



Ordinary Meeting of Council

18 December 2019

**UNDER SEPARATE COVER
ATTACHMENTS**

ITEMS 9.2 AND 9.3

**QUEANBEYAN-PALERANG REGIONAL COUNCIL
ORDINARY MEETING OF COUNCIL**

ATTACHMENTS – 18 December 2019 Page i

Item 9.2	DA.2019.096 - Commercial Development Including Subdivision - 35 Ellendon Street, Bungendore	
	<i>Attachment 1</i>	<i>DA.2019.096 - 4.15 Assessment Report - Commercial Premises and Subdivision - 35 Ellendon Street, Bungendore ... 1</i>
	<i>Attachment 2</i>	<i>DA.2019.096 - Architectural Plans 10</i>
	<i>Attachment 3</i>	<i>DA.2019.096 - Draft Conditions of Consent 18</i>
Item 9.3	DA 114-2019 - Demolition of Existing Woolshed and Shearer's Cottage and Erection of a New Community Centre with Sales Office and Pavilion - 360A Lanyon Drive, Tralee	
	<i>Attachment 1</i>	<i>DA 114-2019 - Section 4.15 Assessment - Matters for Consideration - 360A Lanyon Drive, Tralee.....38</i>
	<i>Attachment 2</i>	<i>DA 114-2019 - Plans - 360A Lanyon Drive, Tralee..... 47</i>
	<i>Attachment 3</i>	<i>DA 114-2019 - Statement of Environmental Effects Incorporating Heritage Report at Appendix B - 360A Lanyon Drive, Tralee61</i>
	<i>Attachment 4</i>	<i>DA 114-2019 - Submission - 360A Lanyon Drive, Tralee205</i>
	<i>Attachment 5</i>	<i>DA 114-2019 - Draft Condiitons of Consent - 360A Lanyon Drive, Tralee207</i>

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

18 DECEMBER 2019

- | | |
|--------------|---|
| ITEM 9.2 | DA.2019.096 - COMMERCIAL DEVELOPMENT INCLUDING
SUBDIVISION - 35 ELLENDON STREET, BUNGENDORE |
| ATTACHMENT 1 | DA.2019.096 - 4.15 ASSESSMENT REPORT - COMMERCIAL
PREMISES AND SUBDIVISION - 35 ELLENDON STREET,
BUNGENDORE |

QPRC



4.15 Assessment Report - DA.2019.096

In determining a development application, the consent authority is to take into consideration the following matters of consideration contained within section 4.15 of the Environmental Planning and Assessment Act, 1979 as relevant to the development application:

4.15(1)(a) the provisions of:

(i) any environmental planning instrument

STATE ENVIRONMENTAL PLANNING POLICY NO. 55 - REMEDIATION OF LAND

Clause 7 of SEPP 55 requires consideration to be given to potential contamination of the development site as a result of historic land uses and the compatibility of the land in its current state for the purposes of the development.

Council records indicate that the subject site has historically been utilised for residential purposes and as such is unlikely to be subject to contamination as a result of historic land uses. As such the subject site is considered to be suitable in its current state for the purposes of the proposed development.

STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

The proposed development as a result of the altered access configuration for 22 Malbon Street will result in an increase in traffic movements upon the Kings Highway (a classified road). As such, the subject development was referred to the NSW RMS for comment under Clause 101 State Environmental Planning Policy (Infrastructure) 2007 for development fronting a classified road. Correspondence was received from the RMS on 27 June 2019 raising no objection to the proposed development.

PALERANG LOCAL ENVIRONMENTAL PLAN (PLEP) 2014

An assessment of the proposal against the general aims of PLEP 2014 is included below:

Cl. 1.2(2)	Aims	Complies
(a)	<i>to protect and improve the economic, environmental, social and cultural resources and prospects of the Palerang community,</i>	Yes
(b)	<i>to encourage development that supports the long-term economic sustainability of the local community, by ensuring that development does not unreasonably increase the demand for public services or public facilities,</i>	Yes
(c)	<i>to retain, protect and encourage sustainable primary industry and commerce,</i>	N/A
(d)	<i>to ensure the orderly, innovative and appropriate use of resources in</i>	Yes

	<i>Palerang through the effective application of the principles of ecologically sustainable development,</i>	
(e)	<i>to retain and protect wetlands, watercourses and water quality and enhance biodiversity and habitat corridors by encouraging the linking of fragmented core habitat areas within Palerang,</i>	N/A
(f)	<i>to identify, protect and provide areas used for community health and recreational activities,</i>	Yes
(g)	<i>to ensure that innovative environmental design is encouraged in residential development.</i>	N/A

Permissibility

The subject site is zoned part B2 Local Centre zone and part SP2 Infrastructure under the Palerang Local Environmental Plan 2014.



Figure 5: Zone boundaries relative lot boundaries

Development for the purposes of a commercial premise such as is proposed is permissible with in the B2 Local zone with consent and is defined under PLEP 2014 as follows:

“commercial premises means any of the following—

- (a) business premises,*
- (b) office premises,*
- (c) retail premises.”*

Development for the purposes of a carpark, being a purpose shown on the zoning map, is permissible within the SP2 Infrastructure zone with consent and is defined under the PLEP 2014 as follows:

“car park means a building or place primarily used for the purpose of parking motor vehicles, including any manoeuvring space and access thereto, whether operated for gain or not.”

Zone Objectives

An assessment of the proposal against the objectives of the B2 Local Centre zone is included below:

Objectives	Complies
➤ 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.	Yes
➤ To encourage employment opportunities in accessible locations.	Yes
➤ To maximise public transport patronage and encourage walking and cycling.	Yes
➤ To ensure that new development has regard to the character and amenity of the locality.	Yes
➤ To strengthen the viability of Palerang's existing business centres as places for investment, employment and cultural activity.	Yes
➤ To support business development by providing parking and other civic facilities.	

Zone Objectives

An assessment of the proposal against the objectives of the SP2 Infrastructure zone is included below:

Objectives	Complies
➤ To provide for infrastructure and related uses.	Yes
➤ To prevent development that is not compatible with or that may detract from the provision of infrastructure.	Yes

Part 4: Principal development standards

An assessment of the proposal against the relevant provisions contained within Part 4 of the PLEP 2014 is provided below.

Minimum subdivision lot size

Comments: There is no minimum lot size applicable to the subject site.

Height of building

Cl.	Standard	Controls	Proposed	Complies
4.3	<i>Height of building</i>	9m	8.2m	Yes

Part 6: Local Provisions

The relevant provisions contained within Part 6 of the PLEP 2014 are addressed below as part of this assessment:

6.2 Flood planning

Clause 6.2 of the PLEP 2014 makes provision for developments within the flood planning area. The subject site is identified upon Council's Flood Planning Map as being entirely below the Predicted Maximum Flood but above the 1 in 100 year flood level. The proposed development is considered to be compatible the flood risk present upon site subject to a minimum floor level for the building of 690.75mAHD.

6.11 Essential services

Clause 6.11 of the PLEP 2014 requires satisfactory arrangements to be made for water supply, stormwater drainage, solid domestic waste, sewage, and the treatment and disposal of effluent. Along with the supply of electricity and suitable vehicle access. The subject site features existing water, stormwater and sewer connections to each allotment; however upgrade works will be required for the proposed commercial use. Vehicular access to 35 Ellendon Street is to be provided via rights of carriageway over 33 Ellendon Street and 14A Malbon Street. The proposed arrangements are considered to be suitable for the purposes of the proposed development.

4.15(1)(a)(ii) any draft environmental planning instruments

There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.

4.15(1)(a)(iii) any development control plan

PALERANG DEVELOPMENT CONTROL PLAN 2015

Clause	Development Standard	Proposal	Complies
B5 Crime Prevention through Environmental Design	Four crime prevention principles through environmental design general design principles are to be considered.	Clear delineation of public and private realms with opportunities for passive surveillance of surrounding public areas. Outdoor lighting proposed in service areas.	Yes
B7.1 Parking	Off-street parking to be provided in accordance with RMS guide to traffic generating development: 22 Malbon: (Existing number of spaces to be retained or offset) Existing: 9 spaces including 2 staff spaces Proposed: 2 staff spaces Shortfall of 7 spaces 35 Ellendon Street: Required 18 spaces including 1 accessible space + loading bay Proposed: 12 spaces including 1 accessible space 1 + 1 loading bay Shortfall of 6 spaces Total short fall: 13 spaces	Shortfall of 13 spaces to be offset by developer contributions of works in kind	No – refer to likely impacts discussion
B9.5 Flood Planning – Industrial and Commercial	Floor Levels are to be are of above the flood planning level with flood sensitive equipment above the 1% AEP.	Floor level are the flood planning level. Condition recommended regarding flood sensitive equipment.	Yes
B15 Waste Management	A waste management plan to be submitted with all applications.	Suitable waste	Yes

			management plan accompanied the subject application outlining proposed management measures throughout the construction and operation of the site including the onsite storage and collection of waste.	
<i>C7 Business Land Development</i>				
<i>C7.1</i>	<i>Maximum GFA of 150% of lot area.</i>		Proposed GFA less than 100% of lot area	Yes
<i>C7.2 Acoustic privacy</i>	<i>Impact of potential noise intrusion to be considered</i>		The proposed commercial development is considered unlikely to generate noise emissions that would be incompatible with surrounding commercial and residential land uses.	Yes
<i>C7.3 Building Articulation</i>	<i>Maximum unarticulated length to street is 5m</i>		Street façade appropriately articulated at maximum 5m intervals.	Yes
<i>C7.4 Building exteriors</i>	<i>Building Materials are to non-reflective and all pipes and vents concealed</i>		To be conditioned	Yes
<i>C7.5 Building Siting and Orientation</i>	<i>Buildings are to be sited and designed to address and overlook the public domain</i>		The proposed development suitably addresses the public domain	Yes
<i>C7.9 Roof pitch</i>	<i>Maximum roof pitch 32 degrees</i>		Less than 30 degrees	Yes
<i>C7.11 Streetscape</i>	<i>The proposed building is to fit within the existing streetscape</i>		The proposed building is of a bulk and scale that is consistent with surrounding commercial	Yes

D1 – Precinct 2	<i>Desired character – mix of building types – commercial, retail and residential with front awnings and sympathetic building materials.</i>	developments Single storey commercial development with front awning constructed of rendered brick	Yes
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4.15(1)(a)(iiia) any planning agreement or draft planning agreement

No planning agreement has been entered into under section 7.4 of the *Environmental Planning and Assessment Act 1979*.

4.15(1)(a)(iv) matters prescribed by the regulations

Clause 92 of the *Environmental Planning and Assessment (EP&A) Regulation 2000* requires Council to take into consideration Australian Standard AS2601–1991: *The Demolition of Structures*, in the determination of a development application.

Having regard to this prescribed matters, the proposed development does involve the demolition of a building for the purposes of AS 2601 – 1991: *The Demolition of Structures*.

Should this application be approved, appropriate conditions of consent are included within the recommended to ensure compliance with any relevant regulations.

4.15(1)(a)(v) any coastal zone management plan

Council is not subject to a coastal zone management plan.

4.15(1)(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Car parking

While the proposed development seeks to provide a 13 space carpark including 1 accessible space and 1 loading bay integrating into the proposed Bungendore Central carpark, the proposed development results in a shortfall of 13 off-street car parking spaces. Council's Local Infrastructure Contributions Plan No.11 for the Provisions of Public Off-street Car parking at Bungendore allows for development that result in a shortfall in off-street parking such as the proposed development that a contribution (monetary or works in kind) be made to offset the shortfall. As such, a condition of consent is recommended levying developer contributions for the proposed shortfall. It should be noted that part of this contribution may include the transfer of the proposed off-street carpark to Council as works in-kind.

Right of Carriageway

The proposed development seeks to obtain access over Council owned land to the west of the subject site that is currently earmarked for the Bungendore Central Carpark. A right of carriageway will be required over the Council owned land as to provide legal access to the site. This matter was considered by Council at its meeting of 10 May 2017 at which it was resolved “*That Council support the creation of a right of carriageway (ROC) over Lot 5 DP 1204393 to permit rear access to the proposed carpark on Lot 2 DP 1051859, 35 Ellendon Street, Bungendore subject to the costs of creating the ROC being borne by the owner of Lot 2. The final location of the ROC to be determined in discussions between Council and the applicant.*” A condition of consent is recommended requiring the registration of such a condition prior to the issue of a construction certificate for the commercial premise.

Verge treatment

Plans accompanying the subject application include the provision of art installation spaces within the Ellendon Street road reserve adjoining the site however no further detail has been provided of these structures. As such, a condition of consent is recommended requiring further consent be obtained prior to the installation of any such structures within the road reserve as to allow for appropriate consideration of potential impacts. The subject application also seeks consent for the removal of three (3) street trees (two flowering plum trees (*Prunus spp*) and an apple tree (*Malus spp*). While no objection is raised to the removal of the apple tree subject to replacement, the two flowering plum trees are consistent with existing street trees upon the adjacent site (22 Malbon Street) and as such contribute to the streetscape. The flowering plum trees are outside of the development footprint and subject to the implementation of protection measures are capable of being retained throughout the construction process. As such, conditions of consent are recommended requiring the retention of the trees and the replacement of the existing apple tree with a flowering plum consistent with the existing street tree.

Future Uses

While the subject application seeks consent for the purposes of commercial premise containing 3 tenancies, limited details have been provided in relation to the proposed use. As such, a condition of consent is recommended requiring the further development consent be obtained for the use of each tenancy.

Streetscape

The proposed development seeks to construct a single storey commercial structure with an oversized gable structure and street awning. The proposed built form is of a bulk, scale and building style that is generally consistent with existing commercial developments within the locality (noting that the parapet walls shown on the north and south elevation of the artist's impression have been removed from the final design).

4.15(1)(c) the suitability of the site for the development

The subject site is relatively unconstrained and is considered to be suitable in its current state for the purposes of the proposed development.

4.15(1)(d) any submissions made in accordance with this Act or the regulations

The application was notified in accordance with Part E of the PDCP 2015 from **12 June 2019** to **26 June 2019**, with No submissions received.

4.15(1)(e) the public interest

The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation and consideration of any submissions received relating to it by Council. The proposed development is not considered to be contrary to the public interest.

SECTION 64 CONTRIBUTIONS

Section 64 of the Local Government Act 1993 allows contributions to be levied towards the provision of water, sewerage and stormwater infrastructure.

Section 64 Contributions are applicable to the proposed development as follows:

Bungendore Sewerage

Project	Ledger	Base Contribution	F & C Schedule	E.T.	Amount
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s.64 DSP	Bung 42203	\$12,700	2019/20	6.3	\$80,010
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Bungendore Water

Project	Ledger	Base Contribution	Indexation	E.T.	Amount
Street Upgrading	42107	\$2,455.00	+31.21%	6.72	\$20,198

SECTION 7.11 CONTRIBUTIONS

Section 7.11 of the *Environmental Planning & Assessment Act 1979* permits councils to require as a condition of development consent, the reasonable dedication of land or the payment of monies, or both, for development that is likely to require the provision of, or increase the demand for public amenities and public services within the area.

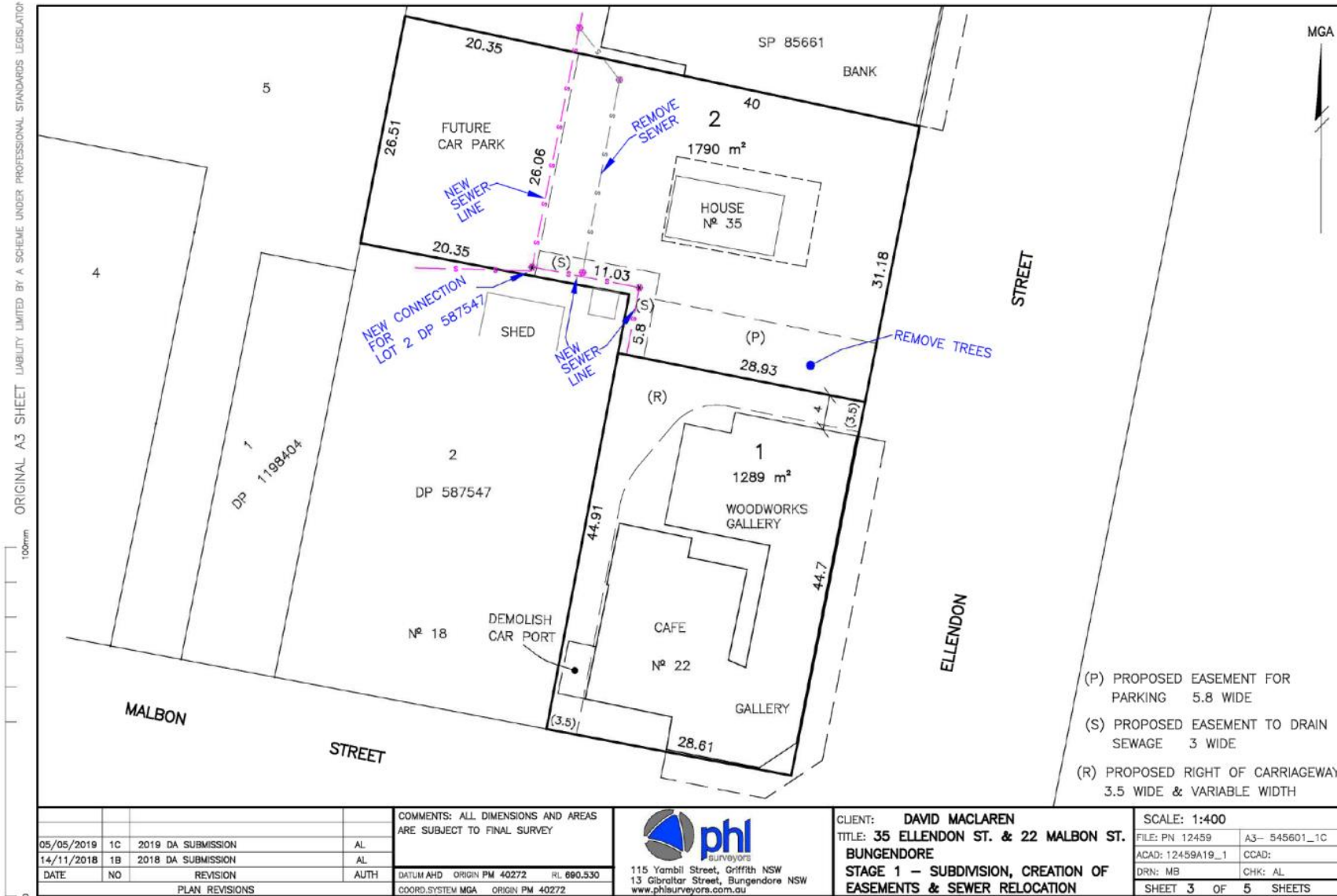
Section 7.11 Contributions are applicable to the proposed development as follows:

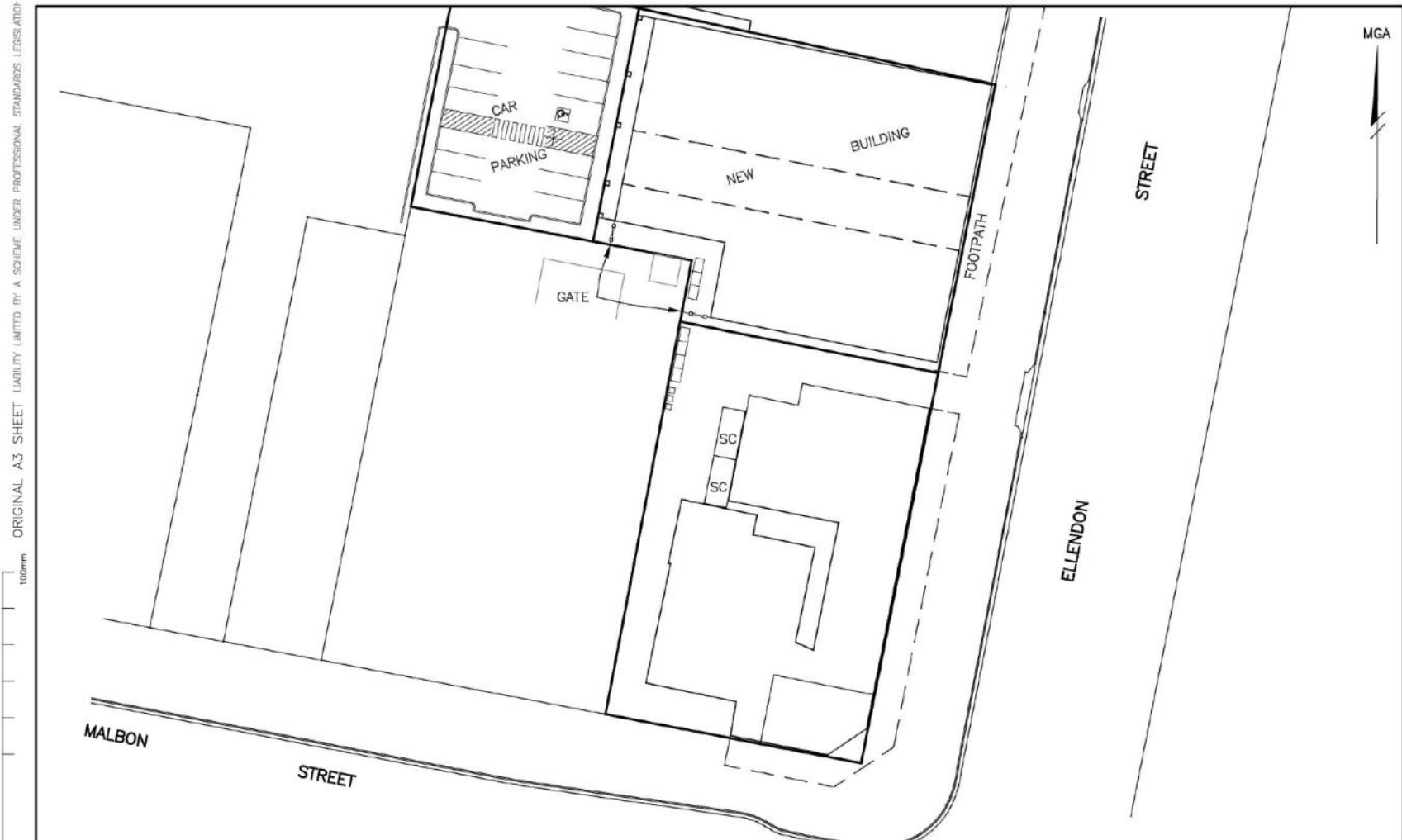
Palerang Section 7.11 Plan No.9 – Contribution to Street Upgrading

Project	Ledger	Base Contribution	Indexation	E.T.	Amount
Street Upgrading	42107	\$2,455.00	+32.14%	6.72	\$21,800

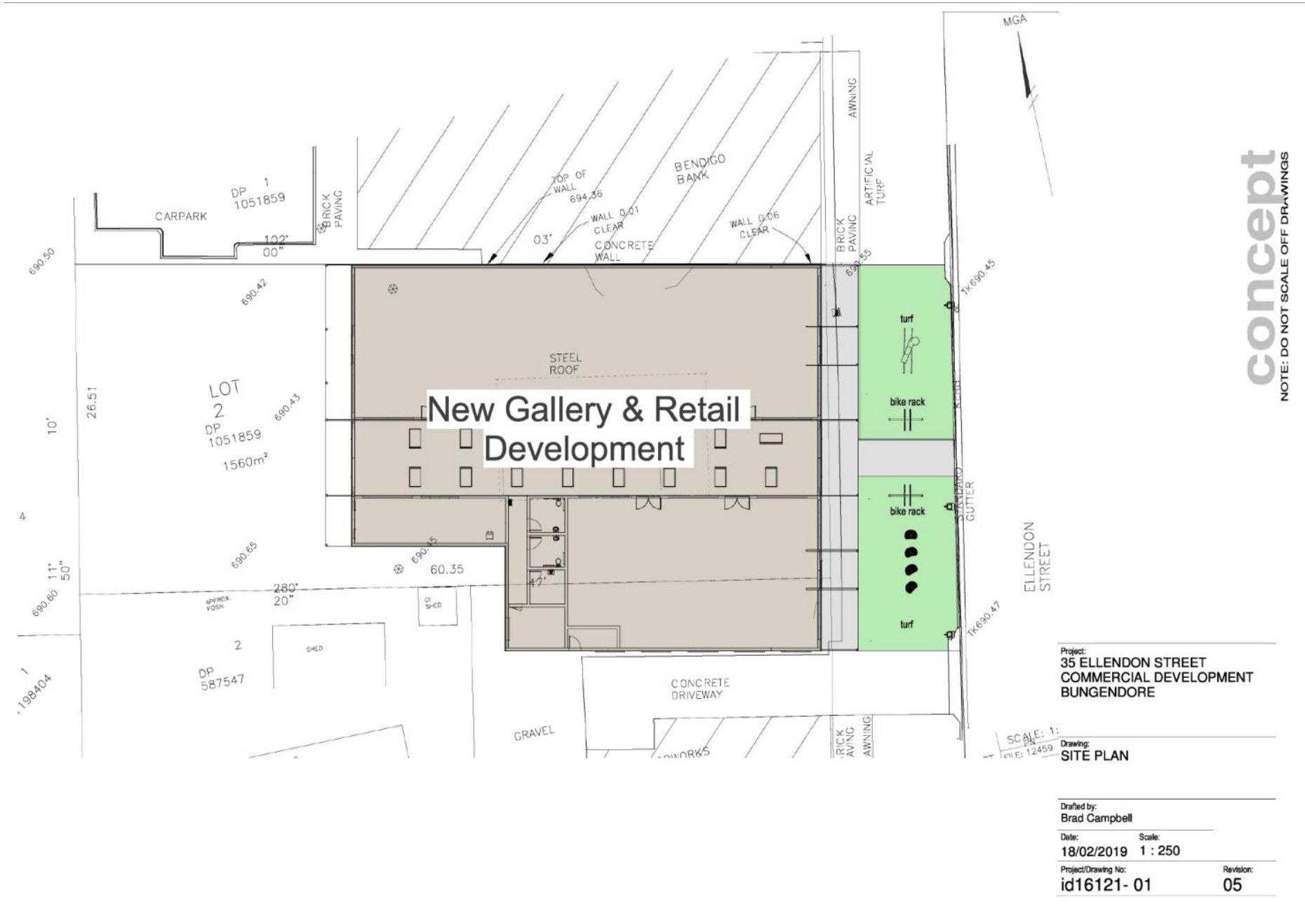
Local Infrastructure Contributions Plan No.11

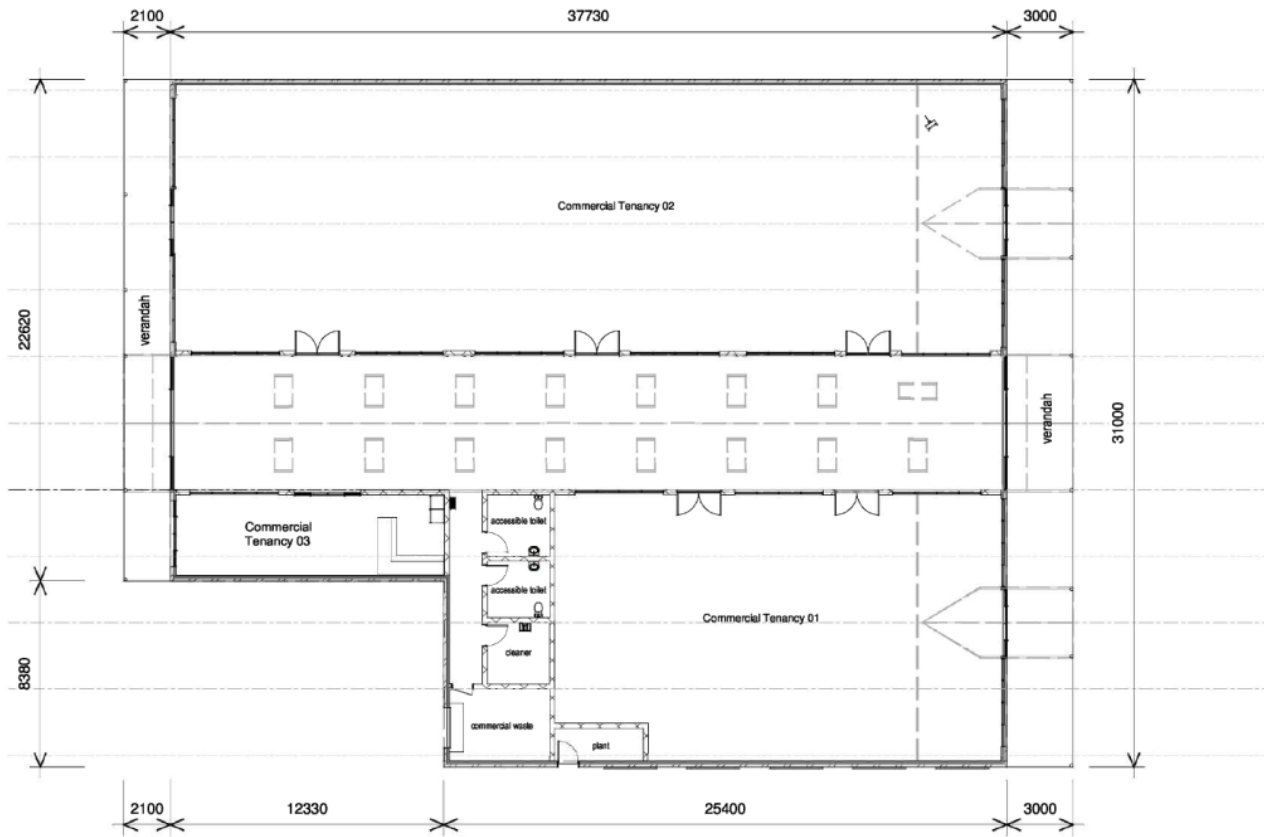
Project	Ledger	Base Contribution	Indexation	Spaces	Amount
Off Street Car Parking	42160	\$11,000.00	+16.51%	13	\$166,621





<table border="1"> <tr> <td>05/05/2019</td> <td>1C</td> <td>2019 DA SUBMISSION</td> <td>AL</td> </tr> <tr> <td>14/11/2018</td> <td>1B</td> <td>2018 DA SUBMISSION</td> <td>AL</td> </tr> <tr> <td>DATE</td> <td>NO</td> <td>REVISION</td> <td>AUTH</td> </tr> </table>				05/05/2019	1C	2019 DA SUBMISSION	AL	14/11/2018	1B	2018 DA SUBMISSION	AL	DATE	NO	REVISION	AUTH	COMMENTS: ALL DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY				 <p>115 Yambil Street, Griffith NSW 13 Gibraltar Street, Bungendore NSW www.phlsurveyors.com.au</p>		CLIENT: DAVID MACLAREN TITLE: 35 ELLENDON ST. & 22 MALBON ST. BUNGENDORE		SCALE: 1:400	
05/05/2019	1C	2019 DA SUBMISSION	AL																						
14/11/2018	1B	2018 DA SUBMISSION	AL																						
DATE	NO	REVISION	AUTH																						
PLAN REVISIONS				DATUM AHD ORIGIN PM 40272 RL 690.530 COORD.SYSTEM MGA ORIGIN PM 40272		STAGE 2 - BUILDING & CAR PARK CONSTRUCTION		FILE: PN 12459 A3- 545602_1C ACAD: 12459A19_1 CCAD: DRN: MB CHK: AL SHEET 4 OF 5 SHEETS																	





Room Schedule	
Name	Area
Commercial Tenancy 02	448 m ²
Commercial Tenancy 01	235 m ²
Commercial Tenancy 03	44 m ²

concept
 NOTE: DO NOT SCALE OFF DRAWINGS

Project:
 35 ELLENDON STREET
 COMMERCIAL DEVELOPMENT
 BUNGENDORE

Drawing:
 FLOOR PLAN

Drafted by:
 Brad Campbell

Date: 18/02/2019 Scale: 1 : 200

Project/Drawing No: id16121- 02 Revision: 05



streetscape

concept
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
35 ELLENDON STREET
COMMERCIAL DEVELOPMENT
BUNGENDORE

Drawing:
STREETSCAPE

Drafted by:
Author

Date: 18/02/2019 Scale: 1 : 350

Project/Drawing No: id16121- 05 Revision: 05



concept
NOTE: DO NOT SCALE OFF DRAWINGS

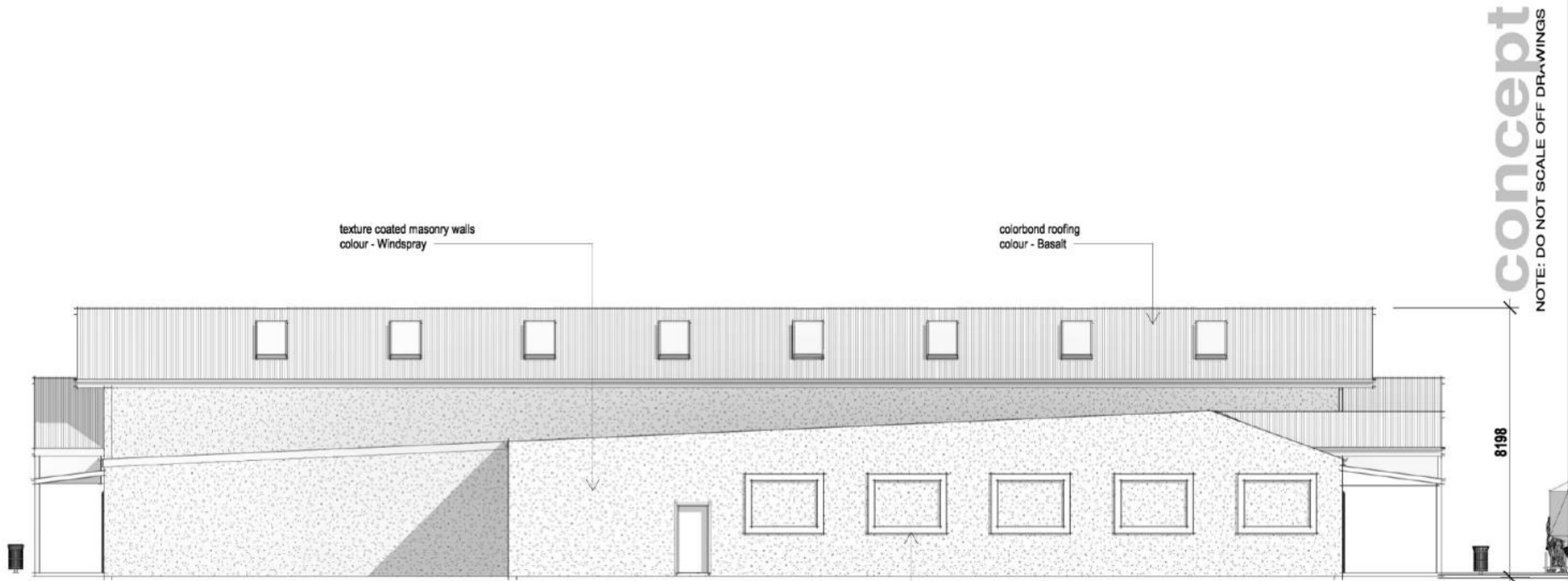
Project:
35 ELLENDON STREET
COMMERCIAL DEVELOPMENT
BUNGENDORE

Drawing:
ELEVATIONS

Drafted by:
Author

Date: 18/02/2019 Scale: As indicated

Project/Drawing No: id16121- 04 Revision: 05



south elevation
1 : 115

hebel frame for future inset mural artworks

Project:
35 ELLENDON STREET
COMMERCIAL DEVELOPMENT
BUNGENDORE

Drawing:
ELEVATIONS

Drafted by:
Brad Campbell

Date: 18/02/2019 Scale: 1 : 115

Project/Drawing No: id16121- 03 Revision: 05

DRAFT CONDITIONS OF CONSENT
DA.2019.096

APPROVED DEVELOPMENT AND PLANS

1. APPROVED DEVELOPMENT AND PLANS

The development referred to in the application is to be carried out in accordance with the approved plans and documents including the following:

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Statement of Environmental Effects	PHL Surveyors	Version A	12 June 2019
Waste Management Plan	PHL Surveyors	Version A	12 June 2019
Stage 1 – Subdivision, Creation of Easements and Sewer Relocation	PHL Surveyors	1C	12 June 2019
Stage 2 – Building and Carpark Construction	PHL Surveyors	1C	12 June 2019
Stage 2 – Vehicles and Pedestrian Movement	PHL Surveyors	1C	12 June 2019
Map View	Brad Campbell	05	12 June 2019
Floor Plan	Brad Campbell	05	12 June 2019
Elevations – 1 of 2	Brad Campbell	05	12 June 2019
Elevations – 2 of 2	Brad Campbell	05	12 June 2019
Streetscape	Brad Campbell	05	12 June 2019

except as modified by any of the following conditions of consent.

Reason: Development is undertaken in accordance with this consent & is used for the approved purpose only.

SPECIAL CONDITIONS

2. Submit Survey Plan Showing Boundary Setbacks and Floor Levels

The building must be set out by a Registered Surveyor in accordance with the datum shown on the approved plans and in accordance with the requirements of this consent. A survey plan that identifies the location of the building in relation to the allotment boundaries and the height of the finished ground floor must be prepared by a Registered Surveyor upon completion of the ground floor and then submitted to the Principal Certifying Authority.

Reason: To ensure the building is sited and constructed in accordance with the approved plans.

3. Electrical Services in New Buildings - FLOODING

All electrical power connections, switch boards and transformers must be installed at a level above RL 691.25mAHD.

Reason: To ensure the development is compatible with the flood risk of the area and to minimise damage to property that may occur in the event of flooding.

4. Floor Level - FLOODING

The finished ground floor level of the building must be no lower than RL 690.75mAHD.

Reason: To ensure that the floor level of the building is set at or above the flood level so as to minimise the risk of flood damage to the building and its occupants.

5. Street Tree Retention

No approval is granted for the removal of the two (2) exotic flowering plum trees (*Prunus spp*) trees located on the verge between the property boundary and the street kerb and gutter. These trees are to be retained at all times. No objection is raised to the removal of the existing Apple tree (*Malus spp*).

