and represent accurately the policies and decisions of the governing body,
- (g) to make all reasonable efforts to acquire and maintain the skills necessary to perform the role of a councillor.

(2) A councillor is accountable to the local community for the performance of the council.

3. Council has not satisfied the required engagement of the community:

Lack of attendance (2 persons only at Cooma) at the public meetings is not supportive of a Council that has communicated effectively and engaged its community. Consequently, Council cannot demonstrate this required part of the decision-making process has been satisfied.

4. Lack of full costings disclosure:

When asked, Council simply states that all costs are incorporated in the Strategy document. However, a breakdown of all costs is required to understand how the Strategy is to work, and any relevance to costs of the current services and its costs.

Some members of the community have been vocal about the undisclosed costs of any civil works required to establish bank-of-bins. Council was unable to answer this question at the community presentations. This was not helpful causing at least one person to attend multiple meetings, asking the same question, and getting the same answer “it’s in there”.

This person, Andrew Thaler, became noticeably frustrated causing Council to take some exception to his behaviour without taking into consideration their own role in creating the frustration. Providing answers to the question would have been a more appropriate response by Council. Council could not answer the same questions over multiple presentations over weeks. This style of communication by Council does not enable the confidence in Council the Council desires.

Over the Council presentations, in regard to questions on costs, the standard answer was, “*they are all in there*” (the Strategy).

Council’s David Rawlings, Council’s Strategic Manager, states by email in regard to the Waste Strategy costings: “*Costings have been done appropriate to the plans being at that level. It is only if the strategy is to be progressed that you start developing operational level costings as you move into developing more details about how you enact the strategy. To do otherwise is generally wasteful.*”

It makes no good sense to commit Councillors and the Community to a strategy that has not been fully costed. To do so simply exposes all to unnecessary and unknown costs-based risks. This is not sound business practice. Who commits to a new anything without first knowing the costs?

Does Council agree we should not adopt strategies and policies without first knowing all the associated costs?

But the question that caused grief related to a breakdown of the stated Strategy costs. If a breakdown of the Waste Strategy costs was available to Council, it would have been a simple exercise to have included this breakdown in the Strategy or supply them at the meetings or post the meetings. Have our

3

Councillors been provided a full costs breakdown? The fact that the same question could not be answered multiple times suggest two things: it was not provided as part of the consultant's report and Council has not requested that detail.

How can Council hope to win the support of the community while ever it is by not prepared to be transparent and accountable? If you can't answer a question say so and take it on notice. I appreciate Mr Thaler has a history but that should not influence Council when asked a reasonable question.

5. Reference to Cr Lasts comments at the December Council meeting and Peter Bascomb's letter of 19/02/21:

"Cr Last is referring to the overall financial position of the Council, whereby a sustained period of operating in an environment where the Council has not raised sufficient funds to cover the costs of providing infrastructure and services to the community. This has led Council to the position where it needs to change this situation or face insufficient cash resources to continue to operate." Peter Bascomb

Does the new Waste Strategy have any relevance to Cr Lasts question and Mr Bascom's response above? If so, does Council agree this relevance should have been stated in the Strategy?

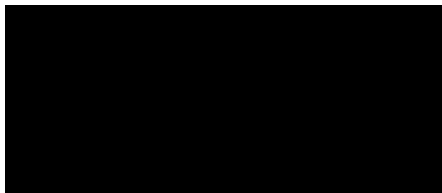
The Waste Strategy document proposes significant change and a reduction of waste services to many of our smaller villages. Council cannot make decisions to adopt change in the absence of a proper and transparent, fully costed, process. The attached Audit documents relates to 2019, three years ago. We must find our sense of urgency to acknowledge and address our financial concerns.



I suggest Council immediately commences dialogue with the community communicating the true financial position of their Council along with Council's plan to address these financial concerns. Changes to a key service, like Waste, cannot and should not be made in the absence of full disclosure and a proper decision-making process that empowers our Councillors and the Community with the facts. Councillors and the community must be placed in a position where quality informed decisions are enabled. Council must also acknowledge their responsibility to provide all members of the Community proper access to the same services.

I appreciate Council staff have devoted much time to assist change, this process has also involved a not inexpensive consultant. Consequently, Council may find some of the comments challenging. I encourage Council to please take them as they meant, constructive comment to enable change that will be supported by informed Councillors and Community.

I trust our Council agrees to withdraw the draft strategy as it should not be adopted in its current form.

Yours sincerely



Our insights inform and challenge government to improve outcomes for citizens				
				
Issue 1: Landfill remediation provision (repeat issue)				
Likelihood	Consequence	Systemic Issue	Category	Risk Assessment
Likely	High	No	Operational	 High
Observation				
<p>The Council recognised a contingent liability for its legacy landfill sites under AASB 137 Provisions, Contingent Liabilities and Contingent Assets. Management and the audit team concluded that the estimate was not sufficiently reliable to record a provision in the financial statements. Meetings are on-going with the Environmental Protection Authority to get a better understanding of the regulatory requirements. While we are satisfied that this is a reasonable conclusion at this point in time, management need to work towards establishing a reliable estimate for the 2019–20 financial statements.</p> <p>There is also insufficient funding allocated to cover the costs of rehabilitating landfill in the future. Council has set aside approximately \$0.7 million for quarry operations and \$5.9 million for waste management.</p>				
Implications				
<p>We note the following implications:</p> <ul style="list-style-type: none"> council has an obligation to remediate numerous legacy landfill sites, which need to be reflected in the financial statements once the costs can be reliably measured the council may run into cashflow issues in the future if insufficient funds are set aside to fund future remediation costs. 				
Recommendation				
<p>We recommend that management work towards establishing a reliable estimate for the landfill costs to be recorded in the 2019–20 financial statements. Thereafter, the assumptions and calculation of the landfill remediation provision should be validated on at least an annual basis. The council should perform a detailed review of the assumptions and the calculations made.</p> <p>The council also needs to ensure sufficient funds are allocated to fund future remediation costs.</p>				
Management Response				
<p>Agree</p> <p>Council will provide a revised valuation of landfill assets and remediation provisions for the 2020 interim audit. Cash reserve projections and potential borrowing requirements for remediation works will be reviewed as part of its 2021-2030 Long Term Financial Plan.</p>				
Person Responsible:		Date to be Actioned:		
Group Manager Resource and Waste Management and Chief Financial Officer		May 2020		

Full Auditors letter date 02/12/2019 attached to this email of 07/05/2021



Cr Peter Beer
Mayor
Snowy Monaro Regional Council
PO Box 714
COOMA NSW 2630

Contact: [REDACTED]
Phone no: [REDACTED]
Our ref: D1926852/1787

2 December 2019

Dear Mayor

**Management Letter on the Final Phase of the Audit
for the Year Ended 30 June 2019**

The final phase of our audit for the year ended 30 June 2019 is complete. This letter outlines:

- matters of governance interest we identified during the current audit
- unresolved matters identified during previous audits
- matters we are required to communicate under Australian Auditing Standards.

We planned and carried out my audit to obtain reasonable assurance the financial statements are free from material misstatement. Because our audit is not designed to identify all matters that may be of governance interest to you, there may be other matters that did not come to our attention.

The Management Letter may be sent to the Minister, if the Minister requests it.

For each matter in this letter, we have included our observations, risk assessment and recommendations. The risk assessment is based on our understanding of your business. Management should make its own assessment of the risks to the organisation.

We have kept management informed of the issues included in this letter as they have arisen. A formal draft of this letter was provided on 8 November 2019. This letter includes management's formal responses, the person responsible for addressing the matter and the date by which this should be actioned.

As soon as practicable, we recommend you:

- assign responsibility for implementing the recommendations
- develop an action plan, including a timetable, to implement the recommendations
- nominate an individual or establish a committee to monitor and report on progress.

The Auditor-General may include items listed in this letter in the Report to Parliament.

If you would like to discuss any of the matters raised in this letter, please contact me on [REDACTED] or [REDACTED].

Yours sincerely

[REDACTED]

[REDACTED]

cc:

[REDACTED]



Final management letter

for the ended 30 June 2019

Snowy Monaro Regional Council



FINANCIAL AUDIT

INSIGHTS FOR BETTER GOVERNMENT





We have rated the risk of each issue as ‘Extreme’, ‘High’, ‘Moderate’ or ‘Low’ based on the likelihood of the risk occurring and the consequences if the risk does occur.

The risk assessment matrix used is consistent with the risk management framework in TPP12-03 ‘Risk Management Toolkit for the NSW Public Sector’.

This framework may be used as best practice for councils.

		CONSEQUENCE			
		Low	Medium	High	Very high
LIKELIHOOD	Almost certain	M	M	H	E
	Likely	L	M	H	H
	Possible	L	M	M	H
	Rare	L	L	M	M

The risk level is a combination of the consequences and likelihood. The position within the matrix corresponds to the risk levels below.

RISK LEVELS		MATRIX REFERENCE
	Extreme:	E
	High:	H
	Moderate:	M
	Low:	L

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For each issue identified, we have used the consequence and likelihood tables from [TPP12-03](#) to guide our assessment.

Consequence levels and descriptors

Consequence level	Consequence level description
Very high	<ul style="list-style-type: none"> Affects the ability of your entire entity to achieve its objectives and may require third party intervention; Arises from a fundamental systemic failure of governance practices and/or internal controls across the entity; or May result in an inability for the auditor to issue an audit opinion or issue an unqualified audit opinion.
High	<ul style="list-style-type: none"> Affects the ability of your entire entity to achieve its objectives and requires significant coordinated management effort at the executive level; Arises from a widespread failure of governance practices and/or internal controls affecting most parts of the entity; or May result in an inability for the auditor to issue an unqualified audit opinion.
Medium	<ul style="list-style-type: none"> Affects the ability of a single business unit in your entity to achieve its objectives but requires management effort from areas outside the business unit; or Arises from ineffective governance practices and/or internal controls affecting several parts of the entity.
Low	<ul style="list-style-type: none"> Affects the ability of a single business unit in your entity to achieve its objectives and can be managed within normal management practices; or Arises from isolated ineffective governance practices and/or internal controls affecting a small part of the entity.

Likelihood levels and descriptors

Likelihood level	Frequency	Probability
Almost certain	The event is expected to occur in most circumstances, and frequently during the year	More than 99 per cent
Likely	The event will probably occur once during the year	More than 20 per cent and up to 99 per cent
Possible	The event might occur at some time in the next five years	More than 1 per cent and up to 20 per cent
Rare	The event could occur in exceptional circumstances	Less than 1 per cent

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Summary of Issues

Issue	Detail	Likelihood	Consequence	Risk Assessment
1	<u>Landfill remediation provision (repeat issue)</u>	Likely	High	⚠ High
2	<u>Financial statements review (repeat issue)</u>	Likely	Medium	⚠ Moderate
3	<u>Fixed asset register</u>	Likely	Medium	⚠ Moderate
4	<u>Provision for impairment of receivables</u>	Likely	Medium	⚠ Moderate
5	<u>Contract management policy (repeat issue)</u>	Possible	Medium	⚠ Moderate
6	<u>New accounting standards not yet effective (repeat issue)</u>	Likely	Low	✓ Low
7	<u>IT risk register</u>	Possible	Low	✓ Low
8	<u>Formal documentation of review and approval of manual journals</u>	Possible	Low	✓ Low
9	<u>Asset stocktakes</u>	Possible	Low	✓ Low
10	<u>No formalised asset disposal process</u>	Possible	Low	✓ Low
11	<u>Employee leave balances for terminated employees were not cleared from the system</u>	Likely	Low	✓ Low

Appendix

Review of Matters Raised in Prior Years

Issue 1: Landfill remediation provision (repeat issue)

Likelihood	Consequence	Systemic Issue	Category	Risk Assessment
Likely	High	No	Operational	 High

Observation

The Council recognised a contingent liability for its legacy landfill sites under AASB 137 Provisions, Contingent Liabilities and Contingent Assets. Management and the audit team concluded that the estimate was not sufficiently reliable to record a provision in the financial statements. Meetings are on-going with the Environmental Protection Authority to get a better understanding of the regulatory requirements. While we are satisfied that this is a reasonable conclusion at this point in time, management need to work towards establishing a reliable estimate for the 2019–20 financial statements.

There is also insufficient funding allocated to cover the costs of rehabilitating landfill in the future. Council has set aside approximately \$0.7 million for quarry operations and \$5.9 million for waste management.

Implications

We note the following implications:

- council has an obligation to remediate numerous legacy landfill sites, which need to be reflected in the financial statements once the costs can be reliably measured
- the council may run into cashflow issues in the future if insufficient funds are set aside to fund future remediation costs.

Recommendation

We recommend that management work towards establishing a reliable estimate for the landfill costs to be recorded in the 2019–20 financial statements. Thereafter, the assumptions and calculation of the landfill remediation provision should be validated on at least an annual basis. The council should perform a detailed review of the assumptions and the calculations made.

The council also needs to ensure sufficient funds are allocated to fund future remediation costs.

Management Response

Agree

Council will provide a revised valuation of landfill assets and remediation provisions for the 2020 interim audit.

Cash reserve projections and potential borrowing requirements for remediation works will be reviewed as part of its 2021-2030 Long Term Financial Plan.