Reason: In recognition of the contribution of the trees to the existing and desired streetscape.

6. Street Tree Replanting

Prior to the issue of an Occupation Certificate One (1) exotic flowering plum (*Prunus spp*) consistent with the existing street trees of a minimum 50l container size is to be planted on the verge between the property boundary and the street kerb and gutter. Trees are to be regularly watered and maintained at the expense of the developer for a period of 12 months from the issue of an Occupation Certificate. In the event of failure to thrive during this period the tree is to be replaced and a further 12 month maintenance period commenced.

Reason: To replace removed vegetation with species suitable to the local environment, reduce visual impacts, maintain character & reinforce visual amenity.

7. Verge Treatment

Prior to the issue of an Occupation Certificate the verge area between the property boundary and the street kerb and gutter is to be turfed. This area is to be regularly watered and maintained at the expense of the developer for a period of 12 months from the issue of an Occupation Certificate. In the event of failure to thrive during this period the turf is to be replaced and a further 12 month maintenance period commenced.

Reason: To replace removed vegetation with species suitable to the local environment, reduce visual impacts, maintain character & reinforce visual amenity.

8. Use of Verge

Further consent is required for Council as the road authority for the installation of structures including art works or street furniture within the road reserve adjacent to the site.

Reason: As required by the provisions of the Roads Act 1993.

9. Use of Tenancies

Further development consent is required for the use of each of the approved commercial tenancies.

Reason: To allow for appropriate consideration of the compatibility of future uses prior to commencement.

10. Signage

Further development consent is required prior to the installation of any signage or advertising structures upon the site.

Reason: Development is undertaken in accordance with this consent & is used for the approved purpose only, and to comply with the Building Code of Australia.

11. Concealments of Pipes and Vents

All pipework and vents are to be concealed so as not to be visible from the property's street frontage.

Reason: In accordance with the requirements of the Palerang Development Control Plan 2015

GENERAL CONDITIONS

12. Obtain Construction Certificate - Stage 2

Obtain a construction certificate from Queanbeyan-Palerang Regional Council or an appropriately accredited private certifier before undertaking any work. Forward a copy of any construction certificate issued by a private certifier to Queanbeyan-Palerang Regional Council at least 2 days before undertaking any work in accordance with that construction certificate.

Reason: Work is undertaken in accordance this consent & relevant construction standards.

13. Obtain Subdivision Works Certificate - Stage 1

Obtain a Subdivision Works Certificate from Queanbeyan-Palerang Regional Council before undertaking any civil work.

Reason: Work is undertaken in accordance this consent & relevant construction standards.

14. Obtain Occupation Certificate - Stage 2

Do not occupy or use the premises until an occupation certificate has been issued by Queanbeyan-Palerang Regional Council or an appropriately accredited private certifier. Provide a copy of any occupation certificate, issued by a private certifier, to Queanbeyan-Palerang Regional Council no later than 2 days after the occupation certificate is issued.

Reason: Ensure that the building complies with relevant standards.

15. Comply with the Building Code of Australia

All work is to comply with the current edition of the Building Code of Australia.

Reason: All building work is carried out in accordance with relevant construction standards.

16. Copy to Owner

A copy of this consent is to be provided to the owner.

Reason: To ensure the owner is aware of the requirements imposed under the consent.

17. Imported Fill

All fill delivered to site has to be certified Virgin Excavated Natural Material (VENM).

Reason: Only clean and non-contaminated fill is used on site.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF SUBDIVISION WORKS CERTIFICATE

18. Water & Sewer Compliance Certificate - Design

Prior to the release of a Subdivision Works Certificate, a certificate of compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

The application for the certificate of compliance must be accompanied by four copies of the Civil Engineering plans for the design of the sewerage systems, drawn in accordance with QPRC AUSSPEC#1 Design Specifications.

Reason: To ensure that the hydraulic design is in accordance with the relevant Design and Construction specifications.

Note: This water and sewer compliance certificate is only required if the development involves alterations to Council's existing water and/or sewer infrastructure and also involves subdivision.

19. Subdivision Works Certificate

The Subdivision Works Certificate Application and accompanying engineering design plans and Certification Report must be submitted to Council prior to the commencement of any works for a subdivision stage.

The engineering plans must comply with the requirements of Council's Design and Construction Specifications and include the following where applicable to a subdivision stage -

- a) A Certification Report in accordance with Clause DQS.04;
- b) This general note - All work must be constructed in accordance with the requirements of Council's QPRC Design and Construction Specifications
- c) Detailed Pavement design conforming to the procedures set out in Council's Design and Construction Specifications and/or relevant RMS specifications;

Reason: To provide design certification of the subdivision works.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

20. Submit a Construction Management Plan

Prior to release of any Construction Certificate (Building) a Construction Management Plan for the management of soil, water, vegetation, waste, noise, vibration, dust, hazards and risk for the construction works must be submitted to, and endorsed by, Council. The plan must:

- a) describe the proposed construction works and construction program and,
- b) set standards and performance criteria to be met by the construction works and,
- c) describe the procedures to be implemented to ensure that the works comply with the standards and performance criteria and,
- d) identify procedures to receive, register, report and respond to complaints and,
- e) nominate and provide contact details for the persons responsible for implementing and monitoring compliance with the plans

Reason: To ensure that satisfactory measures are in place to provide for environmental management of the construction works.

21. Protection of Council Sewer/Stormwater Easements

Prior to the issuing of a Construction Certificate (Building) structural plans must be provided to Council for concurrence as the sewer and water authority. The plans are to demonstrate that the footings of the structure will not be located within the zone of influence of Council's sewer and stormwater easements.

Reason: To allow for safe access and maintenance of services within the easements by Council personnel.

22. Creation of Easements Over Land External to the Site

A 6m wide Right of Carriageway over Lot 5 DP1204393 from the termination of the existing concrete driveway over SP 85661 to the access of the carpark on Lot 2 is to be registered in favour of Lot 2 prior to the issue of a Construction Certificate. Queanbeyan-Palerang Regional Council shall be nominated as the sole party with the power to vary or remove the required covenant.

Reason: To ensure legal and physical access coincide.

CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORKS

23. Appoint Principal Certifying Authority

Appoint a principal certifying authority before any work is undertaken. Provide details of the appointed principal certifying authority (if not Queanbeyan-Palerang Regional Council) to Queanbeyan-Palerang Regional Council at least 2 days prior to any work being undertaken.

Reason: To provide for supervision of the construction works.

24. Submit Works Management Plan

Prior to work commencing a Demolition Management Plan for the management of soil, water, vegetation, waste, noise, vibration, dust, hazards and risk for the works must be submitted to, and endorsed by, Council. The plan must:

- (a) describe the proposed demolition program and,
- (b) set standards and performance criteria to be met by the works and,
- (c) describe the procedures to be implemented to ensure that the works comply with the standards and performance criteria and,
- (d) identify procedures to receive, register, report and respond to complaints and,
- (e) nominate and provide contact details for the persons responsible for implementing and monitoring compliance with the plan.

Reason: To ensure that satisfactory measures are in place to provide for environmental management of the construction works.

25. Development Contributions to be Paid

Prior to issue of any Occupation Certificate the contributions specified in Schedule 1 of this consent must be paid or offset by way of works in kind/ land dedication (subject to acceptance by Council) to Council under the provisions of Section 7.11 of the Environmental Planning and Assessment Act 1979, Section 64 of the Local Government Act 1993 and Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000.

Reason: To provide for the funding of augmentation and provision of services and community facilities.

26. Site Identification

The site where building work, subdivision work, or demolition work are proposed to be carried out shall be identified by a sign sited in a visually prominent position containing the following information;

- the development application number,

- name, address and telephone number of the principal certifying authority,
- name of the principal contractor (if any) and 24 hour contact telephone number, and
- a statement that “unauthorised entry to the work site is prohibited”.

Reason: To satisfy the provisions of Clause 136B and 227A of the Environmental Planning and Assessment Regulation 2000.

27. Section 138 Consent

Prior to undertaking any works within a public road reserve, an application under Section 138 of the *Roads Act 1993* is to be submitted to and approved by Queanbeyan-Palerang Regional Council.

Reason: To ensure that works carried out comply with the Roads Act.

28. Sediment and Erosion Control Plan

A Sediment and Erosion Control Plan (S&ECP) for all site works, including road works and access, is to be approved by the principal certifying authority prior to any work commencing on the site. The plan is to cover all measures to control erosion and sediment transport in accordance with the NSW Landcom publication *Managing Urban Stormwater -Soils and Construction* (4th Edition 2004- "Blue Book").

Erosion and sediment controls are to be in place before the disturbance of any soils on the site, and are to be maintained during the works and for as long as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside of the site.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

29. Sediment and Erosion Controls

Install and maintain sediment and erosion controls, prior to and during construction activities, in accordance with the approved Erosion and Sediment Control Plan, to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:

- (a) divert uncontaminated run-off around cleared or disturbed areas,
- (b) erect a silt fence to prevent debris escaping into drainage systems or waterways,
- (c) prevent tracking of sediment by vehicles on roads, and
- (d) stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

30. Submit Asbestos Inspection Report

Prior to demolition works commencing an asbestos inspection report must be undertaken and submitted to Council.

Reason: To satisfy the requirements of the Work Health and Safety Act 2011 and to protect public health.

31. Submit Notice of Commencement of Subdivision Work

A notice to Commence Subdivision Works must be submitted to Council at least two days prior to commencing any subdivision works and nominating Council as the Principal Certifying Authority for the subdivision works.

Reason: To provide for supervision of the construction works.

CONDITIONS TO BE SATISFIED DURING DEMOLITION AND/OR BUILDING WORKS

32. Hours of Operation for Works

All works associated with the construction and/or demolition of this development must be carried out between the following hours unless Queanbeyan-Palerang Regional Council agrees in writing. A written application shall be made to Queanbeyan-Palerang Regional Council if a variation of hours is required.

Weekdays:	7.00am to 6.00pm
Saturdays:	8.00am to 4.00pm
Sundays and Public Holidays:	NIL

Reason: To reduce the chance of offensive noise being created and to minimise the impacts of the development in its locality.

33. Approval Documents

Keep a copy of all stamped approved plans, specifications and documents on site while work is being undertaken.

Reason: Relevant documentation is available for perusal on site by a council officer, for compliance check.

34. Construction Facilities

Toilet facilities are to be provided at or in the close vicinity of the work site on which work involved in the erection or demolition of a building is being carried out.

Reason: To provide adequate facilities to the work site.

35. Unexpected Finds

The development is to proceed with caution. If any Aboriginal objects are found, works should stop and DECCW notified. If human remains are found work is to stop, the site is to be secured and the NSW Police and NSW Office of Environment and Heritage are to be notified.

Reason: To ensure objects discovered during construction are protected and notified in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales.

36. Asbestos Removal and Disposal

Asbestos material found on the site must be removed and disposed of in accordance with the *Work Health and Safety Act 2011*, and the NSW WorkCover Guidelines.

Asbestos material must be disposed of to a lawful landfill site approved for that purpose by the Environmental Protection Authority of NSW or equivalent authority in the ACT. Written evidence that the material has been disposed of to the approved landfill must be submitted to the Principal Certifying Authority.

Reason: To ensure the proper disposal of asbestos material.

37. All Works to Be Confined to the Site

All demolition, excavation, backfilling, construction and other activities associated with the development must:-

- a) Be carried out entirely within the allotment boundaries unless otherwise approved by Council.

- b) Comply with the requirements of AS 2601-2001 - The demolition of structures.
- c) If within one metre of the verge, the site must be protected by a hoarding which must be erected prior to the commencement of the demolition works.
- d) Be kept clear of stormwater, sewer manholes and service easements on the site.
- e) Any gates must be installed so they do not open onto any footpath or adjoining land.

Reason: To ensure that all development activity associated with the development does not pose a hazard to life or property and that the effectiveness of public services is not impaired.

38. Demolition Works

The demolition of the existing building must be carried out in accordance with the:

- a) requirements of the SafeWork Authority of New South Wales,
- b) *NSW Work Health and Safety Act 2011*, and
- c) *Australian Standard AS 2601-2001: The Demolition of Structures*.

Reason: To ensure compliance with SafeWork and occupational health and safety requirements.

39. Construction Waste Management

All waste materials generated on-site during construction are to be stored in enclosed containers and deposited in an approved landfill at regular periods.

Reason: To ensure adequate waste management practices are in place during the construction phase.

40. Protection of Adjoining Structures

If any excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on adjoining land, the person causing the excavation to be made:

- (a) must preserve and protect the building from damage, and
- (b) if necessary, must underpin and support the building in an appropriate manner, and
- (c) must, at least seven days before excavating, give notice of intention to do so to the owner of the adjoining and furnish particulars of the excavation to the owner of the building being erected or demolished, and
- (d) satisfy the requirements of SafeWork.

The owner of the adjoining land is not to be liable for any part of the cost of 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.

Reason: Excavations relating to building work do not pose a hazard to adjoining properties.

41. Protection of Sewer Main

Council's sewer main affected by the development must be protected by extending the south-western footings below the invert of the main and implementing pier and beam construction that has been designed and certified by a practising structural engineer.

Reason: To ensure that public services are not damaged or otherwise impacted on by the development.

42. Work on Adjoining Land Is Limited

The verge and other adjoining lands must not be used for storage of materials or disturbed by construction activities except for:

- a) Installation of a temporary, stabilised construction access across the verge.
- b) Installation of services.
- c) Construction of an approved permanent verge crossing.

Reason: To minimise interference with the verge and its accessibility by pedestrians.

43. Excavation and Backfilling

All excavations and backfilling associated with the erection or demolition of a building must be executed in accordance with the requirements of SafeWork.

Reason: To ensure excavation does not impact on adjoining property and compliance with SafeWork requirements.

44. Maintenance of Erosion Control Measures

All measures to control erosion and sediment transport are to be maintained during the works in accordance with the NSW Landcom publication *Managing Urban Stormwater - Soils and Construction* (4th Edition 2004- "Blue Book") and for as long as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside of the site.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

45. Works Sites to Be Fenced

A fence must be erected between the development site and public places before commencement of any other work.

Reason: To ensure that an effective barrier is provided to preserve the safety of people and property in public places.

46. Temporary Vehicle Access

Any temporary vehicle access to the site must be stabilised to prevent the tracking of sediment onto the roads and footpath. Soil, earth, mud or similar materials must be removed from the roadway by sweeping, shovelling, or a means other than washing, on a daily basis or as required. Soil washings from wheels must be collected and disposed of in a manner that does not pollute waters.

Reason: To minimise transfer of soil from the site onto the road pavement.

47. Tree Removal

The felling and removal of trees shall be carried out by a person who is appropriately qualified and who holds appropriate and current insurance.

Reason: To ensure a professional result and to provide protection to residents against liability for damage or harm to person(s) or property.

48. Retain and Protect Trees on the Verge

For the duration of demolition and construction works the Two (2) exotic flowering plum trees (*Prunus spp*) trees located on the verge between the property boundary and the street kerb and gutter are to be protected by cyclone or chain mesh fencing.

The fencing must:

- a) keep free a 1.2 metre wide section for use by pedestrians and be a minimum of 1.1 metres from the street kerb and gutter, or as directed by Council;
- b) be erected prior to commencement of work; and

- c) remain in place until all site works have been completed.

Reason: To ensure that tree(s), including street trees, are protected from damage during construction.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION

49. Occupation Certificate

Any occupation certificate must not be issued until all conditions of consent have been satisfactorily complied with and all mandatory stage/required plumbing inspections undertaken. Plumbing and drainage must be inspected by Queanbeyan-Palerang Regional Council at the relevant stages of construction in accordance with the attached inspection schedule and a final plumbing certificate obtained prior to issue of any occupation certificate.

Reason: Development is safe & appropriate for occupation, and is completed in accordance with the consent.

50. Colours and Material Finishes

The Commercial Building is to be finished in materials that have a low reflectivity. Colours are to incorporate the use of muted, natural colours that will blend with, rather than stand out from, the landscape for major features such as walls, roof and fencing.

Reason: The building is not visually intrusive in the landscape and does not cause glare.

51. Lighting in Car Parks and Public Spaces

Lighting throughout the car parking area and in public spaces must comply with AS 2890.1:2004 - Parking Facilities - Off-Street Car Parking and AS 1158 - Lighting for Roads and Public Spaces.

Reason: To ensure the provision of adequate lighting within the development.

52. Stormwater Disposal Requirements

All stormwater from the site must be trapped and piped to the street gutter/stormwater pit/other via an on-site detention system to limit the discharge from the site to the pre-development rate for a 20% AEP recurrence interval storm event.

Reason: To provide satisfactory stormwater disposal.

53. Car Parking to Comply With AS2890

All car parks must comply with AS/NZS2890-2004 Parking Facilities - Off Street Car Parking.

Reason: To provide adequate off-street car parking.

54. Erosion and Sediment Control

Maintain erosion and sedimentation controls for as long as necessary after completion of works to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land. The controls are to remain in place until all disturbed ground surfaces are rehabilitated/revegetated and stabilised to prevent erosion or sediment loss.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

55. Repair Damaged Public Property

All damage caused to public property during the establishment of the development must be repaired or reinstated prior to the issue of any Subdivision/Occupation Certificate.

Reason: To ensure that all public property in the vicinity of the development is maintained in its pre-development condition.

56. Fire Safety Certificate

Prior to obtaining an occupation certificate, provide the final fire safety certificate to Queanbeyan-Palerang Regional Council (and to the principal certifying authority if not Queanbeyan-Palerang Regional Council). A final fire safety certificate is a certificate issued by or on behalf of the owner of the premises to the effect that each essential fire safety measure specified in the current fire safety schedule for the building to which the certificate relates:

- a) has been assessed by a properly qualified person, and
- b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

Note: The assessment of essential fire safety measures must have been carried out within the period of 3 months prior to the date on which a final fire safety certificate is issued

As soon as practicable after the final fire safety certificate is issued, the owner of the building to which it relates:

- a) must provide a copy of the certificate (together with a copy of the current fire safety schedule) to the Fire Commissioner, and
- b) must display a copy of the certificate (together with a copy of the current fire safety schedule) prominently displayed in the building.

Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000.

57. Water & Sewer Compliance Certificate – Stage 2 Construction

Prior to the issue of any Occupation Certificate a compliance certificate of compliance in accordance with the Water Management Act 2000 must be obtained from Council.

Reason: To ensure the constructed infrastructure and services have been completed to Council's specifications.

58. All Surfaces to Be Concrete or Asphalt Surfaced

All parking spaces, loading bays, driveways (including rights of carriageway) and turning aisles must be concrete or asphalted surfaced, with all parking spaces line marked.

Reason: To ensure car parking spaces are functional prior to use of the premises.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF A SUBDIVISION CERTIFICATE

59. Application and Final Survey

An application to obtain a Subdivision Certificate must be made to Council. This must be accompanied by the following documentation:

- a) A final survey plan of subdivision and three copies;
- b) Any Section 88B instruments required by these conditions of consent
- c) A letter outlining how compliance with each condition of this development consent has been achieved; and
- d) Engineering Construction Certificate Report in accordance with specifications.

Reason: To enable registration of the subdivision and to ensure compliance with conditions of consent. To provide sufficient signed copies of the subdivision plan for Council, the applicant and the NSW Land and Property Information.

60. Statement from Surveyor

Upon the completion of subdivision works and prior to the issue of any Subdivision Certificate a statement prepared by a registered surveyor, must be submitted to the Principal Certifying Authority stating that all water, sewer and stormwater pipelines are completely located within their easements.

Reason: To ensure works are completed in accordance with Council's requirements.

61. Inspections - Water & Sewer Authority

Inspections must be performed by the Water and Sewer Authority (Council) when works reach the following stages:

- a) immediately prior to connection of new sewer pipes to the existing sewerage system,
- b) immediately prior to connection of new water pipes to the existing water reticulation,
- c) immediately prior to the backfilling of sewer drainage trenches, and
- d) immediately after installation of any on-site stormwater management system.

Council's Environment, Planning and Development section must be given at least 24 hours notice of the need for these inspections.

Note: Any inspections carried out by Council do not imply Council approval or acceptance of the works, and do not relieve the Developer from the requirements to provide an Engineering Construction Certificate Report in accordance with Council's Design and Construction Specifications.

Reason: To ensure that hydraulic services are constructed in accordance with Council requirements.

62. Covenant on the Land

Apply covenants under section 88B of the *Conveyancing Act 1919* to the new lots incorporating the restrictions listed below. Queanbeyan-Palerang Regional Council shall be nominated as the sole party with the power to vary or remove the required covenants.

- a) All requisite sewerage easements;
- b) Creation of an Easement for Parking 5.8m wide in favour of Approved Lot 1 over the existing off-street car parking spaces on Approved Lot 2;
- c) Creation of a Right of Carriageway 3.5m wide and Variable width as shown upon the approved plans in favour of Approved Lot 2 over the existing vehicular access arrangements on Approved Lot 1
- d) Drainage easements shall be created over all existing and proposed drainage lines including inter-allotment drainage;
- e) All easements specified below and contained in the subdivision must benefit Council as well as particular lots;
 - i. easements to drain water,
 - ii. easements to drain sewer,
 - iii. easements for water supply,
 - iv. easements which Council may require to provide or maintain other services, and
- f) Nominating Council as the name of the authority empowered to release, vary or modify

restriction or positive covenant numbered in the plan.

Reason: To ensure public utility services, access and restrictions are legalised over the land.

63. Certification of Completed Works

At the completion of works the superintendent of works shall present to Queanbeyan-Palerang Regional Council a Certification Report for civil works and is to include copies of any approvals outlined in this development consent and report on the current status of environmental restoration and revegetation. All project plans, inspection test plans, and results are to be included in the report. The superintendent of works shall be a Civil Engineer or suitably experienced and accredited Registered Surveyor as set out in AUS-SPEC #1 as amended by Queanbeyan-Palerang Regional Council.

Reason: To ensure compliance of the works with the terms of the development consent and quality control requirements defects.

64. Work In Accordance with Engineering Specifications

All construction and restoration work must be carried out strictly in accordance with the approved drawings and Council's QPRC Design and Construction Specifications.

Reason: To ensure construction and restoration work is in accordance with Council's requirements.

CONDITIONS TO BE SATISFIED DURING THE ONGOING USE OF THE PREMISES

65. Submit Annual Fire Safety Statement

Each year, the owner of the building must submit to Council an Annual Fire Safety Statement for the building. The Annual Fire Safety Statement must address each Essential Fire Safety Measure in the building.

Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000.

66. Plant and Equipment Noise

The noise level emanating from plant and equipment installed on the premises must not exceed a level of 5dB(A) above background level when measured for a LAeq 15 minute period during the day, evening or night.

Reason: To reduce the noise nuisance to residents and adjacent neighbours, also to comply with the Protection of the Environment Operations Act 1997 and Regulations.

67. Maintain Car Parking Areas and Driveway Seals

All sealed car parking areas, loading bays, manoeuvring areas and driveways must be maintained in a trafficable condition.

Reason: To ensure car park areas are useable.

68. Keep Car Parking Areas Free for Parking

The operator of the development must ensure that all vehicles associated with the development are parked within the site in the approved car parking area as line marked.

Reason: To ensure that the car parking provided on site is used for the development.

69. Car Parking Spaces to Be Kept Free At All Times

All car parking spaces, loading and unloading areas, vehicle manoeuvring and driveway areas must not be used for the storage of any goods or materials and must be available for their intended use at all times.

Reason: To ensure such areas are available for occupants and visitors of the site.

70. Carry Out Sewer Work, Carry Out Water Supply Work, Carry Out Stormwater Work

All sanitary plumbing and drainage work is to be carried out in accordance with the requirements of the *Local Government (General) Regulation 2005, AS 3500 and the requirements of Plumbing and Drainage Act, 2011*. No alterations or additions are permitted without approval from Council.

Reason: All plumbing and drainage functions adequately.

Council must inspect the following stages of construction and installation:

- Internal and external plumbing and drainage,
- Final inspection of plumbing, drainage and on-site sewage management system.

The top level of the sewerage service yard gully shall be located a minimum of 150 mm below the lowest fixture level and a minimum of 75 mm above ground level. Where it is not practicable to locate the top of the yard gully 150 mm below the lowest fixture level or 75 mm above the surrounding ground level, then a reflux valve shall be fitted to the sewer drainage system so as to prevent the backflow from the sewer entering the building.

The sewer junction inspection opening is to be located and raised to ground level.

Reason: To ensure compliance with AS3500 - National Plumbing and Drainage Code and the requirements of Plumbing and Drainage Act, 2011.

A 'Notice of Work' (NoW) is to be issued to Queanbeyan-Palerang Regional Council no later than 2 business days before the work concerned is carried out.

Reason: Council is informed prior to undertaking inspections and in accordance with requirements of Plumbing and Drainage Act, 2011.

Licensees as the 'responsible person' must submit a Sewer Service Diagram(SSD) layout to Queanbeyan-Palerang Regional Council prior to or at the time of inspection.

Reason: Council records are kept up to date and requirements of Plumbing and Drainage Act, 2011.

A 'Certificate of Compliance' (CoC) is to be issued to the Queanbeyan-Palerang Regional Council and a copy to the person for whom the work is carried out on completion of the final inspection.

Reason: Council records are kept up to date and requirements of Plumbing and Drainage Act, 2011.

71. Plumbing and Drainage Installation Regulations

Plumbing and drainage work must be carried out in accordance with the requirements of the Local Government (General) Regulation 2005, the Plumbing and Drainage Act 2011 and Regulations under that Act and with the Plumbing Code of Australia. Such work must be carried out by a person licensed by the NSW Department of Fair Trading.

Reason: This is a mandatory condition under the provisions of the Local Government (General) Regulation 2005.

72. Inspection of Plumbing and Drainage

Plumbing and Drainage must be inspected by Council at the relevant stages of construction in accordance with Council's inspection schedule.

Reason: To ensure compliance with the inspection requirements of Plumbing and Drainage Regulation 2012 and Council's inspection schedule.

Schedule 1

QUEANBEYAN-PALERANG REGIONAL COUNCIL

SECTION 64 DEVELOPMENT SERVICING PLAN BUNGENDORE WATER SUPPLY

FILE No: **DA.2019.096**

APPLICANT: **David Maclaren, C/- PHL Surveyors**

OWNER: **David Maclaren**

LOCATION: **Lot 2 DP 1051859 & Lot 1 DP 199281 - 35 Ellendon Street,
BUNGENDORE NSW 2621**

ACTIVITY: **Commercial Development including Subdivision**

CATCHMENT: **Bungendore**

CONTRIBUTION:

Project	Ledger	Base Contribution	F & C Schedule	E.T.	Amount
s.64 DSP	Bung 42201	\$10,583	2019/20	6.3	\$66,673

The amount payable is subject to annual amendment on 1 July in accordance Queanbeyan-Palerang Regional Council's Fees and Charges Schedule.

Contributions are required to be paid prior to issue of Subdivision/Occupation Certificate.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

SECTION 64 DEVELOPMENT SERVICING PLAN BUNGENDORE SEWERAGE

FILE No: **DA.2019.096**

APPLICANT: **David Maclaren, C/- PHL Surveyors**

OWNER: **David Maclaren**

LOCATION: **Lot 2 DP 1051859 & Lot 1 DP 199281 - 35 Ellendon Street,
BUNGENDORE NSW 2621**

ACTIVITY: **Commercial Development including Subdivision**

CATCHMENT: **Bungendore**

CONTRIBUTION:

Project	Ledger	Base Contribution	F & C Schedule	E.T.	Amount
s.64 DSP	Bung 42203	\$12,700	2019/20	6.3	\$80,010

The amount payable is subject to annual amendment on 1 July in accordance Queanbeyan-Palerang Regional Council's Fees and Charges Schedule.

Contributions are required to be paid prior to issue of Occupation Certificate.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

CONTRIBUTION TO STREET UPGRADING IN BUNGENDORE UNDER PALERANG SECTION 7.11 (94) PLAN No. 9

FILE No: DA.2019.096

APPLICANT: David Maclaren, C/- PHL Surveyors

OWNER: David Maclaren

LOCATION: Lot 2 DP 1051859 & Lot 1 DP 199281 - 35 Ellendon Street,
BUNGENDORE NSW 2621

ACTIVITY: Commercial Development including Subdivision

CATCHMENT: Bungendore

CONTRIBUTION:

Project	Ledger	Base Contribution	Indexation	E.T.	Amount
Street Upgrading	42107	\$2,455.00	+32.14%	6.72	\$21,800

(Adjusted to September Quarter 2019, using CPI Canberra)

(The contribution amount is subject to quarterly adjustment in keeping with the Consumer Price Index – All Groups - Canberra at the start of each financial quarter. The amount payable will be determined at the time of payment.)

Contributions are required to be paid prior to release of Occupation Certificate.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

CONTRIBUTION TO OFF STREET CAR PARKING IN BUNGENDORE UNDER PALERANG SECTION 7.11 (94) PLAN No. 11

FILE No: DA.2019.096

APPLICANT: David Maclaren, C/- PHL Surveyors

OWNER: David Maclaren

LOCATION: Lot 2 DP 1051859 & Lot 1 DP 199281 - 35 Ellendon Street,
BUNGENDORE NSW 2621

ACTIVITY: Commercial Development including Subdivision

CATCHMENT: Bungendore CBD

CONTRIBUTION:

Project	Ledger	Base Contribution	Indexation	Spaces	Amount
Off Street Car Parking	42160	\$11,000.00	+16.51%	13	\$166,621

(Adjusted to September Quarter 2019, using CPI Canberra)

(The contribution amount is subject to quarterly adjustment in keeping with the Consumer Price Index – All Groups - Canberra at the start of each financial quarter. The amount payable will be determined at the time of payment.)

Contributions are required to be paid prior to release of Occupation Certificate.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

18 DECEMBER 2019

ITEM 9.3 DA 114-2019 - DEMOLITION OF EXISTING WOOLSHED AND SHEARER'S COTTAGE AND ERECTION OF A NEW COMMUNITY CENTRE WITH SALES OFFICE AND PAVILION - 360A LANYON DRIVE, TRALEE

ATTACHMENT 1 DA 114-2019 - SECTION 4.15 ASSESSMENT - MATTERS FOR CONSIDERATION - 360A LANYON DRIVE, TRALEE



4.15 Assessment – 114-2019

In determining a development application, the consent authority is to take into consideration the following matters of consideration contained within section 4.15 of the Environmental Planning and Assessment Act, 1979 as relevant to the development application:

4.15(1)(a) the provisions of:

(i) any environmental planning instrument

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN (SOUTH JERRABOMBERRA) 2012

An assessment of the proposal against the general aims of QLEP 2012 is included below:

Cl.	Aims	Complies
1.2(2)		
(a)	To achieve an economically, environmentally and socially sustainable urban development within South Jerrabomberra,	Yes
(b)	To facilitate the orderly growth of the South Jerrabomberra urban release area in a staged manner that promotes a high level of residential amenity and the timely provision of physical and social infrastructure, through appropriate phasing of the development of land,	Yes
(c)	To identify, protect and manage environmentally and culturally sensitive areas within South Jerrabomberra,	Yes
(d)	To provide appropriate residential densities and a range of housing opportunities consistent with the environmental capacity of the land,	Yes
(e)	To create a diverse town centre that caters for the retail, commercial, and service needs of the local community,	Yes
(f)	To ensure development has regard to the principles of ecologically sustainable development,	Yes
(g)	To ensure development does not exceed the capacity of infrastructure to service the land.	Yes

Comments: The proposed development is considered to be generally consistent with the aims of the QLEP (SJ) 2012.

Suspension of Covenants, Agreements and Instruments

Under Clause 1.9A, no covenants, agreements and instruments restricting the development have been identified.

Permissibility - Community Centre

The subject sites (Lot 3 DP 1007339, Lot 4 DP 130629 and Lot 4 DP 1007339) are zoned B1 - Neighbourhood Centre under *Queanbeyan Local Environmental Plan (South Jerrabomberra) 2012* and RE2 - Private Recreation under *Queanbeyan Local Environmental Plan (South Jerrabomberra) 2012*

The proposed structure will predominantly be located within the RE2 Private Recreation zone and for the purposes of a Community Facilities such as is proposed is permissible within the RE2 Private Recreation zone with consent and is defined under *Queanbeyan Local Environmental Plan (South Jerrabomberra) 2012* as follows:

community facility means a building or place—

- (a) owned or controlled by a public authority or non-profit community organisation, and
 - (b) used for the physical, social, cultural or intellectual development or welfare of the community,
- but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

Whilst the proposed building will ultimately be dedicated to Council as a public asset and be used for the purposes of a Community Centre, the interim use of the building will include a general multipurpose space for private recreation (for example hiring of the rooms for yoga/ptaties classes or to clubs for indoor hobbies) and will not be owned or controlled by Council or non-profit community organisation; the permitted land use will therefore be defined as a Recreation Facilities (Indoor) and is permissible within the RE2 Private Recreation zone with consent and is defined under *Queanbeyan Local Environmental Plan (South Jerrabomberra) 2012* as follows:

recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

A restriction to the permitted uses in the multipurpose space will be contained within the conditions of the consent.

A further component of the Community Centre will include the interim use of part of the building as a sales office/closing office and staff kitchen. The sales office is defined as an office premises (*Commercial premises* under the QLEPSJ) and is not a permitted use within the RE2 Private Recreation zone where the building will be located. Clause 5.3 (Development near zone boundaries) of the QLEPSJ allows Council to consider a land use that is otherwise prohibited to be permitted if the land adjoining it is within 20m and is considered to be appropriate development of the site. The proposed Community Centre is to be located within a distance of 20m to the B1 - Neighbourhood Centre zone where a *Commercial premises* is a permitted use and has been addressed further under Part 5 in this report.

Zone Objectives

An assessment of the proposal against the objectives of the RE2 Private Recreation zone is included below:

<i>Objectives</i>	<i>Complies</i>
➤ To enable land to be used for private open space or recreational purposes.	Yes
➤ To provide a range of recreational settings and activities and compatible land uses.	Yes
➤ To protect and enhance the natural environment for recreational purposes.	Yes

Comments: The proposed development is considered to be consistent with the objectives of the Private Recreation Zone as it will provide recreational space for the community and does not present any detrimental impacts on the natural environment.

Permissibility – Pavilion

The subject site is zoned RE2 - Private Recreation under *Queanbeyan Local Environmental Plan (South Jerrabomberra) 2012*.

Development for the purposes of a Recreation Area such as is proposed is permissible within the RE2 Private Recreation zone with consent and is defined under *Queanbeyan Local Environmental Plan (South Jerrabomberra) 2012* as follows:

recreation area means a place used for outdoor recreation that is normally open to the public, and includes—

- (a) a children’s playground, or
- (b) an area used for community sporting activities, or
- (c) a public park, reserve or garden or the like,

and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

Demolition

Under Clause 2.7 of the QLEPSJ 2012, the proposal does involve demolition of existing structures. This includes the demolition of the existing Cook House and Woolshed on the site. Whilst the structures are not heritage listed they are still considered to have heritage value which has been addressed in the report. The application was referred to the Heritage Assessment Committee (HAC) and Councils Heritage Advisor and no objection to the demolition was received subject to conditions of consent being imposed.

The consent will also contain conditions to ensure that the demolition is undertaken in accordance with *WorkCover Authority of New South Wales, NSW Occupational Health and Safety Act 2000* and *Australian Standard AS 2601-2001: The Demolition of Structures*. A Works Management Plan will also be required to be submitted to Council for approval prior to commencement of works. Demolition (and construction) works will be restricted to the hours of 7 am and 6 pm Mondays to Fridays and between the hours of 8.00 am and 4.00 pm Saturdays.

Part 4: Principal development standards

An assessment of the proposal against the relevant provisions contained within Part 4 of the QLEPSJ 2012 is provided below.

Height of building

Cl.	Standard	Controls	Proposed	Complies
4.3	Height of building	12 m	Neither structure will exceed 12 m in height.	Yes

Part 5: Miscellaneous provisions

5.3 Development near zone boundaries

Clause 5.3 of the QLEPSJ 2012 provides requirements for development near zone boundaries. The Community Centre will be located within the RE2 - Private Recreation zone and adjoins land that is zoned B1 - Neighbourhood Centre. A component of the Community Centre is proposed to be used in the short term as a sales office/closing office (commercial premises) for the subdivision which is not a permissible use in the RE2 - Private Recreation zone. A commercial premises is however a

permitted land use within the B1 - Neighbourhood Centre and the sales office/closing office (and staff kitchen) will be located within 20 metres of the B1 zone boundary (see figure 1).

The proposed use as a sale office will not be inconsistent with the objectives for development in both zones as the use will be short term and is considered to be a low range commercial use. The rooms will allow for future community use/recreational purposes (subject to approval from Council) and will not detract from the natural environment or be inconsistent with future compatible land uses.

The development is therefore consistent with Clause 5.3 and the objectives of both zones and the sales office/closing office component of the Community Centre. The Community Centre (sales office/closing office) will be located within 20 metres of the B1 - Neighbourhood Centre zone and is not inconsistent with the objectives.