Person Responsible:

Group Manager Resource and Waste Management
 and Chief Financial Officer

Date to be Actioned:

May 2020

Our insights inform and challenge government to improve outcomes for citizens



Issue 2: Financial statements review (repeat issue)

Likelihood	Consequence	Systemic Issue	Category	Risk Assessment
Likely	Medium	No	Reporting	Moderate

Observation

The Finance team postponed providing completed financial statements to seek guidance from the audit team on some of the note disclosures. This created some delays in the audit process.

Implications

If financial statements submitted for audit are not produced timely, it delays the audit process and increases the risk that Council are unable to meet statutory reporting deadlines.

Recommendation

We recommend that council prepare proforma financial statements prior to the year-end audit, so that disclosures can be reviewed by the auditors earlier.

Management Response

Agree

The finance team will provide proforma financial statements at the 2020 interim audit stage assuming the code of accounting practice has been finalised and the software provider has released the templates prior.

Person Responsible:

Chief Financial Officer

Date to be Actioned:

May 2020

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Issue 3: Fixed asset register

Likelihood	Consequence	Systemic Issue	Category	Risk Assessment
Likely	Medium	No	Operational	Moderate

Observation

In our review of council's fixed asset register, we noted:

- \$0.6 million of reconciling items that could not be identified
- the assets are not reconciled at each individual asset category
- council maintains assets using multiple registers
- asset reconciliations are only performed on an annual basis.

Implications

We note the following implications:

- The use of multiple registers presents a greater opportunity for error due to the lack of inbuilt controls over the classification of assets. It also requires additional time and resources of council staff to maintain.
- unreconciled items may give rise to errors in the financial statements
- if assets are not reconciled on a regular basis and at each individual asset category level, the accuracy and completeness of the data may be compromised.

Recommendation

We recommend that the Council:

- investigate and resolve the unexplained reconciling items in the fixed asset register
- perform a reconciliation of its fixed asset registers at each asset category level
- implement an integrated asset management system, including the capability to maintain detailed fixed asset registers for all asset categories
- reconcile assets on a more regular basis.

Management Response

Agree

A single integrated asset management system will be live from 1 July 2020 as part of the Corporate System Implementation. This will include a single fully reconciled fixed asset register opening balances as at 30 June 2020 including capital works in progress.

Person Responsible:

Group Manager Assets and Engineering Services and
 Chief Financial Officer

Date to be Actioned:

June 2020

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Issue 4: Provision for impairment of receivables

Likelihood	Consequence	Systemic Issue	Category	Risk Assessment
Likely	Medium	No	Operational	Moderate

Observation

Management were unable to collect historical data at the age at which debts are collected, which is required to calculate the provision for impairment of receivables under AASB 9 *Financial Instruments*. This was due to limitations with the existing financial system.

Implications

The provision for impairment of receivables is not calculated in accordance with AASB 9 *Financial Instruments*.

Recommendation

We recommend the Council ensures the new finance system being implemented will have the functionality to generate this information.


Management Response

Agree

Management will request the required reporting to be configured with the new Corporate Information System however cannot guarantee that it will be available. If required, a materially accurate alternative report will be provided.

Person Responsible:	Date to be Actioned:
Chief Financial Officer	30 June 2020

Issue 5: Contract management policy (repeat issue)

Likelihood	Consequence	Systemic Issue	Category	Risk Assessment
Possible	Medium	No	Reporting	 Moderate

Observation

The Council has not maintained a contract management policy since the amalgamation of the three Councils. Management advised that the majority of the policy was completed in February 2019 but was postponed as the responsible officer required extended leave.

Implications

There is a risk that contracts are not managed appropriately and consistently across the council

Recommendation

We recommend that the Council should finalise the development of the contract management policy. The policy should be in line with NSW Local Government guidelines pertaining to contract management.

Management Response

Agree

Council is working on a revised timeline to implement a contract management policy following the unexpected extended staff leave.

Person Responsible:

Chief Financial Officer

Date to be Actioned:

June 2020

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Issue 6: New accounting standards not yet effective (repeat issue)

Likelihood	Consequence	Systemic Issue	Category	Risk Assessment
Likely	Low	No	Reporting	Low

Observation

The Council will implement three new accounting standards next year:

- AASB 15 'Revenue from contracts with Customers' (effective for annual reporting periods beginning on or after 1 January 2019)
- AASB 16 'Leases' (effective for annual reporting periods beginning on or after 1 January 2019)
- AASB 1058 'Income for Not-For-Profit Entities' (effective for annual reporting periods beginning on or after 1 January 2019).

Code Update 27 requires Councils to assess the impact of each standard relevant to them and disclose this assessment in the financial statements for 30 June 2019.

While the Council has undertaken a detailed impact assessment for AASB 16, they are yet to perform a detailed impact assessment for AASB 15 and 1058.

Implications

There is a risk that the Council is not adequately prepared for the upcoming changes in the accounting standards. This includes ensuring there are appropriate resources to respond to the required changes to financial reporting systems, policies, processes and training staff.

Recommendation

We recommend that the Council conduct a detailed impact assessment for AASB 15 and 1058. This will help ensure the Council appropriately applies the new standards and meet the disclosure requirement in the 2019–20 financial statements.

Management Response

Agree

The detailed impact assessment will be completed and provided for the 2020 interim audit to ensure the disclosure requirements are met for the in the 2019–20 financial statements.

Person Responsible:	Date to be Actioned:
Chief Financial Officer	May 2020

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Issue 7: IT risk register

Likelihood	Consequence	Systemic Issue	Category	Risk Assessment
Possible	Low	No	Operational	Low

Observation

Council does not have a fully implemented IT risk register where it has:

- identified risks that may inhibit Council from achieving their objectives
- assessed what the mitigating controls are
- developed an action plan to mitigate these risks.

Implications

If an IT risk register is not maintained, there is an increased risk that IT risks are not appropriately managed. This could result in significant business interruptions and key operational information being lost.

Recommendation

It is recommended for Council to maintain an IT risk register, which includes controls and action plans to mitigate identified risks.

Management Response

Agree

Council is currently entering risks into its risk management system which includes the identified item, mitigating controls and relevant actions. An update on the registered risks will be provided during the 2020 interim audit.

Person Responsible:	Date to be Actioned:
Group Manager Governance	May 2020

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Issue 8: Formal documentation of review and approval of manual journals

Likelihood	Consequence	Systemic Issue	Category	Risk Assessment
Possible	Low	No	Operational	Low

Observation

We identified that journal entries are created and posted by the same users. To mitigate this risk, management have implemented a control where the listing of journals is reviewed on a monthly basis. However, management do not retain evidence of this review being performed regularly.

Implications

While recognising the resource implications of a secondary review procedures, journal entries can be used to conceal fraud.

Recommendation

We recommend that system controls are implemented to prevent the same user from creating and approving journals.

Management Response

Agree

Senior finance staff are currently delegated to raise and approve their own journals. Compensating controls in addition to journal review reports include balance sheet reconciliations and monthly management reporting. Finance will document journal approval and control processes as part of the Corporate Information System Implementation.


Person Responsible:

Chief Financial Officer

Date to be Actioned:

June 2020

Issue 9: Asset stocktakes

Likelihood	Consequence	Systemic Issue	Category	Risk Assessment
Possible	Low	No	Operational	 Low

Observation

The council does not perform asset stocktakes for the following asset classes:

- Office equipment
- Furniture and fittings
- Other assets

Implications

If asset stocktakes are not performed, this increases the risk that:

- assets may not exist and /or the asset register is not complete
- council are unable to assess the condition of assets.

Recommendation

We recommend that management perform a stocktake for Office equipment, furniture and fittings and other assets on an annual basis.

Management Response

Agree

Council are in the process of an asset register consolidation as part of the Corporate Information System Implementation which will inform the stocktake and scheduled revaluation for the above mentioned asset classes for 30 June 2021.

Person Responsible:	Date to be Actioned:
Group Manager Asset Management and Engineering Services	30 June 2021

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Issue 10: No formalised asset disposal process

Likelihood	Consequence	Systemic Issue	Category	Risk Assessment
Possible	Low	No	Operational	Low

Observation

The council does not have a formalised asset disposal process. Currently, asset disposals can be backdated and there are no procedures to ensure that disposals are recorded on a timely basis.

Implications

We note the following implications:

- assets may not be appropriately disposed of
- assets may be disposed, but the fixed assets register not updated.

Recommendation

We recommend that the council implement a formalised asset disposal process.

Management Response

Agree


Council implemented a data consolidation of plant and equipment into a single asset register during the financial year ended 2019. This significantly improved controls and efficiency in the year end system asset disposal process and will enable future disposals to occur on a timely basis. With the Corporate Information System implementation council will have a formalised documented procedure for asset disposals.

Person Responsible:	Date to be Actioned:
Group Manager Asset Management and Engineering Services and Chief Financial Officer	June 2020

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Issue 11: Employee leave balances for terminated employees were not cleared from the system

Likelihood	Consequence	Systemic Issue	Category	Risk Assessment
Likely	Low	No	Operational	 Low

Observation

We identified five employees with leave balances which were not cleared in the system upon termination of employment. This resulted in their leave balances being carried forward when they returned as casual employees of the council.

Implications

There is a risk that employee benefit provisions are misstated if employee leave balances are paid out but not recognised in the system.

Recommendation

We recommend that:

- management investigate the five identified employees and ensure the leave balances are cleared.
- all employee leave balances should be paid out upon termination.

Management Response

Agree

The accruals relate to rehired permanent staff now on a casual basis and only impacts the monthly ledger ELE provision accounting entries. Actual leave paid on termination has not been affected. The total impact on Council's reported ELE liability provision was \$11k / 0.002%. The entitlement system settings attached to rehired and casual staff are being reviewed to ensure there is no impact to future accruals.

Person Responsible:	Date to be Actioned:
Group Manager People and Culture	March 2020

Appendix

Review of matters raised in prior year management letters

The issues in this appendix were raised in previous management letters but remain relevant in the current year. For each of these issues, we have determined:

- how management has addressed the issue in the current year
- what management still needs to do to address unresolved issues.

Prior Issues Raised	Risk Assessment	Assessment of Action Taken	Recommendation
Interim Management Letter 2019			
No periodic review of user access and audit logs of privileged users	 Moderate	Target date for resolution has not yet passed.	We will assess status in 2019–20 audit.
No evidence of independent balance sheet reconciliation review	 Moderate	Target date for resolution has not yet passed.	We will assess status in 2019–20 audit.
EFT payment files are not encrypted	 Moderate	Target date for resolution has not yet passed.	We will assess status in 2019–20 audit.
Internally generated software costs (repeat issue)	 Moderate	Matter has been addressed by management	Nil as matter addressed
Multiple asset management systems and fixed asset registers (Repeat issue)	 Moderate	Target date for resolution has not yet passed.	We will assess status in 2019–20 audit.
Contract Management Policy (repeat issue)	 Moderate	Further issues identified this year	Refer to issue 5
Completed projects are not capitalised on a timely basis	 Low	Target date for resolution has not yet passed.	We will assess status in 2019–20 audit.
Changes to rates and annual charges are not checked	 Low	Target date for resolution has not yet passed.	We will assess status in 2019–20 audit.
No centralised register of grants	 Low	Target date for resolution has not yet passed.	We will assess status in 2019–20 audit.
Purchase orders approved after the invoice date	 Low	Target date for resolution has not yet passed.	We will assess status in 2019–20 audit.

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Final Management Letter 2018

Asset remediation provision (partial repeat issue)	Moderate	Further issues identified this year	Refer to issue 1
Fair value assessment of infrastructure, property, plant and equipment (repeat issue)	Moderate	Matter has been addressed by management	Nil as matter addressed
End of financial year financial statement review (repeat issue)	Moderate	Further issues identified this year	Refer to Issue 2
Internally generated software costs	Moderate	Matter has been addressed by management	Nil as matter addressed
Crown Land Register and Reserves	Moderate	Matter has been addressed by management	Nil as matter addressed
Deposits held in trust	Low	Matter has been addressed by management	Nil as matter addressed
Fully depreciated assets still in use	Low	Matter has been addressed by management	Nil as matter addressed

Interim Management Letter 2018

Contract management policy	Moderate	Further issues identified this year	Refer to issue 5
New accounting standards not yet effective	Low	Further issues identified this year	Refer to issue 6

Face to Face Community Consultation Notes

Jindabyne

Eight attendees

- General support FOGO
- Discussion about Jindabyne Transfer Station
- Carbon footprint of changes to strategy
- What can/can't go in recycling bin
- Questions about CDS

Bombala

No Attendees

Delegate

Four attendees

- Location of the Mobile CRC needs to be confirmed
- Concerns about the feasibility of disposing of large quantities of waste in BoB vs transfer station
- Concerns expressed about BoBs “always overflowing”
- Desire for soft plastic (RedCycle) facility at Bombala
- Why no FOGO for BoB?
- Why no food waste drop-off at tips?
- Desire for clothing donation/recycling at Bombala
- Concerns about the fate of the Men's Shed Annex at Bombala
- Questions about the restrictions on what can be collected through the proposed bulky waste service
- Question was asked about what proportion of the 10c drink container rebate we receive from REMONDIS
- Question was asked about tyre disposal at Bombala
- Question was asked about any increases to waste charge on rates notice

Bredbo

Approximately 20 attendees

Pre-meeting w/ progress association. The community:

- Doesn't understand BoBs
- Don't want change
- Have had bad experience with the Jerangle BoB
- Did not hear about the event

Main meeting:

- FOGO – What is it? Is it coming to Bredbo? Will it cost extra?
- BoB – A uteload of rubbish would be too much; “nuts” they'll be overflowing; people will dump whatever all around the site

- Kerbside – Too dangerous on the highway
- Transfer station – How many bins does it take to equal the capacity of the skip? How much will it cost Council to buy the bins required?
- One dude particularly wanted to highlight that he just takes his rubbish to Canberra
- It was reinforced that BoB will be opt-in and not mandatory
- It was reinforced that bulky waste will need to go to Cooma
- The deficit incurred by Council running the Bredbo transfer station factors all the income and expenditure involved
- BoBs will be, generally, closer to rural residents than the transfer station
- BoB, if opted-in, will cost \$250 per year
- Moving to the proposed strategy will lessen the need to increase the waste charge in future because Council will be spending less on waste
- Can people opt-out of kerbside? A: Considering that option
- Many questions about effect on rates/whether cost savings will be passed on to the community. Answer was consistently “we can’t say, but this model will cost us less”
- Questions about whether owners of vacant lots have to pay the waste charge
- It was reinforced that the WMC is trying to cover the financial difference incurred running the loss-making facilities
- Questions about the full extent of deficit incurred running waste presently
- Question about how remediation and rehabilitation costs are factored in
- Questions about cost of upgrading transfer station – answer was that it’s almost impossible to estimate
- Many questions on how we communicated this consultation – both overall and for the meeting in particular
- Stats for community submissions were requested
- The cost of developing this strategy were requested
- Four particularly vocal attendees expressed repeated disbelief that this strategy would save the amount of money we claim it will
- Questions about how successful BoBs have been in other LGAs
- Repeated questioning about the location of BoBs
- One couple seemed convinced that kerbside made the transfer station unsustainable
- We reinforced Snowy Valleys have 90% coverage now
- Questions about FOGO for BoB
- Asked why transfer station can’t open once per month to accept green waste
- One dude was concerned as to why the fourth bin, which won’t be happening within the 10 years covered by this strategy, isn’t in this strategy
- One couple were particularly concerned with not knowing how to find and read through everyone’s feedback
- Why isn’t mulch sold through the tip? Answer was weed propagation.
- Claims a 1% sample isn’t representative
- Questioned why we’re pursuing the development of this strategy now, when in six months the NSW State Government will be unveiling their 20 year waste plan
- Request for the supplements referenced in the minutes to uploaded to the YourSay
- Question whether Councillors will have sufficient time to go over the feedback received as a part of this process

Nimmitabel

- hairdresser from Cooma wants green waste
- What are we supposed to do about green waste – bushfire clearing and cleaning up properties

- Believe this will lead to more rubbish in the bush – already rubbish along the highway
- There should have been better comms for the original survey. This is an aging community – there should have been letterbox drops.
- If required to travel to Cooma tip then there should be no charge for Nimmitabel residents
- Concerned for old age and communities
- This will continue to destroy sense of community

Numeralla

20 Attendees

- Will previous kerbside collections be maintained in other towns and villages
- Why don't we get rid of all kerbside across region for operational efficiency
- Why do we even need change?
- Current transfer station model is not broken
- Point of contact for community
- Well used
- Cost vs implementation doesn't stack up
- Do MRA know anything about rural
- Bank of bins – no budget for infrastructure or civils included in the strategy
- We don't we have green waste yet?
- The issues the strategy is trying to address don't impact us here – don't impose city requirements on us
- Drive ways are too steep to take bins up/down
- Already pay \$124 waste management – plus fees to transfer station
- How often are BOB emptied
- We plan our waste management out here
- How was Numeralla consulted on this
- How much did consultants costs
- What is the problem with the current transfer station?
- Why don't we go back to the old model – if not this will lead to more rubbish in forrest – more dumping
- What will happen to old transfer station
- What is wrong with current transfer station
- How far out of village would kerbside collection go
- How have they done analysis of how any in/out of the village
- Kerbside collection is very inconvenient
- Can we have an option not to be included in strategy
- Where do BOB go
- What do we do with rural waste (wire etc)
- Cooma opening hours aren't convenient
- We have truckloads to dispose
- Huge inconvenience to have to go to Cooma
- Where is the waste system losing \$\$
- Is closure of the transfer station a given
- What is the allocation for BOBs
- Does BOB make our rates cheaper
- Do we get a key for BOB
- We all manage our waste – for those that live on our own we have a maximum of one small bag of waste a week

- What OH&S issues are there at the transfer station?
- Do you only care about OH&S for staff – what about for residents?
- What is the scope of works for improving Nimmitabel
- Is decision to close based on Contractor – From Canberra – Wouldn't come down to the area.
- If we get bins our rates will go up \$300
- Why has comparison of transfer station upgrade not been done
- How often is transfer station used
- Vote – no hands up for BOB. All hands up for transfer station to remain open.

Berridale

Seven attendees

- This is a different presentation – why?
- Why are different areas not presented
- What is the cost in Numeralla
- Fogo – not currently in Berridale
- What is cost to implement the strategy
- What is the cost of green bins
- How is bulky pick up going to be rolled out
- Surprised to see our low rates of recycling – can we be doing more – education? Aiming for best practice
- Different places have different policies – confusing
- Insufficient bins in Berridale – Ian Schofield – 0479 036 356
- Bit rich to charge Lions for bins at events
- Council should support community organisations
- Comparison to Norfolk Island (Mayor)
- Does this put us ahead of legislative changes coming
- Did you consider just maintaining status quo
- Currently operating within licence requirements
- Landfill Closure Management plans
- Jindabyne will need documents prepared to meet EPA requirements
- Is this just about money
- Are you closing the Berridale 'landfill'
- Are you saying transfer station will close – I take trailer loads there
- Recycling glass at Hume – goes to Landfill
- Resident carbon tax is not accounted for
- Have you said where the bank of bins will be – community needs to know
- What about carbon account for trucks
- What is the cost of building a new tip

Cooma

Two attendees

- Why did we decide to review
- Why are our rates quarantined – i.e. water
- Progress association has looked at figures – looks like always in surplus apart from one year

- Tip spread seems about right for this region size
- What is the life of Jindabyne
- What are the environmental/EPA impacts
- What happens with recycling waste going to Canberra – do we pay? Licence?
- Currently getting all residents to go to you (Council) – BOB can't be cheaper
- You're going to have 4km of BOB – and there are no costings for road sides
- Believe you could make more money out of tip – Look at Lord Howe – have each tip look after a specific product (e.g. tyres, paper etc)
- When other shires did this dumping went through the roof
- How are BOB locations chosen
- Bulky waste and green waste – they'll just be left in bush or gulleys
- Attendees prefer option A for bulky waste
- You are stating way under actual revenue for Cooma
- If 54% of Numeralla operating costs is wages what is the rest?
- Do we need more garbage trucks
- What about Dry Plains Road – we were offered kerbside collection. Bins go in Hilux anyway, tip not far away, Not interested in BOB, Big composters. Minimal to tip
- What do we do with savings?
- Uncomfortable that we don't have uniform offering across the whole region
- Can we use Bombala tip for something else rather than losing
- How will transport for Jindabyne and Bombala work
- How is Jerangle being serviced
- How do you police what goes into bins
- Crazy high costs – father-in-law currently paying \$900
- Can we charge a convenience fee like in the entertainment industry
- Can we look for value-added selling – where can we find money/revenue
- Can we look at opening transfer stations on demand
- What is liability of existing tips
- Can we look at incinerator bins

Adaminaby

Eight attendees

- Not enough communication about the Strategy Community Meeting. The message or invitation to meeting was not received by the residents of Adaminaby. Needed more visual engagement.
- Suggestion from resident to adding a Green Waste yearly kerbside collection – maybe together with the Bulky Waste collection
- Requesting FOGO collection for the area – number of years off that roll out for the region.
- Questioning rate increases with new services. Explained new services will be charged accordingly.
- Closure of Adaminaby TS – Is controversial. resident regarding closing the tip is another thing Council is taking away from the residents of Adaminaby. NO footpaths, and lack of services for the area.
- What to do with batteries and problem wastes if we close the tip, where do they go?
- Bank of Bins – location, opt in service?, can residents assist in the location of these bins. General questions regarding the BOB service.

Rural Transfer Station

The draft strategy recommended the conversion rural transfer station drop off services to bank of bin (BOB) collection services. These are located in Adaminaby, Berridale, Bredbo, Delegate, Nimmitabel and Numeralla.

Council currently does not recover the full cost of transfer station services by the fees charged at the sites and must be subsidised by the waste management charge. The waste management charge is applied to all rateable properties and was intended to cover services that are delivered to the whole of the LGA, such as education and hazardous waste clean out days. A large percentage of the waste management charge currently covers the expenses of operating the transfer stations.

Continuing to operate smaller transfer stations is not economical or environmentally sustainable. It is proposed that the subsidised services, like transfer stations, are replaced by alternative more efficient user pays services. The savings can be utilised to improve waste diversion rates and providing a greater environmental performance.

The savings are initially planned to upgrade the Bombala, Cooma and Jindabyne transfer stations into modern best practice facilities that promote circular economic practices and are adaptable to any changes in waste management practices in the future. Environmental improvement projects will also be funded like the new composting facility, landfill lining, landfill a gas management system and water management controls at the Cooma landfill. These are improvements that will enable Snowy Monaro Regional Council to be a leader in waste management and sustainability.

Residents mentioned that the opening of the sites on a less regular basis to assist in the disposal of bulkier waste. Council has considered this option as well as alternative ways to fund the opening of the transfer stations. The officer's recommendation is still to cover to collection services, however, the new recommendation is for the transfer stations to open biannually for larger bulky waste such as scrap metal and green waste. This provides an optimal trade-off between financial sustainability and community waste disposal needs.

Waste Management Charge

The waste management charge applies to all rateable properties within the Snowy Monaro region. The charge assists Council in meeting the costs of providing waste transfer station facilities to the community, delivering community waste education, household chemical collection days, operating the community recycling centres (including the mobile CRC), the cost of rehabilitating landfill legacy sites, providing waste disposal services to rural communities, clean-up of illegal dumping activities and servicing of street litter bins.

These are elements of services which the waste management department provides to all members of the community.

The strategy recommends to replace inefficient services with more efficient services to reduce the burden on rate payers. The rural transfer stations and operating multiple sites as landfills are an example of inefficient practices. By operating a single landfill and

transitioning rural residents to a collection service Council will free up revenue collected through the waste management charge. This revenue will be redirected to improvements that will be noticeable to all residents and have a positive environmental outcome.

Bank of Bins

Bank of bins (BOB) are designed to be specifically suited to rural residents. They consist of multiple locked 360L recycling and waste bins in a cage. The BOB location is carefully chosen to limit environmental, social and economic impacts while still providing a convenient location to users. The choice of location of the BOB is integral to its success and is considered with close community consultation.

BOBs have been used successfully in the former Snowy River area for many years and provided a convenient service to rural residents that cannot be provided a kerbside collection service. BOBs are regularly serviced by the waste collections team and regularly monitored to ensure sufficient bin space is available to users of the service.

Recently the Michelago BOB provides a successful example of a BOB expansion. The Michelago BOB is anticipated to receive 40% more waste than the previously offered service and provide cost savings of approximately \$35k. The BOB received 10 tonnes of waste and recycling in the first six weeks of operation and has achieved approximately a 44% recycling rate.

The BOB service provides a similar appropriate service for our rural service that urban residents currently are provided. The current cost of waste services varies significantly throughout SMRC. Some residents are likely to pay a similar amount by utilising the BOB service compared to their current drop off service. However, some residents are anticipated to pay more than they currently do under the proposed BOB service.

The revenue generated through the BOB charge covers the full cost of providing the service. This provides a fairer service where residents pay the full cost of services provided rather than being subsidised by other ratepayers. This allows Council to utilise the revenue generated by the waste management charge on exciting new projects to improve waste management services and infrastructure.