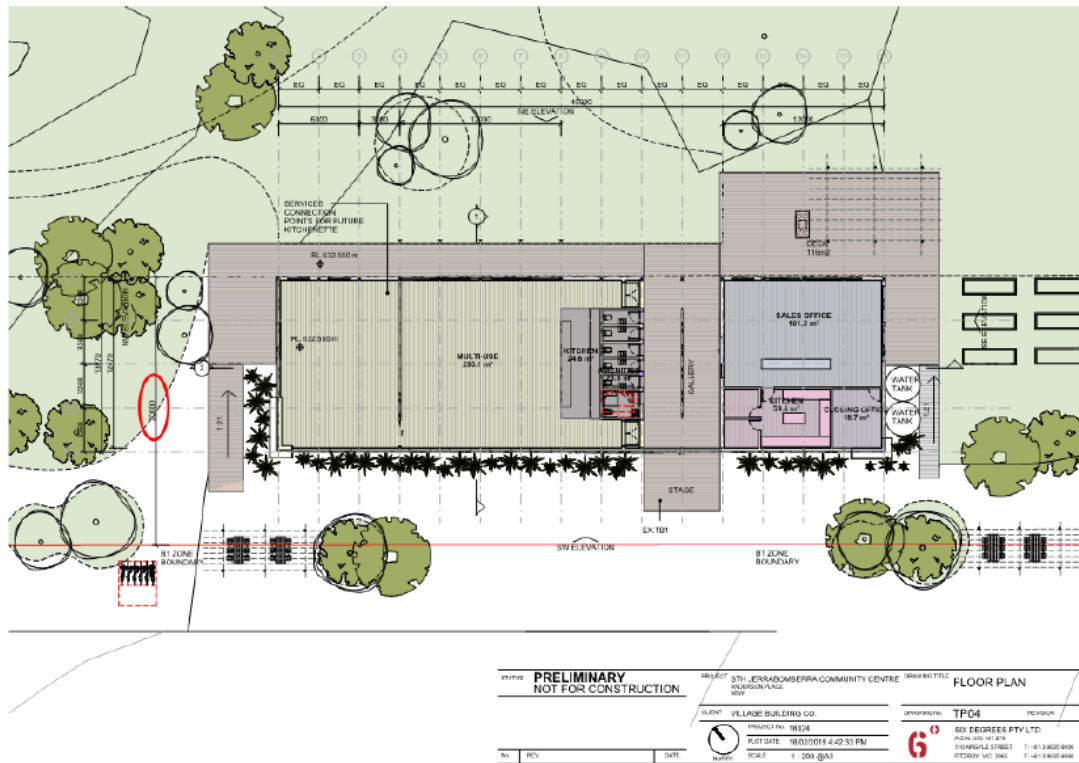


Figure 1 – Floor plan of Proposed Community Centre (Source: SEE prepared by Elton Consulting)

Part 7: Local Provisions

The relevant provisions contained within Part 7 of the QLEP 2012 are addressed below as part of this assessment:

7.1 Earthworks

Clause 7.1 of the QLEPSJ 2012 establishes a number of matters requiring consideration for development involving earthworks. Earthworks associated with the development are proposed and form part of this application. The proposed earthworks will not have a detrimental impact on drainage patterns and soil stability or the existing and likely amenity of adjoining properties. The development application will be condition to mitigate the potential impact of soil erosion and the like during construction.

7.3 Development in areas subject to aircraft noise

Clause 7.3 of the QLEPSJ 2012 makes provisions for developments subject to aircraft noise. The proposal has not been identified in the relevant standards as a noise sensitive development (the use of the sales office is considered to be a temporary use), is located outside of the 20 ANEF Corridors and does not propose any activity that would have an adverse impact on the operation of the airport.

The subject sites are currently vacant and the proposal does not include any use for residential purposes; the proposal will therefore not increase the number of dwellings or people affected by aircraft noise.

Although the development is not for residential use the applicant has also provided Council with details that the materials to be used in the construction of the building and the design is generally in accordance with the requirements of the Appendix 4 of the South Jerrabomberra DCP 2015 in the DCP.

An assessment of the proposal under the relevant standards was carried out and determined that the use of the proposed buildings is acceptable under the provisions of the clause.

7.4 Land adjoining Hume Industrial Area and Goulburn/Bombala Railway Line

Clause 7.4 of the QLEPSJ 2012 provides requirements for land adjoining Hume Industrial Area and Goulburn/Bombala Railway Line. The proposal is consistent with this clause as the development proposes no use for residential purposes and with the aid of future landscaping within the RE2 zone) will minimise the visual impact of adjoining industrial area.

Notification of the development was provided to John Holland Rail (JHR) as the sites are adjacent to the non-operational Queanbeyan to Tuggeranong rail corridor and advised Council that although its railway line is yet to be completed “..the rail corridor is currently being investigated for a feasibility to construct the railway line although it is at an early stage of investigation”. Comments have been received from JHR which will form conditions of consent to ensure that the development does not have an adverse impact on the rail corridor in respect of future rail operations of the railway line.

4.15(1)(a)(ii) any draft environmental planning instruments

There are no applicable draft planning instruments that are or have been placed on public exhibition, applicable to the subject application.

4.15(1)(a)(iii) any development control plan

SOUTH JERRABOMBERRA DCP 2015 COMMENTS		
Section	Controls	Compliance / Conditions
PART 8 – Environmental Management		
8.2	Soils and Salinity The consent will contain a condition for erosion and sediment control to ensure that adequate measures are in place during the construction phase.	Yes
8.3	Cut and Fill The development will require earthworks to level the site. To mitigate any detrimental impact that the development may have on the site the consent will contain conditions that sediment and erosion controls are to be put in place and that disturbed surfaces are to be rehabilitated. The consent will also contain conditions that no batter is to have a gradient greater than 1:4 and batters greater than 1:4 must be retained and that any retaining wall greater than 600 mm is to be designed and constructed to structural engineer's details.	Yes
8.4	Water Sensitive Urban Design The proposal is consistent with this clause as the consent will contain conditions regarding stormwater management and water conservation to ensure that the development does not adversely impact on any water quality/quantity or habitat value of any waterways.	Yes
8.7	Aboriginal Heritage	Yes

	Referencing the approved subdivision report it detailed that "Aboriginal objects were known to exist at South Tralee prior to the lodgement of the subject development application". The subdivision application was referred to the NSW Office of Environment and Heritage (OEH) and General Terms of Approval (GTAs) were issued in relation to Aboriginal cultural heritage matters and formed part of the approved subdivision consent. A condition will also be contained within the consent that the development is to proceed with caution and if any Aboriginal objects are found works should stop and DECCW are to be notified.	
8.8	European Archaeological Heritage The Woolshed (shearing shed) and Cook House (also referred to in documents as Old Shearer's Quarters) which are proposed to be demolished are not listed as heritage items under the current <i>Queanbeyan Local Environmental Plan (South Jerrabomberra) 2012</i> (QLEPSJ) or the <i>Queanbeyan Local Environmental Plan (2012)</i> the structures do still contain some heritage value; this has been addressed under 'Other Matters' in the report summary.	Yes
8.15	Land Contamination Management The proposal is considered generally satisfactory with respect to State Environmental Planning Policy 55 – Remediation of Land (SEPP 55) as a full contamination assessment was undertaken for the site as part of the approved subdivision and was required to be carried out prior to the issue of a Construction Certificate (Subdivision).	Yes
8.17	Construction Waste The consent will contain a condition for waste management to ensure that adequate measures are in place during the construction phase.	Yes
8.18	Landfill / Earthworks The consent will contain a condition that any fill material (if any) delivered to site has to be certified Virgin Excavated Natural Material (VENM).	Yes
QUEANBEYAN DEVELOPMENT CONTROL PLAN 2012 COMMENTS		
Section	Controls	Compliance / Conditions
PART 1 – ABOUT THIS DEVELOPMENT CONTROL PLAN		
1.8	Public Notification Of A Development Application The development application was notified to adjoining owners and one (1) submission was received.	Yes
PART 2 – ALL ZONES		
2.2	Car Parking The application has been referred to Councils Development Engineer who has found the parking arrangements including access to be satisfactory in this instance.	Yes
2.3	Environmental Management The proposed development will not have any residential use but will be required to comply with the relevant Building Code of Australia. It is also considered that the development will not result in any significant environmental impacts and proposes efficient energy design. The proposal also looks to reuse materials from the existing Woolshed and Cook House that are to be demolished.	Yes
2.7	Erosion and Sediment Control	Yes

	The consent will contain a condition for erosion and sediment control to ensure that adequate measures are in place during any construction phase.	
2.9	Safe Design The proposed development generally satisfies the relevant provisions of this clause.	Yes

4.15(1)(a)(iia) any planning agreement or draft planning agreement

No planning agreement has been entered into under section 7.4 of the *Environmental Planning and Assessment Act 1979*.

4.15(1)(a)(iv) matters prescribed by the regulations

Clause 92 of the *Environmental Planning and Assessment (EP&A) Regulation 2000* requires Council to take into consideration Australian Standard AS2601–1991: *The Demolition of Structures*, in the determination of a development application.

Having regard to this prescribed matters, the proposed development does involve the demolition of a building for the purposes of AS 2601 – 1991: *The Demolition of Structures*.

Should this application be approved, appropriate conditions of consent are included within the recommended to ensure compliance with any relevant regulations.

4.15(1)(a)(v) any coastal zone management plan

Council is not subject to a coastal zone management plan.

4.15(1)(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Aboriginal Cultural Heritage

Referencing the approved subdivision report it detailed that “*Aboriginal objects were known to exist at South Tralee prior to the lodgement of the subject development application*”. The application was referred to the NSW Office of Environment and Heritage (OEH) and General Terms of Approval (GTAs) were issued in relation to Aboriginal cultural heritage matters and formed part of the approved subdivision consent.

A condition will also be contained within the consent that the development is to proceed with caution and if any Aboriginal objects are found works should stop and DECCW are to be notified.

Subject to the conditions of consent, the proposed development is considered acceptable as it will not result in any significant impacts on the natural or built environments and will not result in any social or economic impacts on the locality.

4.15(1)(c) the suitability of the site for the development

The propose development is considered to be appropriately sited as to respond to environmental constrains upon the site. As such, the subject site is considered to be suitable in its current state for the purposes of the proposed development.

4.15(1)(d) any submissions made in accordance with this Act or the regulations

The proposal required notification under the Queanbeyan Development Control Plan 2012 from 9 July 2019 to 23 July 2019. One (1) submission was received. The relevant issues raised are as follows:

Issue: Heritage value of the structures

Concern was raised over the heritage value of the Woolshed and Cooks House and that Council had not provided any documentation publically relating to the existing heritage values or the adaptive reuse of the structures.

Comment:

Discussions were carried out with the submitter who advised Council that they were not able to access the documents through the link at the time of notification. An email was then sent directly to the submitter with a link to all available documents and no further comments were received.

The heritage value of the structures has been assessed in the report and Councils Heritage Advisor and Heritage Committee both raised no objections to the proposed development which looks at repurposing specific elements of both structures.

The consent will contain a condition that photos and written information about the demolished buildings with specific reference to the significance of the building elements that are being reused is to be permanently displayed in the new buildings.

4.15(1)(e) the public interest

The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation and consideration of any submissions received relating to it by Council. The proposed development is not considered to be contrary to the public interest.

SECTION 64 CONTRIBUTIONS

SECTION 7.11 CONTRIBUTIONS

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

18 DECEMBER 2019

ITEM 9.3 DA 114-2019 - DEMOLITION OF EXISTING WOOLSHED AND SHEARER'S COTTAGE AND ERECTION OF A NEW COMMUNITY CENTRE WITH SALES OFFICE AND PAVILION - 360A LANYON DRIVE, TRALEE

ATTACHMENT 2 DA 114-2019 - PLANS - 360A LANYON DRIVE, TRALEE



LOCATION PLAN
1:4000

STATUS **PRELIMINARY**
NOT FOR CONSTRUCTION

PROJECT STH JERRABOMBERRA COMMUNITY CENTRE ANDERSON PLACE NSW DRAWING TITLE **LOCATION PLAN**

CLIENT **VILLAGE BUILDING CO.**

DRAWING No. **TP02** REVISION



PROJECT No. 18024
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No.	REV.	DATE.

DESIGN RESPONSE

3.3 SITE DESIGN PROPOSAL

Key

- 1 Community Multi-Use Room
- 2 Main Multipurpose Room / Event Space + Kitchen / Bar
- 3 Community Stage
- 4 Community Gallery
- 5 Sales Office + Kitchen
- 6 Kitchen Garden + Orchard
- 7 Children's Playground
- 8 Raised Berms + Tree Plantings
- 9 Raised / Paved Terrace + Fixed Public Seating + Interpretative / Historical Board
- 10 Public Toilets
- 11 Public Plaza
- 12 Level Change
- 13 Orchard
- 2A Event External "Spill" Zone
- ➔ Main Entry
- ➔ Secondary Entry
- ➔ Event Spill / Opening



Six Degrees Pty Ltd
 Architects
 ABN 68 101 224 593

110 Argyle Street
 Fitzroy
 VIC 3065

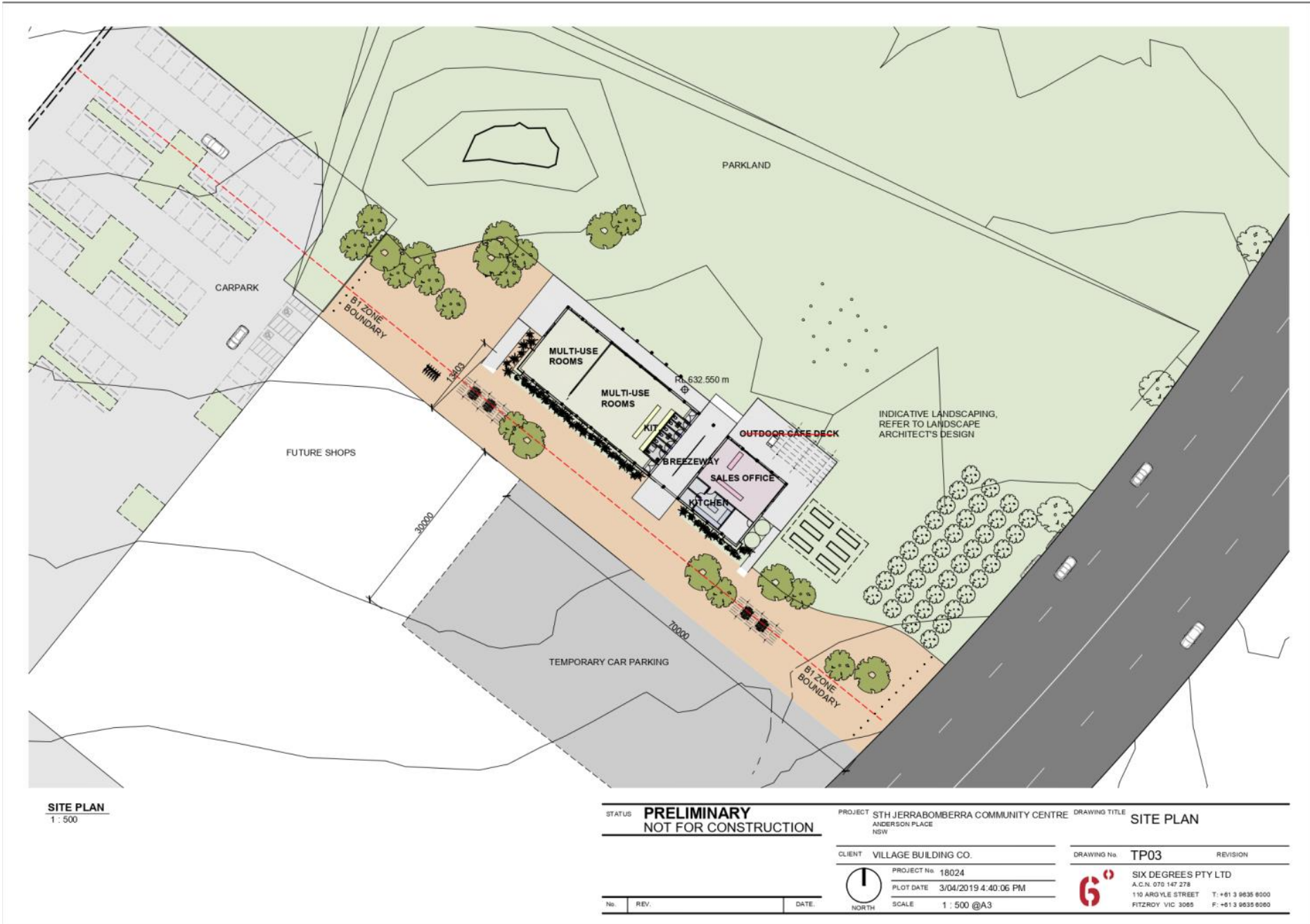
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DRAWINGS
 PROPOSED PLAN

SOUTH JERRABOMBERRA COMMUNITY CENTRE
 TRALEE, NSW



SITE PLAN
1 : 500

STATUS **PRELIMINARY**
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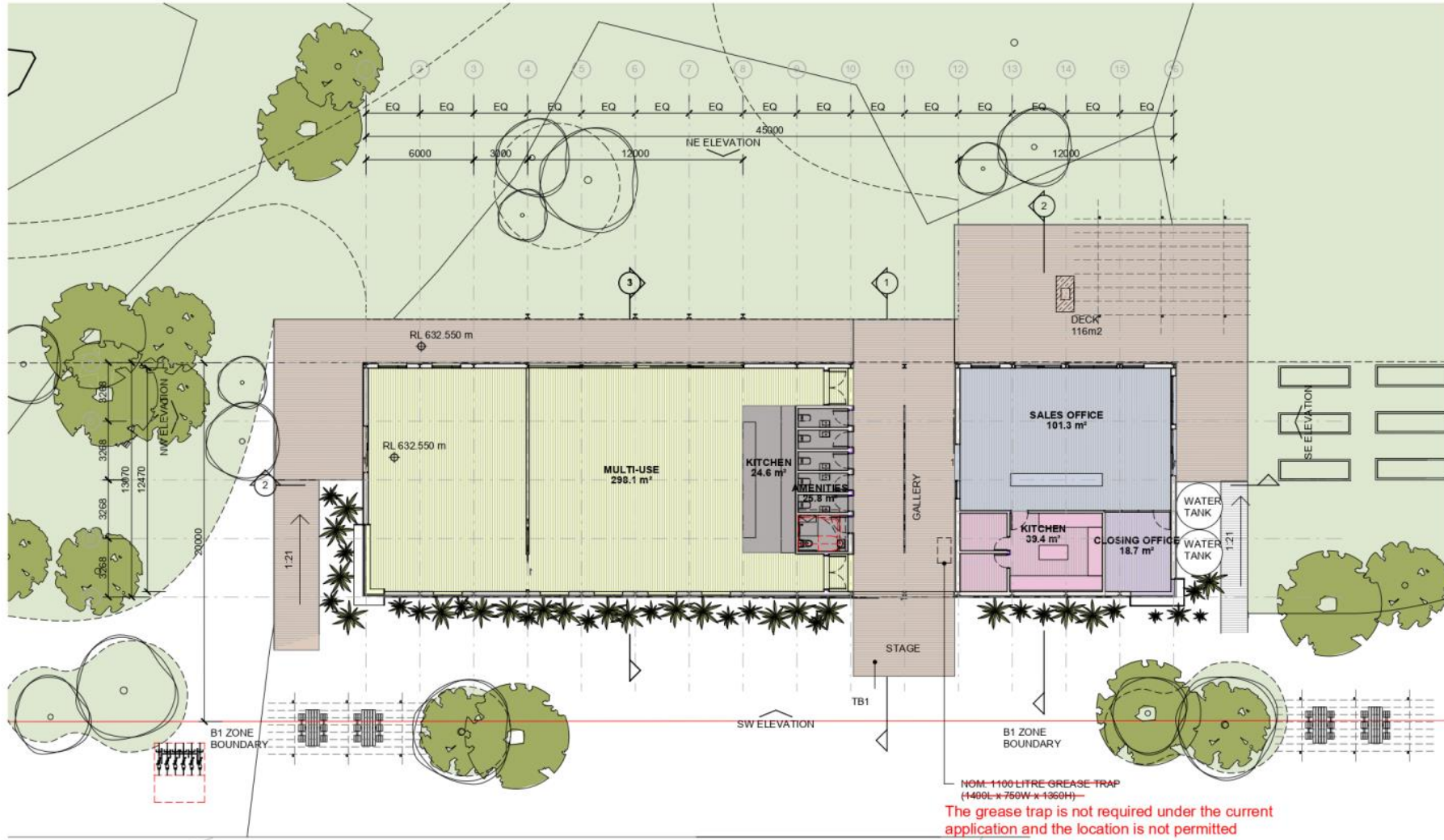
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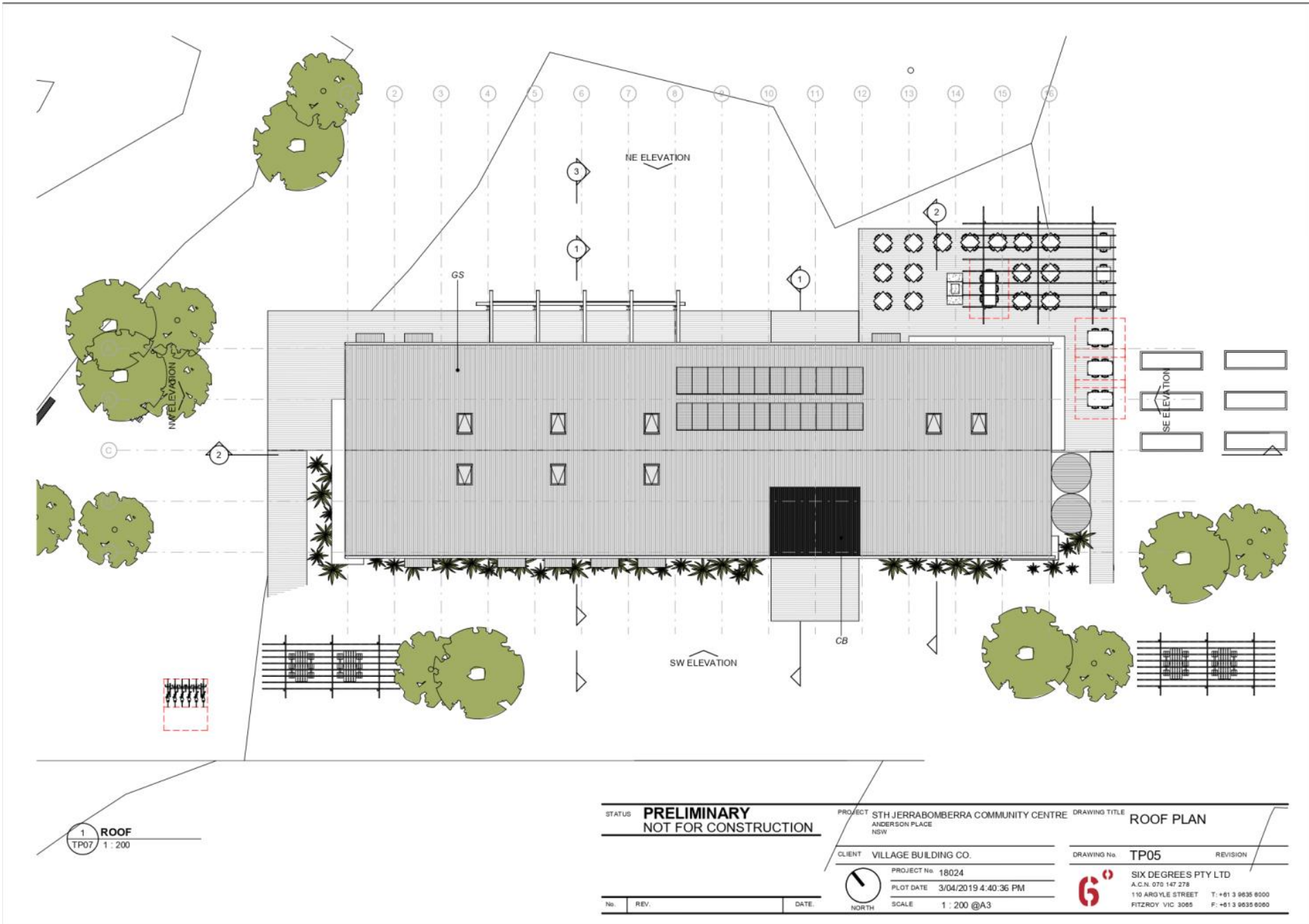
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 ANDERSON PLACE
 NSW

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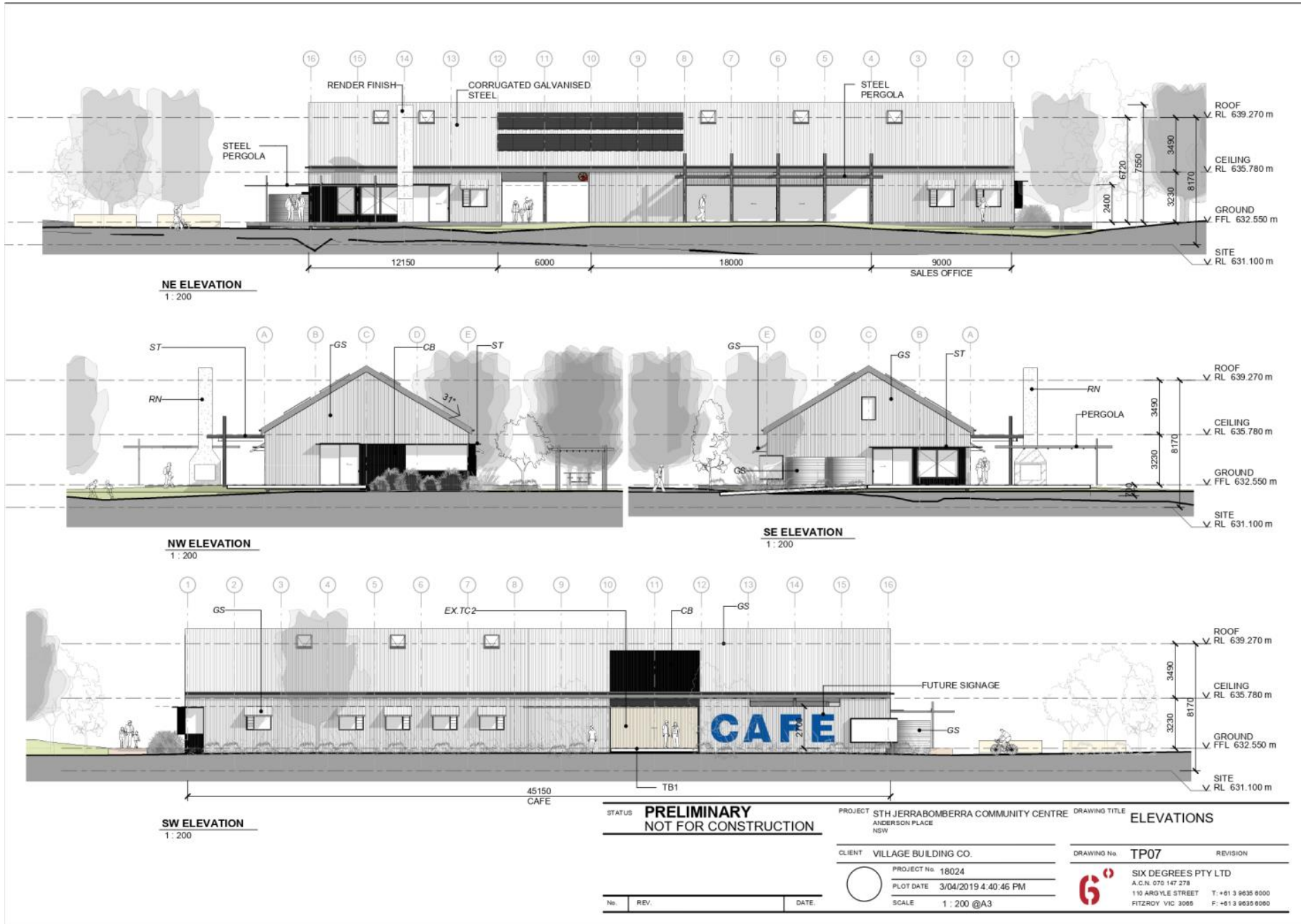
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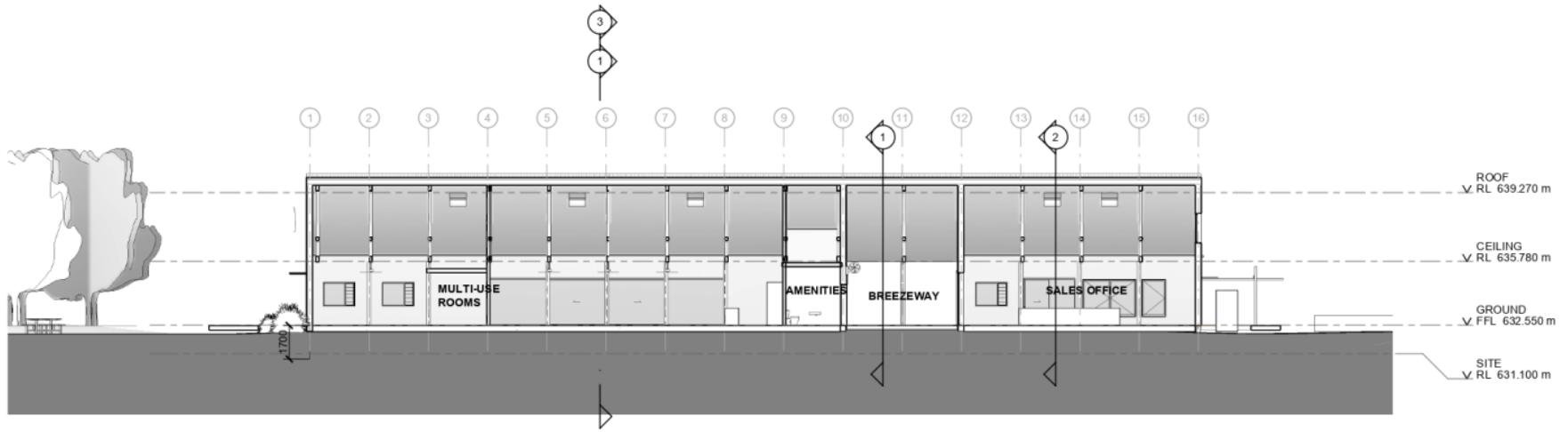




1 ROOF
 TP07 1:200

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2 Section 2
 TP04 1:200

STATUS **PRELIMINARY**
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PROJECT STH JERRABOMBERRA COMMUNITY CENTRE
 ANDERSON PLACE
 NSW

DRAWING TITLE **SECTIONS**

CLIENT VILLAGE BUILDING CO.

DRAWING No. **TP08** REVISION

PROJECT No. 18024

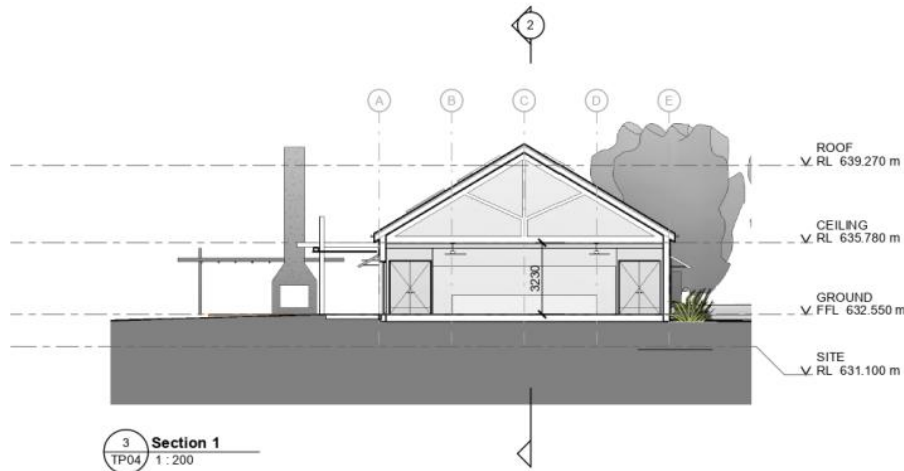
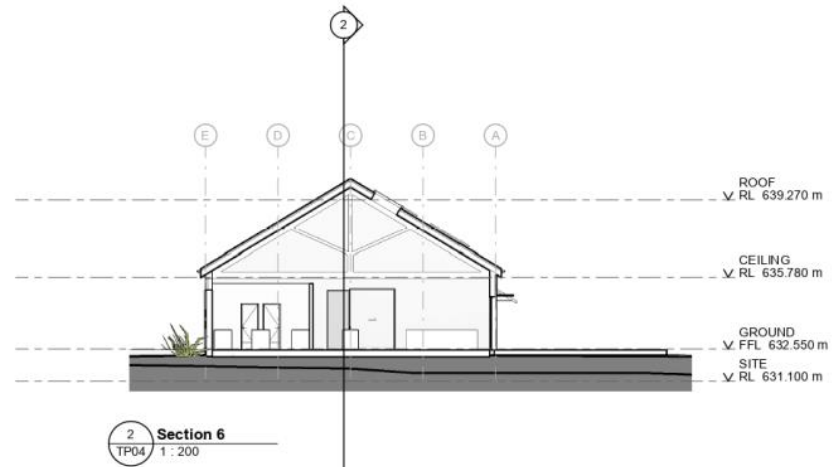
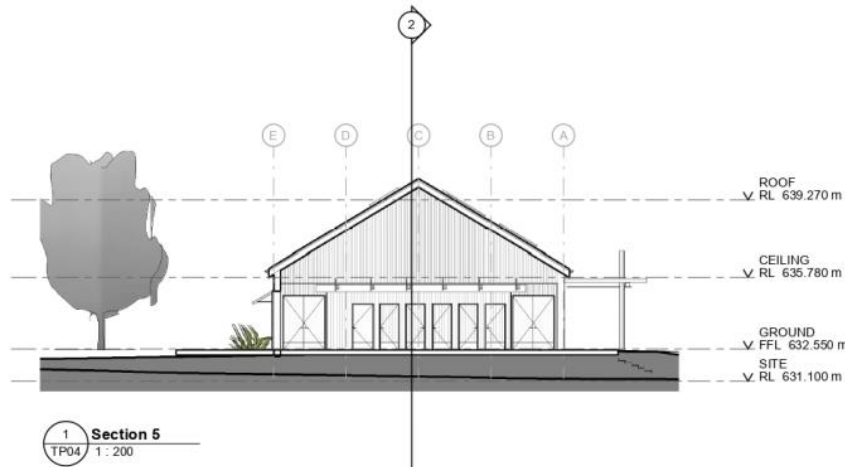
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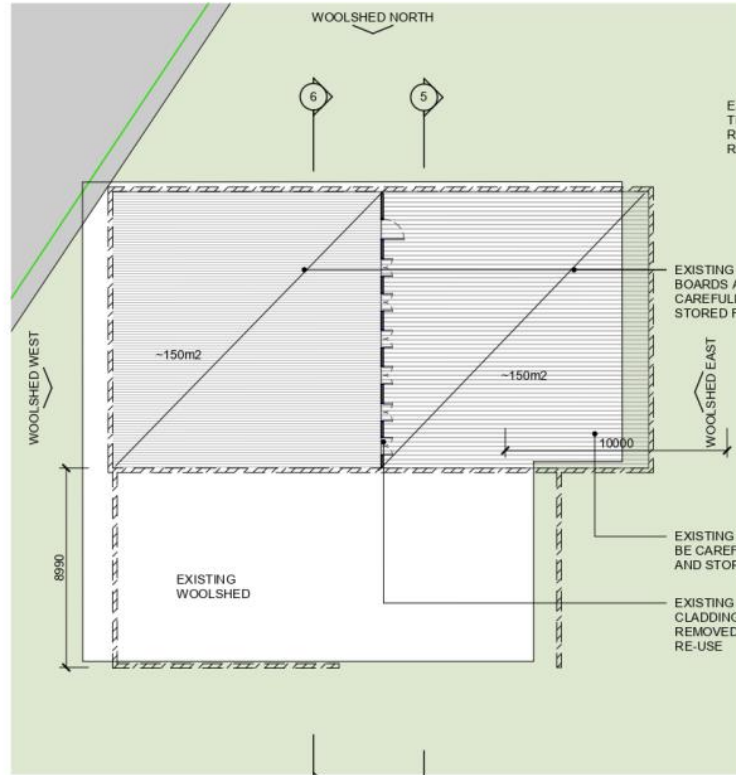


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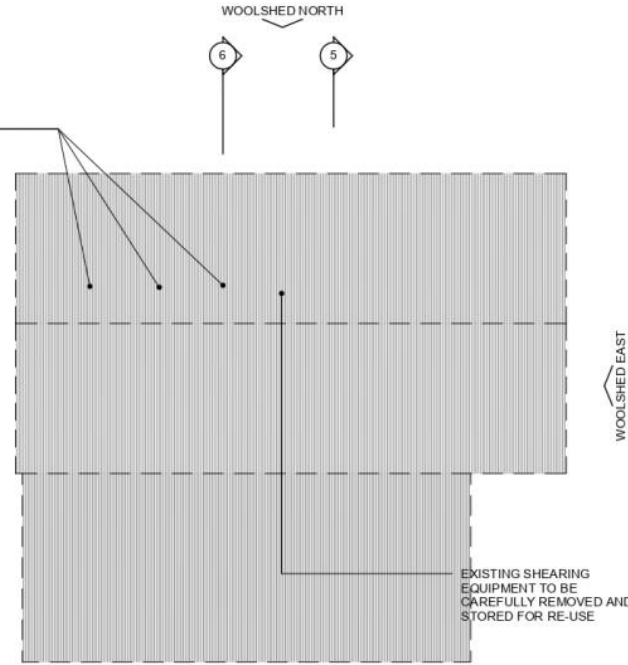
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CLIENT VILLAGE BUILDING CO.		DRAWING No. TP11	REVISION
PROJECT No. 18024		 SIX DEGREES PTY LTD A.C.N. 076 147 278 110 ARGYLE STREET FITZROY VIC 3085 T: +61 3 9635 0500 F: +61 3 9635 0060	
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EX. WOOLSHED FLOOR PLAN
1 : 200



EX. WOOLSHED ROOF PLAN
1 : 200

STATUS **PRELIMINARY**
NOT FOR CONSTRUCTION

PROJECT STH JERRABOMBERRA COMMUNITY CENTRE
ANDERSON PLACE
NSW

DRAWING TITLE **EXISTING WOOLSHED PLANS**

CLIENT VILLAGE BUILDING CO.

DRAWING No. **TP20** REVISION



PROJECT No. 18024

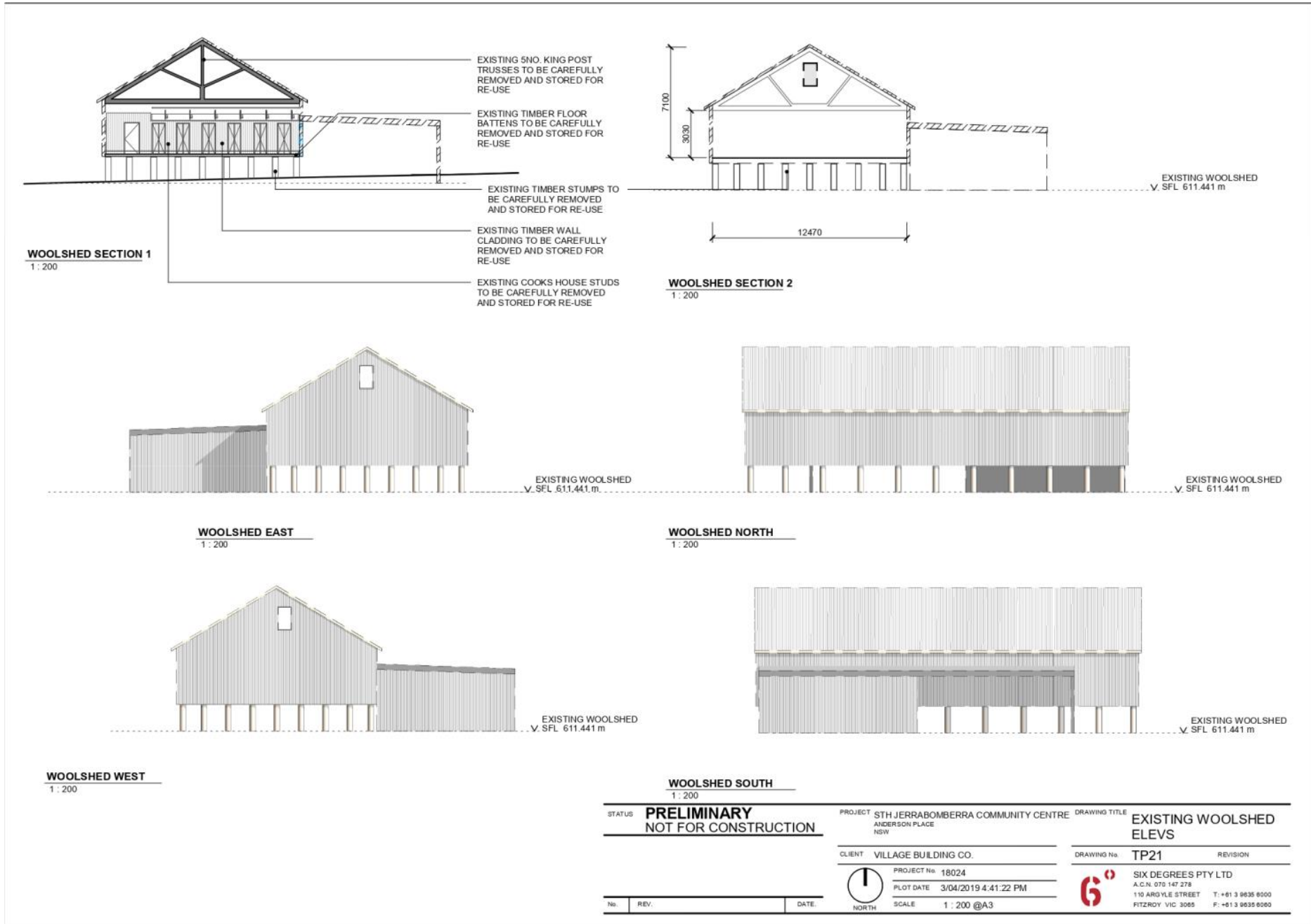
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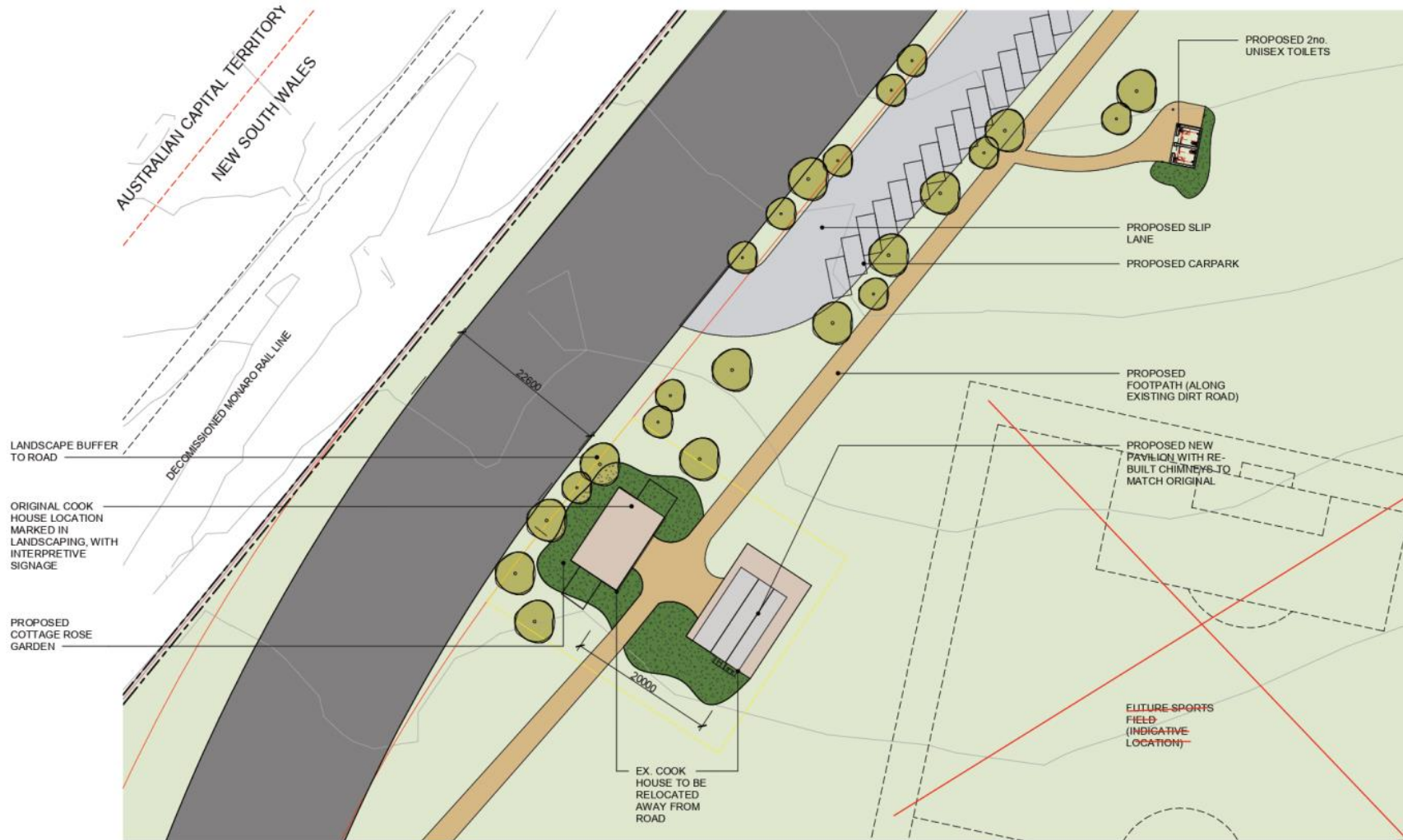


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5.9 SPORTS PAVILION



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Village Building Co.
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DRAWINGS
 PROPOSED PLAN

SOUTH JERRABOMBERRA COMMUNITY CENTRE
 TRALEE, NSW



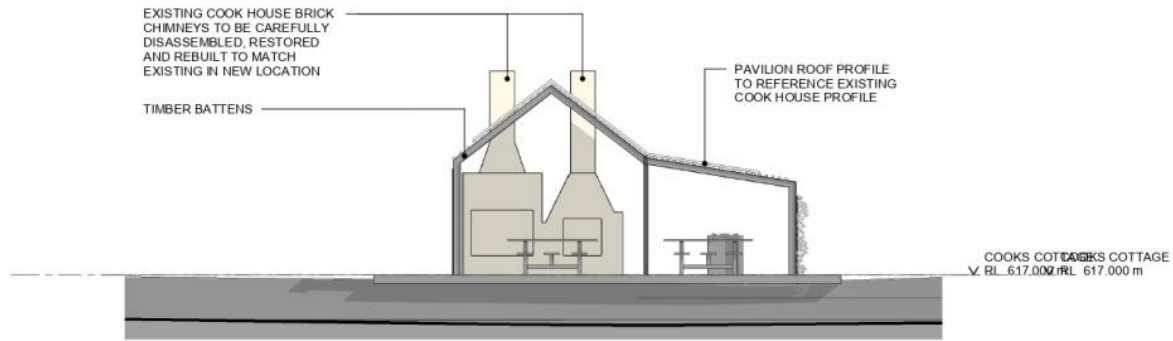
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 TP07 1:200

PRELIMINARY
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PROJECT	STH JERRABOMBERRA COMMUNITY CENTRE ANDERSON PLACE NSW	DRAWING TITLE	COOK HOUSE FLOOR PLAN
CLIENT	VILLAGE BUILDING CO.	DRAWING No.	TP32
PROJECT No.	18024	REVISION	
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NE ELEVATION
1 : 100



SE ELEVATION
1 : 100

STATUS **PRELIMINARY**
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PROJECT STH JERRABOMBERRA COMMUNITY CENTRE
ANDERSON PLACE
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DRAWING TITLE **SPORTS PAVILION**

CLIENT VILLAGE BUILDING CO.

DRAWING No. **TP33** REVISION



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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

18 DECEMBER 2019

- ITEM 9.3 DA 114-2019 - DEMOLITION OF EXISTING WOOLSHED AND SHEARER'S COTTAGE AND ERECTION OF A NEW COMMUNITY CENTRE WITH SALES OFFICE AND PAVILION - 360A LANYON DRIVE, TRALEE
- ATTACHMENT 3 DA 114-2019 - STATEMENT OF ENVIRONMENTAL EFFECTS INCORPORATING HERITAGE REPORT AT APPENDIX B - 360A LANYON DRIVE, TRALEE



Development Proposal – Sales Office and Associated Works

Statement of Environmental Effects

Client: Village Building Company Pty Ltd

Date: 15 April 2019

A Veris Company



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Document status

Date issued	Revision	Author	Reviewed	Approved	Comment
15/04/19	V1	L Densley, R Van Laeren,	L Densley	L Densley	First draft submitted to Client for review
17/04/19	V2	L Densley	L Densley M Harman	L Densley	Final after reviewed by client

Contents

EXECUTIVE SUMMARY	3
1 INTRODUCTION	4
1.1 Site	5
1.2 Site Description	5
2 THE PROPOSAL	6
2.1 Overview of proposed development	6
2.2 Consultation with Council	9
3 ASSESSMENT OF THE PROPOSAL	10
3.1 Environment Planning Instruments	10
3.2 Assessment of impacts	20
3.3 Suitability of the site for the development	21
4 CONCLUSION	22
FIGURES	
Figure 1 Site Plan	5
Figure 2 Proposed Ground Floor Plan	6
Figure 3 3D View	7
Figure 4 Elevations	7
Figure 5 Intended Re-Use of Existing Materials	8
Figure 6 Future Use Options Arrangement	8
Figure 7 Site Plan – Relationship between building and zone boundary	13
Figure 8 Sports Pavilion & BBQ	14
Figure 2 Proposed elevation – Sport Pavilion	14
TABLES	
Table 1 Accompanying documentation (DA Documentation for approval)	4
Table 2 DCR Discussion Points	9
Table 3 Land Use Definitions	11
Table 4 Heritage Impact	15
Table 5 Carparking Rate Assumptions	18
Table 6 Development Control Plan Compliance	18
APPENDICES	
A Design Report and Drawings	
B Heritage Impact Assessment and Opportunities Report	
C Traffic Assessment	
D Hydrologics Report	
E Structural Engineers Report	

Executive summary

This Statement of Environmental Effects (SEE) has been prepared to accompany a development application (DA) to Queanbeyan-Palerang Council on behalf of Village Building Company (VBC) for a Sales Office on land at South Tralee. It is proposed to construct the building using reclaimed material from the South Tralee Woolshed, therefore the proposal include the demolition of that building and salvaging of re-usable materials.

The building will be operated as a sales office and community recreation space after which it revert to a Community Centre as identified in the Local Contributions Plan.

The proposal also includes the deconstruction of the existing cookhouse. This building will be re-purposed as a sports pavilion away from the main access road into the development.

This SEE demonstrates that:

- » The proposal is consistent with the controls in the Queanbeyan Local Environmental Plan (South Jerrabomberra) and South Jerrabomberra Development Control Plan (DCP).
- » Environmental impacts of the proposal have been considered and are minimal.

Having considered all the relevant matters, we conclude that the proposal represents a sound development outcome that is consistent with intended use of the site and is therefore recommended for approval.

1 Introduction

This Statement of Environmental Effects (SEE) has been prepared to accompany a development application (DA) to Queanbeyan-Palerang Council (Council) on behalf of Village Building Company (VBC) for development of land at South Tralee for a building to be used as a sales office and community recreation space. It is proposed to construct the building using reclaimed material from the South Tralee Woolshed, therefore the proposal include the demolition of that building.

The building has been designed with an aesthetic and character that is reflective of the long rural history of the property. The building will be used as a sales office and incorporates a large space that will be available for community recreation purposes; yoga, pilates, mothers group etc. after which it will be able to revert to a Community Centre as identified in the Local Contributions Plan.

The proposal also includes the relocation of the existing Cookhouse away from the main access road into the development. This building will be re-purposed as a sports pavilion. The application is also seeking approval for the carpark and toilet facility associated with the recreation area.

In summary the development application seeks approval for:

- » Demolition of woolshed and cookhouse
- » New building and use as a sales office and private recreation space and associated temporary carparking
- » Sports pavilion and associated carparking and toilets

The SEE has been prepared in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation 2000* (EP&A Reg) as well as the requirements of Council.

The SEE is based on and to be read in conjunction with the accompanying documentation for approval (i.e. DA documentation) listed in the appendices.

Table 1 Accompanying documentation (DA Documentation for approval)

Document	Prepared by	Date	Appendix
Development Application Report & Drawings	Six Degrees Pty Ltd	March 2019	Appendix A
Heritage Impact Assessment and Opportunities Report	Navin Officer Heritage Consultants	April 2019	Appendix B
South Tralee Community Centre Access -Traffic Memo	Calibre Professional Services Pty Ltd	6 March 2019	Appendix B
Structural Engineering Report	John Skurr Consulting Engineers Pty Ltd	19 th February 2019	Appendix C
Hydraulics Report	Calibre Professional Services Pty Ltd	7 March 2019	Appendix D

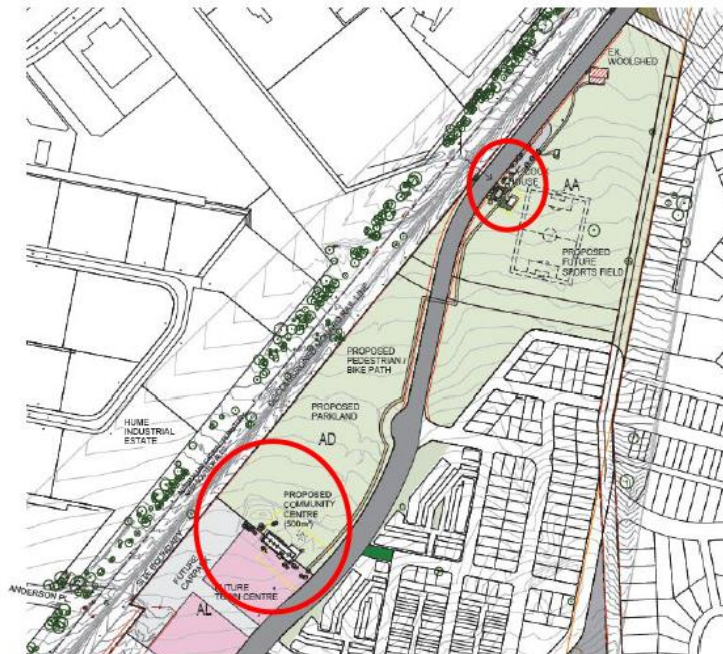
1.1 Site

The land to be developed is as follows:

- » Woolshed – Lot 1 DP 1007339
- » Proposed Sales Office and Community Centre – Lot 3 DP 1007339

The site is subject to a Development Consent 395-2017 for the subdivision of 318 residential lots, 10 superlots and 6 residue lots. The Community Centre is proposed to be located within the land identified in the Neighbourhood Structure Plan as future Open Space (**Figure 1**).

Figure 1 Site Plan



1.2 Site Description

The subject site is located in the locality known as South Jerrabomberra (formerly known as South Tralee) approximately 8 km from the Queanbeyan City Centre and 18 km from Canberra City Centre. The land is bounded by the NSW/ACT Boarder and Hume Industrial Estate to the west.

The site was previously a grazing property. The South Tralee homestead and associated outbuildings have previously been demolished under development consent DA 156-2015. The woolshed and a building referred to as the cookhouse are the only structures remaining in the development area and the development application includes the demolition and re-use of both of these structures.

There are two sites to be developed; the community centre and sales office and the pavilion BBQ Shelter both within the buffer area currently zoned RE2 Private Recreation.

2 The proposal

2.1 Overview of proposed development

The DA seeks consent for:

- » the development of a building to be used in the short term as a sales office and community recreation space and re-purposed in the future as a community facility
- » The dismantling of the former Cookhouse and re-use of chimney elements and fireplace as a sports pavilion approximately 30m east of its current location including carparking and toilets
- » The dismantling of the South Tralee Woolshed and salvage of elements to be incorporated into the new sales office and community building.

The new Community Centre building is proposed to be located adjacent to the mixed-use zone and at the edge of the open space taking advantage of both the future commercial area, as well as access to (future) parking and sporting facilities. The siting of the Community Centre is consistent with previous discussions regarding the site's layout and reuse held with Council.

Architects Six Degrees have undertaken the design response (refer Design Report **Appendix A**) that incorporates the repurposing of elements of the existing structures into new buildings on site to visibly and practically weave the history of South Tralee into the new development. The design has been reviewed as part of the Heritage Impact Assessment undertaken by Nivan Officer (**Appendix B**).

The new building has a total GFA of 507.8m². The general arrangement is shown in the figures below.

Figure 2 Proposed Ground Floor Plan

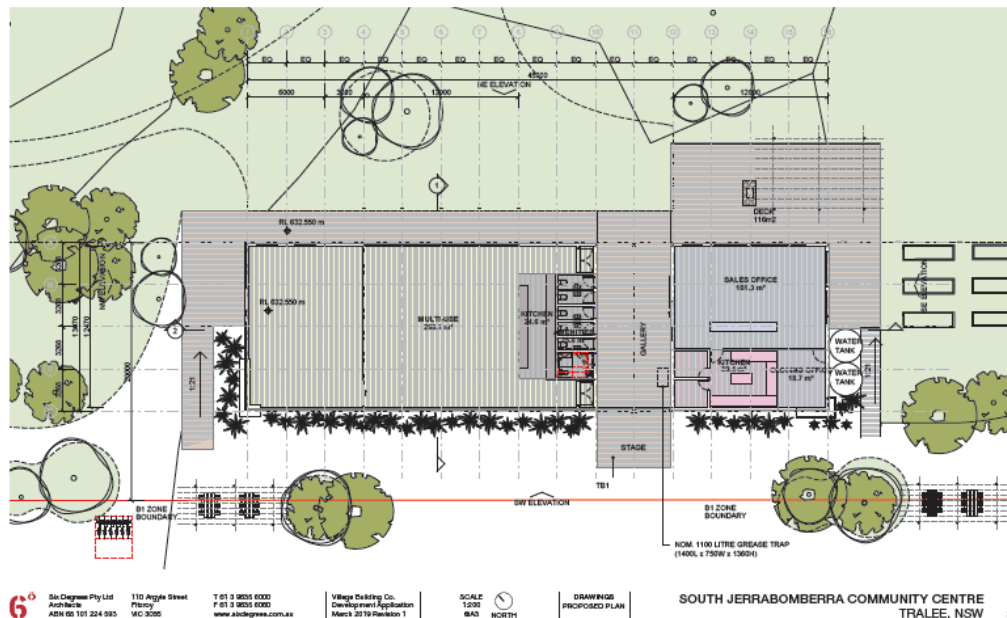


Figure 3 3D View



6° Six Degrees Pty Ltd
 Architects
 AWA 02 101 224 535

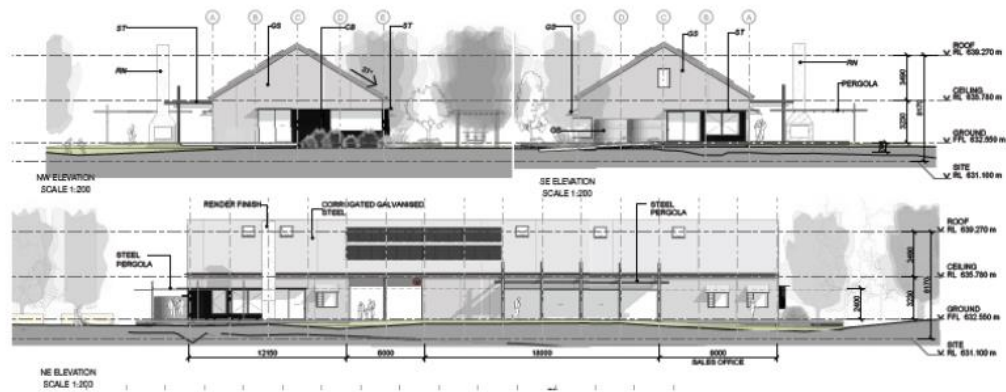
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Village Paving Co.
 Development Application
 March 2019 Revision 1

SOUTH JERRABOMBERRA COMMUNITY CENTRE
 TRALEE, NSW

Figure 4 Elevations



Source: Six Degrees March 2019

Figure 5 Intended Re-Use of Existing Materials

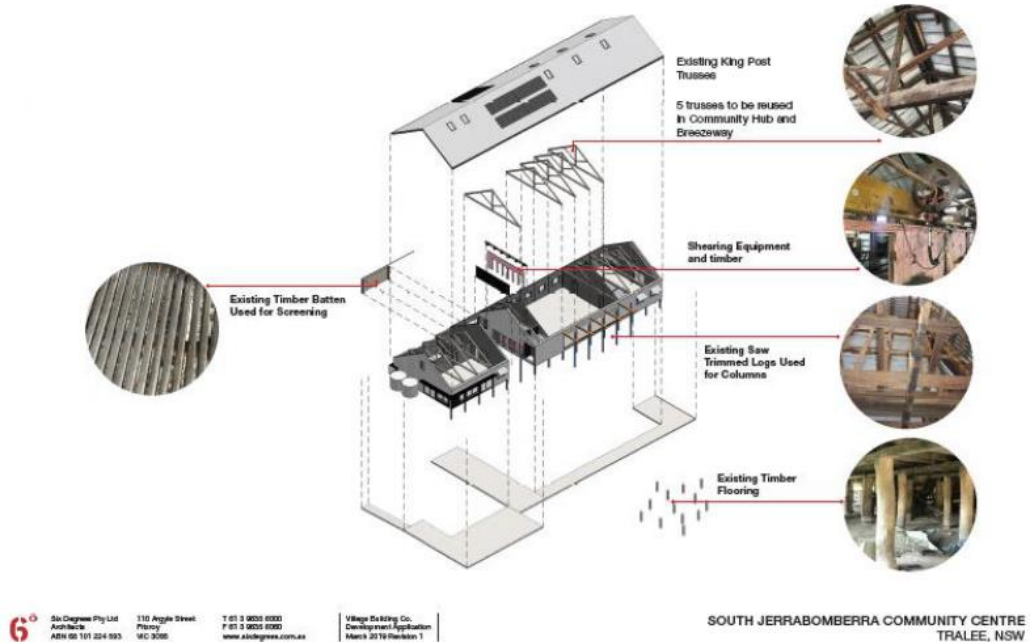
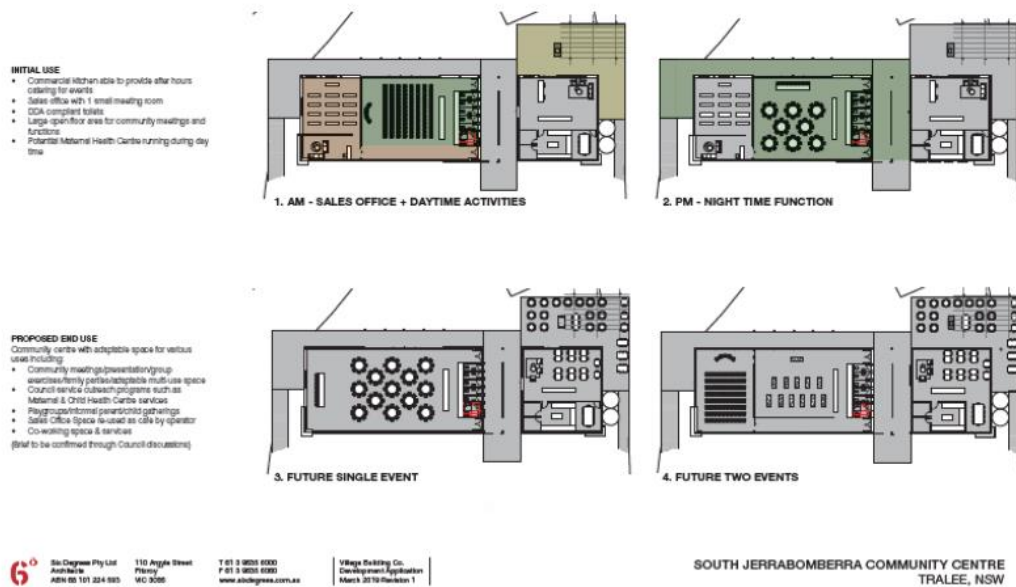


Figure 6 Future Use Options Arrangement



2.2 Consultation with Council

A Development Coordination Review meeting was held with Council on 7 February 2018. There were a number of issue issues that were discussed as outlined in the following table.

Table 2 DCR Discussion Points

Discussion point	Comment/response
Heritage	<p>Council would like to see a specific Heritage Assessment for the demolition and re-use of the Woolshed and Cookhouse.</p> <p>It was noted that these structures were previously included in a demolition application, however, at that time the demolition was not supported by Council. The buildings are now proposed to be demolished, however, material will be salvaged from the woolshed and re-used in the new building where practical to do so. The cookhouse will also be deconstructed and partly rebuilt approximately 30m east of the current location again using key elements.</p> <p>Response: Navin Officer report attached Refer Appendix B.</p>
Permissibility of Land Use	<p>It was noted that the building is located in the RE2 Private Recreation zone and a commercial premise (the sales and marketing office and café) are not permissible in the zone.</p> <p>Response: Clause 5.3 would be used to provide the flexibility required.</p>
Carparking	<p>The DCP Section 2.2 will need to be used to determine the carparking rate.</p> <p>The carpark itself will need to be constructed to meet AS 2890.</p> <p>The arrangement of the carparking area adjacent to the sports pavilion was considered satisfactory.</p> <p>Response: To be addressed in the SEE and via conditions of consent, noting that there is no shortage of land available for a temporary carpark and the neighbourhood centre will include public parking in the long term. .</p>
Traffic	<p>Council requested that a traffic assessment be provided for the development.</p> <p>Response: Traffic addressed by Calibre refer Appendix C.</p>
Stormwater	<p>Council will need to be satisfied that stormwater can be managed. The development will be located on the same lot as the proposed detention basin designed to accommodate the wider residential development.</p> <p>Response: Hydrology addressed Refer Appendix D.</p>
Health and Building	<p>The building falls under more than one Building Classification as a Community building will need to be 9B. Design will also need to address accessibility and the kitchen will need to meet commercial standards AS 4674.</p> <p>Council can provide CC services.</p> <p>Response: Noted and design modifications to be made.</p>

3 Assessment of the Proposal

The following section provides an assessment of the proposed development against the relevant matters for consideration under section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Section 4.15 provides the matters that need to be considered in the determination of a development application to the extent that the matters listed therein are relevant to the particular development application.

(1) Matters for Consideration General

(a) the provisions of:

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979),

that apply to the land to which the development application relates,

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

(c) the suitability of the site for the development,

(d) any submissions made in accordance with this Act or the regulations,

(e) the public interest.

3.1 Environment Planning Instruments

3.1.1 Queanbeyan Local Environmental Plan 2012 (South Jerrabomberra)

The Queanbeyan Local Environmental Plan 2012 (South Jerrabomberra) (SJLEP) is the principle local environmental planning instrument governing land use and development on the site.

This section contains an assessment of the proposal against the relevant matters in the SJLEP.

Land Use Zone and Permissibility

Sales Office Building

The site is zoned under the SJLEP. The development is predominately within the RE2 Private Recreation zone and abutting the B1 Neighbourhood Centre zone.

Development for the purpose of a Community Centre is permissible in the RE2 zone. The interim use will include a sales office, marketing suite and general multipurpose space.

The sales office component is 159.4m² and satisfies the definition of an office premise which is not permissible in the RE2 zone. However, this is considered a temporary and ancillary use in the circumstances not unreasonable. The balance of the building will include a kitchen and amenities and a large multi-purpose spaces with an area of 348.5m². This portion of the building has been classified as private recreation for the purpose of the interim use.

The RE2 Private Recreation zone includes a number of land uses as permissible that satisfy some elements of the propose multi-purpose space. These are identified in the table below.

Table 3 Land Use Definitions

Land Use Definition	Permissibility
<p>community facility means a building or place:</p> <p>(a) owned or controlled by a public authority or non-profit community organisation, and</p> <p>(b) used for the physical, social, cultural or intellectual development or welfare of the community,</p> <p>but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.</p> <hr/> <p><i>The end use is proposed to be a community facility, however, the interim tenure of the building does not satisfy the definition (a) above. The nature of a community centre use is that it is both an accessible and flexible space. There two definitions, including recreation facility (indoor) and entertainment facility discussed below that include elements of a community facility but more often in a more specific or precise way.</i></p>	RE2 and B1
<p>recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.</p> <hr/> <p><i>Comment: The proposed multi-purpose space will enable some indoor recreation opportunities consistent with the existing use of community halls, for example the space could be hired for yoga or platies, by clubs for indoor hobbies</i></p> <p><i>It doesn't neatly fit a fixed purpose but certainty a flexible one</i></p>	RE2 and B1
<p>entertainment facility means a theatre, cinema, music hall, concert hall, dance hall and the like, but does not include a pub or registered club.</p> <hr/> <p><i>Comment: The space has the potential to be used for entertainment, however, is not specific to that use.</i></p>	RE2 and B1
<p>registered club means a club that holds a club licence under the Liquor Act 2007.</p>	RE2 and B1

Land Use Definition	Permissibility
<p><i>Comment: The use is more compatible and in keeping with the desired future character of the area than a registered club. This definition has been included here to highlight the anomalies' in the application of the land use table (LUT) in the zone.</i></p>	

Clause 5.3 of the SJLEP enables Council to consider a land use, otherwise prohibited, to be approved in circumstances where it is within 20m of a zone boundary. Commercial premises are permissible in the adjoining B1 Local Centre zone and therefore, given that the development straddles the two zones, it could be approved under clause 5.3.

Clause 5.4 (4) requires that Council must be satisfied that the development is not inconsistent with the objectives of either of the two zones and the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.

The objectives of the B1 Neighbourhood Centre zone are as follows:

- > *To provide a range of **small-scale retail, business and community uses** that serve the needs of people who live or work in the surrounding neighbourhood.*
- > *To provide the opportunity for **small scale non-residential uses that will provide goods and services to meet the day-to-day needs of people who live and work in the surrounding neighbourhood.***
- > *To provide for **active retail, business or other non-residential uses at street level.***

The development is permissible within and consistent with the objectives on the B1 zone above (emphasis added).

The adjoining zone is RE2 Private Recreation. The zone permits, among other uses, community facilities, entertainment facilities and registered clubs. The objectives of the zone are:

- > *To enable land to be used for private open space or recreational purposes.*
- > *To provide a range of recreational settings and activities and **compatible land uses.***
- > *To protect and enhance the natural environment for recreational purposes.*

The proposed interim land use, sales office is a low key commercial use that will both activate the precinct in the short term and provide an opportunity for future community uses. The development is considered less intensive than a registered club and is compatible with the B1 zone. Further, citing the building at this location provides to opportunity to integrate the neighbourhood land uses with the future open space.

Figure 7 (below) shows the relationship between the zone boundary and that part of the building that will be activated by the commercial use being within 20m of the zone boundary.

Figure 7 Site Plan – Relationship between building and zone boundary



Source: Six Degrees, March 2019

Sports Pavilion and BBQ Shelter

The cookhouse will be deconstructed and elements re-purposed as a sports pavilion approximately 30 metres from the current location (refer **Figure 8-9** below). The development includes construction of a carpark and unisex toilet.

The land is zoned RE2 Private Recreation. Carparks are permissible with consent. The pavilion and toilets are integral to the use of the area for recreation.

*A **recreation area** means a place used for outdoor recreation that is normally open to the public, and includes:*

- (a) a children's playground, or*
- (b) an area used for community sporting activities, or*
- (c) a public park, reserve or garden or the like,*

and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

A recreation area is permissible with consent in the RE2 zone.

Figure 8 Sports Pavilion & BBQ

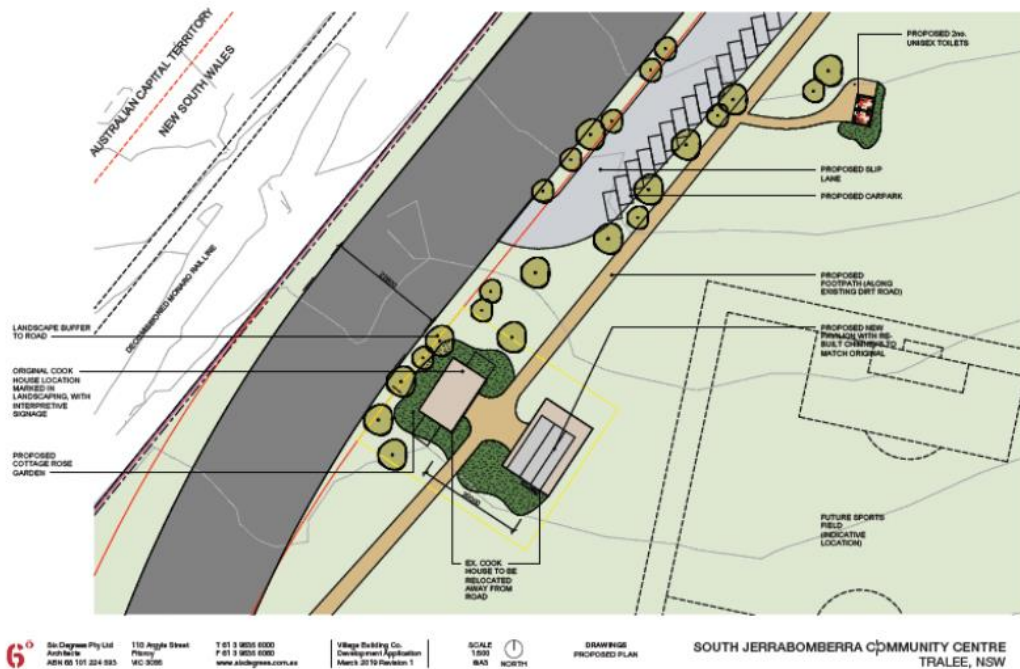
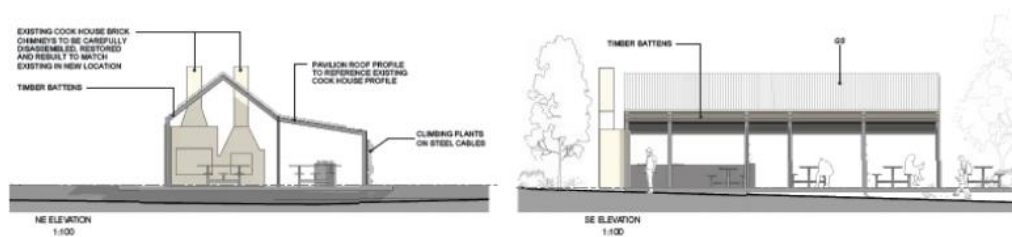


Figure 9 Proposed elevation – Sport Pavilion



Height of Buildings

Clause 4.3 of the SJLEP provides that the maximum height of any building on the subject site is not greater than 12m. The building height of the community centre building is 7.10m to the ridgeline and 7.42m to the top of the chimney.

Heritage conservation

The SJLEP includes provisions to conserve the environmental heritage of South Jerrabomberra, however, the provision only applies to a heritage listed in Schedule 5 of the SJLEP, and Aboriginal object or a building, work relic or tree within a heritage conservation area.

At present, there are no items of environmental heritage listed in Schedule 5 of the SJLEP and the provision is, therefore not a matter for consideration in the SJLEP.

However, the South Jerrabomberra Development Control Plan does require consideration of items of potential significance. As such, Navin Officer were appointed to undertake an assessment of the Woolshed and Cook House including statement of significance and assessment of the heritage impact of the proposal. The South Tralee Woolshed and Cookhouse Heritage Assessment is attached in **(Appendix B)**.

The report provided a statement of significance and assessment of the impact of the proposal on the relevant elements of the two buildings. The report notes that the proposal makes a conscious effort to retain and respect aspects of the heritage and history of the site and buildings and further that the:

"developer and designer's commitment to best interpretation standards will ensure that mitigation of the demolition impact is managed and that a continued understanding of the place will be maintained for locals and visitors".

Assessment of Heritage Impact

The following table has been reproduced from the Heritage Assessment **(Appendix B)**. It identified the individual components of the proposed works and considers the potential impacts of the works upon the heritage significance of the item.