	Submission	Commentary	Recommended Actions
1	The apparently random selection of 100 households at Numeralla being switched for kerbside bin collection is arbitrary and seems way too many considering the size of the village	This includes households slightly out of the village too. Council will need to further investigate this prior to implementing the service.	NIL
2	<p>Council has not fully included the various options and potential solutions within the Draft Strategy, including:</p> <ul style="list-style-type: none"> • The cost of closing the existing facilities • The estimated capital costs to bring the transfer stations up to current standards, amortised/depreciated over 10 years • Costs of remediation and ongoing long-term maintenance of the existing transfer sites if facilities are closed • The continued operation of the transfer facilities during an uptake period • Specifically identifying the increased annual fees to ratepayers for bin collection and maintenance 	<ul style="list-style-type: none"> • This is minimal compared to the estimated annual savings • this would further benefit the recommendation of closing the transfer stations as it would add additional costs to keeping them open • The remediation and long-term environmental maintenance would be similar • The bank of bins revenue generated covers the costs to provide those services. The continued operation is the same as the current operational cost • Noted 	Added cost to residents in report
3	I do not believe that Council has fully investigated the proposals and solutions of the Strategy, including the costs of closing facilities, the long term maintenance of these closed facilities, the cost burden to rate payers in additional travel (Attachment A), or the continued operation of the closing facilities during the uptake period.	The strategy provides high- level strategic direction for SMRC in relation to waste management. The strategy includes high -level cost modelling which is and appropriate level of detail for high level nature of the strategy. The cost model will be refined during each stage of development. Council is proposing an alternative service for regular household waste disposal with the bank of bins. The travel time for the bank of bins would be less or similar to the current disposal option.	NIL
4	I do not believe that the transfer stations closing will provide landholders sufficient solutions for the disposal of green waste, particularly during bushfire risk periods. The closure of transfer stations will require landholders to travel farther distances to either Bombala, Cooma or Jindabyne to dispose of this green waste. This will increase risks to life and property	Please see detailed response relating to rural transfer stations.	Included option for biannual bulky waste disposal at closed transfer stations
5	I do not believe that a capital works program, as extracted from a Monaro Post article dated 5 May, 2021, should be committed to without assessing a full	The strategy provides high- level strategic direction for SMRC in relation to waste management. The strategy includes high- level	NIL

	Submission	Commentary	Recommended Actions
	and compressive cost/benefit analysis and without sufficient justification around the implementation and forward estimates for a phased in approach	cost modelling which is and appropriate level of detail for high-level nature of the strategy. The cost model will be refined during each stage of development. The strategy contains elements that must be dealt with as soon as practically possible such as the waste disposal situations at Cooma and Jindabyne. To ensure the continuity of Council's waste management services the capital works program must include the provision of outcomes of the strategy on these items	
6	I do not agree that the Waste Survey mentioned is an accurate representation of the feeling of the community, noting there was only approximately 200 respondents out of 14,391 rateable properties (approximately 1.4%). To base a Strategy on such low engagement numbers and say that this reflects the sentiment of the community is a huge overreach. The Strategy does not include information about who responded to the survey or where they are located	Community consultation is one factor in developing the strategy. Council must also consider the legislative, environmental and economic impacts concerning waste management. It is not suggested that further consultation would improve the quality and outcome of the strategy. Consultation will be undertaken during the delivery of items in the strategy.	NIL
7	I do not agree that the Strategy provides the correct information for me to be able to make a fully informed decision. The 'Your Say' page did not provide the information in the reports to Council from 18 March, 2021, such that the numbers of bins are not mentioned, nor are any of the options council can consider. The community was required to request these documents be placed on the 'Your Say' page	Council has provided sufficient time and detail for the public to make an informed comment on the strategy	NIL
8	The 'Strategy' focuses on what appears to predetermined goals and does not discuss alternate ways to achieve better financial outcomes	The strategy includes an options analysis that includes alternate options that were considered	NIL
9	Council has heard from members of the community, repeatedly, about the failures of existing Banks of Bins – most recently from the Carinya Road community, yet these comments appear to have been disregarded	The issues with bin space at the Carinya bank of bins are being addressed by an increase in bin numbers. The issue of bin space is an issue facing all areas that see significant increase in population during peak visitor season. Most of the proposed increase in these services are not in an area that sees a significant increase in population due to tourist visitation	NIL

	Submission	Commentary	Recommended Actions
10	Banks of bins as an opt-in service will leave many rate payers subsidising the cost of those who do not opt-in	The fees from the bank of bins cover the cost of providing those services and are not required to be subsidised through other revenue streams	NIL
11	I do not support the increase in gate fees to include an additional education levy when this cost is already included as part of the Waste Management Fee		Removed item
12	I do not believe that the current financial analysis of the true cost of the transfer stations is correct and accurate. Simply using the revenue generated as a result of waste being dropped at the transfer stations is not an accurate representation when we know that a portion of the Waste Management Fee, charged to all rate payers, is used to fund the transfer stations	The analysis compared the cost of providing the services and the revenue generated from direct use of the services. The bank of bins generate enough revenue to cover the costs of providing the service. The transfer stations do not generate enough revenue to cover the costs of the service. The transfer stations must be subsidised by residents that do not use the service (the waste management charge)	NIL
13	I do not believe that the Strategy accurately compares the total tonnage of waste and recoverable waste being presented at the current transfer stations or landfill sites. There is no discussion about green waste, green waste, commercial waste, scrap metal, car bodies, old household appliances and furniture, e-Waste, batteries, and waste oil – all are currently accepted at the transfer stations	Please see detailed response relating to rural transfer stations.	Included option for biannual bulky waste disposal at closed transfer stations
14	I do not believe that Council has provided a robust and acceptable business case, options cost analysis of keeping the transfer stations and Bombala landfill open with the required level of maintenance and amenity increases compared to the cost of closing the sites to the rate payer	Council has provided sufficient detail in the strategy to make an informed decision around the ongoing disposal options for the Bombala facility. The conversion of the site from a landfill to a transfer station has a positive social, environmental and economic impact	NIL
15	I do not agree that Council should commit the community to capital expenses which appear not have been fully costed and could amount to a minimum of \$1.2 million, and will not deliver a cost neutral solution for approximately 8 years. This does not include the cost of developing this Strategy	It is incorrect to say that Council has not fully costed the capital expenses. The strategy provides high-level strategic direction for SMRC in relation to waste management. The strategy includes high-level cost modelling which is an appropriate level of detail for the high level strategy. The \$1.2 million capital cost is not the minimum spend. The anticipated minimum uptake to	NIL

	Submission	Commentary	Recommended Actions
		handle the waste received currently at the transfer stations is approximately a 10% uptake. This is approximately 10% of the capital cost of the 100% case. The 75% was published as it represents a 90% coverage of residents receiving a collection service which is consistent with the NSW coverage. The 100% case is also published to show an upper maximum of capital expenditure. All modelled cases provide the same recommendation.	
16	The current waste management services, according to the 2021 Operational Plan, returns a profit of \$1.241 million and there has been no discussion around the reason why this level of profit is not an acceptable amount	The Landfill Options Analysis provides detail on the future capital expenditure of the Bombala, Cooma and Jindabyne sites. When including the future capital costs in the Landfill Options Analysis report, capital costs in the strategy the yearly surplus is not enough to cover the expected future costs.	Amend the strategy to reference to expected capital costing
17	I do not agree that Council should be making any wholesale changes to services, or committing the community to considerable capital costs when they are already in debt and are selling assets to attempt to resolve an operating deficit in the upcoming financial year	Change is required to improve the financial position of the Council. Capital costs proposed in the strategy generally provide financial stability to Council. In general, the recommendations in the strategy provide a lower cost over the lifecycle than the current business as usual options.	NIL
18	I do not agree that Council should be only using the costs of waste fees when analysing the cost to landholders. The true cost to landholders should include the additional costs in travel time to a secondary facility or bank of bins location if transfer stations are to be closed, particularly for green, problem and bulky waste. The MRA Consulting Group analysis removes landholders who travel further than 60 minutes to a current facility	Travel to the secondary facility is likely to be irregular and not significantly increase costs to residents. The cost bank of bins may be more for some residents. However, uptake of other bank of bins show that residents are willing to pay slightly more for a better more convenient service.	Included option for biannual bulky waste disposal at closed transfer stations
19	I do not believe that Council should be undertaking to develop additional strategies while they cannot deliver current services with funding currently available. This includes the seemingly unnecessary and costly engagement of consultants and contractors to undertake this development. Only necessary expenditure should be made	The strategy is required for Council to provide efficient and cost-effective waste services. The development of a waste strategy is a specialised field and is not regularly undertaken by Council. It is financially responsible for Council to engage a consultant for this kind of service	NIL

	Submission	Commentary	Recommended Actions
	to return council to an operational surplus		
20	I do not believe that the justification to close and remediate the Bombala Landfill is accurate. The remediation costs have not been factored into the cost analysis of maintaining the site	Capital costs of remediation have been included in the options analysis in the strategy. Details of this are in Table 17 of the strategy	NIL
21	I do not believe complete and accurate analysis of locations and impacts of banks of bins has been completed. There is no acknowledgement, or costing included, for the civil works including site preparation costs, the possibility of required acquisition of land, or the impact on locals and local roads from increased waste trucks or locals required to travel greater distances to access landfill	The cost to establish bank of bins is based on previous costs incurred during establishment, which included civil works. The cost model will be refined during each stage of development. The cost model provides sufficient detail for the current stage of development	NIL
22	I do not accept that Bombala landfill should be closed and transitioned to a transfer station on the basis that is assumed to be running at a loss. The financial analysis does not appear to include waste other than general waste and recycling. The Bombala landfill, in other reports, has a current useful life of approx. 20 years, based on current practices with no savings provisions for improvement of waste management.	The decision to transition the site into a transfer station also considers the environmental impact of the site. Ceasing landfilling at the site will reduce the environmental risk to Council from a high-risk item to a low-risk item. The airspace gained from continuing to operate the site is insufficient to continue to operate a high financial and environmental risk landfill site	Risk assessment will be updated to include environmental risk
23	I do not agree that the rate payer should be adversely affected with increased travel costs to provide Council with an increase to net profit for waste services	The average ratepayer will not be significantly adversely affected by the proposed change	NIL
24	I do not agree that kerbside collection should be imposed on the community of Numeralla when the overwhelming community sentiment was that they do not want kerbside or to lose access to the transfer station	Please see detailed response relating to rural transfer stations.	NIL
25	I do not believe that Council has accurately represented the risk and cost of increase illegal dumping to Council and rate payers	Council has assessed the risk of increased illegal dumping under Council's risk management framework. With appropriate control measures in place, the economic and environmental risk is determined to be low	NIL
26	Kerbside collection, shared bin banks and rubbish collection trucks are impractical on kerbless, narrow and often unsealed country roads and in remote locations	Roads that receive collection are inspected by operational and technical staff prior to collection commencing. Areas that are unsuitable will not receive a collection.	NIL

	Submission	Commentary	Recommended Actions
27	Designed for urban settlements (bank of bins), they do not meet the needs of our rural community where household waste and recycling represent a rather small proportion of the total waste, but farm waste is substantial at times. Green waste is generally composted on the land	Bank of bins are specifically suited to rural residents. Rural residents still produce household waste, which the bank of bins are more suited to than the current transfer station arrangement. Farm waste is irregular and can be serviced by other methods	Included option for biannual bulky waste disposal at closed transfer stations
28	The incurring additional fees under the new strategy represent an unacceptable financial burden to rate payers (in my case they would increase my rates by [REDACTED]) for an unwanted and unsuitable "service"	Council needs to consider the impact on all residents and ratepayers. The proposed changes adopt a user paid system. Currently users of the transfer stations services are being subsidised by ratepayers that are not utilising this service. The proposed services provide a fairer services where residents pay for the expense of the services they receive	NIL
29	The strategy ignores the importance of the existing transfer station, especially in times of natural disaster such as the recent bushfires	The transfer stations can still be utilised for disaster waste management purposes. The strategy considers their use for emergency waste disposal. Please see detailed response relating to rural transfer stations.	NIL
30	If implemented, the strategy will encourage and increase illegal waste dumping and therefore have detrimental environmental effects	Council has assessed the risk of increased illegal dumping under Council's risk management framework. With appropriate control measures in place, the environmental risk is determined to be low	NIL
31	The MRA Consulting Group analysis removes landholders who travel further than 60 minutes to a current facility, of which there are likely numerous given our LGA is 15,000 square kilometres	The drive time analysis did not determine the drive time once it exceeded 60 minutes therefore drive times over 60 minutes could not be used to determine the average drive time. The modelling included a bank of bins that are located off the kerbside collection route, which is intended to service these residents. Reproducing the model including those travelling over 60 minutes is not likely to change the recommendation and is therefore not required	
32	At the Cooma Waste Strategy presentation Mayor Beer and Cr Corbett stated Council has identified \$30M in compliance, replacement and upgrade liabilities not previously identified and therefore placed into Council's	The amount referenced by Mayor Beer and Cr Corbett was discussed at an Ordinary Council Meeting on 7 February 2019. The matter was dealt with in a closed session in accordance with s10(A)(2)(c) of the Local Government Act.	Amend strategy to reference the contingent liability

	Submission	Commentary	Recommended Actions
	<p>statements of finances. Council needs to address this shortfall.</p> <p>Neither reference to the amount of \$30M deficit nor a list of items making up this number is tabled in the Strategy.</p> <p>The attached Audit letter to our Mayor gives a High-Risk assessment to "Landfill Remediation Provision (repeat issue)" High Risk is defined as:</p> <p><i>Affects the ability of your entire entity to achieve its objectives and requires significant coordinated management effort at the executive level;</i></p> <p><i>Arises from a widespread failure of governance practices and/or internal controls affecting most parts of the entity; or</i></p> <p><i>May result in an inability for the auditor to issue an unqualified audit opinion.</i></p> <p>The information contained in the Strategy should have referenced Council's high risk and dealt with its relevance to the Waste Strategy.</p>	<p>The amount reference by Mayor Beer and Cr Corbett was made public in a Council media release on 17 September 2019. The amount is considered contingent at this stage and therefore has not been included in the financial statements as per Note 19 of the SMRC Annual Financial Statements for the year ended 30 June 2020. As outlined in the SMRC Annual Financial Statements for the year ended 30 June 2020 the tip remediation provision has increased from \$5 million to \$18.7 million. This value was used in the modelling works which assisted in the development of the strategy and its recommendations</p>	
33	<p>The 70-page document was presented to the community for public consultation and input on the understanding Councillors had digested its contents and it reflected the combined views of our Councillors. However, our Councillors were provided two weeks only to digest and assess an exhaustive Strategy lacking in appropriate context to Council's mounting debt and little content in regard to a breakdown of its costings.</p> <p>This timing did not enable our Councillors to function legally as they cannot meet their obligations at s.232 of the Local Government Act (LGA)</p> <p>If Councillors were provided additional briefings or support to enable compliance with s.232 please provide details.</p> <p>232 The role of a councillor</p> <p>(1) The role of a councillor is as follows—</p>	<p>Councillors were provided with individual and small group briefings of the information within the strategy prior to the strategy being presented at the March 2021 meeting. There is no indication that Councillors are unable to comply with Section 232 of the Local Government Act.</p>	NIL