Table 4 Heritage Impact

Item	Area of Impact	Comments
Woolshed	Physical Demolition	<p>Whilst the proposed demolition of this item will impact the heritage potential associated with it, the item is a typical example of this style of utilitarian structure. Whilst it is unusual being a 6-stand shed, there are more intact examples of this type of building, in good condition, in both the ACT and NSW.</p> <p>This item is not a listed heritage item and with adequate mitigation measures the heritage impact will be managed.</p>
	Visual Amenity	<p>The demolition of the other buildings within the former Tralee Homestead Complex, together with the removal of associated working areas, such as paddocks, pens, sheep dips and fencing has irrevocably impacted the context and environment for this item.</p> <p>Interpretation of the item will better provide an understanding of the place, use and social connectivity associated with it.</p>

Item	Area of Impact	Comments
	Reuse of materials	The reuse and integration of various and substantial materials from the existing building will assist in mitigating the impact of the demolition. The inclusion of significant interpretation of the items within the new development will provide a continuing educational experience, whilst also ensuring that a continued understanding of the place's history is maintained.
Shearers' Quarters (Cook House)	Physical Demolition	Whilst the proposed demolition of this item (timber framed structure) will impact the heritage potential associated with it, the highly altered nature of the existing building provides little heritage integrity to its original use. This item is not a listed heritage item and with adequate mitigation measures the heritage impact will be managed.
	Visual Amenity	The demolition of the other buildings within the former Tralee Homestead Complex, together with the associated buildings within its immediate vicinity has essentially removed its heritage context. The removal of this item, and its interpretation, within the development will enhance the area and provide continued understanding of the place and its former use. The extensive interpretation of the item into the landscape elements as proposed will assist in the mitigation of its loss.
	Restoration of Bread Oven and Fireplace	The dismantling, restoration of bricks, and rebuilding of the bread oven and fireplace into the new Sport Pavilion area will integrate the sites history and heritage within the new structure, provide an opportunity for visitors to engage with the physicality of the items and will overall enhance the heritage experience. Through appropriate interpretation of the items a beneficial and cultural outcome will be obtained.

Aircraft Noise

Clause 7.3 applies to all land within the SJLEP and requires that the consent authority;

- (a) must consider whether the development will result in an increase in the number of dwellings or people affected by aircraft noise, and
- (b) must consider the location of the development in relation to the criteria set out in Table 2.1 (Building Site Acceptability Based on ANEF Zones) in AS 2021—2000, and
- (c) must be satisfied the development will meet the indoor design sound levels shown in Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021—2000

The development proposal is not a use listed in Table 2.1, however, the site is outside the 20 ANEF contour and a further noise assessment is not triggered by this clause.

3.1.2 Development Control Plans

The Queanbeyan and South Jerrabomberra DCPs are applicable to the development. Consideration has been given to the requirements of the DCPs to the extent to which they are relevant to the proposal.

In the case of the Queanbeyan DCP, the applicable provisions are carparking, environmental management, landscaping and erosion and sediment control.

The South Jerrabomberra DCP is applicable to the extent that the development includes assessment of the heritage impact of the development. This has been discussed above.

Carparking

The Queanbeyan DCP 2012 includes controls for carparking for new development in section 2.

The objectives of the DCP as they relate to carparking area as follows (section 2.2.6):

- 1) *To ensure the appropriate number of car spaces is provided for the development types.*
- 2) *To ensure the appropriate design of car parking spaces and areas. Controls*
 - a) *Car parking is to be provided for all development in accordance with Table 1. An assessment will be undertaken of development types that are not explicitly listed.*
 - b) *In finalising the parking numbers required the total number is to be rounded up to the next whole number.*
 - c) *In addition to providing the number of required car parking spaces as detailed in Table 1, all car parking shall be designed in accordance with the Australian Standard AS 2890 Parking Facilities.*
 - d) *All car parking shall include the provision of car parking for delivery and service vehicles in accordance with Australian Standard AS 2890.2 -2002 and car parking for persons with disabilities in accordance with the Australian Standard AS 2890.*

The sales office can be defined as an "office premises" for the purposes of the DCP. Office premises attract carparking at a rate of 1 space per 40sqm of GFA. The sales office, including kitchen and has an area of 159.4 sqm. This will require parking for 4 vehicles.

While it is proposed that ultimately the building will be a community facility, the interim use is akin to an indoor recreation facility and for the purposes of parking, a gymnasium/fitness studio which attracts a carparking rate, where no scheduled group classes are proposed, of 4.5 spaces per 100m².

Table 5 Carparking Rate Assumptions

Use allocation	Area m ²	Carparking Rate
Indoor recreation Multi-use space	298.1	
Indoor recreation Kitchen and amenities	50.4	
Sub-total Indoor recreation GFA	348.5	4.5 spaces per 100m² 15.7 spaces
Sales office	101.3	
Kitchen (sales office)	39.4	
Closing Office	18.7	
Sub-Total Sales Office GFA	159.4	1 space per 40m²* 4 spaces
Total GFA	507.9	19.7 (20) spaces

*office premises 120m² – 1000m²

Space is not a limiting factor in terms of the provision of the temporary carpark and the layout and arrangement can be modified to suit Council's engineering requirements. The carpark will include at grade access and accessible parking spaces as required by the Australian Standards. A loading zone will be provided for the building.

Compliance with the relevant DCP provisions is addressed in the following table.

Table 6 Development Control Plan Compliance

DCP Provision	Compliance
Queanbeyan DCP	
Carparking	Complies Refer above
Environmental Management	The design of the new building incorporates a number of ESD design responses (refer Urban Design Report) including installation of solar panels, roof windows, rainwater tanks, roof installation, cross ventilation system ad floor and roof insulation It is anticipated that the demolition plan will incorporate a detailed waste management plan Stormwater management is addressed in the report prepared by Calibre in Appendix D .
Contaminated land management	A full contamination assessment was undertaken for the site as part of the subdivision DA.
Landscaping	The land in RE2 Private Recreation zone was included in the landscaping plans submitted with the subdivision DA. Additional measures may be included as conditions of consent
Erosion and sediment control plan	The erosion and sediment control plan has been submitted as part of the subdivision DA. Additional measures may be included as conditions of consent

DCP Provision	Compliance
Safe design	The building has been cited to take advantage of the interface or transition between the future neighbourhood centre and proposed open space. It is orientated north facing the proposed recreation area allowing the future community use to integrate with and utilise the future open space area.
South Jerrabomberra DCP	
Heritage	The DCP requires consideration of heritage impacts. Refer above.

3.2 Assessment of impacts

The impacts of proposed development have been investigated thoroughly during the preparation this DA. The following provides a further assessment of the likely impacts of the development to support this SEE.

3.2.1 Traffic Assessment

The traffic was more specifically addressed during the preparation of the Neighbourhood Structure Plan, original rezoning application and recently approved DA for subdivision. As such, the road network has been designed to accommodate the entire precinct including residential and non-residential land uses.

A site specific Traffic Assessment was, however, undertaken to support the DA for the proposed building and land use as a sales office and private recreation centre (**Appendix C**). The report applies the RMS Guide to Traffic Generating Development vehicle trip rate for office and commercial premises being 10 trips per hour, however, also applies a higher rate of 15 trips per hour for an ultimate use scenario.

It is noted that Council is only able to consider the current impact of the development in terms of traffic at the time the application is lodged rather than making assumptions as to future network demands as the result of development yet to be approved. However, given the circumstances, the future scenario was also considered. Further, it should be noted that, while the café use is not proposed as part of this application, activities aligned with such a use can be typically incorporated into modern community facilities resulting in a higher intensity use. Retaining this element in both the traffic and hydrology assessment is therefore not unreasonable and provide further assurances to Council as to the suitability of the site for the development.

A second scenario that was considered was an ultimate development scenario where the intersection would operate as an arterial road with significant increase in daily traffic volumes the access could still function and be improved via a channelised T-junction.

3.2.2 Hydraulics

The availability of infrastructure, including water and sewer, stormwater, trade waste, electricity and telecommunications is addressed in the report attached in **Appendix D** and concluding that adequate arrangements can be made for connection to and management of essential services.

3.2.3 Re-use of materials

As noted above, the proposal includes the demolition and re-claiming of materials from the existing buildings to be incorporated into the built form of the new structures. In order to determine the suitability of materials for re-use, VBC engaged John Skurr Consulting Engineers Pty Ltd to prepare a Structural Engineering Report (**Appendix E**).

The report found that there were elements and materials from the existing woolshed suitable for re-use, these included; Oregon roof trusses and roof purlins. In the case of the cookhouse, studs could be re-used in screens or similar. The handmade bricks from one of the chimneys could also be re-used.

3.2.4 Social and economic issues

The proposed sales office building will provide a joint function as an office and community recreation space activating the precinct in the early stages of the development. The provision of open space infrastructure in the form of the sports pavilion is consistent with the overall neighbourhood structure plan and corresponds with the delivery of the Local Contributions Plan Schedule of Works in the medium to longer term.

The provision of key social infrastructure in the initial stages of the development is consistent with the VBC vision of a cohesive, inclusive community.

The sales office building incorporates key elements of the woolshed as does the sports pavilion ensuring that there is a continued link between the former use of the site and its rich social history and the future neighbourhood character.

3.3 Suitability of the site for the development

The development represents a sound approach to the delivery of the site by incorporating the initial sales office function with an end use as a community centre in the location of the proposed community centre as identified in the Neighbourhood Structure Plan. Citing the building at the interface between the future Neighbourhood Centre and open space provides a central location for the sales office and initial recreation space without compromising the anticipated future uses.

4 Conclusion

This SEE has provided an assessment of the proposed development against the relevant environmental planning instruments and development control plans. It will deliver a built form that boosts a unique connection to the history of South Tralee through innovative design and the incorporation of materials salvaged from the buildings to be demolished.

Having considered all the relevant matters, we conclude that the proposal represents a sound development outcome that upholds the vision for the site and is therefore recommended for approval.

Appendices

- A Design Report
- B Heritage Impact Assessment and Opportunities Report
- C Traffic Assessment
- D Hydrologics Report
- E Structural Engineers Report

ELTON CONSULTING

A Design Report and Drawings

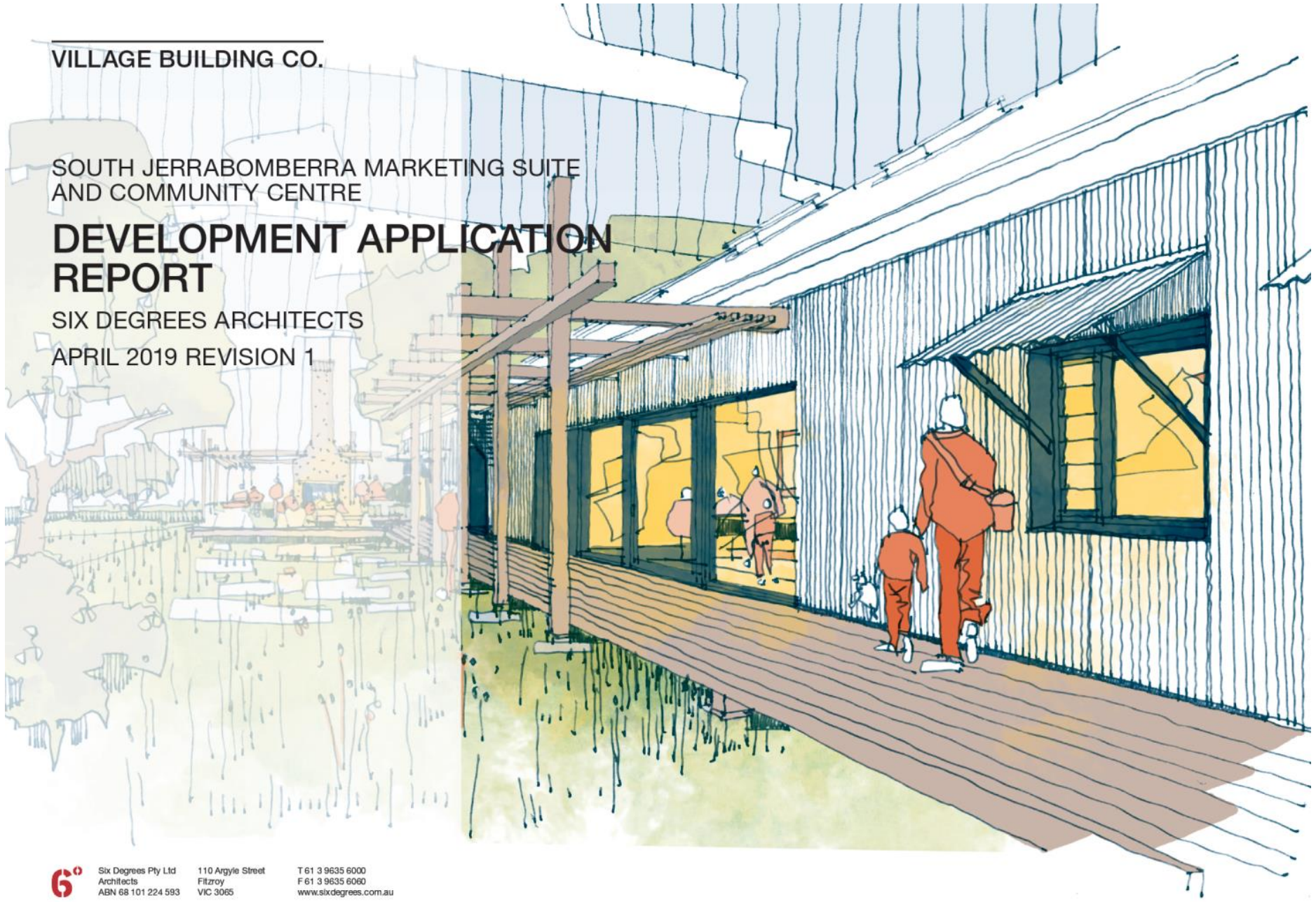
VILLAGE BUILDING CO.

SOUTH JERRABOMBERRA MARKETING SUITE
AND COMMUNITY CENTRE

DEVELOPMENT APPLICATION REPORT

SIX DEGREES ARCHITECTS

APRIL 2019 REVISION 1



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CONTENTS

1. Overview

- 1.1 Six Degrees Architects
- 1.2 Executive Summary
- 1.3 The Site
- 1.4 Consultant List

2. Urban Context & Site Analysis

- 2.1 Site Weather Conditions
- 2.2 Urban Context and Location
- 2.3 Existing Precinct Site Analysis
- 2.4 Site Survey
- 2.4 Site Photos and Reference

3. Design Response

- 3.1 Design Statement
- 3.2 Concept Diagrams
- 3.3 Site Design Proposal
- 3.4 ESD Concept Proposal Diagram
- 3.5 Intended Re-use of Existing Materials
- 3.6 Scenarios Testing
- 3.7 Look & Feel
- 3.8 Design Precedents
- 3.9 Material Palette
- 3.10 3D Views

4. Development Summary

5. Drawings



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SOUTH JERRABOMBERRA COMMUNITY CENTRE
TRALEE, NSW

2

OVERVIEW

1.1 SIX DEGREES ARCHITECTS

Established in 1992, Six Degrees is one of Australia's leading architectural practices.

We work across hospitality, institutional, residential, retail, health and commercial environments, delivering design solutions for new and heritage places. We develop planning and design strategies for large public and private clients to create new urban places and to activate underperforming civic precincts.

Our success can be measured not just by AIA and industry awards. More meaningfully, our buildings and precincts are inspiring places attuned to their communities. They are enduring and intensely used places that perform well for clients and the public alike.

The founding principle of Six Degrees is to address human needs through the built form. Alive to the social and cultural aspects of place, we design functional, aesthetic and sustainable environments. This approach has made Six Degrees a specialist in creating high-use places that vary in both application and scale. We deliver fresh, interesting and lasting places attuned to human needs and positioned for the future.



Images (Clockwise from Left): Brae Restaurant Accommodation, Birregurra // STREAT Cromwell, Collingwood // The Foundry Apartments, West End, West Melbourne // Albert Park College Environmental Arts Hub, Port Melbourne // Heller Street Park and Townhouses, Brunswick // The Boatbuilders Yard, South Warr // Ariechin, Melbourne



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OVERVIEW

1.2 EXECUTIVE SUMMARY

INTRODUCTION

The South Jerrabomberra residential subdivision offers a semi-rural lifestyle only fifteen minutes' drive from Lake Burley Griffin. The land has a rich history of wool production, remnants of which can still be seen on the site. The key design intent involves repurposing elements of these remnant structures into the new, community buildings on site and to visibly, practically weave strands of this history into present use. Any visitors or residents to South Jerrabomberra will enter via the new road from the northern end of the subdivision, and will pass the Cook's Cottage Shelter and the Community Centre, both clearly visible from the road. These buildings, set in their surrounding parkland or developed landscape, along with the views of the hills to the north and northeast, will help set the tone and ambience for the subdivision and provide a direct connection to the past.

1.3 THE SITE

The South Jerrabomberra Development is located 18.7km from Canberra, 6.6km from Gilmore and is bounded to the northwest by the ACT/NSW border. Other notable development site conditions include the decommissioned rail line (future bike path) which runs along the development site boundary/ state border and separates the development from the Industrial Estate. The decommissioned railway line is slated for repurposing as a bicycle path but the industrial estate is a source of undesirable odour and noise. The wider development site is currently accessed from Anderson Street, but future access will be solely from the north.

We propose the Sales Office/ Community Centre site is located within the RE2 zone, adjacent to future parkland to the immediate north/ northeast, the future Neighbourhood Centre to the south and is otherwise bounded by the future development entry road to the east and future Neighbourhood Centre car park to the west. The proximity of the industrial estate suggests that integrated terra form and landscape buffers northwest of the proposed Sales Office/ Community Centre would be highly desirable and warranted. The proximity of the proposed entry road (from the north) suggests that a landscape buffer of tree planting/ orchard would be highly desirable to the east.

The Cook's Cottage site is proposed 20m from its current location. We note that the existing structure has no structural integrity – retaining the existing brickwork chimney & fireplace will require carefully dismantling the existing, and rebuilding it. We propose doing this in a location that provides both a relevant historical connector/ marker for the original farm buildings, and supports the structures ongoing, practical use as a sports pavilion or public barbeque area.

1.4 CONSULTANT LIST

Landscape Architect

TRACT Landscape and Urban Design

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Town Planner

Eiton Consulting

Level 6

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Bondi Junction

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Structural Engineer

John Skurr Consulting Engineers

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Service Engineer

Calibre Group

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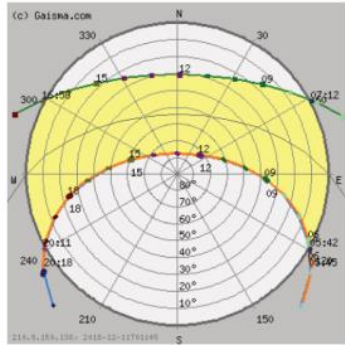
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TRALEE, NSW

URBAN CONTEXT & SITE ANALYSIS

2.1 SITE WEATHER CONDITIONS

Sun Path
 CANBERRA, ACT



WEATHER OBSERVATIONS
 CANBERRA, ACT

JANUARY 2018

Date	Day	Temp			Hum	Wind	Dir	Dir	Dir	Dir	Dir	Sun			Sun		
		Min	Max	Avg								Start	End	Time	Time	Time	Time
Jan 01	Wed	14.4	21.8	18.1	65	15	150	150	150	150	150	06:00	17:30	11:15	11:15	11:15	11:15
Jan 02	Thu	7.2	20.4	13.8	62	15	150	150	150	150	150	06:00	17:30	11:15	11:15	11:15	11:15
Jan 03	Fri	22.0	18.0	17.0	65	15	150	150	150	150	150	06:00	17:30	11:15	11:15	11:15	11:15
TOTAL																	

JULY 2018

Date	Day	Temp			Hum	Wind	Dir	Dir	Dir	Dir	Dir	Sun			Sun		
		Min	Max	Avg								Start	End	Time	Time	Time	Time
Jul 01	Wed	-1.7	13.3	8.8	65	15	150	150	150	150	150	06:00	17:30	11:15	11:15	11:15	11:15
Jul 02	Thu	-7.0	10.1	6.6	65	15	150	150	150	150	150	06:00	17:30	11:15	11:15	11:15	11:15
Jul 03	Fri	7.5	18.3	11.8	65	15	150	150	150	150	150	06:00	17:30	11:15	11:15	11:15	11:15
TOTAL																	

SEPTEMBER 2018

Date	Day	Temp			Hum	Wind	Dir	Dir	Dir	Dir	Dir	Sun			Sun		
		Min	Max	Avg								Start	End	Time	Time	Time	Time
Sep 01	Wed	13.0	27.0	20.0	65	15	150	150	150	150	150	06:00	17:30	11:15	11:15	11:15	11:15
Sep 02	Thu	7.0	18.0	12.5	65	15	150	150	150	150	150	06:00	17:30	11:15	11:15	11:15	11:15
TOTAL																	

DECEMBER 2017



Date	Day	Temp			Hum	Wind	Dir	Dir	Dir	Dir	Dir	Sun			Sun		
		Min	Max	Avg								Start	End	Time	Time	Time	Time
Dec 01	Wed	13.0	27.0	20.0	65	15	150	150	150	150	150	06:00	17:30	11:15	11:15	11:15	11:15
Dec 02	Thu	7.0	18.0	12.5	65	15	150	150	150	150	150	06:00	17:30	11:15	11:15	11:15	11:15
TOTAL																	

WIND ROSES (5 YEAR AVERAGE)
 CANBERRA, ACT Source: WillyWeather (Canberra Airport)



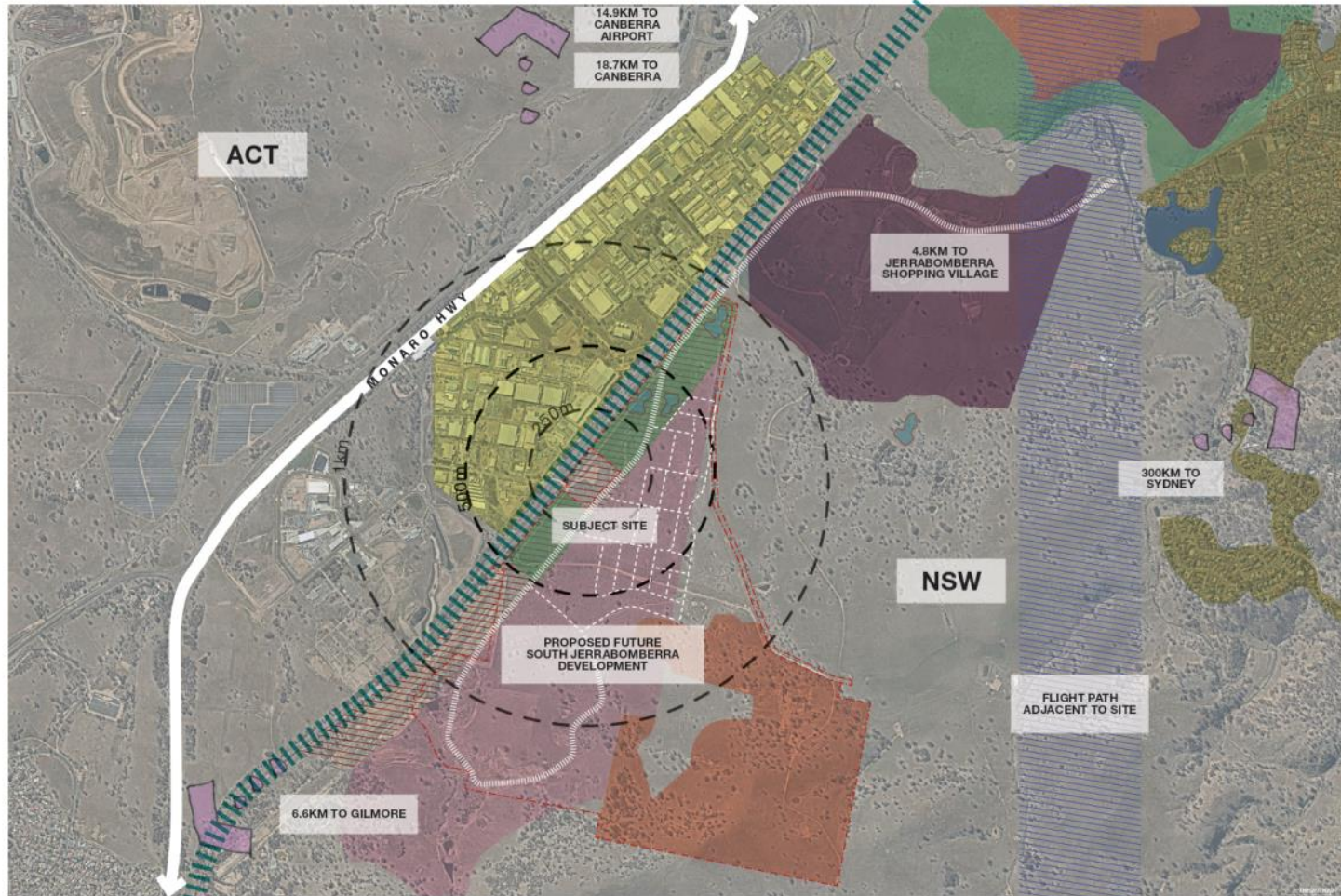
URBAN CONTEXT & SITE ANALYSIS

2.1 URBAN CONTEXT AND LOCATION

 BIKE RIDE TIME
 36 MINS TO QUEANBEYAN
 44 MINS TO CANBERRA
 CAR RIDE TIME
 14 MINS TO QUEANBEYAN
 16 MINS TO CANBERRA

Key

-  Site
<TRALEE, NSW>
- Transport**
-  Main Road
-  Secondary Road
-  Proposed Primary Road
-  Proposed Secondary Road
-  Hume Industrial Area
-  Proposed Residential Zone
-  Proposed Conservation Land
-  Proposed Recreation Land
-  Proposed Employment Lands
-  Existing Water Body
-  Existing Jerrabomberra Residential zone
-  Proposed Buffer Zone
-  Proposed Water Body
-  Decommissioned Monaro Rail (Proposed Bike Trail)



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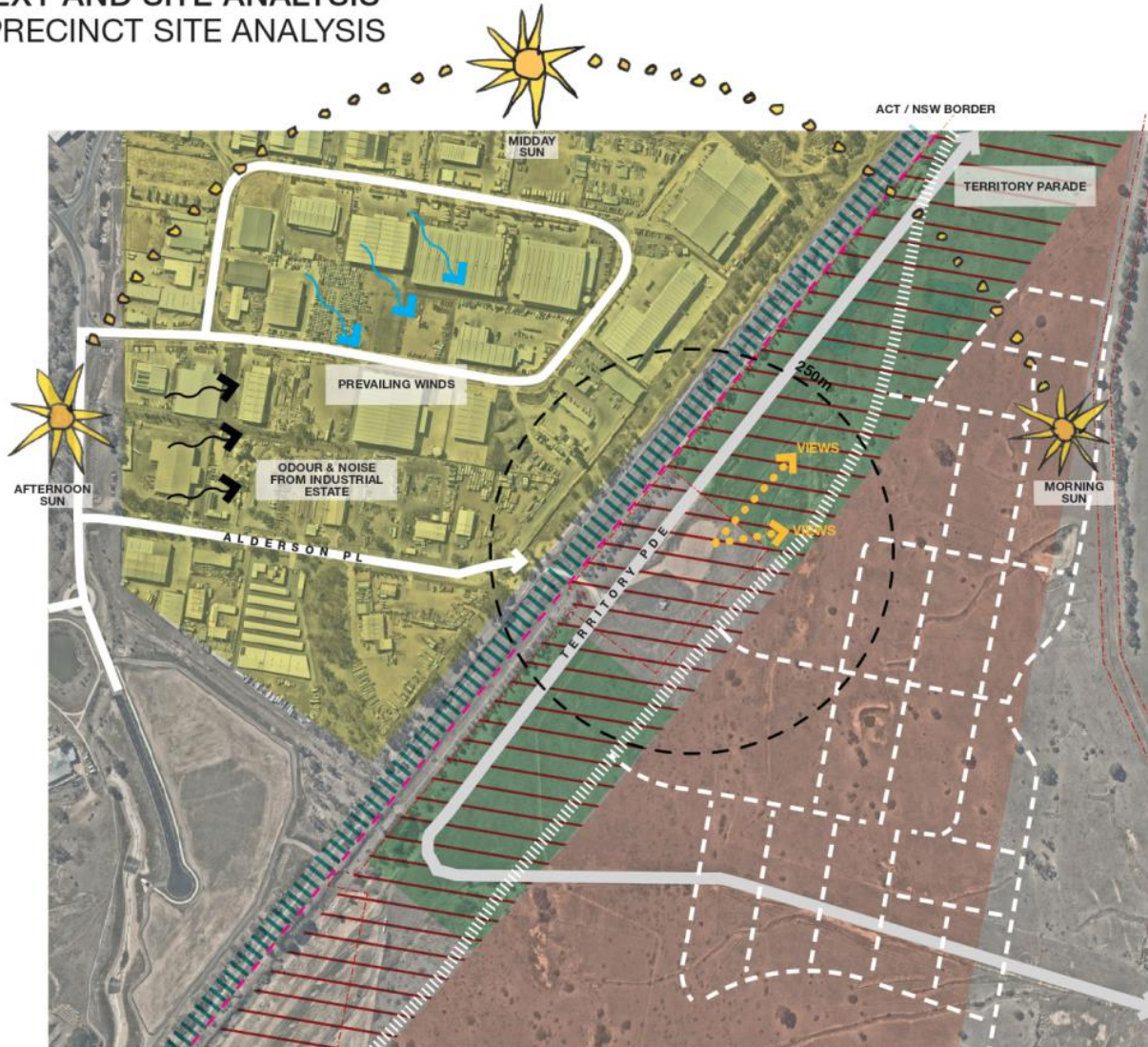
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 TRALEE, NSW

URBAN CONTEXT AND SITE ANALYSIS

2.2 EXISTING PRECINCT SITE ANALYSIS

Key

-  Site <TRALEE, NSW>
- Transport**
-  Main Road
-  Secondary Road
-  Road to be Demolished / Decommissioned
-  Proposed Primary Road
-  Proposed Secondary Road
-  Hume Industrial Area
-  Proposed Recreation Land
-  Proposed Buffer Land
-  Proposed Residential Zone
-  Proposed Water Body
-  Decommissioned Monaro Rail (Proposed Bike Trail)
-  ACT / NSW BORDER



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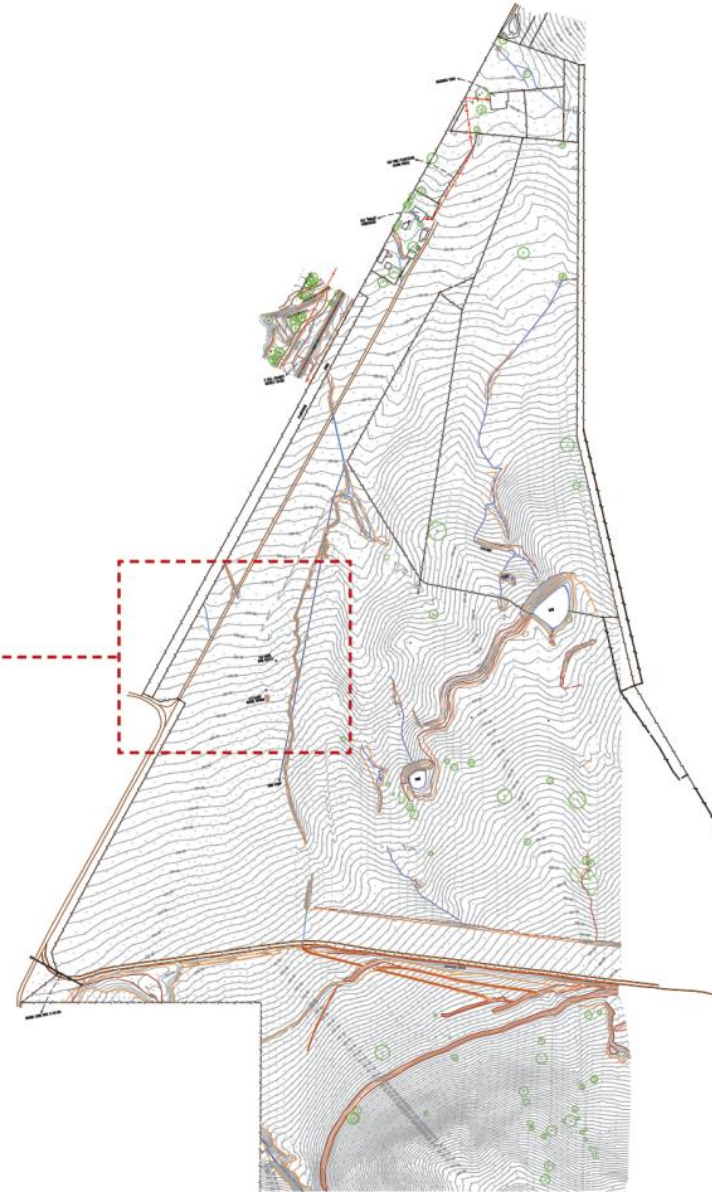
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URBAN CONTEXT AND SITE ANALYSIS

2.4 SITE SURVEY



NOTES:

- EUCALYPT TREE
- PINE TREE
- ELECTRICAL MISC
- BOTTOM BANK
- TOP BANK
- FENCE
- TAP
- WOMBAT HOLE

MAIL McDONALD BARNESLEY III
 CONSULTING SURVEYORS
 SUITE 8 BANK BUILDING
 PO BOX 64 JAMBON CENTRE ACT 2614
 Ph: 08 6581 6976 Fax: 08 6583 1074
 Email: survey@mbarnesley.com.au
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DATE: 12/51-03E1_B | DRAWN: TD | CHECKED: ME | DATE: 13 MAY 2019



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URBAN CONTEXT AND SITE ANALYSIS

2.5 SITE PHOTOS / REFERENCE IMAGES



1. Existing Shearing Shed



2. Existing Cooks's Cottage



3. Existing Site Condition looking at South Eastern direction



4. Existing Shearing shed (interior)



5. Existing Cooks's Cottage (interior)



6. Existing Site Condition looking at North Eastern direction



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TRALEE, NSW

DESIGN RESPONSE

3.1 DESIGN STATEMENT

THE COMMUNITY CENTRE

The proposed Community Centre references the archetypal utilitarian rural shearing shed, in materiality, detailing and form. Significant elements of the existing woolshed, which currently sits to the northern end of the subdivision, will be utilised in the new building. Historic roof trusses, timber slats and various other components of the working woolshed will be re-used and repurposed, bringing richness to the experience of the community that will use this building.

The siting of the Community Centre places it near the edge of the proposed commercial centre and adjacent to parkland. This location allows for convenient daily recreational use along with more formal community uses. It is intended that this building will provide a focus for the community and a diverse program of uses. The layout allows for a simple flow of spaces and provides the ability to modify the space over time based on community need. In addition, the deck, walkways and cafe provide informal opportunities for community congregation and use of the spaces.



Concept Sketch for South Jerrabomberra Community Hub



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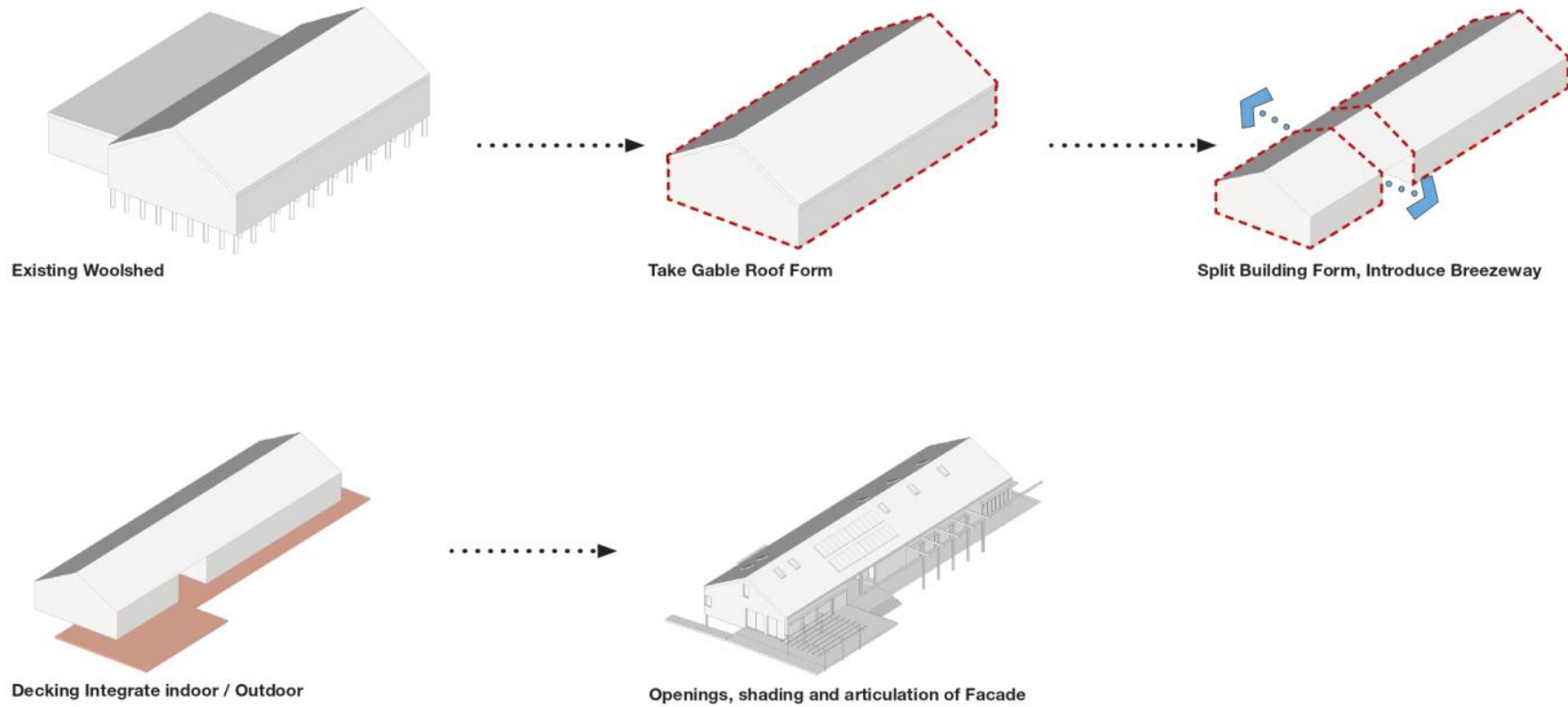
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DESIGN RESPONSE 3.2 CONCEPT DIAGRAMS



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11

DESIGN RESPONSE

3.3 SITE DESIGN PROPOSAL

Key

- 1 Community Multi-Use Room
- 2 Main Multipurpose Room / Event Space + Kitchen / Bar
- 3 Community Stage
- 4 Community Gallery
- 5 Sales Office + Kitchen
- 6 Kitchen Garden + Orchard
- 7 Children's Playground
- 8 Raised Berms + Tree Plantings
- 9 Raised / Paved Terrace + Fixed Public Seating + Interpretative / Historical Board
- 10 Public Toilets
- 11 Public Plaza
- 12 Level Change
- 13 Orchard
- 2A Event External "Spill" Zone
- ➔ Main Entry
- ➔ Secondary Entry
- ➔ Event Spill / Opening



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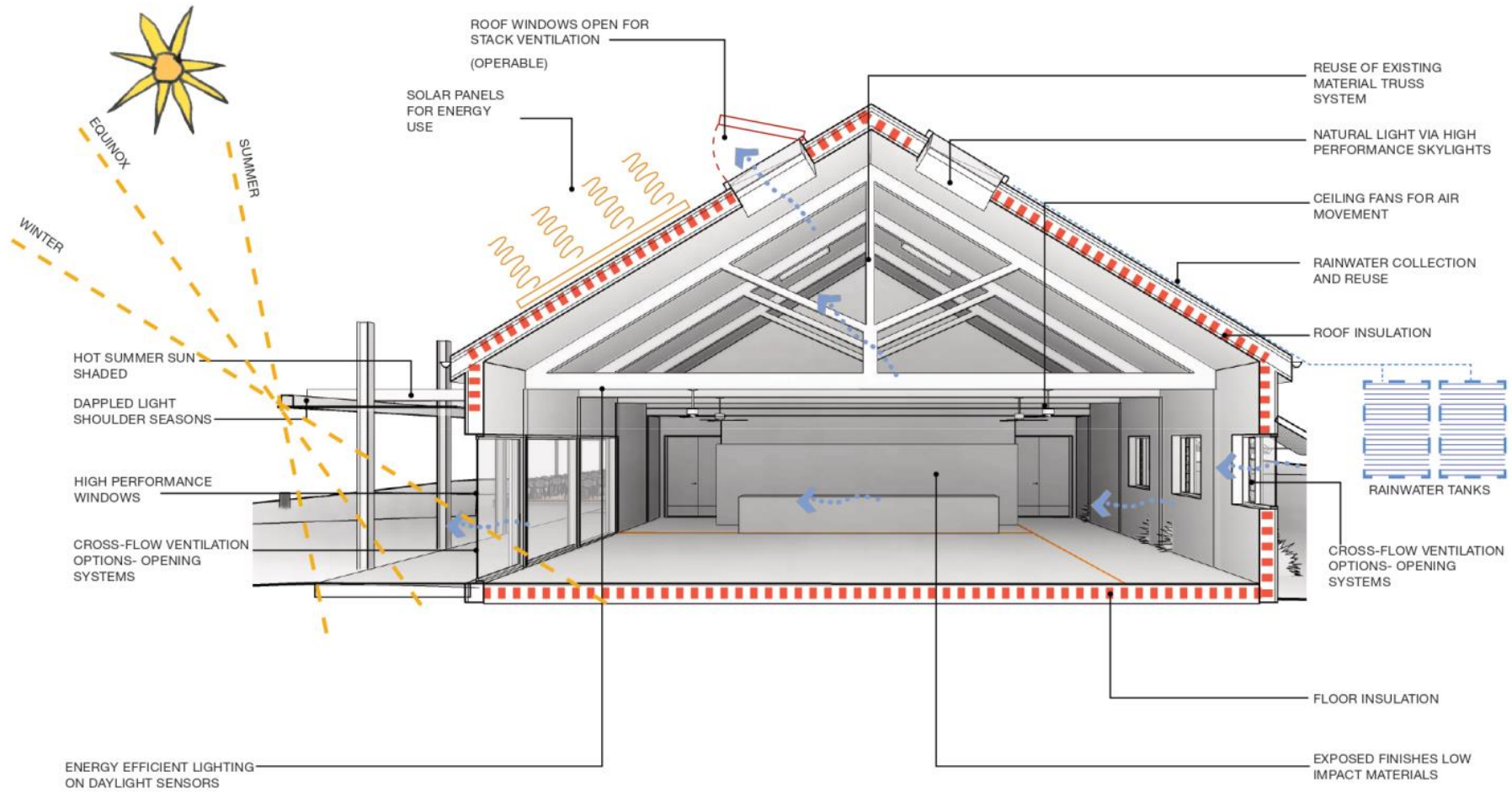
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DRAWINGS
 PROPOSED PLAN

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DESIGN RESPONSE

3.4 ESD CONCEPT PROPOSAL DIAGRAM



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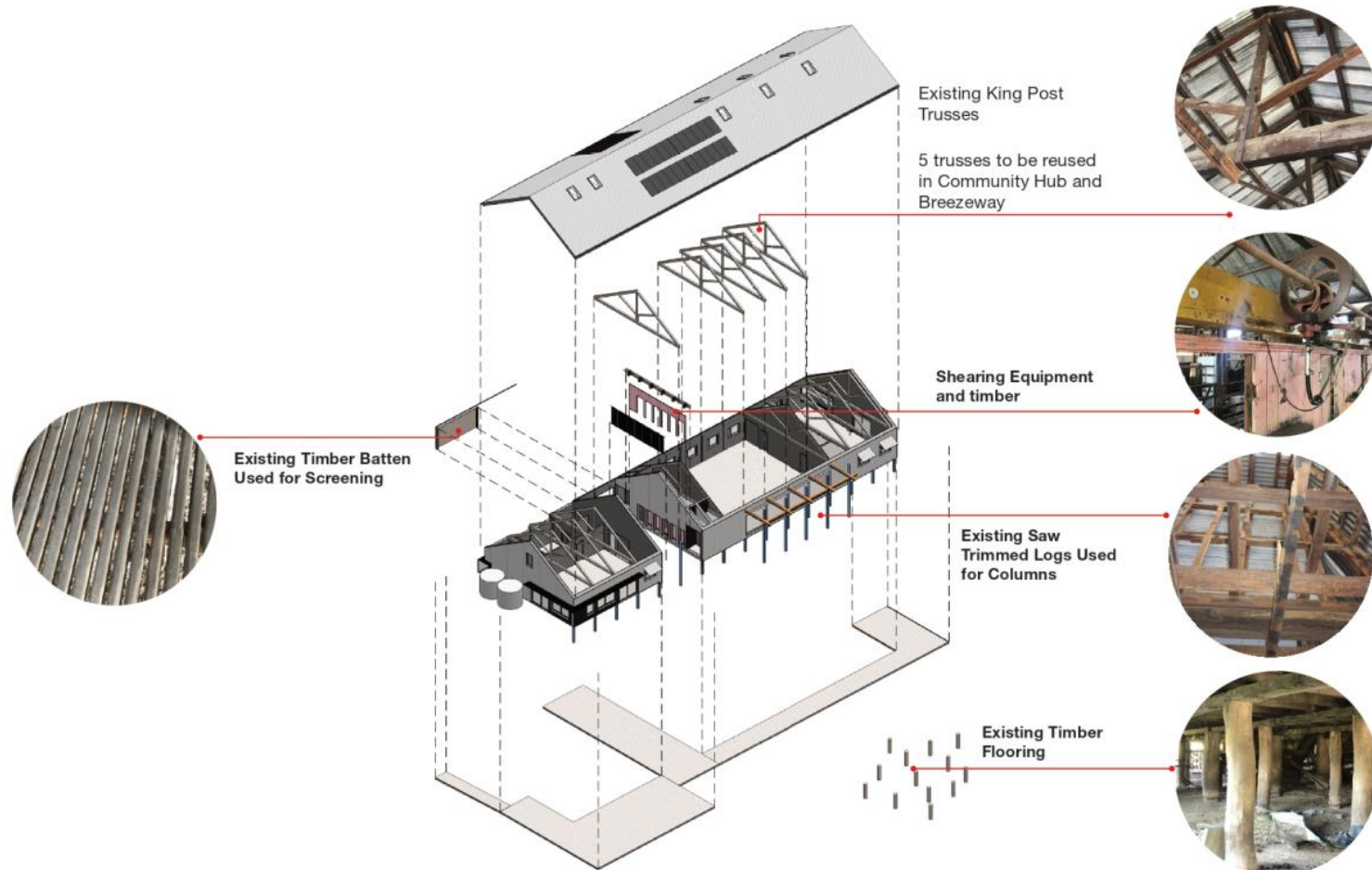
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DESIGN RESPONSE

3.5 INTENDED RE-USE OF EXISTING MATERIALS



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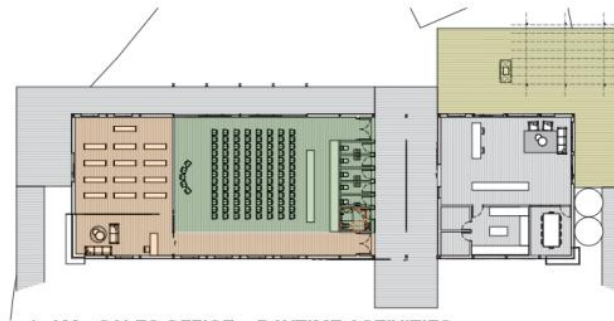
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DESIGN RESPONSE

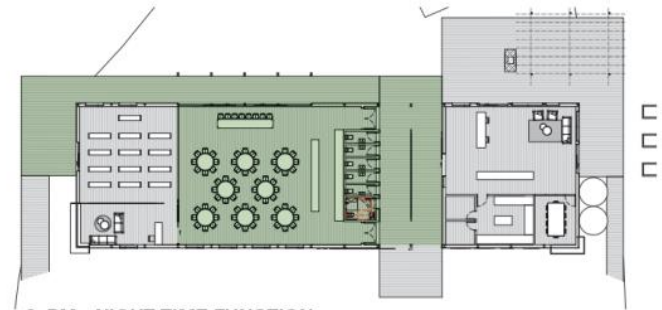
3.6 SCENARIOS TESTING

INITIAL USE

- Commercial kitchen able to provide after hours catering for events
- Sales office with 1 small meeting room
- DDA compliant toilets
- Large open floor area for community meetings and functions
- Potential Maternal Health Centre running during day time



1. AM - SALES OFFICE + DAYTIME ACTIVITIES



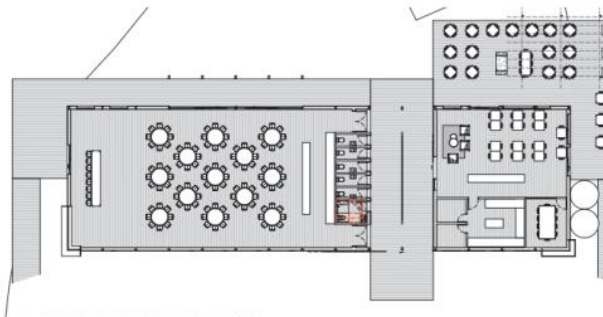
2. PM - NIGHT TIME FUNCTION

PROPOSED END USE

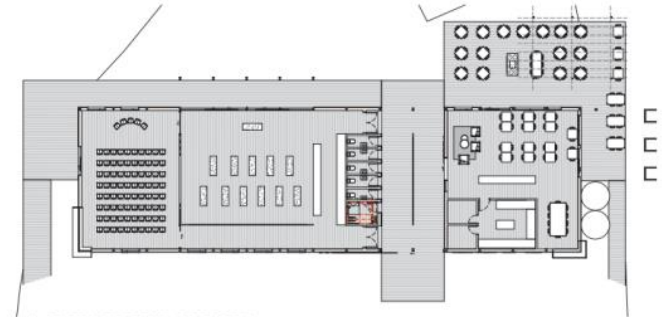
Community centre with adaptable space for various uses including:

- Community meetings/presentation/group exercises/family parties/adaptable multi-use space
- Council service outreach programs such as Maternal & Child Health Centre services
- Playgroups/informal parent/child gatherings
- Sales Office Space re-used as cafe by operator
- Co-working space & services

(Brief to be confirmed through Council discussions)



3. FUTURE SINGLE EVENT



4. FUTURE TWO EVENTS



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DESIGN RESPONSE

3.7 LOOK & FEEL



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16

DESIGN RESPONSE

3.8 DESIGN PRECEDENTS



Images (Clockwise from Left): Wye River General Store and Cafe, Wye River, Six Degrees Architects // Brae Accommodation, Birregurra, Six Degrees Architects// Fredericks/White House, Jamberoo NSW, Glenn Murcutt // Shearers Quarters, Bruny Island, TAS, John Wardle Architects// Deepwater Woolshed, Wagga Wagga, NSW, Peter Stutchbury



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17

DESIGN RESPONSE

3.9 MATERIAL PALETTE

Key

- GS** Corrugated Steel
Galvanised Metal Roof and Wall Sheeting
- EX.TB3** Existing Wall Cladding
Reused as feature wall
- ST** Black Metal or Steel
- PLY** Plywood
- TB1** Timber Flooring
Used as breezeway flooring
- EX. TB1** Recovered Saw Trimmed Logs
- SIGN** Proposed Painted Signage
- EX. TC 2** Existing Timber Batten
Reused as Screen
- EX. ST** Repurposed Screens Steel
- CB** Colorbond Steel



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DESIGN RESPONSE

3.10 3D VIEW 1



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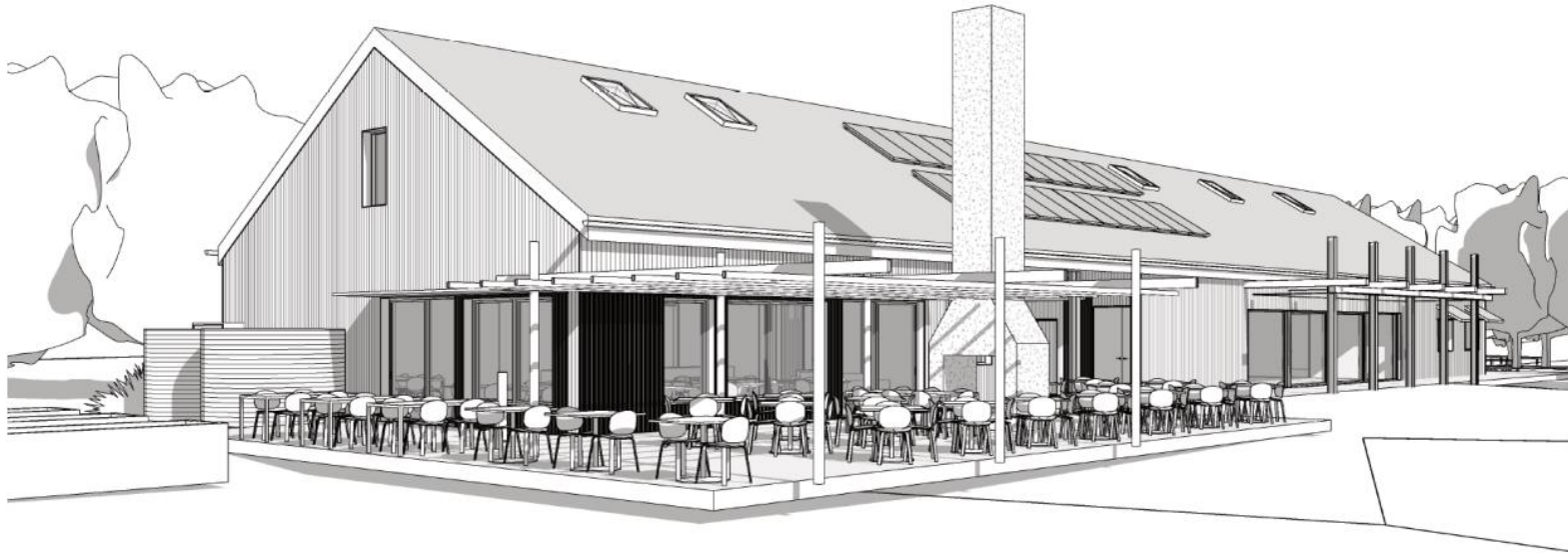
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DESIGN RESPONSE

3.10 3D VIEW 2



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20

4. DEVELOPMENT SUMMARY

TOTAL GFA	MULTIPURPOSE	MEETING ROOMS	SALES OFFICE	KITCHEN	CIRCULATION SERVICES & STORE	COMMUNAL TERRACE
0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²
507.8 m ²	308.2 m ²	18.7 m ²	101.3 m ²	39.4 m ²	40.3 m ²	403.6 m ²



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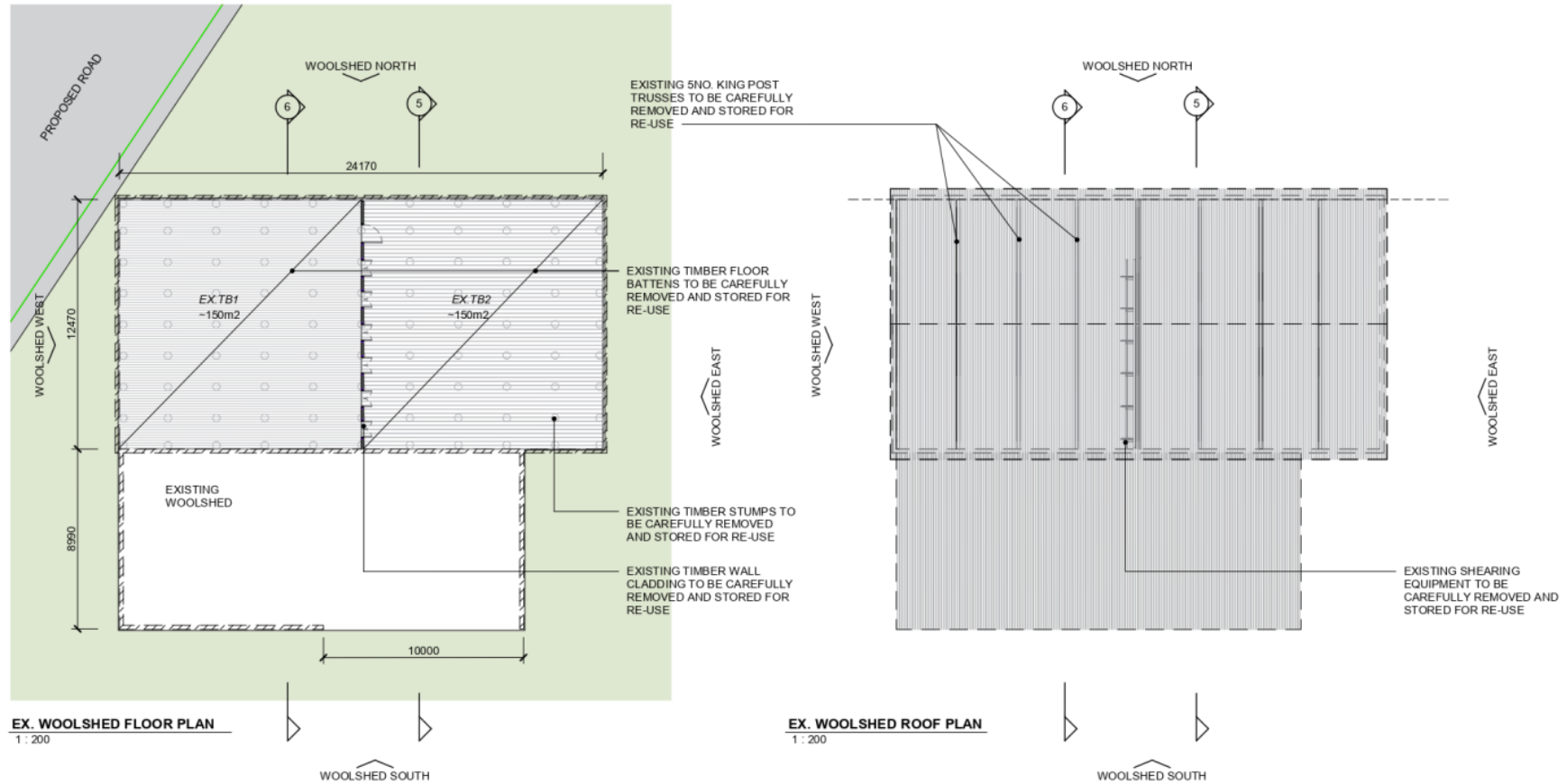
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DRAWINGS

5.1 EXISTING WOOLSHED



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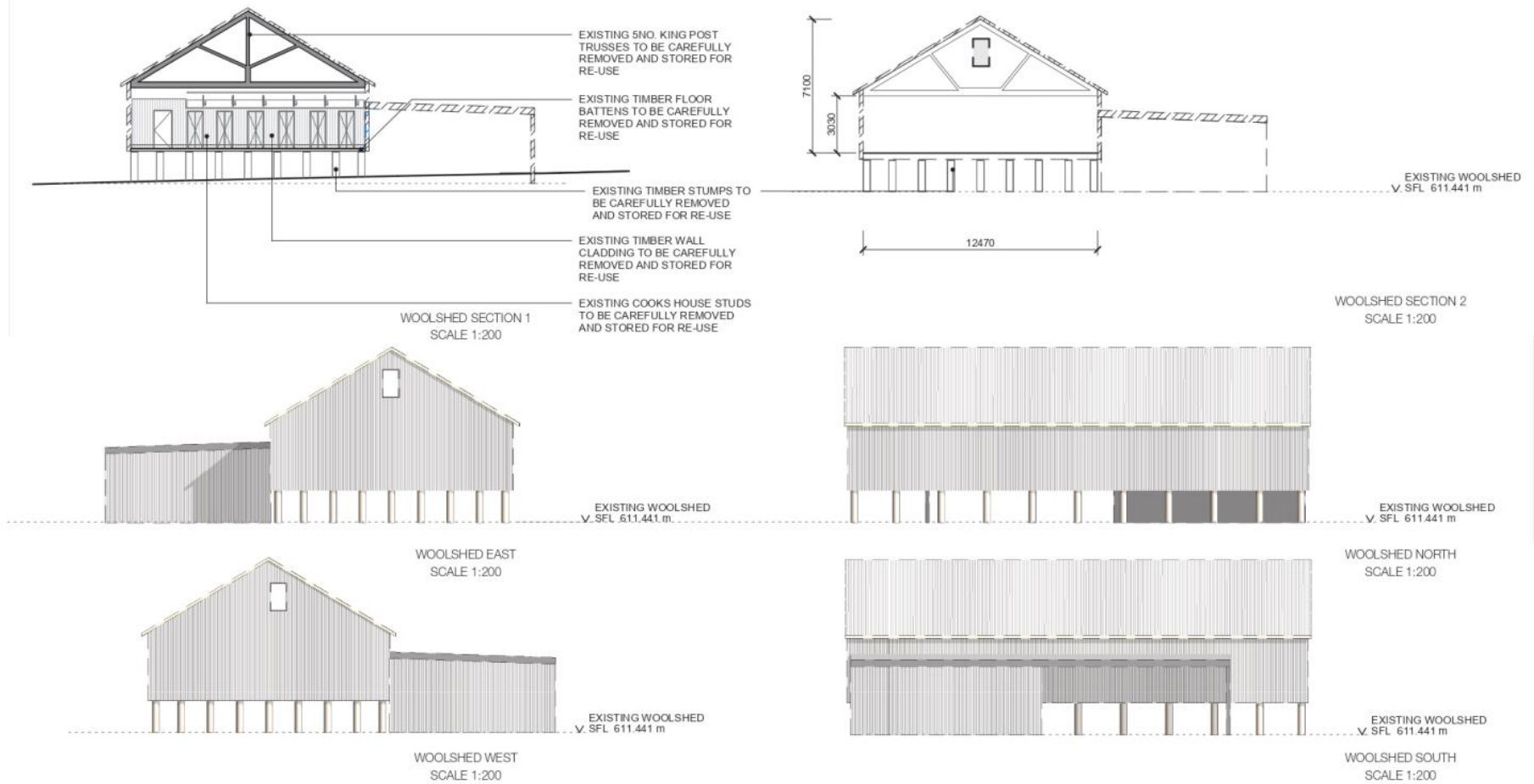
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DRAWINGS
 EXISTING PLAN

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DRAWINGS

5.1 EXISTING WOOLSHED



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DRAWINGS
 EXISTING
 ELEVATION

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DRAWINGS
5.2 PROPOSED SITE PLAN



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 Development Application
 November 2018

SCALE
 1:500
 @A3 NORTH

DRAWINGS
 LOCATION PLAN & SITE
 PLAN

SOUTH JERRABOMBERRA COMMUNITY CENTRE
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DRAWINGS
5.3 LOCATION PLAN



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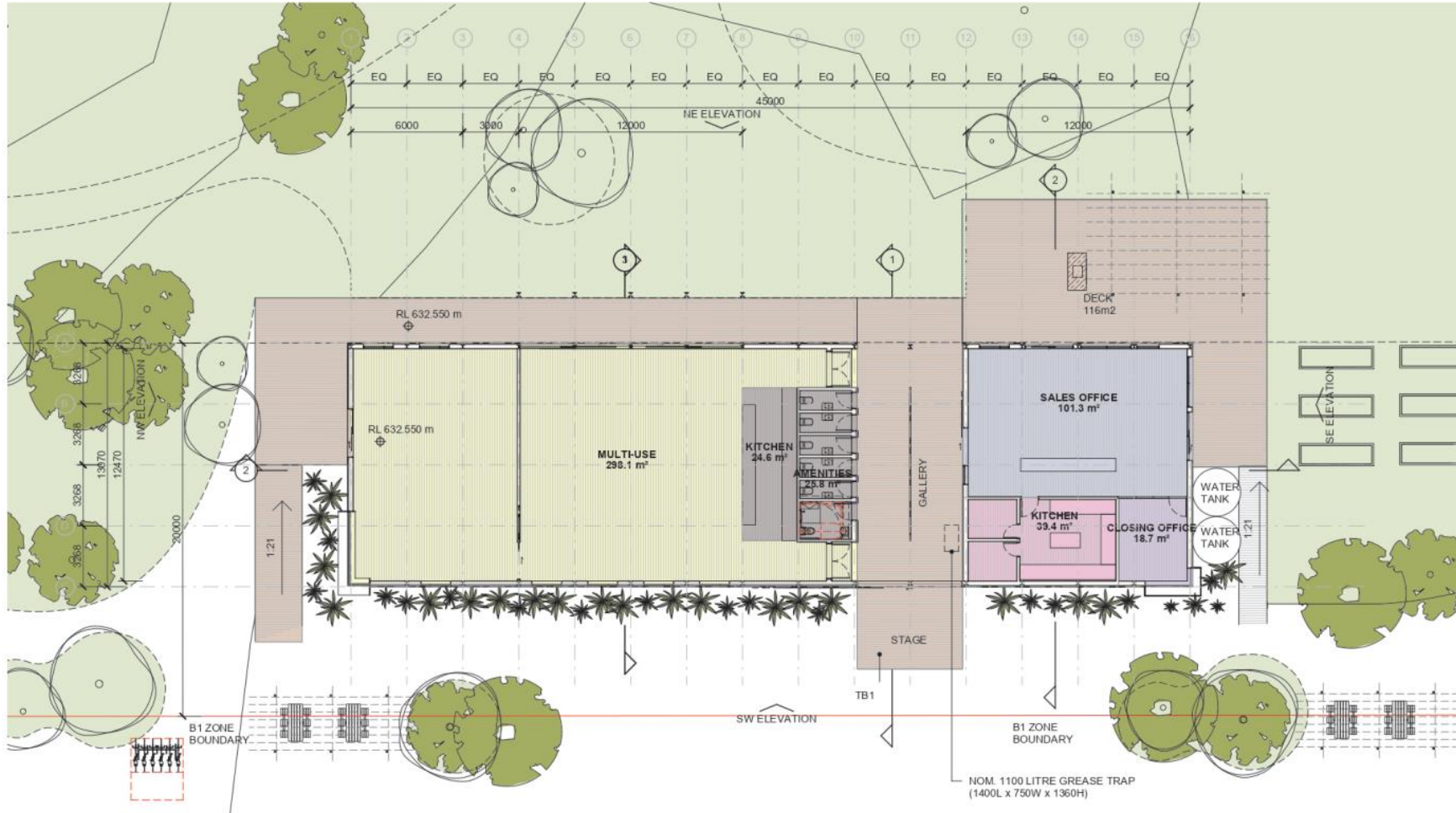
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DRAWINGS
 LOCATION PLAN & SITE
 PLAN

SOUTH JERRABOMBERRA COMMUNITY CENTRE
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DRAWINGS

5.4 PROPOSED GROUND PLAN



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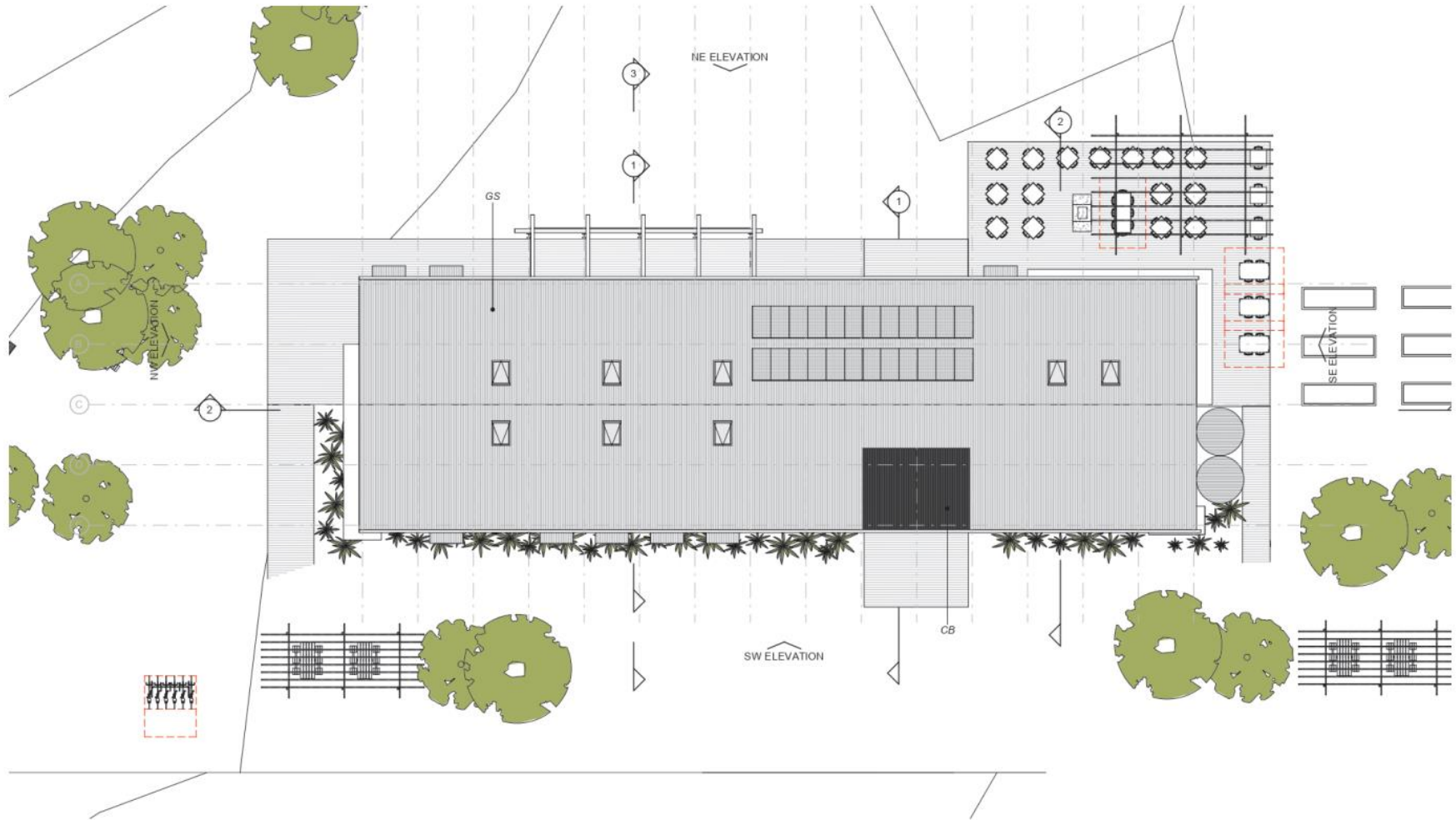
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5.5 PROPOSED ROOF PLAN



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5.6 PROPOSED ELEVATIONS



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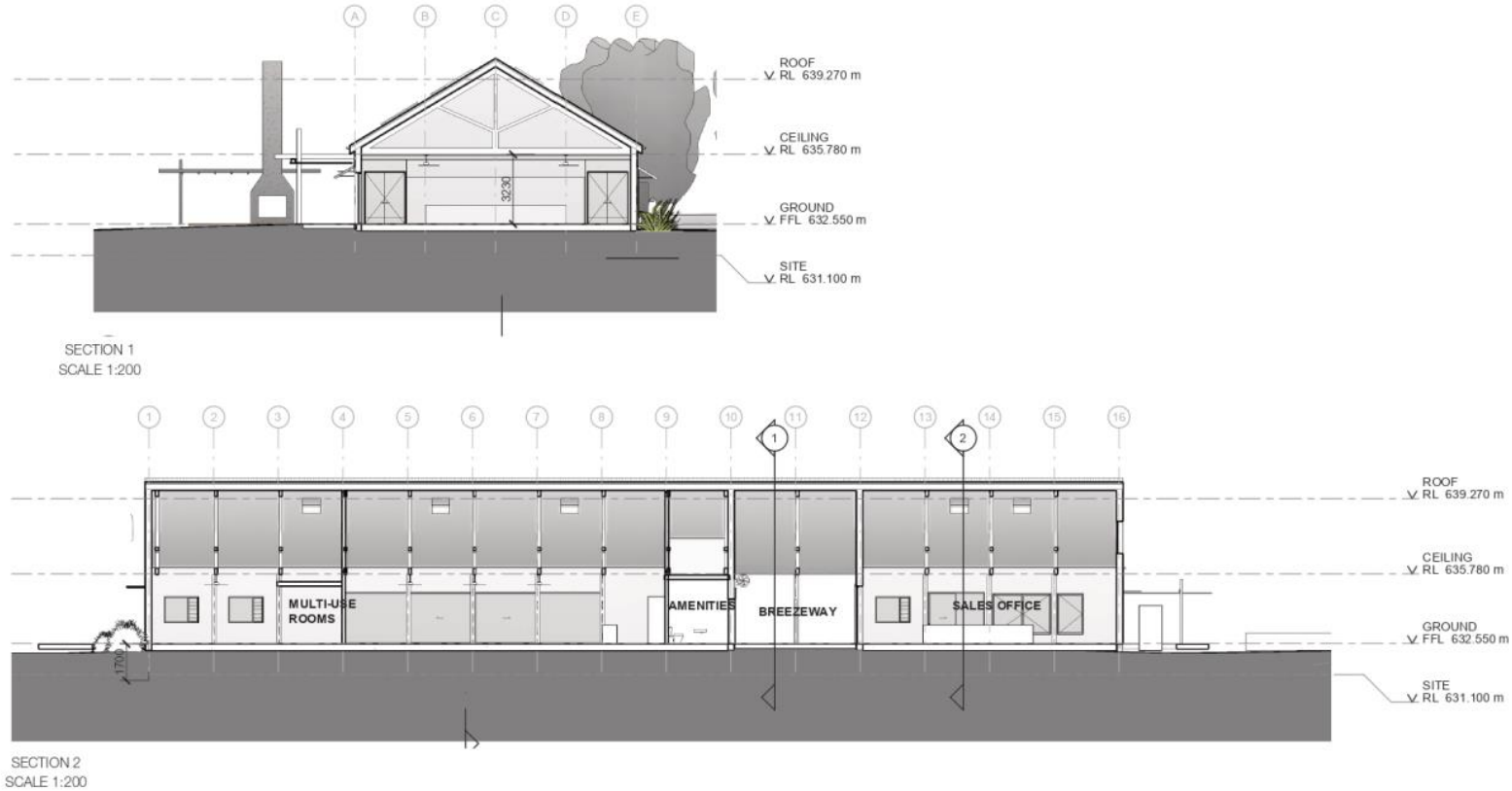
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5.7 PROPOSED SECTIONS



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5.8 EXISTING COOK'S COTTAGE SITE PHOTOS



Existing Cook's Cottage Exterior



Existing Cook's Cottage Exterior)



Existing Cook's Cottage Interior



6. Existing Cook's Cottage Exterior



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30

DESIGN RESPONSE - SPORTS PAVILION DESIGN STATEMENT

Cook's Cottage Shelter/ Pavilion

Further to the north, and adjacent to the future community sporting field, currently sits the dilapidated Cook House, another remnant building from the old farm. While most of this structure is irreparable, acknowledging its existence and its importance as a 'marker' of the original homestead is a key component of our heritage strategy for these works.