	Submission	Commentary	Recommended Actions
	<p>(a) to be an active and contributing member of the governing body,</p> <p>(b) to make considered and well-informed decisions as a member of the governing body,</p> <p>(c) to participate in the development of the integrated planning and reporting framework,</p> <p>(d) to represent the collective interests of residents, ratepayers, and the local community,</p> <p>(e) to facilitate communication between the local community and the governing body,</p> <p>(f) to uphold and represent accurately the policies and decisions of the governing body,</p> <p>(g) to make all reasonable efforts to acquire and maintain the skills necessary to perform the role of a councillor.</p> <p>(2) A councillor is accountable to the local community for the performance of the council.</p>		
34	Lack of attendance (2 persons only at Cooma) at the public meetings is not supportive of a Council that has communicated effectively and engaged its community. Consequently, Council cannot demonstrate this required part of the decision-making process has been satisfied	The community face to face sessions were one method that Council used to consult with our community in relation to the strategy. The community consultation is also one factor in developing the strategy. Council must also consider the legislative, environmental and economic impacts concerning waste management. It is not likely that further consultation would improve the quality and outcome of the strategy	NIL
35	<p>Lack of full costings disclosure:</p> <p>When asked, Council simply states that all costs are incorporated in the Strategy document. However, a breakdown of all costs is required to understand how the Strategy is to work, and any relevance to costs of the current services and its costs.</p> <p>Some members of the community have been vocal about the undisclosed costs of any civil works required to establish</p>	<p>Council has confirmed on several occasions that the cost to establish a bank of bins is based on previous costs incurred during establishment, which included civil works.</p> <p>It is incorrect to say that Council does not know the costs that it is committing to. The strategy provides high-level strategic direction for SMRC in relation to</p>	NIL

	Submission	Commentary	Recommended Actions
	<p>bank-of-bins. Council was unable to answer this question at the community presentations. This was not helpful causing at least one person to attend multiple meetings, asking the same question, and getting the same answer "it's in there".</p> <p>This person, [REDACTED], became noticeably frustrated causing Council to take some exception to his behaviour without taking into consideration their own role in creating the frustration. Providing answers to the question would have been a more appropriate response by Council. Council could not answer the same questions over multiple presentations over weeks. This style of communication by Council does not enable the confidence in Council the Council desires.</p> <p>Over the Council presentations, in regard to questions on costs, the standard answer was, "they are all in there" (the Strategy).</p> <p>Council's David Rawlings, Council's Strategic Manager, states by email in regard to the Waste Strategy costings: "Costings have been done appropriate to the plans being at that level. It is only if the strategy is to be progressed that you start developing operational level costings as you move into developing more details about how you enact the strategy. To do otherwise is generally wasteful."</p> <p>It makes no good sense to commit Councillors and the Community to a strategy that has not been fully costed. To do so simply exposes all to unnecessary and unknown costs-based risks. This is not sound business practice. Who commits to a new anything without first knowing the costs?</p> <p>Does Council agree we should not adopt strategies and policies without first knowing all the associated costs?</p> <p>But the question that caused grief related to a breakdown of the stated Strategy costs. If a breakdown of the Waste Strategy costs was available to Council, it would have been a simple exercise to have included this breakdown in the Strategy or supply them at the meetings or post the meetings. Have our Councillors been</p>	<p>waste management. The strategy includes high-level cost modelling which is an appropriate level of detail for high-level nature of the strategy. The cost model will be refined during each stage of development.</p>	

	Submission	Commentary	Recommended Actions
	<p>provided a full costs breakdown? The fact that the same question could not be answered multiple times suggest two things: it was not provided as part of the consultant's report and Council has not requested that detail.</p> <p>How can Council hope to win the support of the community while ever it is by not prepared to be transparent and accountable? It you can't answer a question say so and take it on notice. I appreciate [REDACTED] has a history but that should not influence Council when asked a reasonable question.</p>		
36	<p>"Cr Last is referring to the overall financial position of the Council, whereby a sustained period of operating in an environment where the Council has not raised sufficient funds to cover the costs of providing infrastructure and services to the community. This has led Council to the position where it needs to change this situation or face insufficient cash resources to continue to operate."</p> <p>Peter Bascomb</p> <p>Does the new Waste Strategy have any relevance to Cr Lasts question and Mr Bascomb's response above? If so, does Council agree this relevance should have been stated in the Strategy?</p>	<p>Waste services are self-funded through fees and charges and revenue of waste services and are not funded under general rates. Therefore the general financial position of Council is not relevant to the Waste Management Strategy.</p>	NIL
37	Attached Spreadsheet	<ul style="list-style-type: none"> The asset life for the cages is 20 years not 10 years. The "destruction" cost is expected to be an order of magnitude smaller than estimated in the spreadsheet. It is likely that Council will retain some of the facilities on site to assist with emergency waste management in the future. <p>Fixing these errors provides a financial recommendation consistent to that provided in the MRA report.</p>	NIL
38	Encouraging council to change green bin service to a 'full FOGO' roll out, changing red bin collection to fortnightly and having a weekly green bin service, in order to increase diversion rates and deal with above state average contamination rates.		Review collection frequency during FOGO roll out.

	Submission	Commentary	Recommended Actions
39	My main opposition to a Bulky waste collection service is cost and council image.	Overall the strategy decreases the cost of waste services.	NIL
40	Can we please have the larger red bins back. A larger bin is necessary for bigger families. I see bins over full and overflowing all around my street and other parts of town on bin nights. We pay our rates to have our bins collected at least let us have our choice of the size of our bin and you will end up with less rubbish floating around the streets too.	In areas of a 120L red bin Council provides the option of upgrading to a 240L red bin for \$157/yr.	Review all bin sizes at time of FOGO bin roll out.
41	We definitely need a green waste bin ,and a kerbside free pick up 3 or 4 times a year,their is a lot older residents in Bombala' who can't get items to tip ,so it builds up causing a fire risk and snake risk .		NIL
42	Implementing fogo is crucial!		NIL
43	Additional bank of bins or extension of collection service to ironmungie road (intersection the snowy river way). Current service is only a few km away from this location so cost of extension would be minimal.		Consider Ironmungie for BOB roll out
44	I do not want to see increased kerbside collection in outlying rural areas. The extreme winds and animals make too much of a mess and it reduces the scenic value of some main roads like SR Way, Barry Way and Alpine Way.	Kerbside collection does not reduce scenic value in rural areas to recommend the elimination of the recommendation for expansion. Bank of Bin locations will consider scenic value	NIL
45	Definitely in favour of regular green waste bins and kerbside cleanups		NIL
46	When I lived in Blacktown, we were able to book a certain number of council cleanups per year when we had an accumulation of items that would not fit in the wheelie bins, e.g. old furniture and appliances. We only needed it a couple of times, but it was very handy		NIL

	Submission	Commentary	Recommended Actions
	on those occasions. It would be very useful if we had a similar service here.		
47	I believe that residents who live out of town and don't get rubbish collection ie abbington park should atleast be given free use of the local tip to dispose of rubbish as it's a cost that is being paid within rates and then also being paid weekly to the tip feels alott like double dipping as your not offering the service your charging for. Yes there may be other things that the rates are paying for but part of it is rubbish collection. If no rubbish collection is being done rates should be reduced based on what you recieve.	The strategy recommends increase in the residents serviced by kerbside collection	NIL
48	I wasn't even aware there was a Bank of Bin locations for rural property owners! We live in Anembo. It's 1 hour to the Brebo transfer station or 20 mins to the tip in Captains Flat where we get charged \$25 for rubbish. Could you provide bins at the Anembo fire shed perhaps so residents down this way can use them and not have to pay \$25 on top of what we pay in our rates??		Consider Anembo for BOB roll out
49	I believe that a weekly green waste and/or fogo service is essential for our community.		NIL
50	Needs to include a FREE eWaste disposal option.	All costs will be reviewed in gate fee review	NIL
51	The Mount Burra community pays for waste collection in our rates, yet we receive no waste collection or a tip pass like most other rural areas. We also pay over \$100+ in rates more then last year for abosultely no reason. The condition of the roads are shocking, not sure why we pay rates at all. We've been	Please see detailed response relating to the waste management charge.	Consider Mount Burra for BOB roll out

	Submission	Commentary	Recommended Actions
	purposely ignored because we boarder QYBN council.		
52	Please provide bins for Tombong. It is 50 kms round trip to deposit recyclables and general waste at the local dump on the north side of Delegate and the hours have been cut back by SMRC.		Consider Tombong for BOB roll out
53	Recycling bins need to be collected weekly. As a family of five, we fill the recycling bin very quickly and once full, it's not emptied properly on collection day as it's too full/compacted. Happens quite often and very frustrating.	While it is great that some residents are well utilising their recycling bin it is impractical to provide weekly recycling collection. Council is unable to provide two weekly collections as this would be cost prohibitive. Weekly collection is generally reserved for putrescible waste such as red or green bins.	NIL
54	Green waste bins for domestic use would be wonderful and all so more bins around the lake to stop people littering our lake foreshore.		Consider expansion of public bins in kerbside expansion
55	'- FOGO bin collection should be weekly (red and yellow alternate) across the shire (stop people dumping in our beautiful bush) also we pay the same rates as other townships so would expect the same services (I am in Anglers Reach) - more days and hours for Adaminaby tip opening. Other tips are too far away for the high population of elderly residents in the area - what has happened to the tip passes we used to get upon paying our rates? Two passes a year would help with clearing rubbish - particularly for keeping areas clean and stop people hoarding, their yards becoming fire and vermin hazards	-Noted -The strategy aims to provide a similar level of waste services to all areas -Noted -Council has transitioned to a user pays principle for waste services	Review frequency of collection during FOGO roll out Include option for biannual bulky waste disposal at closed transfer stations
56	Personally not interested in the implementation domestic Food and Garden Organics (FOGO) kerbside collection in Nimmitabel where I live. Have been getting by without it for years	The NSW Government Waste and Sustainable Materials Strategy 2041 will require FOGO collections. At this stage it is unclear what the requirements of the roll out will be	NIL

	Submission	Commentary	Recommended Actions
	now (as has everyone else) and if it is implemented I would opt out.		
57	biannual Kerbside collection and at least monthly monthly green waste collection needed		NIL
58	<p>I support the following:</p> <ul style="list-style-type: none"> - expansion of collection during winter months - pick up of organic domestic and garden waste - more bin islands for rural land holders <p>The council must find a solution to fix bins into place. The amount of high wind days we have makes bin fixed on arms or to the ground necessary to avoid rubbish blown all over the area. Climate change also predicts winds to increase by 20%. Is council including this in this strategic plan?</p> <p>We also need a recycling processing centre to avoid recycling put into landfill.</p>	<p>-The strategy does not recommend expansion of collection frequency during winter. FOGO collection may reduce some of the issues relating to waste management during winter.</p> <p>-Noted</p> <p>-Noted</p> <p>Council has trialled several devices to reduce risks from wind. None of the devices have been considered suitable so far</p> <p>Over 90% of commingled recycling sent to the materials recovery facility in ACT are recycled.</p>	Continue to consider and trial wind risk reduction measures
59	No more bins, save money by open tip on weekends free of charge so people can bring their waste to the tip and you don't have to clean up waste being dumb on and in reservation	Data and analysis in the waste strategy does not show an increase in financial performance by increasing transfer station opening hours compared to providing kerbside or bank of bins collection services	NIL
60	<p>Page 7 - Error - graphic omits Delegate bank of bins;</p> <p>Page 13 - "Vision - To unify the LGA, optimise resource efficiency and deliver cost effective waste services that meet the needs of the community". There is no justification provided for the aim to "unify" the SMRC. This is an incoherent aim in light of the diversity of this LGA, which includes a major tourism destination / special activation precinct (Jindabyne), the "Capital of the Snowy</p>	<p>The Delegate site is a bin enclosure not bank of bins. The bin enclosure is a free service provided to the residents of Delegate. This service is currently subsidised by all rate payers, most of which do no benefit from the service. Bank of Bins are a user pays service where the users pay an annual fee for the service</p> <p>Council currently provides the same waste services (kerbside collection) to Dalgety and Berridale as larger towns such as Cooma and Jindabyne. There is no evidence</p>	NIL