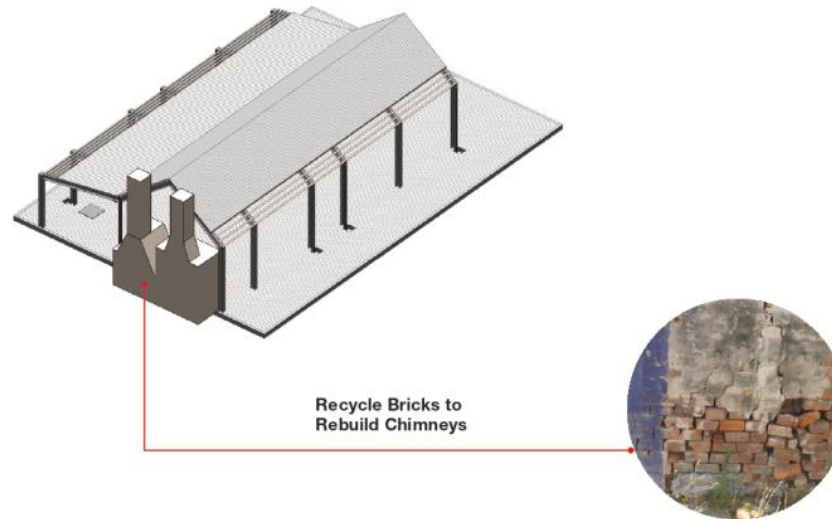
We intend to keep the ghost of this building, in both form and footprint, but to repurpose it as a shelter and BBQ area adjacent to the sporting field so that it becomes part of ongoing memory on the site.

The form and roof line of the old building is maintained through a new simple steel structure. This structure also provides the support for the two remnant fireplaces and chimneys that will be repaired and retained.

We proposed relocating the structure 20m east of its current location, primarily for safety. We are keen to develop buffer zones of landscape to areas where people, especially young people are likely to congregate.

In order that the physical location, and not just the form of the building memory is retained, we propose establishing a 'Cook's Cottage Garden' around a paved footprint of the original cottage. This paved footprint will mirror that constructed for the new BBQ pavilion, so that the connection is as obviously maintained as possible. We also propose interpretative signage in the garden.

A slip lane and car park is proposed to support the pavilion's use to the north of this area, and a toilet block immediately east of that.



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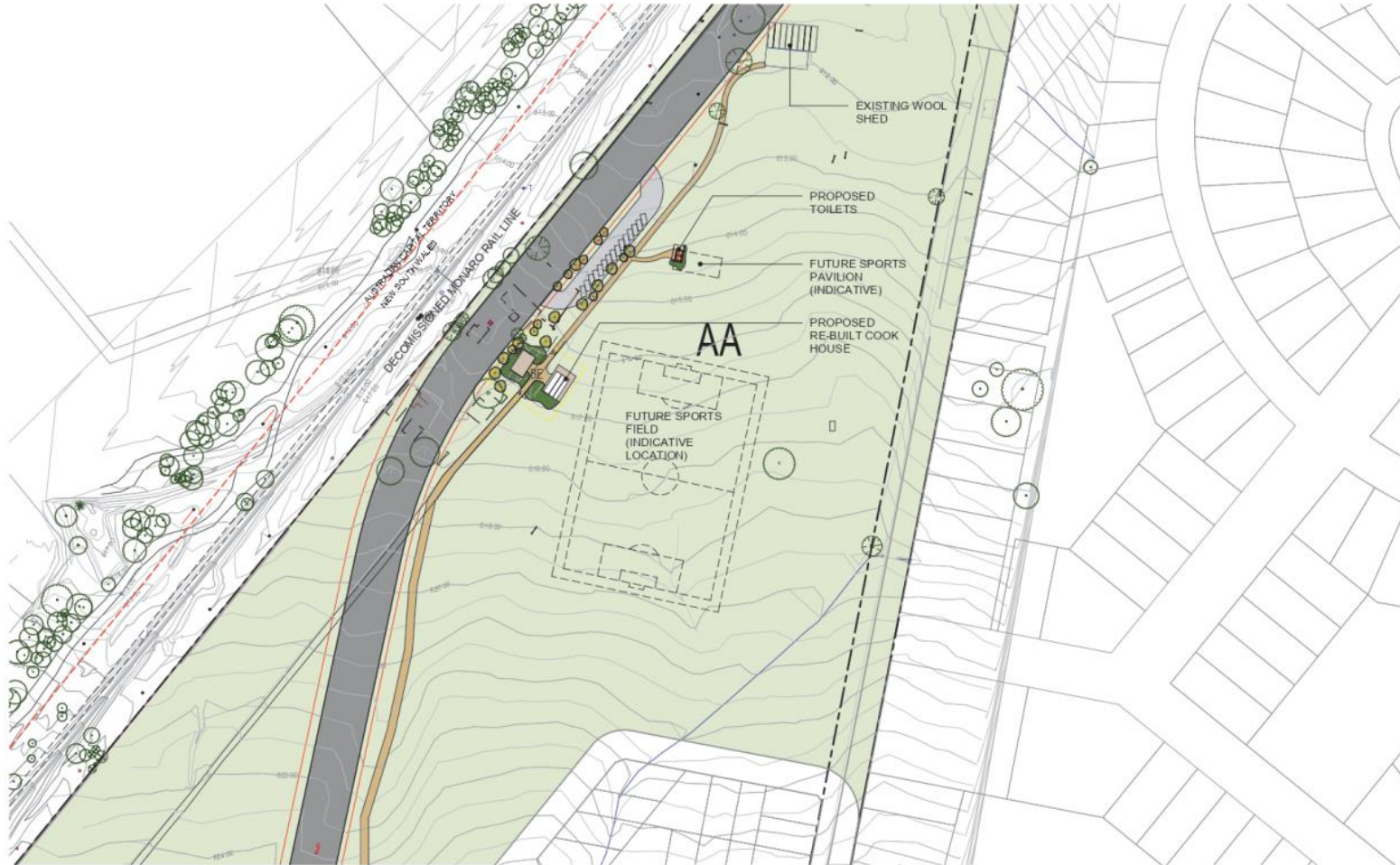
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5.9 SPORTS PAVILION LOCATION PLAN



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5.9 SPORTS PAVILION



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5.9 SPORTS PAVILION FLOOR PLAN



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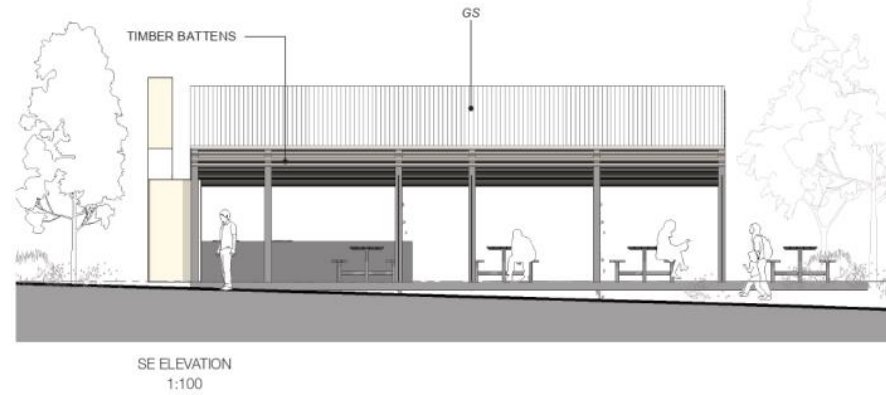
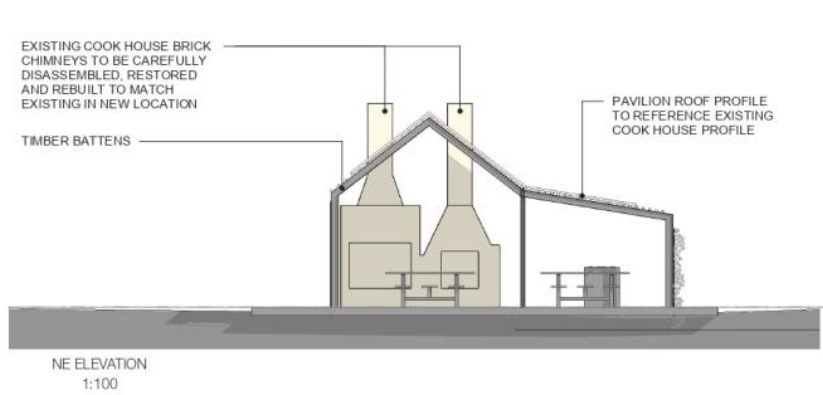
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5.9 SPORTS PAVILION ELEVATIONS



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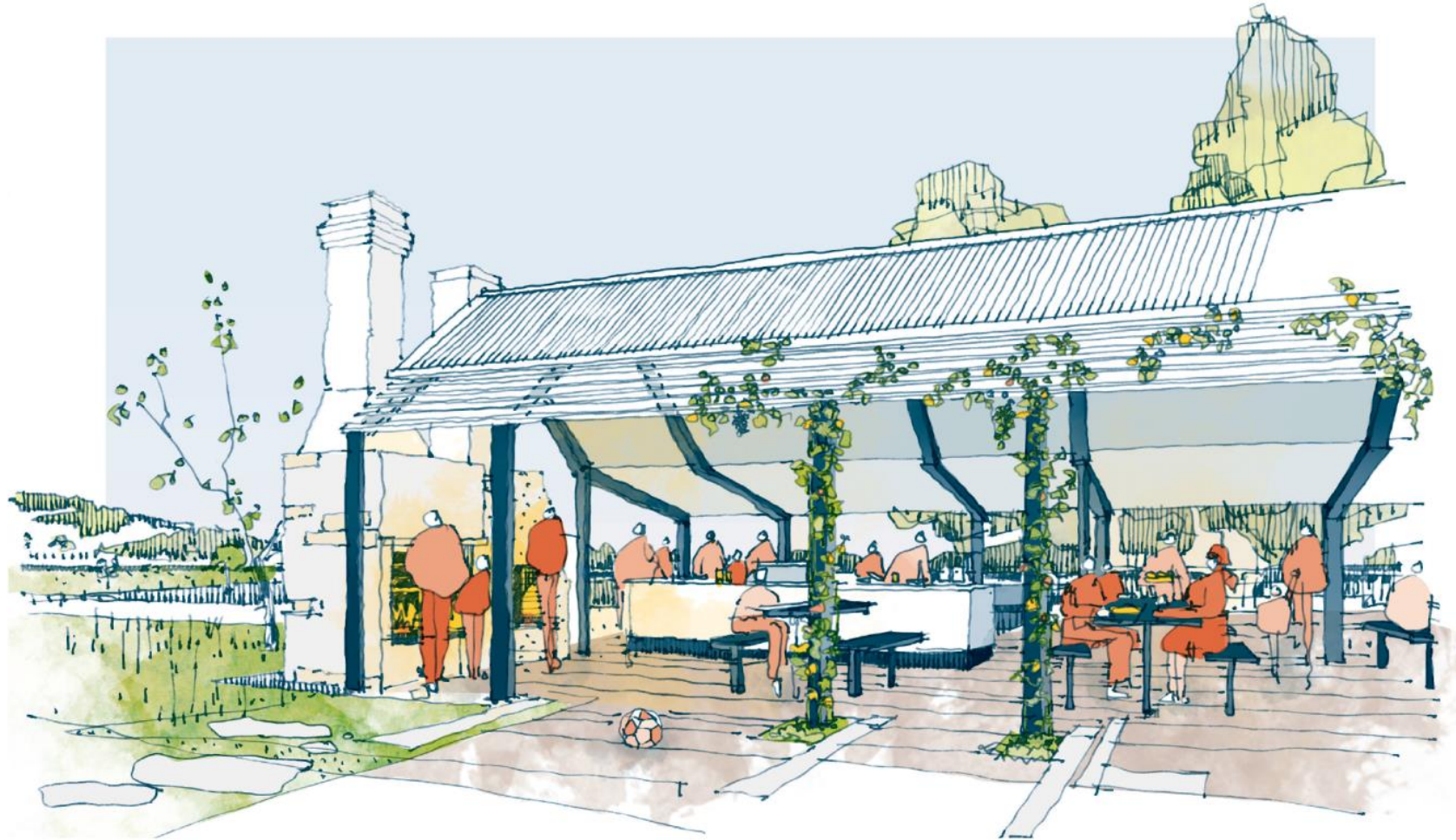
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5.9 SPORTS PAVILION 3D CONCEPT SKETCH



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LOCATION PLAN
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PROJECT STH JERRABOMBERRA COMMUNITY CENTRE ANDERSON PLACE NSW DRAWING TITLE **LOCATION PLAN**

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DRAWING No. **TP02** REVISION



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SITE PLAN
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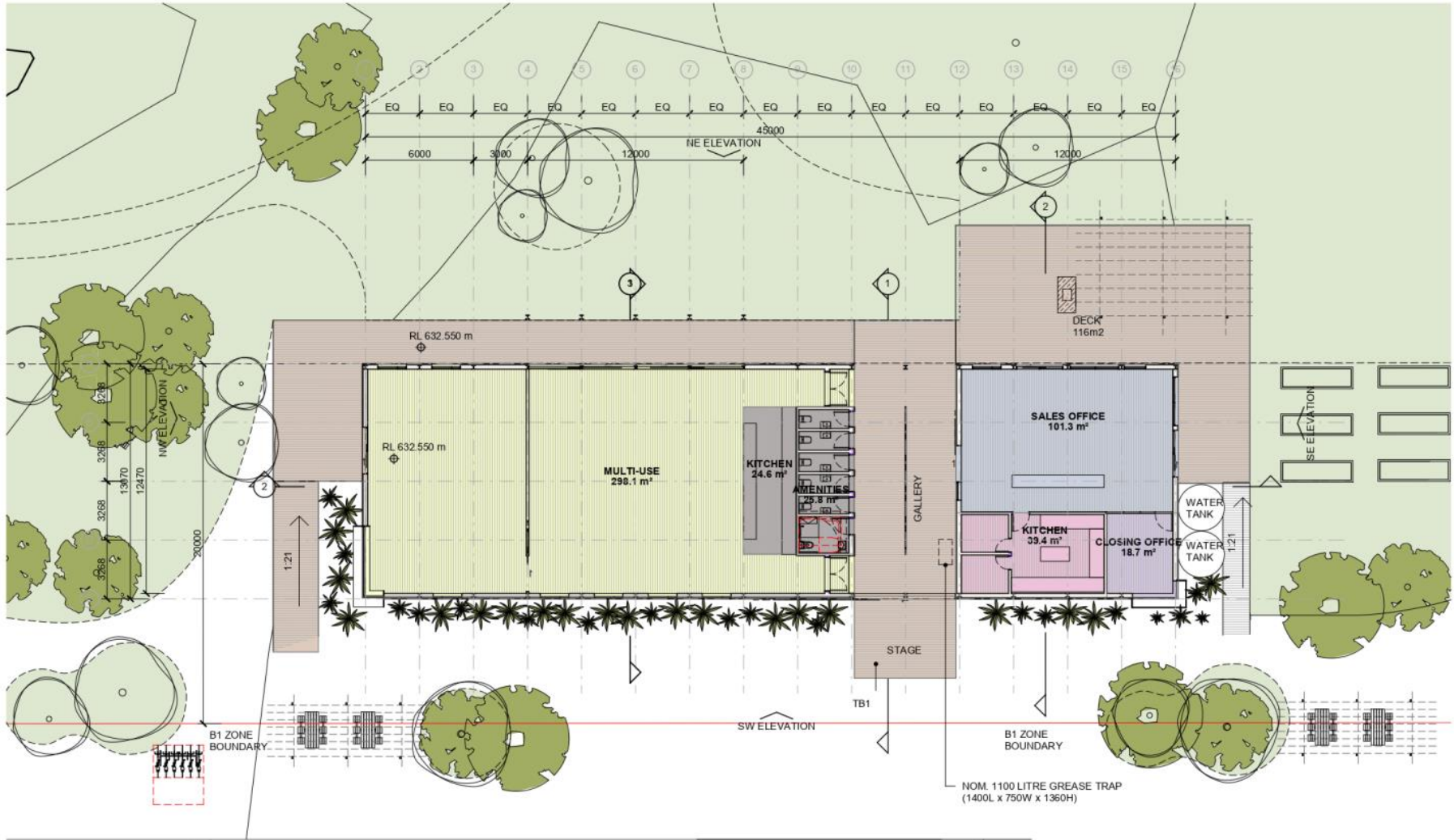
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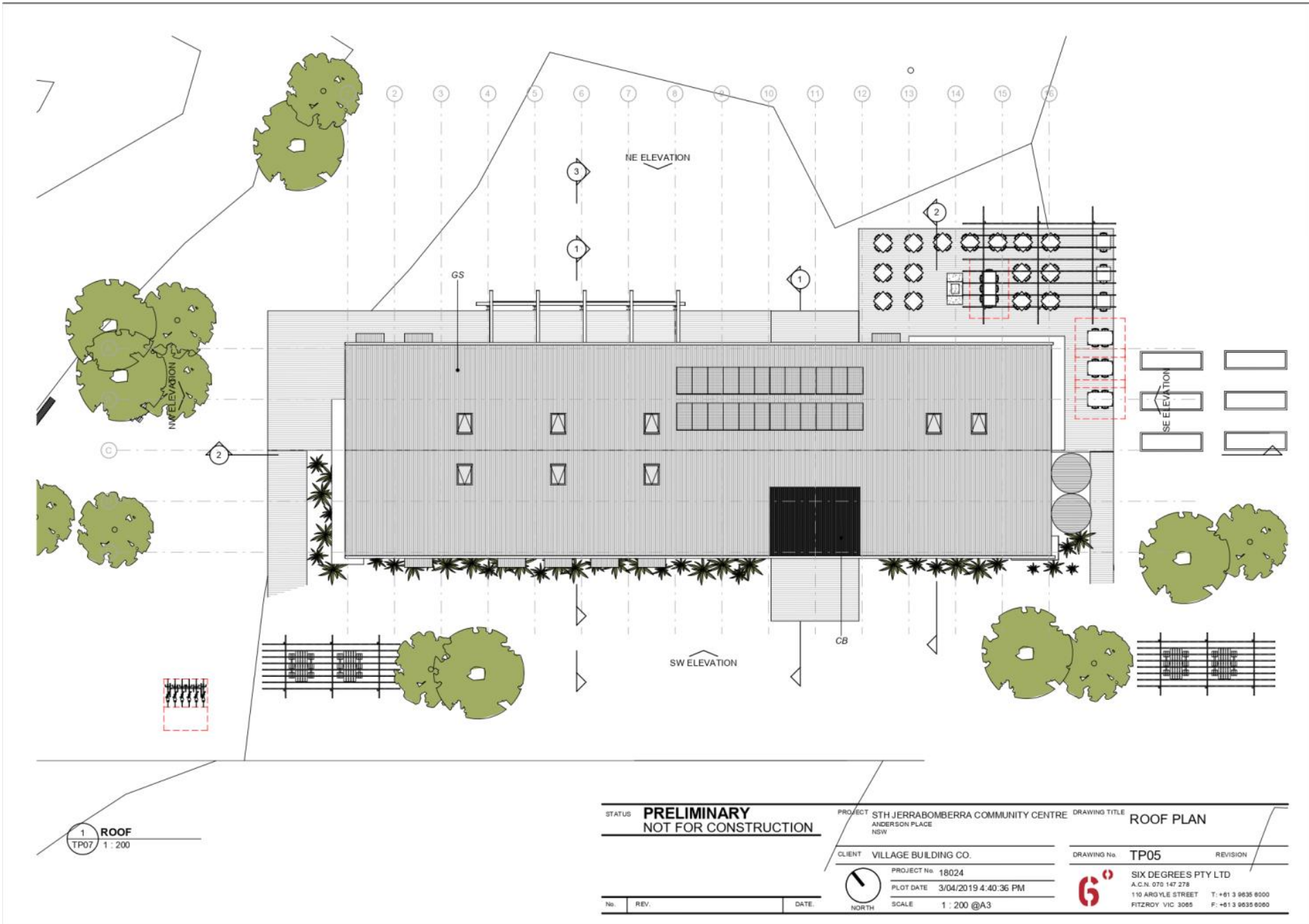
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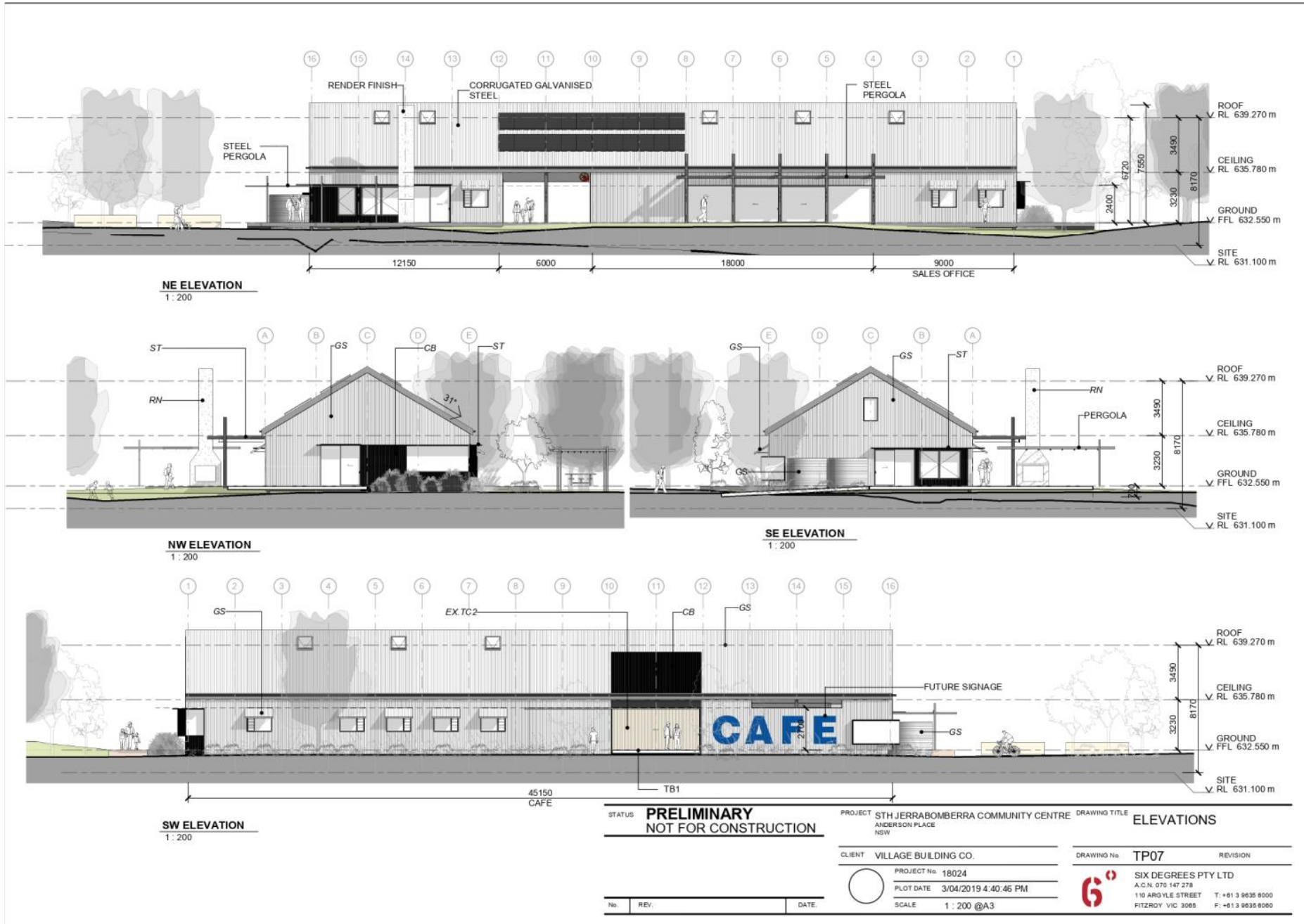
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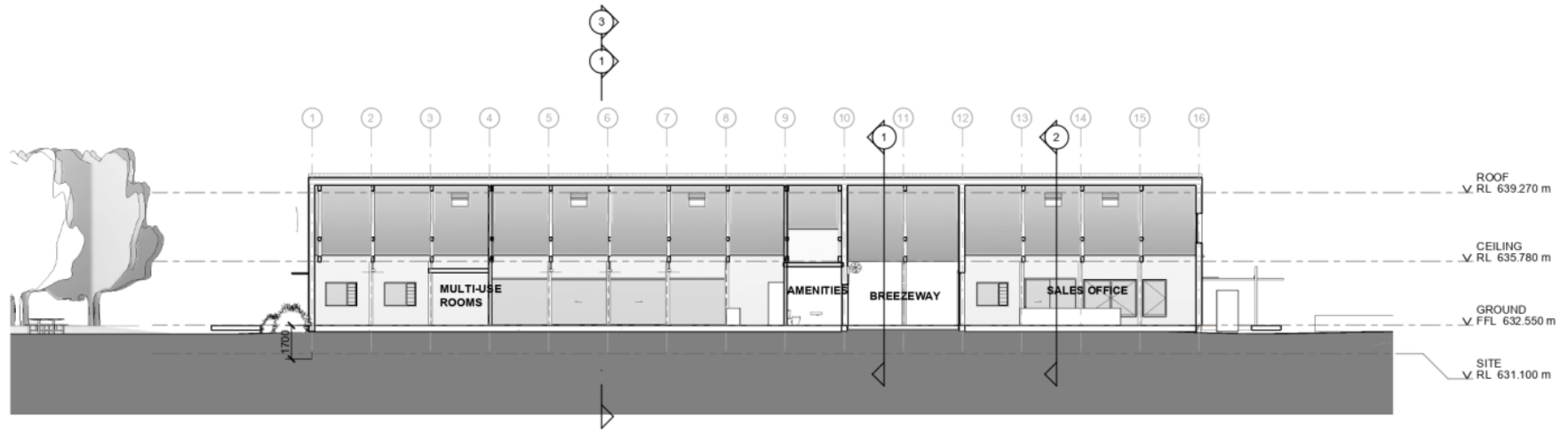
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PROJECT No. 18024

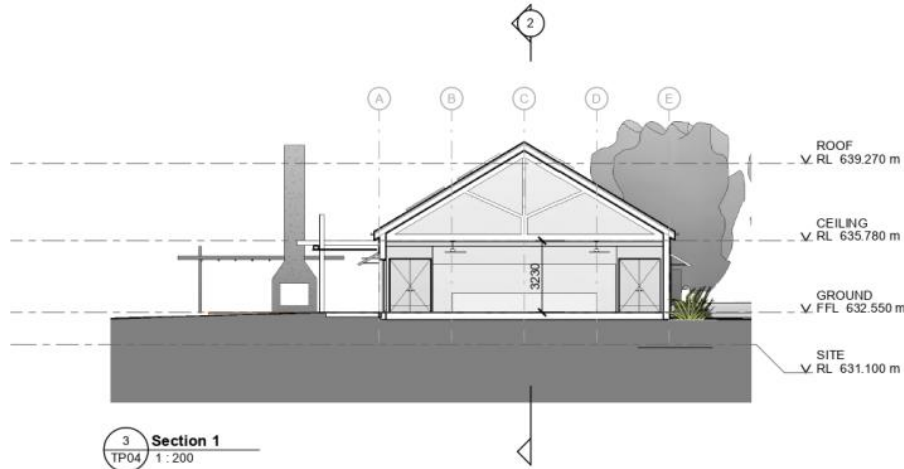
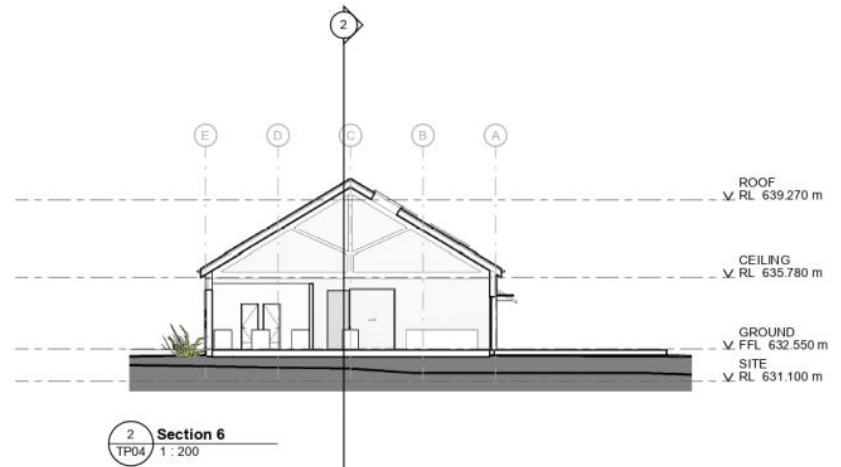
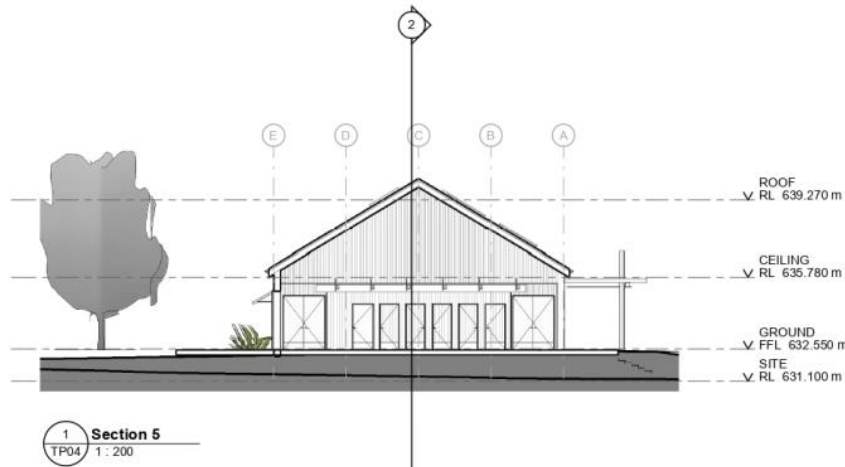
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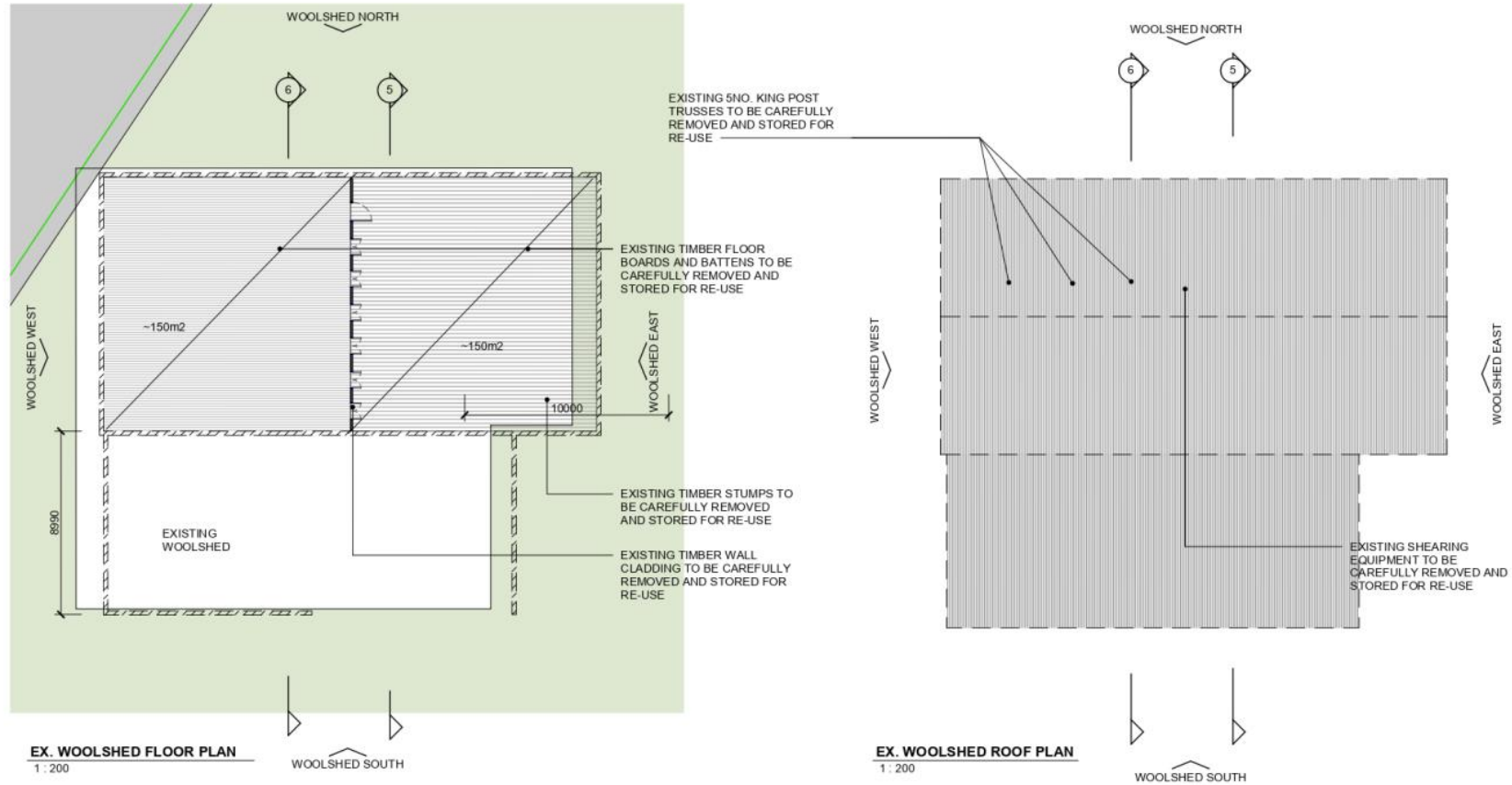


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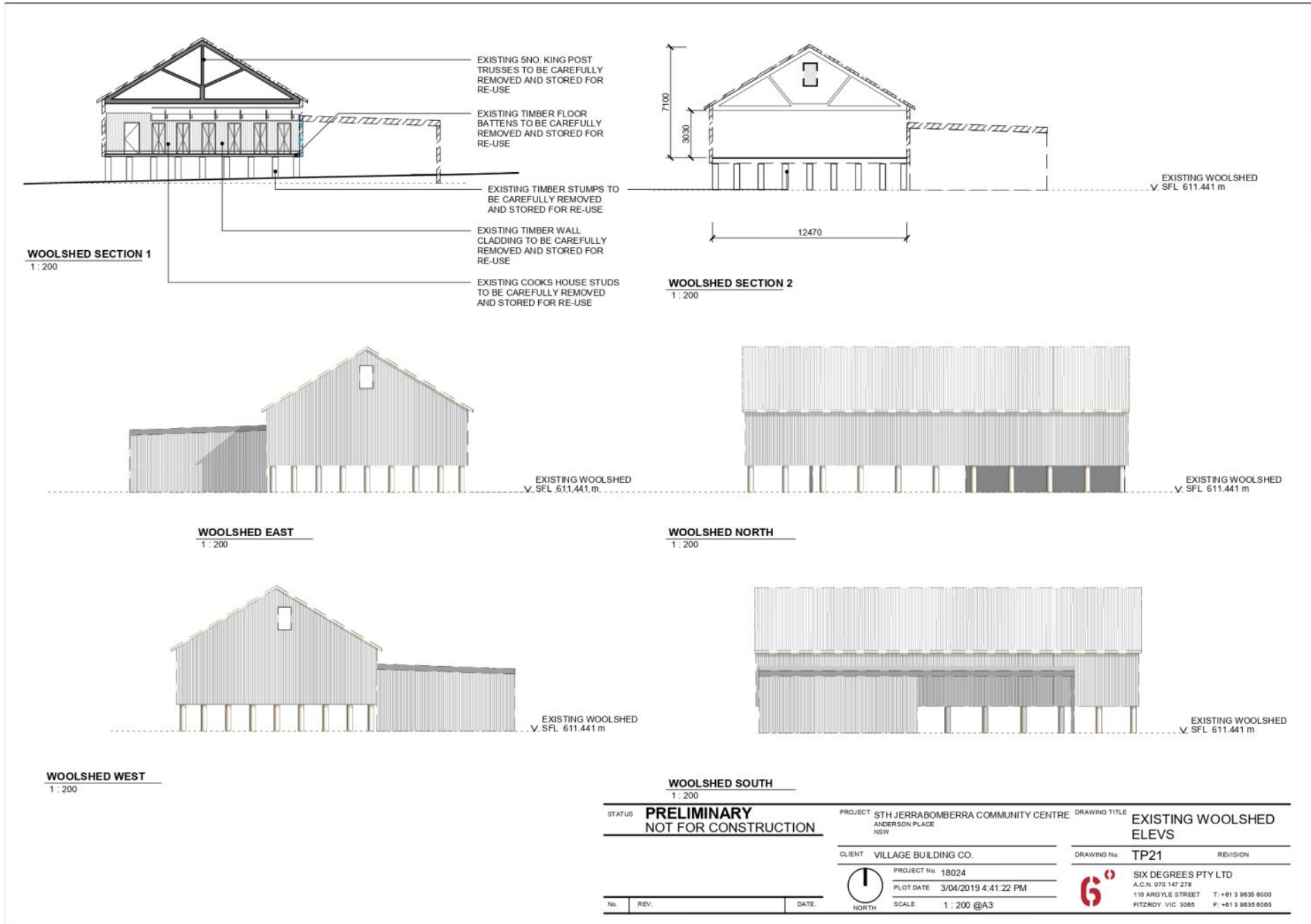
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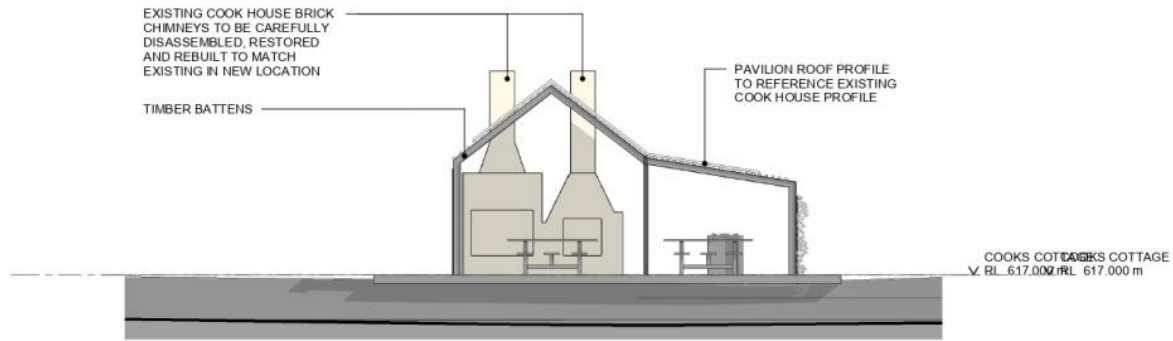
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DRAWING TITLE **SPORTS PAVILION**

CLIENT VILLAGE BUILDING CO.