	Submission	Commentary	Recommended Actions
	Mountains" (Cooma), and sleepy rural villages like Craigie, Delegate, Dalgety, and Berridale. These areas are too disparate for "unifying" waste recycling services to make sense; Overall - please ensure that BOBs are placed in secure (unlocked) enclosures. This will prevent critters from knocking over and accessing bins and raiding them.	that providing a more unified service is unpractical.	
61	Keep all the tips open, re open the ones you have made in to transfere stations eg Delegate. Stop spending money on things we do not need like people getting pay rises for bad management. Make all council staff eg the GM and councilors personally responsible for their stuff ups and the good stuff they do. If they are held personally responsible, they will not make as many bad decisions. Stop wasting our rate money now....	Please see detailed response relating to rural transfer stations.	NIL
62	Keep Bombala tip open and serviceable.	Strategy recommends to keep open and serviceable	NIL
63	Having a 3rd bin in Jindabyne or Berridale will NOT work. The strata complexes do not have the room in their existing enclosures. Most holiday guests don't even recycle so there is no way they will bother with food collection bins. Just do one improvement and do it properly and that is collect recycling on the same day or following day weekly.	The NSW Government Waste and Sustainable Materials Strategy 2041 will require FOGO collections. At this stage it is unclear what the requirements of the roll out will be. Multi-unit dwellings (MUDs) do provide a challenge for FOGO collections. It is likely that FOGO collections will not be possible for all MUDs, however, some MUDs may be able to be provided a FOGO service.	Consider MUDs on a case by case basis for FOGO roll out. Consider a same day collection in Jindabyne during FOGO roll out
64	Happy to close all tips if there's a bank of bins for [REDACTED] Rd residents at the start of [REDACTED] Road! Sick of our bins at Delegate always full from people in Delegate town who have bins!		Consider [REDACTED] for BOB roll out

	Submission	Commentary	Recommended Actions
65	Additional BOB'S are a good idea. Remove greenwaste charges	All costs will be reviewed in gate fee review	NIL
66	Fix up bins around JINDABYNE. Town Centre bins are dreadful with bin liners flapping and covered in cigarette burns. Also needs heaps more dog poo bags and bins especially around lake edge and parks. Do something about bins being left out all the time.		Consider expansion of public bins in kerbside expansion
67	I live on a rural property [REDACTED] and would like to dispose of rubbish via bank of bins, possibly in Michelago village		NIL
68	I wish to register for the meeting on Tuesday in jindabyne		NIL
69	Bombala transfer station a good plan. At amalgamation, Cooma & Jindabyne landfills received large grants from the State Govt. - why not Bombala? Can Bombala have a Recycling Centre & a ScrapMart Tip Shop? Tip Shop could be an incentive for a local entrepreneur (not at waste management area)? Why does Cooma have a green bin & no-one else? It's wonderful that this whole area is undergoing such an amazing restructuring - CONGRATULATIONS!		NIL
70	Dear Mark, We live on a [REDACTED] [REDACTED]. We pay just under [REDACTED] in council rates and we recieve a poor deal from the council for waste management and recycling. The current situation of waste collection on a Saturday morning from Michelago Fire Station does not work. It is unfair. I often work on weekends. Can you please provide a kerbside pick up from our property entrance [REDACTED] [REDACTED]? At the very least, can you please provide	Items addressed in strategy	NIL

	Submission	Commentary	Recommended Actions
	a bank of bins in Michelago, including recycling which we can access at any time. Thank you for addressing the needs of the people in SMRC who do not live in towns and villages. [REDACTED]		
71	We don't need kerbside collection out here. We need our waste transfer station (the tip) to be open on times that are convenient for people to attend. Having it open on both Saturday and Sunday gave us the option to actually be able to dispose of our waste. Having it open all day would be even better. There has been an increase of dumping of rubbish, and of people simply burning instead of taking it to the tip. Open the tips back up so that people can access them. And stop charging an arm and a leg for it. If you were legitimately wanting feedback from the community, you would also make meetings at genuine times in the evenings, and not send someone out to locations during business hours when everyone is at work. Start working with communities, not against them.	Please see detailed response relating to rural transfer stations.	Include additional financing options in the waste strategy
72	Our property is a small holiday house that we visit approx 6 weeks each year. Most visits occur over weekends. The current system of pay as you go at the landfill is preferable for the amount of waste we generate. We are concerned that if the collection occurs on days we are not present the service will not be accessible for us. As a weekender the transfer station currently guarantees access.	Please see detailed response relating to rural transfer stations.	Include additional financing options in the waste strategy
73	Currently our property is used as our holiday house and to visit family as they live in the same area. We mainly use the transfer station for recycling and green waste (weeds). We compost our food scraps and take the bulk of our rubbish (soft plastic) to the supermarket. Our property is at the back of another property and the the street frontage	Please see detailed response relating to rural transfer stations.	Include additional financing options in the waste strategy

	Submission	Commentary	Recommended Actions
	<p>does not have a safe place to put a bin.</p> <p>The new proposal would be totally unaccessible for us as we would need the pick up to be on Saturday nights to allow us to place it on the road and collect it.</p> <p>The current set up at the transfer station should be kept the same. I also feel it is unreasonable to be charged for a service we may only access 8 times a year.</p> <p>Thankyou</p>		
74	<p>Do you really expect people to read a 75 page document and comment? I am a degree qualified engineer and I stopped reading at page 17.</p> <p>This is the 2nd response I have written. I made the mistake of clicking on an FAQ - the form and everything I had written was gone.</p> <p>Not rewriting all of that as I feel like you don't want my response and this has been a complete waste of my time.</p>	<p>Council has prepared a summary version of the waste strategy to reduce the content to a more easily digestible format</p>	<p>NIL</p>
75	<p>There is no good reason that I should be charged a waste management fee when the council does absolutely no waste management for me, and I have to pay a cost per bin to take my own bin to discard waste. So I pay a cost per bin as well as a waste management fee in my rates. It is extortion.</p>	<p>Please see detailed response relating to rural transfer stations.</p>	<p>Include option for biannual bulky waste disposal at closed transfer stations</p>
76	<p>Please keep Bredbo waste transfer station - where else can I go to get good stuff for my project? aka recycling.</p> <p>Plus also if you wait until [REDACTED] when I retire, I can look after the tip for very reasonable rates - no travel time either.</p>	<p>Please see detailed response relating to rural transfer stations.</p>	<p>NIL</p>
77	<p>I live in town at Bredbo. Although we have kerbside collection (which I think is excellent) I would prefer to keep the transfer station for other waste. I would love a green waste bin for kerbside as well and understand there may be an additional cost. I'm sorry I missed the meeting tonight at the hall but I had to work.</p>	<p>Please see detailed response relating to rural transfer stations.</p>	<p>Include additional financing options in the waste strategy</p>

	Submission	Commentary	Recommended Actions
78	<p>No consultation at all and the community survey is really not a representation of the whole of the community.</p> <p>I think you need to look at cutting your services and stop cutting mine as this is starting to look like to me that you want to get rid of the smaller communities and only have the big ones as they provide you with more money than us smaller ones.</p> <p>You want feedback on a draft plan that has no values in it and show us what you think of us as a whole. Show the figures and stop hiding things from the communities, instead of spending heaps on people that do not put the community first. Instead they are lining their own pockets with our rates.</p>	<p>Council undertook several staged of community consultation which included: a survey, community presentations and feedback to the draft strategy.</p> <p>Please see detailed response relating to rural transfer stations.</p>	NIL
79	<p>The loss of the transfer stations will create more issues than anticipated in the draft strategy. What about people dumping stuff instead of finding a bin? Bins overflowing as happens elsewhere? Bins full? Bins knocked/blown over?</p> <p>It appears that a decision has been made and then a business case has been packaged to justify the predetermined decision.</p> <p>This is a flawed strategy.</p>	<p>Please see detailed response relating to rural transfer stations.</p>	<p>Include option for biannual bulky waste disposal at closed transfer stations</p>
80	<p>I'm in favour of this change provided some form of bulky waste disposal is factored in even if only quarterly or on request etc. As a single mum without a trailer I struggle to remove any green waste so have been unable to maintain my property due to this so the addition of a green bin would be most welcomed. However the closure of the transfer station at bredbo will mean I have no means of disposing of my bulky waste as I cannot travel further while leaving my children unsupervised at home to dispose of these items.</p>		<p>Include option for biannual bulky waste disposal at closed transfer stations</p>

	Submission	Commentary	Recommended Actions
81	<p>The bank of bins option for rural does not seem like it will be a good thing for the residents. 2 bins for 3 properties. I don't make a lot of waste, more recycling though. If my neighbours are big on waste and recycling we are up the creek. We have 4 properties together, so will one of us have to travel up the road to get to their bin? or will there be a small bin for one of us? Where can these bins be placed safely? We have trouble finding spaces for the school bus to stop out here. It is a traffic risk to have large trucks half on the road at a stop. People driving past will throw their rubbish in, I believe it is possible to lift the lids partway even when locked, and local kids may well find them amusing to play with while waiting for the bus. Since we share bins we will have to do our rubbish as soon as the truck has been to be sure of getting to use it. The times at the transfer station are very limited, but at least you can nearly always find room in the skip. We will have to go to Cooma to take in any metal, or fencing wire. If the bigger landfills are making a profit then that profit should be used to subsidise the transfer stations. We would like to see the financials for updating the transfer station , as that hasn't been put forward. The positions of banks of bins has not been looked at, and that would be of huge importance if we were considering them, but would prefer the transfer station to stay open. The cost of bins will not be a one off, they will need to be replaced fairly frequently as they will degrade on the roadside apart from any damage from trucks/buses, or kids and wild pigs.</p>	<p>Please see detailed response relating to bank of bins.</p>	<p>NIL</p>
82	<p>It is ridiculous that you would even consider closing the local tips. How do you expect people to get rid of bulky items and what do you think the farmers and those who do not get any waste collection are expected to do? Council is failing in its reason for existence by withdrawing the present waste facilities;</p>	<p>Please see detailed response relating to rural transfer stations.</p>	<p>Include option for biannual bulky waste disposal at closed transfer stations</p>

	Submission	Commentary	Recommended Actions
	travelling to Cooma is not an option for many people to dispose of their waste. I think you should reconsider this decision very carefully.		
83	<p>Over the last 8 years it was mentioned that we would not be charged for green waste.. That changed quickly! Shame on you for charging me for collecting deadwood around the town as the fire approached!</p> <p>At the same meeting we were told that we would not be charged to recycle. That didn't last long! Curb side then came along...thank you! But...</p> <p>Now you want to stop the waste station. Now I have to drive to Cooma??? All council seems to care about is Bombala, Jindy and Cooma. You know the small towns outside will not affect votes so we do not matter! Well done 🍷🍷🍷</p>	Please see detailed response relating to rural transfer stations.	Include option for biannual bulky waste disposal at closed transfer stations
84	<p>Details for Bredbo hours are out of date. Consultation Strategy not visible. Only just found out by neighbour. I don't use Facebook. \$250 per year opt in bin cost is way higher than I spend at Bredbo= money grabbing on top of rates that give rural residents ZERO!!!</p> <p>More bins more mess more random dumping!</p> <p>Not convinced bins = objective of changed behaviour?!</p>	Please see detailed response relating to rural transfer stations.	Include option for biannual bulky waste disposal at closed transfer stations
85	I would like bank of bins on [REDACTED] Road please		Consider [REDACTED] Road for BOB roll out
86	<p>I think that with the closing of our tranfer stations that it will disadvantage our rural communities and think that quarterly they should be considered to be opened for green waste and scrap metal drop offs</p> <p>could also incorporate the mobile CRC and drum muster drop off at same time</p>	Please see detailed response relating to rural transfer stations.	Include option for biannual bulky waste disposal at closed transfer stations

	Submission	Commentary	Recommended Actions
87	<p>My main concern is the possibility of dumping of rubbish if the Delegate Tip is closed, particularly with regard to bulky items. While it is proposed that bulky items can be delivered to the Bombala facility, not everyone has the transport means to comply with this direction. Perhaps Council could make quarterly trips to Delegate to pick up bulky items - I think this arrangement is proposed for the elderly residents but could be expanded to include all residents.</p> <p>It is also imperative that the bulk of bins concept is not installed within the town limits. This was tried many years ago and resulted in creating a huge smelly eyesore!</p> <p>A more extensive list of just what can be included in recycled or household garbage or what comes under bulky items or what has to be taken to the Cooma Tip would be appreciated.</p>	<p>Please see detailed response relating to rural transfer stations. Please see detailed response relating to bank of bins.</p>	<p>Include option for biannual bulky waste disposal at closed transfer stations</p>
88	<p>This strategy is appalling. It is lacking in crucial detail, the figures and budgets used are false and highly questionable. I suggest the council listen to the clear feedback, we do not want this plan and it has been a giant waste of money. I reckon council has spent over \$1 million on developing this plan, and it is rubbish.</p> <p>Sometimes the cheaper option is already in play, and council is currently servicing the bulk of the waste disposal needs of the shire and returning a 1 Million dollar surplus each year!</p> <p>And worse still, the fact that council has been sneaky and duplicitous and written the execution of this waste strategy INTO the draft 2021/22 operational plan before the community consultation was even started shows me that there is a hidden agenda underneath this 'strategy' and that is Council wants to increase costs, reduce services and make</p>	<p>Data analysis has shown the current waste services in place in some areas is not the most environmental or economically sustainable. Waste disposal facilities require significant costs at end of life. This includes capping of the landfill to reduce the environmental impact. Council must also actively manage waste facilities to ensure that environmental degradation is minimised. The active management of waste disposal facilities can be up to 30 years, usually at a site without income generated from gate fees, similar to an operational facility. Waste services must operate at a surplus to cover this future liability. The items in the operational plan are carried over from previous years.</p>	<p>NIL</p>

	Submission	Commentary	Recommended Actions
	<p>larger surplus :(</p> <p>I reject this plan, as does my village of Nimmitabel and our nearby villages of Numerella and Bredo.</p>		
89	<p>I am a rural land owner and concerned that the transfer stations will close and do not fully understand how the "bank of bins" would operate.</p> <p>I would propose a "bin swap" service located where the transfer stations are currently located and they can be assessed at longer times. For disabled residents, they register for assistance.</p> <p>The local government needs to keep waste removal/collection as a high priority to prevent illegal dumping to maintain the environment and health of the area.</p>	<p>Please see detailed response relating to rural transfer stations. Please see detailed response relating to bank of bins.</p>	<p>Education of how bank of bins work</p>
90	<p>I am all for this. As long as there is adequate bank of bins.</p>		<p>NIL</p>
91	<p>A green waste bin needs to be provided in Bombala the cost of the green waste disposal at the tip is disgusting when we are not provided with an alternative (a green bin) it either should not cost anything at the tip for green waste or we should be provided with a green bin, the fact they mulch our green waste and sell it back to us is robbery when it costs so much in the first place to dispose of it.</p>		<p>NIL</p>

	Submission	Commentary	Recommended Actions
92	<p>Closure of the transfer stations will certainly create more driving and difficulty in waste management for those living out of town. Not enough information has been provided on the Bank of Bins for anyone on a rural property to make an informed decision. Where do the banks go, how are they applied for, who manages it when they are overfilled and rubbish is lying around them etc. Far better to maintain the transfer station where at least there is an onsite manager, the rubbish is contained in one area, and there is more options for separating out rubbish. Cooma is 45 mins drive for me to take rubbish in weekly? Currently Adaminaby is only approx 20 / 25 minutes. I don't think the Bank of Bins option will work out here. Why fix something that is not broken?</p>	<p>Please see detailed response relating to rural transfer stations.</p>	<p>Include option for biannual bulky waste disposal at closed transfer stations</p>
93	<p>Several months ago a meeting was held at the invitation of Council at the Nimmitabel Transfer Station. At this meeting, those present were reassured by Council staff that the facility would remain open into the future. However, here we are only months later facing the prospect of closure.</p> <p>The words I would use to describe the closure of the facility are cruel, inhumane, uncaring and ill thought out.</p> <p>Life in the villages of this shire can be very challenging, especially for the elderly and the businesses. Nimmitabel suffers severe weather occurrences, including devastating winds and damaging snowfalls. This results in large amounts of green waste.</p> <p>Whilst Council will offer green bins, these will not cope with the amount of waste generated by severe weather occurrences, Council nature strip tree twigs and leaves and trimming of trees and shrubs in private gardens. No rate payer from any of the villages should be asked to travel to Cooma tip and wait for hours in line, to deposit and then PAY FOR extra green waste. Do Cooma residents realise that the weekend wait</p>	<p>Please see detailed response relating to rural transfer stations. The recommendations in the strategy will significantly reduce greenhouse gas emissions.</p>	<p>Include option for biannual bulky waste disposal at closed transfer stations</p>

	Submission	Commentary	Recommended Actions
	<p>times of up to an hour and a half will become many hours wait? The villages have many elderly residents who don't drive or have trailers and rely on neighbours to take their green waste or other solid waste to the local transfer station, neighbours who will no longer be willing to travel to Cooma and wait in line for hours.</p> <p>Council has announced that it will be spending hundreds of thousands of dollars on coal-fired vehicles for Council staff, in what is assumed a nod to climate change. Imagine the increased affect on climate change of many hundreds of extra trips per week to Cooma tip by outlying rate payers.</p> <p>As for bin banks along the rural roads. Has Council considered the stray cats, wild pigs and dogs and the rubbish nightmare of those animals tipping over bins or climbing into bins if the lids are left open? Our [REDACTED] has spoken to many graziers and they have said that they will bury or burn their rubbish on their properties. Another environmental disaster.</p> <p>Rate payers are understandably angry that Council is closing our transfer stations under the guise of financial expediency when Council refuses to call in the HUGE amount of back rates owed by a number of residents and spending hundreds of thousands of dollars on coal-fired vehicles.</p> <p>I can't see how closing the transfer stations is financially cheaper for rate payers and it certainly isn't a GREEN option!</p>		

	Submission	Commentary	Recommended Actions
	<p>Snowy monaro council run the waste system as a business. With that in mind, the consultants have assumed that the only income the transfer stations receive is the cash payments when garbage and recycling is dropped off. Totally wrong as we also currently pay \$124.00 per year each for base waste management. On your website it states this goes to provide the transfer stations. Numeralla therefore currently makes a profit of \$31,919.00. The current system is the cheapest for you to run per year. The current system is the most efficient and convenient for all 620 catchment area residents.</p> <p>This shows that Snowy monaro council have wasted an enormous amount of money on a badly informed draft plan. The cost modelling for waste produced is not done on actual figures. We will not suddenly produce 5 times the amount of waste per year.</p> <p>The transfer stations are not underutilised. Figures show that we create less waste than the surveyed area in Queanbeyan/Palerang. We are role models for recycling and minimising waste.</p> <p>Ratepayers in our area are rural, low income, pensioners, gardeners, farmers, chicken keepers, and producers of our own food that does not need packageing.</p> <p>The main problem with the waste system for the Snowy Monaro area is the exhorbitant price to transport the recycling to Hume.</p> <p>Start up businesses that recycle in Cooma. Pyrolytic conversion of plastic into diesel, or 3D printer strands.</p> <p>Pulping of paper and cardboard into other reusable and saleable paper products. All these goods can then be sold throughout our area and the rest of Australia.</p> <p>By keeping the transfers stations you are future proofing this venture. We the ratepayers would be quite happy to separate the different types of recycling at home and place in designated skips at</p>	<p>Please see detailed response relating to rural transfer stations. Please see detailed response relating to the waste management charge.</p>	<p>Include option for biannual bulky waste disposal at closed transfer stations</p>

	Submission	Commentary	Recommended Actions
	<p>the transfer station. Thus saving man-hours at the central recycling depot.</p> <p>Snowy monaro council needs to keep its Transfer station assets to future proof its current cost effective business not squander ratepayers money on fancy expensive kerbside bins that are only suitable for large towns and cities.</p> <p>My vote is to keep the current transfer station system and take our \$31,919.00 profit each year and start a recycling business in Cooma.</p>		
94	<p>Michelago is only mentioned twice within the strategy paper and twice in its Appendices.</p> <p>The key dates do not mention any presentations at Michelago. Is Michelago not important?</p> <p>There is also no reference to a meeting with council in Michelago way over a year ago when council proposed taking over the old fire shed for a BOB, attendees at the meeting totally rejected this idea yet this is not mentioned anywhere in this strategy.</p> <p>Michelago township has curbside collections as noted in the document but no mention if there are any proposed changes to our drop off service.</p>	<p>Community waste strategy presentations were only held in towns with operational waste facilities.</p>	NIL

	Submission	Commentary	Recommended Actions
95	<p>Objective 2.1 - The decision to engage a contractor from outside the area to transport recyclable materials to ACT for processing is not sound fiscal management. The community backlash from residents at the time, showed this was a decision that did not sit well with locals. It is evident that this has a significant, detrimental, imprint on the environment with trucks on the road, aside from the increased costs over the course of the contract. This decision impacted the local community in terms of money being spent in this shire, people employed, etc. REMONDIS are not local and in my opinion, they are not engaged in our community. There have been significant changes outside the contracted documents of how skips are unloaded by Council waste/recycling collection vehicles and then reloaded into REMONDIS skips. This option, I was told by Council staff, would increase efficiencies in the future. Clearly efficiencies have not been gained as Council costs to transport the materials to Canberra are excessive.</p> <p>To increase cost efficiencies it would make much more sense to engage a Snowy Monaro Regional Council based contractor, with the ability to provide necessary recycling processing based in Cooma.</p> <p>It should be noted, I am employed by the previous, Cooma based contractor that provided waste/recycling services to the former Cooma Monaro Shire and Snowy River Shire for a period of over 16 years, and base my information on my observations in that capacity however, the comments here are my own.</p> <p>Objective 4.2 - As a waste business operator in this region who uses Cooma landfill almost daily (spending about █████ p/month), the operating hours for commercial operators is prohibitive. In the past we were able to access the landfill of a morning prior to the general</p>	<p>Details of the contract with Remondis are commercial in confidence.</p> <p>Prior to the engagement of Council's current contractor a request for tender was undertaken. Remondis was chosen as they provided the best value for money to Council in accordance with the Tendering Guidelines for NSW Local Government.</p>	NIL

	Submission	Commentary	Recommended Actions
	<p>public. This was a much better option. The current operating hours severely impact on our operations.</p> <p>This strategy identifies estimated cost savings to Council to transport comingled recyclables to the ACT MRF. See above comments at 2.1. The disadvantages and risks identified are important and during the course of the existing contract with REMONDIS, they are ACT based, staff come from that area, no local residents are currently working for them, they spend their money outside the SMRC area. As far as I can see REMONDIS are taking money from this area and are not putting back into the local economy.</p> <p>Options Analysis 2.1 - Approaches have been made to Council regarding the use of local recycled content such as crushed glass. At the time I was told Council would not be interested. It would be surely be beneficial to use local content wherever possible.</p> <p>3.1 - Capturing eligible beverage containers - A local sorting facility already exists in Cooma. What benefit would it be to establish another one, aside from all the costs this would involve.</p> <p>Establishment of a glass processing facility would only be of benefit if the resulting output is used in every possible situation.</p> <p>I cannot see there would be any cost savings by freighting recyclables to ACT. Council is acknowledging by comments in the benefits column of this strategy (p. 38), that revenue is currently going outside the region.</p> <p>See further comments at 2.1.</p> <p>It should be noted that when Council asked residents of outlying towns such as Nimmitabel, the residents did not want a kerbside collection, yet it was put in place anyway and regardless of whether the ratepayer wanted it or not</p>		

	Submission	Commentary	Recommended Actions
	<p>it was imposed on them. I fear this is what will happen at Numeralla as well. It is about time Council listened to what the ratepayers want in these small towns, and give due consideration rather than impose a service they do not want.</p> <p>I would be interested to see the \$5 million dollar cost savings Dean Lynch reported would be saved by using a contractor outside the area to provide waste/recycling bulk services. I believe any savings would be minimal, if at all, but in reality I don't think Council would have saved money. In fact, I think REMONDIS' charges have increased over their quoted price.</p> <p>CDS collection (p. 48). I don't believe the costs associated with developing and building a local MRF is feasible when there is a suitable MFR already established and operating within the shire. I do however, support the use of recovered glass as a component of road base and cover material at landfill.</p> <p>Further Actions</p> <p>4.3.4 - Although there may be increased costs of operating and maintaining transfer stations, this is a necessity within the distances required to travel to either Cooma or Jindabyne landfills for residents in outlying areas. Any decision to close transfer stations and force residents to Cooma or Jindabyne would, in my view, increase the rates of illegal dumping within the shire and take away another service from within the shire.</p> <p>4.3.5 - Risk management - I have raised concerns with waste staff about the risks of the weighbridge operator climbing up the side of skip bins to identify the load contents. I was told that the camera on the weighbridge is not located high enough to be useful in this situation (25m3 skips). This is a risk that I assume could easily be addressed although I don't believe it has been.</p>		

	Submission	Commentary	Recommended Actions
	<p>4.3.6 Regional contracts with other members of the CRJO would decrease flexibility to change collection schedules, would take money outside the area and would impact on the number of employees required by Council. Council should support local providers that have the capacity and experience to undertake the requirements of any tender.</p> <p>Staff Interviews Freight to ACT - These comments reiterate my view that using a local contractor that has their own MRF, based in Cooma would have more cost benefits that is currently the case with the current contractor.</p> <p>Commercial waste operators such as the business I work for pays considerable fees (██████████ in April). The operating times that commercial operators such as ours can access the Cooma landfill is a drawback.</p> <p>I believe it would be beneficial for landfills to have a designated area to support the recovery of items from C&D waste and other waste/recycling streams. The current practice that has recently been imposed at Cooma landfill that this waste must be sorted is an imposition that does not reflect the cost of the fees charged for disposal of commercial waste.</p> <p>I believe illegal dumping will increase in the event transfer stations have hours reduced or closed altogether.</p> <p>It is my view that Council consults the community on things like operating hours of transfer stations, whether or not they want a kerbside collection etc. however when the information received does not reflect the ideas Council have, the decision is forced on that community anyway. This, as I understand it, was the case at Nimmitabel with the</p>		

	Submission	Commentary	Recommended Actions
	introduction of kerbside collection when the feedback from the residents of Nimmitabel was that a kerbside collection was not what they wanted.		
96	If the Numeralla Waste management area closes the disposal of our rubbish (rural) would entail a 70km drive to the tip in town. I know of nowhere in the state that ratepayers would be required to travel this distance for rubbish disposal. Council may well find that this is not a reasonable action and leave the tip where it is. We pay our rates and surely have the right to expect decent rubbish disposal and not a return to the 'old days' where many rural rate payers simply buried their rubbish - how good for the environment is that? (We live in Countegany which is 14km further on from Numeralla)	Please see detailed response relating to rural transfer stations.	Include option for biannual bulky waste disposal at closed transfer stations

	Submission	Commentary	Recommended Actions
97	<p>Thank you for providing the opportunity for the community to “have its say” on your Resource and Waste Management Strategy.</p> <p>Having read the documents provided the Delegate Progress Association (DPA) has some concerns with the proposed strategy.</p> <p>It was advised at the public consultation session that it is proposed that the Delegate Transfer Station will be replaced with BOBs at various locations in the district. The locations could not be advised at the time of the meeting but it was the understanding of those present that they would not be located at the present site.</p> <p>The DPA’s concern is that this will lead to a number of “tip” sites around the area. While the BOBs will be available to certain residents who will be provided with a key, how is Council proposing to stop those who don’t have a key from dumping their rubbish beside these BOBs?</p> <p>Just after amalgamation there was a push to have a BOB in the Delegate town centre. At the time the DPA wrote to Council strongly disagreeing with this suggestion and we have not changed our stance on this idea.</p> <p>It is strongly requested that the present BOB at the present location (ie the Delegate Transfer Station) be retained.</p> <p>The DPA would prefer that the Delegate Transfer Station, in its present set-up remain.</p> <p>The documents state that the Bombala Landfill Site will be replaced with an upgraded transfer station. We assume that waste that cannot be placed in a BOB or in a kerbside collection bin, such as large amounts of green waste, old fencing material and household white</p>	<p>Please see detailed response relating to rural transfer stations. The bin enclosure outside the transfer station is being covered separately outside of the strategy. As the vision in the strategy is to unify the LGA providing this service to the Delegate community is inconsistent with the strategy as this service is not provided to other areas. Further the recommendations in the strategy attempt to transition to a full user pays service as this is a consistent approach to waste management is most areas.</p>	<p>Include option for biannual bulky waste disposal at closed transfer stations</p>

	Submission	Commentary	Recommended Actions
	<p>goods, to name a few, will now have to be taken to the Bombala Transfer Station whereas previously these could be disposed of at the Delegate Transfer Station. Whilst it is acknowledged that Council will be providing pick ups for these types of waste for pensioners and concession holders the rest of the community will incur increased costs, risk and inconvenience to dispose of their waste.</p> <p>There does not seem to have been any consideration made for the commercial users who generate a large amount of cardboard and use the large skip bins at the Delegate Transfer Station. If it is expected that these users drive to the Bombala Transfer station this will add to the cost of doing business. Council does not seem to have considered the risk and cost of increased illegal dumping to Council and rate payers that likely results from the closure of the transfer station.</p> <p>We note with some concern that the Consultants have not even considered the option of the Bombala Landfill Site remaining open. Options and their cost analysis to keep the Bombala landfill open with the required level of capital works and maintenance compared to the cost of closing the site has not been provided. Also there is no analysis of the costs associated with re-activating this site should this be necessary.</p> <p>From perusal of these documents we can see little advantage to our community. It appears likely that our community will again end up with less service for more expense.</p> <p>██████████ ██████████ ████████████████████</p>		

	Submission	Commentary	Recommended Actions
98	<p>Draft Resource and Waste Management Strategy Concerns</p> <p>I write to you to express my objections and concerns with respect to proposals incorporated within the Draft Resource and Waste Management Strategy. Fundamentally, the Draft Strategy is problematic because of:</p> <ol style="list-style-type: none"> 1. Inadequate initial public engagement across the LGA. There has been no direct householder survey undertaken by Council or its consultant to establish actual usage of Council's waste management services. 2. The financial basis underpinning the proposal(s) appears incomplete, flawed and in error. For example, the MRA Consulting Submission and analyses do not include the income received by Council from the annual waste management charge payable by ratepayers. 3. Council's own numbers indicate that overall waste services and facilities are (is) currently profitable. 4. Banks of bins, or BoBs, at as yet undetermined locations, is an unreasonable proposal for consideration, without actual site identification and costing. 5. Council has not fully investigated the various options and potential solutions within the Draft Strategy, including: <ul style="list-style-type: none"> • The cost of closing the existing facilities, • The estimated capital costs to bring the transfer stations up to current standards, amortised over, say, 20 years. • Costs of remediation and ongoing long-term maintenance of the land if facilities are closed. • The cost burden to rate payers for additional travel to and from banks of bins or to Cooma to dispose of bulk materials, including metals and other 	<p>Comments already addressed in previous responses</p>	

	Submission	Commentary	Recommended Actions
	<p>recyclables.</p> <ul style="list-style-type: none"> • The continued operation of the transfer facilities during an uptake period. • The cost to ratepayers for the purchase of the bins and related equipment. • The increased annual costs to ratepayers for bin collection and maintenance. • Not explaining why a lesser amount of waste than budgeted processed at transfer stations is a financial 'cost/loss'. Surely this is a benefit? • The likelihood of increased dumping and the associated costs, allied with the possibility that the reduced hours of operation of transfer stations in recent times has led to them being under budget for waste. <p>6. Rate payers, especially the elderly and low income earners in Nimmitabel should not be adversely affected with increased travel costs to provide Council with an increase to net profit for waste services.</p> <p>7. Closure of transfer stations will provide landholders with insufficient solutions for the disposal of green waste, particularly during bushfire risk periods and Nimmitabel's harsh winters. The closure of transfer stations will require landholders to travel further distances to Bombala, Cooma or Jindabyne to dispose of green waste and other bulky recyclables. This will increase risks to life and property.</p> <p>8. Council does not seem to have considered the actual risk and cost of increased illegal dumping to Council and rate payers that will result from the closure of the transfer stations "</p> <p>Consider the following:</p> <p>Inadequate Public Engagement and Consultation</p>		

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	<p>scrap metal, car bodies, old household appliances and furniture, e-Waste, batteries, and waste oil, all are currently accepted at the transfer stations</p> <ul style="list-style-type: none"> • Council has NOT provided a robust and acceptable business case. Options and their cost analysis to keep the transfer stations and Bombala landfill open with the required level of capital works and maintenance compared to the cost of closing the sites have not been provided. • The cost of developing this Strategy has not been included in the cost of its implementation. • The current waste management services, according to the 2021 Operational Plan, returns a profit of over \$1 million, yet its considered too expensive and needs to be 'improved'. • Introducing new waste management services when the current services can be, and are, delivered in a financially responsible manner appears irresponsible. • Council should not only be using the cost of waste fees when analysing the cost to landholders. The true cost to landholders should include the additional costs in travel time to a secondary facility or bank of bins location if transfer stations are to be closed, particularly for green, problem and bulky waste. • The MRA Consulting Group analysis removes landholders who travel further than 60 minutes to a current facility, of which there are likely numerous given our LGA is 15,000 square kilometres. <p>Reduced Or Impacted Services</p> <ul style="list-style-type: none"> • The justification to close and remediate the Bombala Landfill when these costs have not been factored into the cost analysis given for maintaining 		

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	<p>the site.</p> <ul style="list-style-type: none"> • A complete and accurate analysis and identification of sites for the location and impact of banks of bins has NOT been completed. There is no acknowledgement, or costing included, for the civil works including site preparation costs, the possibility of required acquisition of land, or the impact on locals and local roads from increased waste trucks or locals required to travel greater distances to access landfill. • Rate payers should not be adversely affected with increased travel costs to provide Council with an increase to net profit for waste services. • Closure of transfer stations will provide landholders with insufficient solutions for the disposal of green waste, particularly during bushfire risk periods. The closure of transfer stations will require landholders to travel further distances to Bombala, Cooma or Jindabyne to dispose of green waste and other bulky recyclables. This will increase risks to life and property. • Council does not seem to have considered the risk and cost of increased illegal dumping to Council and rate payers that likely results from the closure of the transfer stations. 		

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100	See word document		

Risk Class (Nature of Risk)	Identified Risks (What Can Go Wrong?)	Risk Analysis				Risk Treatment/ Controls (What/ When/ Where/ How)	Hierarchy of Controls	Controls Owner (Who)	Residual Risk Evaluation			
		L	C	Score	Risk Rating				L	C	Score	Risk Rating
Asset Management	Vandalism of bank of bins rendering bins inoperational	3	2	6	MEDIUM				3	2	6	MEDIUM
	Vandalism of bank of bins rendering bins still operational	4	1	4	MEDIUM				4	1	4	MEDIUM
Economic Activity	Increase in waste management costs to residents from closure of transfer stations	2	1	2	LOW				2	1	2	LOW
Environmental Security	Offsite pollution of surface water at Cooma Landfill due to inadequately designed surface water controls	2	4	8	MEDIUM	Upgrading of surface water controls	3		2	4	-7	LOW
	Pollution of groundwater in area surrounding the Cooma Landfill	4	4	16	HIGH	Installation of a landfill liner Review and upgrade of groundwater monitoring program	3		4	4	1	LOW
	Illegal dumping of general solid waste around bank of bins	3	1	3	LOW	Regular inspection of site. Signs to deter illegal dumping. Procedure around compliance of illegal dumping	2		3	1	-7	LOW
	Illegal dumping of hazardous or special waste around bank of bins	1	5	5	MEDIUM	Regular inspection of site. Signs to deter illegal dumping. Procedure around compliance of illegal dumping	2		1	5	-5	LOW
	Offsite pollution from Bombala Landfill	4	3	12	HIGH	Cease landfilling at Bombala	6		4	3	-18	LOW
	Increase in illegal dumping of general solid waste due to closure of transfer stations	4	1	4	MEDIUM	Illegal dumping campaign to align with closure of transfer stations	2		4	1	-6	LOW
	Expansion of Jindabyne Landfill into quarry going against the goals and views of the Snowy Mountains Special Activation Precinct	4	4	16	HIGH	Landfill expansion in Jindabyne not proceeded	6		4	4	-14	LOW
External Political Environment	Failure to meet National Waste Policy Targets	5	2	10	HIGH	Implement action items of waste strategy	2		5	2	0	LOW
	Failure to meet State Government waste targets	5	2	10	HIGH	Implement action items of waste strategy	2		5	2	0	LOW
Financial Sustainability	Introduction of a carbon tax in the strategy action plan period	3	4	12	HIGH	Consolidate landfill disposal to a single site to allow the introduction of landfill gas capture technologies	3		3	4	-3	LOW
	Introduction a landfill levy in the strategy action plan period	2	5	10	HIGH	Design sites and services to encourage reduction of waste to landfill	3		2	5	-5	LOW
	Operating cost of transfer stations exceeding revenue of transfer stations	5	3	15	HIGH	Replace drop off service with collection services	5		5	3	-10	LOW
	Operating cost of Bombala Landfill exceeding revenue	5	3	15	HIGH	Convert Bombala into a transfer station	5		5	3	-10	LOW
	Increase in illegal dumping of general solid waste due to closure of transfer stations	4	1	4	MEDIUM	Illegal dumping campaign to align with closure of transfer stations	2		4	1	-6	LOW
	Revenue generated by the resource and waste department unable to cover costs	3	4	12	HIGH	Replace inefficient services such as transfer station with more efficient collection services	5		3	4	-13	LOW
	Bank of bins provide a vector for vermin	3	2	6	MEDIUM	Cleaning schedule for bins Pest control through spraying when required	2		3	2	-4	LOW
Health and Safety	Injury of public while using bank of bin	3	2	6	MEDIUM	Design incorporate safety devices eg removing pinch point	3		3	2	-9	LOW
	Illness of residents or staff using bin	2	2	4	MEDIUM	Cleaning schedule for bins	2		2	2	-6	LOW
	Staff exposure to general solid waste	5	2	10	HIGH	PPE such as gloves and sanitiser in collection trucks	1		5	2	5	MEDIUM
	Staff injury at remote waste site	2	5	10	HIGH	Closure of the transfer station sites Larger sites to have more than one employee on site at all times	6		2	5	-20	LOW
	Prosecution under Part 5.3 of the POEO Act	3	4	12	HIGH	Improvements to water management controls	3		3	4	-3	LOW
Legislative, Government and Compliance	Prosecution under Part 5.4 of the POEO Act	2	3	6	MEDIUM	PIRMP and LEMP in place	2		2	3	-4	LOW
	Prosecution under Part 5.5 of the POEO Act	2	3	6	MEDIUM	Appropriate buffer distances in place	3		2	3	-9	LOW
	Prosecution under Part 5.6 of the POEO Act	1	3	3	LOW				1	3	3	LOW
	Breach of Work Health and Safety Act	3	3	9	HIGH	Safety in design of new transfer stations	3		3	3	-6	LOW
Reputation and Image	Negative public attention due to a landfill expansion next to site that is proposed for school and recreation expansion	4	4	16	HIGH	Landfill expansion in Jindabyne not proceeded	6		4	4	-14	LOW
	Negative perception of the perceived reduction in service level due to closure of transfer stations	5	3	15	HIGH	Clear and concise messaging around the additional services provided during the exhibition period Communications procedure to be followed by all staff	2		5	3	5	MEDIUM