DRAWING No. **TP33** REVISION

PROJECT No. 18024

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ELTON CONSULTING

B Heritage Impact Assessment and Opportunities Report

Heritage Impact Assessment and Opportunities Report

South Jerrabomberra Residential Subdivision - Woolshed and Shearers' Quarters (Cook House)

April 2019



**Navin
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Project Manager: Nicola Hayes
Authors: Kylie Christian and Nicola Hayes
Internal review: Susan McIntyre-Tamwoy
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Local Government Area: Queanbeyan Palerang

Document revision status

Author	Revision number	Internal review	Date issued
Kylie Christian	1.1	Nicola Hayes	29 March 2019
Nicola Hayes	2.1	Following client review	2 April 2019
Nicola Hayes	3.0	Final	3 April 2019

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EXECUTIVE SUMMARY

The South Jerrabomberra residential subdivision seeks to offer a semi-rural lifestyle alternative that is still located within a fifteen-minute commute of Canberra's CBD. The site contains two extant examples from its wool production era, namely the Woolshed and Shearers' Quarters (Cook House). The proposal essentially seeks the demolition of these two items, with design consideration given for the adaptive repurposing of elements of the existing buildings into the new construction of a community centre and sports pavilion.

This report aimed to review the design, treatment and opportunities of the proposal within the NSW heritage framework and to address the heritage assessment of these remaining buildings.

Generally, the proposal will remove the physical buildings from their existing locations and configurations and adaptively reuse and reinstate elements and materials into the new facilities. The proposal has been developed after consideration of various options such as retention and reuse, opting for an adaptive reuse of fabrics as much as possible and respect for the overall aesthetic of the building's significant features. The project makes a conscious effort to retain and respect aspects of the heritage and history of the site and buildings, whilst creating new community facilities for the anticipated residential growth development.

Several alternative options for both buildings were considered prior to the current proposal being chosen as the finalised option. The fact that neither item is heritage listed but have heritage potential was also considered when deciding on an appropriate approach to achieve the best possible heritage outcomes.

The developer and designer's commitment to best interpretation standards will ensure that mitigation of the demolition impact is managed and that a continued understanding of the place will be maintained for locals and visitors

~ oOo ~

TABLE OF CONTENTS

1	INTRODUCTION.....	1
1.1	BACKGROUND	1
1.2	INFORMATION PROVIDED	1
1.3	SITE LOCATION.....	1
1.4	METHODOLOGY	2
1.5	AUTHOR IDENTIFICATION	3
1.6	THE PROPOSAL	3
1.7	LIMITATIONS OF THE REPORT	4
1.8	TERMINOLOGY.....	4
1.9	ABBREVIATIONS	5
2	HERITAGE CONTEXT.....	7
2.1	STATUTORY FRAMEWORK REQUIREMENTS	7
2.1.1	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	7
2.1.2	<i>New South Wales Heritage Act 1977</i>	7
2.1.3	<i>Heritage and Conservation Register (Section 170 Register)</i>	9
2.1.4	<i>Environmental Planning Instruments</i>	9
2.2	HERITAGE LISTINGS	9
2.3	STATEMENT OF SIGNIFICANCE.....	11
3	HISTORICAL OVERVIEW, PHYSICAL DESCRIPTION AND CONDITION	13
3.1	THE SHEARERS' QUARTERS (COOK HOUSE).....	13
3.1.1	<i>History and Physical Description</i>	13
3.1.2	<i>Condition</i>	14
3.2	WOOLSHED.....	14
3.2.1	<i>History and Physical Description</i>	14
3.2.2	<i>Condition</i>	15
4	PROPOSED DEMOLITION AND DESIGN.....	17
4.1	DESIGN STATEMENT.....	17
4.2	TRALEE HOMESTEAD COMPLEX.....	17
4.3	THE NEW COMMUNITY CENTRE AND SPORTS PAVILION.....	17
5	ASSESSMENT OF HERITAGE IMPACT	21
6	CONCLUSION AND RECOMMENDATIONS	23
6.1	RECOMMENDATIONS	23
7	REFERENCES	24
Figures		
	Figure 1 Google Earth showing the site location (circled in yellow).....	2
	Figure 2 Google Maps aerial view showing the site and remaining buildings – Woolshed and Shearers' Quarters (Cook House). All other buildings have been demolished on the site.	2
	Figure 3 Concept sketch for South Jerrabomberra Community Hub.....	3
	Figure 4 Concept sketch for South Jerrabomberra Sports Pavilion	4
	Figure 5 Queanbeyan LEP 2012 Heritage Map of Tralee showing no items or conservation areas listed in the vicinity.....	10
	Figure 6 View of the Shearers' Quarters (Cook House) showing missing doors, windows and displaced wall fabric.....	13
	Figure 7 Images showing the current condition of the Shearers' Quarters (Cook House) building.....	14

Figure 8 Images showing the current condition of the Woolshed both internally and externally.....16

Figure 9 3D conceptualisation of the new Community Centre.18

Figure 10 Concept Diagram for the reuse of the Woolshed elements and features into the new Community Centre.....19

Figure 11 Concept Design showing intended re-use of existing materials into the new building.....19

Figure 12 Elevation of proposed new Sports Pavilion reusing the existing bread oven and fireplace from the Cook House.....20



1 INTRODUCTION

1.1 Background

The Village Building Co. is seeking to provide additional information and assessment to Queanbeyan-Palerang Regional Council (QPRC) on the heritage significance of the Woolshed and Cook House buildings located on the proposed development site for South Jerrabomberra residential area.

The Development Application being sought includes the demolition of these two buildings, with elements being repurposed into the proposed community centre and sporting pavilion. Navin Officer has been asked to:

- Provide an updated assessment of the heritage significance of these two buildings;
- Provide an assessment on the impact of the demolition of these two buildings;
- Review the proposal and undertake an options analysis;
- Review the proposed design in terms of good heritage practices and standards;
- Provide recommendations for further mitigation measures, best heritage practices, and opportunities.

1.2 Information Provided

The following information, legislative requirements and reports were considered when writing this report:

- Report on Tralee Homestead and Woolshed prepared by Navin Officer Heritage Consultants Pty Ltd (July 2013).
- South Tralee Residential Area and Northern Entry Road – Cultural Heritage Archival Recordings prepared by Navin Officer Heritage Consultants Pty Ltd (January 2015).
- Tralee Station History and Site Plans prepared by Navin Officer Heritage Consultants Pty Ltd (June 2018).
- South Tralee Residential Subdivision, NSW – Cultural Heritage Technical Paper prepared by Navin Officer Heritage Consultants Pty Ltd (December 2018).
- South Jerrabomberra Marketing Suite and Community Centre Development Application Report prepared by Six Degrees Architects (January 2019).
- Development Proposal – Community Centre and associated works prepared by Elton consulting (February 2019).
- South Jerrabomberra Development Control Plan 2015 – Part 8 Environmental Management.
- Queanbeyan Local Environmental Plan (South Tralee) 2012.

1.3 Site Location

The South Jerrabomberra Development is located 18.7km from Canberra, 6.6km from Gilmore and is bounded to the northwest by the ACT/NSW border. The former Tralee Homestead, including associated buildings, is situated within the development area with most of the buildings now demolished.

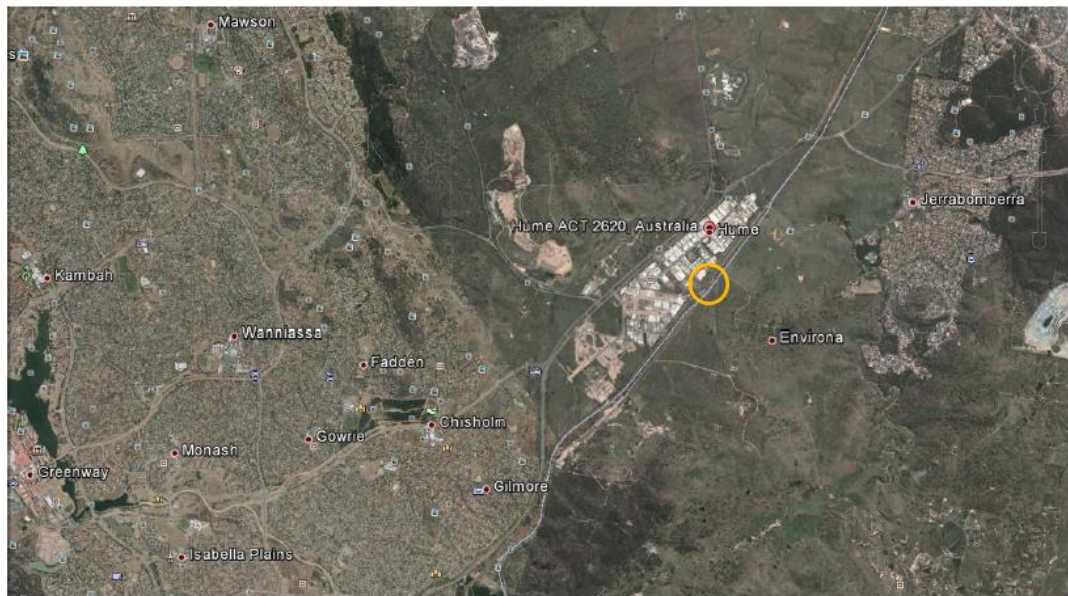


Figure 1 Google Earth showing the site location (circled in yellow).



Figure 2 Google Maps aerial view showing the site and remaining buildings – Woolshed and Shearers' Quarters (Cook House). All other buildings have been demolished on the site.

1.4 Methodology

This Heritage Assessment and Opportunities Report has been prepared in accordance with the NSW Office of Environment and Heritage guidelines 'Assessing Heritage Significance' (2001). The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 2013. The proposal has been considered against the relevant controls and provisions contained within the Queanbeyan Local Environmental Plan (South Tralee) (LEP) 2012 and the South Jerrabomberra Development Control Plan (DCP) 2015.



1.5 Author Identification

The following report has been prepared by Kylie Christian and Nicola Hayes.

Unless otherwise stated, all drawings, illustrations and photographs are the work of the author/s.

1.6 The Proposal

Concept design plans have been developed by Six Degrees Pty Ltd, Architects. On a broad level the proposal will allow for the:

- Repurposing of elements of the remnant structures, i.e.. Woolshed and Shearers' Quarters (Cook House), into new, community buildings on site;
- To visibly and practically integrate original fabrics, interpretive elements, and historical information into the design of the new buildings.

On a more detailed level, the proposal includes:

- Demolition of the remaining two buildings;
- The retention, conservation and rebuilding of the brick chimneys from the original Cook House into the new sports pavilion site which is located 20m from the current location;
- Reuse of significant elements of the existing woolshed, such as roof trusses, timber slats, timber stumps, shearing equipment and timber, into the design of the new community centre;
- Inclusion of interpretive elements and devices to mitigate the heritage impact of the demolition.



Figure 3 Concept sketch for South Jerrabomberra Community Hub



Figure 4 Concept sketch for South Jerrabomberra Sports Pavilion

1.7 Limitations of the Report

This report only applies to the two extant buildings, the Woolshed and Shearers' Quarters (Cook House), which the proposal seeks to demolish. Whilst all care and due diligence has been taken in the preparation of this report, Navin Officer Heritage Consultants cannot be held accountable for errors or omissions arising from the constraints of available information.

This report does not consider the Aboriginal heritage context as this has been addressed in previous reports.

The historical overview provided as an appendix provides enough historical background to provide an understanding of the place in order to assess the significance and provide relevant recommendations, however, it is not intended to be an exhaustive history of the site.

1.8 Terminology

The terminology in this report follows definitions presented in The Burra Charter. Article 1 provides the following definitions:

Adaptation means modifying a place to suit the existing use or a proposed use.

Compatible use means a use that respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

Conservation means all the processes of looking after a place so to retain its cultural significance.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including components, fixtures, contents, and objects.



Maintenance means the continuous protective care of the fabric and setting of a place and is to be distinguished from repair. Repair involves restoration or reconstruction.

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Reconstruction means returning the place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

Related place means a place that contributes to the cultural significance of another place

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Setting means the area around a place, which may include the visual catchment.

Use means the functions of a place, as well as the activities and practices that may occur at the place.

1.9 Abbreviations

The following are common abbreviations which may be used within this report:

Burra Charter	The Australia ICOMOS Charter for Places of Cultural Significance 2013
DCP	Development Control Plan
DoL	NSW Department of Lands
DP&E	NSW Department of Planning and Environment
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning and Assessment Act 1979
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999
EPI	Environmental Planning Instrument
GG	NSW Government Gazette
Heritage Act	New South Wales Heritage Act 1977
HIS	Heritage Impact Statement
ICOMOS	International Council on Monuments and Sites
IHO	Interim Heritage Order
LEP	Local Environmental Plan
LGA	Local Government Area
ML	Mitchell Library
NP&W Act	National Parks and Wildlife Act 1974
NT Register	Register of the National Trust (NSW)



OEHL	Office of Environment and Heritage
RAI	Royal Australian Institute of Architects
RNE	Register of the National Estate
SA	State Archives NSW
SEPP	State Environmental Planning Policy
SHI	State Heritage Inventory
SHR	State Heritage Register
SLNSW	State Library of New South Wales
SoHI	Statement of Heritage Impact

Refer also to the document Heritage Terms and Abbreviations, published by the Heritage Office and available on the website: <http://www.environment.nsw.gov.au/heritage/index.htm>.



2 HERITAGE CONTEXT

2.1 Statutory Framework Requirements

The following section summarises the relevant statutory context, including heritage listings, Acts, and environmental planning instruments which are relevant to the site and its cultural heritage.

2.1.1 Environment Protection and Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) defines nine matters of national environmental significance several of which may apply to historic cultural heritage places. Actions that will negatively impact on matters of national environmental significance require referral to the Dept of Environment and Energy. In particular, the Act established two heritage lists:

- **Commonwealth Heritage List:** for significant items owned or managed by Commonwealth Government agencies.
- **National Heritage List:** for items assessed as being of national cultural significance.

The EPBC Act also provides the means of implementing Australia's obligations under the World Heritage Convention.

No part of the study area appears on either the Commonwealth Heritage List or the National Heritage List.

The Register of the National Estate was a register that was closed in 2007. It has been superseded by the Commonwealth, National Heritage Lists and the various state and territory heritage registers. The RNE is now retained as an archive of information about more than 13,000 places throughout Australia. Inclusion on the list implies no statutory obligations.

No part of the study area appears on the Register of the National Estate.

2.1.2 New South Wales Heritage Act 1977

The Heritage Council is the approval authority under the Heritage Act for works to an item on the State Heritage Register (SHR). Section 57(1) of the Heritage Act identifies the need for Heritage Council approval if the work involves the following tasks:

- demolishing the building or work;
- damaging or despoiling the place, precinct or land, or any part of the place, precinct or land;
- moving, damaging or destroying the relic or moveable object;
- excavating any land for the purpose of exposing or moving the relic;
- carrying out any development in relation to the land on which the building, work or relic is situated, the land that comprises the place, or land within the precinct;
- altering the building, work, relic or moveable object;
- displaying any notice or advertisement on the place, building, work, relic, moveable object or land, or in the precinct; or
- damaging or destroy any tree or other vegetation on or remove any tree or other vegetation from the place, precinct or land.



Demolition of an SHR item (in whole) is prohibited under the Heritage Act unless the item constitutes a danger to its occupants or the public. A component of an SHR item may only be demolished if it does not contribute to the significance of the item.

Section 57(1) of the Heritage Act also applies to archaeological remains (relics) within an SHR site, and excavation can only proceed subject to approval of a Section 60 application by the Heritage Division. Archaeological remains on sites not listed on the SHR are addressed under Section 139 of the Heritage Act.

2.1.2.1 Exemptions

The process of a standard exemption, which applies to all SHR sites, was designed to streamline the approvals process, particularly where works are minor and/or have little impact on significance. For full details of the standard exemptions, refer to the Heritage Division website:

<http://www.environment.nsw.gov.au/heritage/publications/permitapps.htm>

Prior to conducting any work which may be exempt, an Exemption Notification Form must be completed and submitted to the Heritage Council, or its delegate, with enough information to determine whether the works meet the standard exemption guidelines. Enough information normally takes the form of a short report clearly stating the scope of the work and how it meets the guidelines. The Exemption Notification Form must be approved prior to work commencing.

Site specific exemptions relate to individual SHR items and can only be employed for works which have no potential to materially affect the item (Standard Exemption 6). Furthermore, site specific exemptions must be specifically identified as exemptions in a Cultural Management Plan endorsed by the Heritage Council or its delegate and using wording agreed upon prior to Heritage Council endorsement.

No part of the study area appears on the State Heritage Register.

2.1.2.2 Excavation Permits

Under Section 139 of the Heritage Act, "a person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit".

Relics are defined by the Heritage Act to be:

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.

An excavation permit is also required if a relic has been discovered in the course of excavation without a permit (Section 139(2) of the Heritage Act). Section 139 of the Heritage Act applies to all relics which are not listed on the SHR or protected by an Interim Heritage Order (IHO). Relics protected by an SHR listing or an IHO are subject to approval required by Section 57(1) of the Heritage Act and require a Section 60 Application.

If an excavation permit is required by Section 139 of the Heritage Act, an application is made under Section 140 of the Act. To obtain an excavation permit, the Section 140 application must include an archaeological assessment and Research Design. The archaeological assessment establishes the archaeological sensitivity of the site, its significance and the likely impact of the proposed development. The Research Design outlines the method proposed to mitigate the impact of the development (such as monitoring, test excavation, sampling, or open area excavation). The Research Design also provides research questions which the archaeological resource has the potential to answer. An



archaeological assessment and Research Design need to be prepared in accordance with the Heritage Council's relevant guidelines, including Historical Archaeological Sites and the Historical Archaeology Code of Practice. For further details of these guidelines, refer to the Heritage Division website:

<http://www.environment.nsw.gov.au/heritage/publications/index.htm>

The Heritage Act also contains provisions for the unintentional disturbance of archaeological relics. Under Section 146 of the Act, the Heritage Council must be immediately notified in the event of relics being unintentionally located or disturbed. Works may be required to cease, pending consultation and further research.

There is no archaeological potential associated with these sites therefore an excavation permit will not be required.

2.1.3 Heritage and Conservation Register (Section 170 Register)

Under Section 170 of the Heritage Act, government instrumentalities must keep a Heritage and Conservation Register (a Section 170 Register) which contains items under the control or ownership of the agency, and which are, or could, be listed as heritage items (of State or local significance). Road reserves within the study area are owned by the Department of Roads and Maritime Services.

The study area is not listed on any Section 170 Heritage and Conservation registers.

2.1.4 Environmental Planning Instruments

An Environmental Planning Instrument (EPI) is made under the Environmental Protection and Assessment Act 1979 (EP&A Act). An EPI can be a Development Control Plan (DCP) Local Environmental Plan (LEP) or a State Environmental Planning Policy (SEPP).

2.1.4.1 Queanbeyan Local Environmental Plan (South Tralee) 2012

The current LEP for the study area is the Queanbeyan Local Environmental Plan (South Tralee) 2012 (Queanbeyan LEP). Part 5.10 of the Queanbeyan LEP deals with heritage conservation, and subsections (2) and (3) determine whether development consent needs to be granted by the Council prior to any activities occurring which may impact cultural heritage items that are listed under Schedule 5 Environmental Heritage of the Queanbeyan LEP.

The study area is not listed as a heritage item on the Queanbeyan Local Environmental Plan (South Tralee) 2012.

2.1.4.2 Queanbeyan Development Control Plan 2012

The applicable DCP for the study area is the Queanbeyan Development Control Plan 2012 (Queanbeyan DCP). Part 4 of the Queanbeyan DCP deals with specific requirements for managing Heritage and Conservation.

The study area contains two items that have potential heritage value, even though they are not entered on the LGA heritage schedule or in a draft heritage list. Council requires that the building be inspected by Council's Heritage Adviser to determine if there is potential heritage significance. If the building has potential heritage significance a *Heritage Impact Statement* is to be submitted with the Development Application.

2.2 Heritage Listings

The subject site does not contain any heritage listed items and is not within a Heritage Conservation Area (HCA) as shown on Queanbeyan Local Environmental Plan (South Tralee) 2012 Heritage Map, also including the updated 2017 QPRC Part 1 Heritage Items list for the LGA.

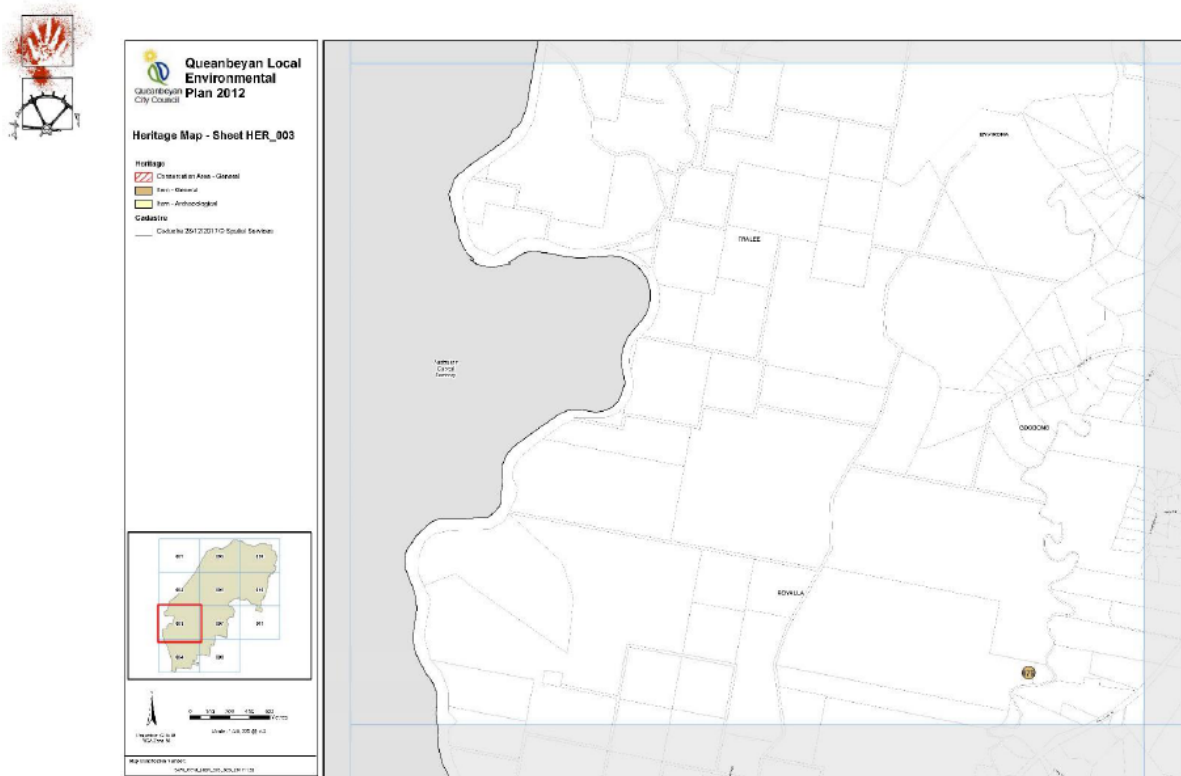


Figure 5 Queanbeyan LEP 2012 Heritage Map of Tralee showing no items or conservation areas listed in the vicinity.

It is noted that four items associated with the Tralee Homestead Complex, but not the subject buildings of this report, were listed on the Queanbeyan Local Environmental Plan 1998 – Schedule 4 but do not appear on the later South Tralee 2012 LEP Schedule 5. The items included:

Locality	Description	Address	Significance
Environa (Tralee Homestead Complex)	H2: Open Air Motor Sport Track	Directly to the east of the Fraser Park Raceway complex	Local
Environa (Tralee Homestead Complex)	H5: Shed Ruins	On the southern bank of Jerrabomberra Creek	Local
Environa (Tralee Homestead Complex)	H8: Sheep Dip	200 metres to the northeast of the Tralee Homestead complex	Local
Environa (Tralee Homestead Complex)	H9: Tralee Landing Ground	Directly to the east of Tralee Homestead Complex	Local

The following table lists the relevant statutory and non-statutory registers, listings and orders, and identifies those in which any part of the site is listed.



Register/Listing	Inclusion	Statutory Implications
Statutory Listings		
National Heritage List	No	No
Commonwealth Heritage List	No	No
State Heritage Register	No	No
Queanbeyan Local Environmental Plan (South Tralee) 2012	No	No
Queanbeyan Development Control Plan 2012	No	Yes – HIS because of Heritage Potential
Non-Statutory		
Register of the National Trust (NSW)	No	No
The RAIA 20 th Century Register	No	No
The Art Deco Society's Art Deco Building Register	No	No
Register of the National Estate	No	No

2.3 Statement of Significance

Shearers' Quarters (Cook House)

The Cook House building constructed between 1921-1924 is a typical example of a utility building of the period. Originally designed as an open space accommodation block, the building has been substantially altered and was "divided up" during the 1970s. It has had extensions and alterations to the west, south and north of the building with little resemblance to the original configuration. The overall condition of the building is very poor, and it is now substantially dilapidated. The building still contains the original bread oven and open fireplace in its early configuration, however they are structurally compromised and at risk of collapse. The building has local significance as part of a large-scale farming operation within the pastoral industry and as an example of shearer accommodation in the decades after the introduction of the Shearers' Accommodation Act in 1901.

Woolshed

The Tralee Woolshed is an unusual example because of it being a 6-stand shed. Most other known woolsheds in the area were either 3-4 stand sheds or considerably larger. Its construction methodology is typical for its period, estimated to have been built between 1921-1924, using recycled timbers and corrugated iron. It appears to have undergone little change overall, however its fabric demonstrates changing technologies used in wool production over more than a seventy-year period of use.

The setting for the woolshed has, however, been affected by the demolition of all but one of the associated buildings that were within the woolshed vicinity and visual amenity. It no longer has a physical connection to the landscape, with all the accompanying yards and pens removed, the loss of the sheep dip area, and the homestead it supported as well. It has also been visually impacted by the loss of the built environment within which it was situated. It now stands in isolation and without context.



The woolshed was important to early social and community history within the area often utilised for events and gatherings. Later its association with the tourism industry and visitations by thousands of people meant that it was important as a working farm, tourist destination, and educational experience.

The place has local significance as an example of woolshed construction and design methods, its association with Australian pastoral history in southern NSW, and its social connections to surrounding communities as a long running working farm, event venue and tourist attraction.



3 HISTORICAL OVERVIEW, PHYSICAL DESCRIPTION AND CONDITION

The history of Tralee has been extensively researched and documented. A full treatment of the history has been included as Appendix 1 - "Tralee Station – History and Site Plans" prepared by Navin Officer Heritage Consultants in June 2018 and is referred to throughout this report.

Two of the specific site histories have been updated and included below as they pertain to the buildings that are the subject of this report – the Shearers' Quarters (Cook House) and the Woolshed.

3.1 The Shearers' Quarters (Cook House)

3.1.1 History and Physical Description

This timber-framed cottage has corrugated iron clad walls and roofing with three doorways on its eastern side (two with timber doors and a central one which has been sealed with corrugated iron) leading to three small separate internal rooms. A fourth room at the southern end contains the fireplaces for the brick/rendered chimneys. It was probably built in the 1920s or 30s and probably functioned as the Shearers' Quarters for the homestead. It has a corrugated iron and fibro skillion on its western side and an open earth floor verandah on its northern end, both of which were probably added some time after the construction of the cottage.

Subsequent investigation and consultation with the land owner Mr John Morrison in the early 2000s revealed that a small building in the vicinity identified as H6e (now demolished) was a Cook House and built in conjunction with the neighbouring 'HardiPlank' Cottage site H6a (now demolished) which was originally the Shearers' Quarters.



Figure 6 View of the Shearers' Quarters (Cook House) showing missing doors, windows and displaced wall fabric.



The requirement for Shearers' Quarters was introduced in 1901 by the NSW Government for any property that had six shearers or more employed. This building was supposedly gutted in the 1970s when its use as a Cook House was no longer required on the property.

3.1.2 Condition

A site visit was undertaken in March 2019. The condition of the site was extremely poor, and the building has now become derelict. There is evidence that sections of the sub-floor have deteriorated and no longer support the flooring structure. The internal ceiling is entirely missing, and sections of the walls, windows and roof have also been displaced or removed allowing weather and animals to impact the structure. Evidence that the building has been altered considerably since its construction can be found throughout both internally and externally. One of the few original features that has remained intact within the building is the brick rendered double chimney. Other original fabric includes the timber bush pole structure, some floor boards and wall timbers.

Refurbishment and reuse of the existing structure has been considered during the design phase of this project, however due to the highly altered nature of the building and its poor structural integrity these options have been discounted as viable.



Figure 7 Images showing the current condition of the Shearers' Quarters (Cook House) building.

3.2 Woolshed

3.2.1 History and Physical Description

The nature and characteristic of woolsheds was often driven by necessity, technological advances and the expansion of knowledge around animal behaviour (Sowden, 1972:20). There is a progression of features and building techniques used in woolsheds that helps define their origin and age. Hobbs' (1993: 27-28) identified a 'typical' woolshed within the Jerrabomberra and ACT areas for this period as a single storey bush pole building clad in corrugated iron, sitting on timber stump foundations that raise the floor level. It has a footprint of ~250m², has 3-4 adjoining stands in a row, areas for pressing, baling, storage and sweating areas; with the areas designated for sheep having battened floors and boarded floors for the areas of human activity. The holding pens service to stands each and each stand has an external chute into the counting pens. Corrugated iron was used instead of slab walls and the simple geometry of the sections usually form an alignment with terrain contours.



The Tralee Woolshed is a vernacular construction that appears to have been built from both new and recycled materials. The site comprises a six-stand woolshed with a total floor area of approximately 25 x 15 metres, located approximately 200 metres to the northeast of the main homestead. The shed comprises a timber frame with white painted corrugated iron cladding, although most of the paint has now disappeared, and a battened floor set on raised stump foundations. Internal lighting is afforded by a combination of electric fixtures and glass windows. Several 6 to 12 glass pane sash windows are evident.

The structure has a rough east-west alignment, the interior equally divided into internal holding pens (east) and wool floor (west). An external toilet and an internal toilet/tea room are apparent on the northern side of the building. A Sunbeam 'Shear Power' handpiece operating system is mounted above the chutes. The woolshed has been used for shearing up until recently, with several modern fixtures (overhead fans, electric cabling and switches, white board used for tallying) apparent.

External yard systems were situated at the east and west of the shed. These were chiefly steel picket and wire/wooden post and PSP (pressed steel plate) constructs, with a small area of old post and rail at the east. Remnants of these items can be found in and around the shed.

A steel-framed work shed with an earth floor adjoins the southern side of the main woolshed. This structure appears to have been added to the woolshed in more recent times. This structure has been approved for demolition.

Establishing the precise age of individual woolsheds in the absence of detailed specific records is often difficult as the structures tend to be complex architectural collections, often involving the incorporation of recycled materials. While the exact date of the Tralee Woolshed's initial phase of construction is unknown, several factors suggest the shed may date to the earlier part of the twentieth century.

A woolshed is known to have existed at the same location as the extant structure in the early 1920s and is thought to have been associated with the 'Hill Station' run (John Morrison pers comm).

An unnamed structure marked at the location on the Imperial 1: 63,360 scale 'Canberra' topographic map indicates that a similar building was also present in the early 1940s. It has also been suggested that the building has been continuously used as a woolshed and social venue since the 1920s.

It was noted in the 1951 death duty papers for John Morrison that the woolshed had been built about 1913 or 1914. Therefore, there is potential that the Tralee Woolshed, or at least components thereof, may be over 100 years old.

3.2.2 Condition

A site visit was undertaken in March 2019. The condition of the site was poor, but intact. Some of the timber stump footings appear to have sunk or moved, with some of them possibly rotted below the surface level. The result is that damage and strain to the frame has depreciated the buildings structure causing it to drop in places. There is also evidence of advancing deterioration in some areas of the frame, whether due to lack of maintenance, animal infestation or timber rot, especially where the later lean-to addition has been built, however the overall building's visual integrity is sound. The building is easily recognisable as a woolshed and there are a considerable number of original features, materials and fabric still located within the building. Overall the loss of most of the shearing equipment, the surrounding animal yards, and the associated buildings has affected the overall context of the building.

Adaptive reuse of the existing structure was considered during the design phase of this project, however due to the high level of restoration to degraded materials, need to comply with current building codes, and the prohibitive cost associated with the works, this option was not seen to be viable.



Figure 8 Images showing the current condition of the Woolshed both internally and externally.



4 PROPOSED DEMOLITION AND DESIGN

Six Degrees Architect have prepared a design response, with concept drawings, that takes into consideration the scale, type, and fabrics of the original buildings and repurposes materials from both buildings into new structures to be provided for community use.

4.1 Design Statement

Six Degrees provides the following design statement in response to the approach taken for the reuse of the woolshed:

The proposed Community Centre references the archetypal utilitarian rural shearing shed, in materiality, detailing and form. Significant elements of the existing woolshed, which currently sits to the northern end of the subdivision, will be utilised in the new building. Historic roof trusses, timber slats and various other components of the working woolshed will be re-used and repurposed, bringing richness to the experience of the community that will use this building.

The siting of the Community Centre places it to the edge of the proposed commercial centre and adjacent to parkland. This location allows for convenient daily recreational use along with more formal community uses. It is intended that this building will provide a focus for the community and a diverse program of uses. The layout allows for a simple flow of spaces and provides the ability to modify the space over time based on community need. In addition, the deck, walkways and cafe provide informal opportunities for community congregation and use of the spaces.

4.2 Tralee Homestead Complex

The site, formerly known as the Tralee Homestead was comprised of eight structures located directly to the east of the Goulburn Bombala Railway Line. All but two of the structures, the Woolshed and Shearers' Quarters (Cook House), have been demolished.

It is proposed that these remaining two buildings will be demolished as part of the redevelopment of the South Jerrabomberra Residential Area.

4.3 The New Community Centre and Sports Pavilion

The new Community Centre is proposed to be located adjacent to the mixed-use zone and at the edge of the open space taking advantage of both the future commercial area, as well as access to (future) parking and sporting facilities. The siting of the Community Centre is consistent with previous discussions regarding the site's layout and reuse held with Council.

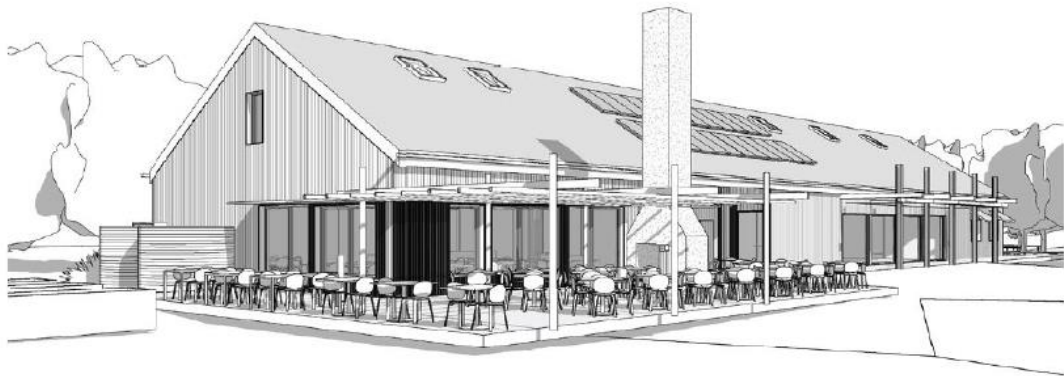
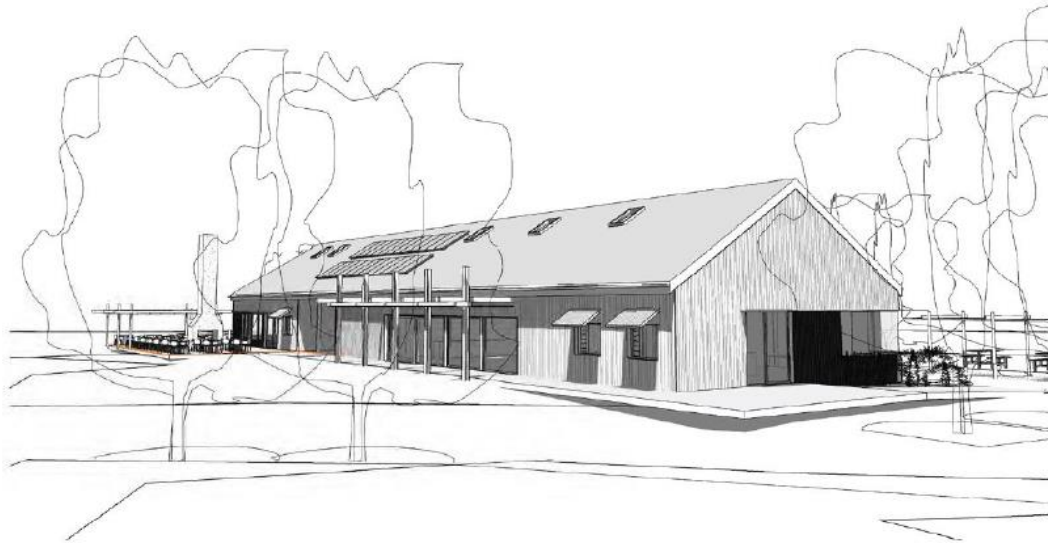


Figure 9 3D conceptualisation of the new Community Centre.

The new design proposal for the Community Centre respects the scale and bulk of the existing Woolshed by replicating its design elements but makes the building contemporary through subtle mechanisms such as the introduction of the breezeway (see Figure 10). The design also uses several existing building elements and moveable heritage items and integrates them with the public viewing spaces of the new building (see Figure 11).

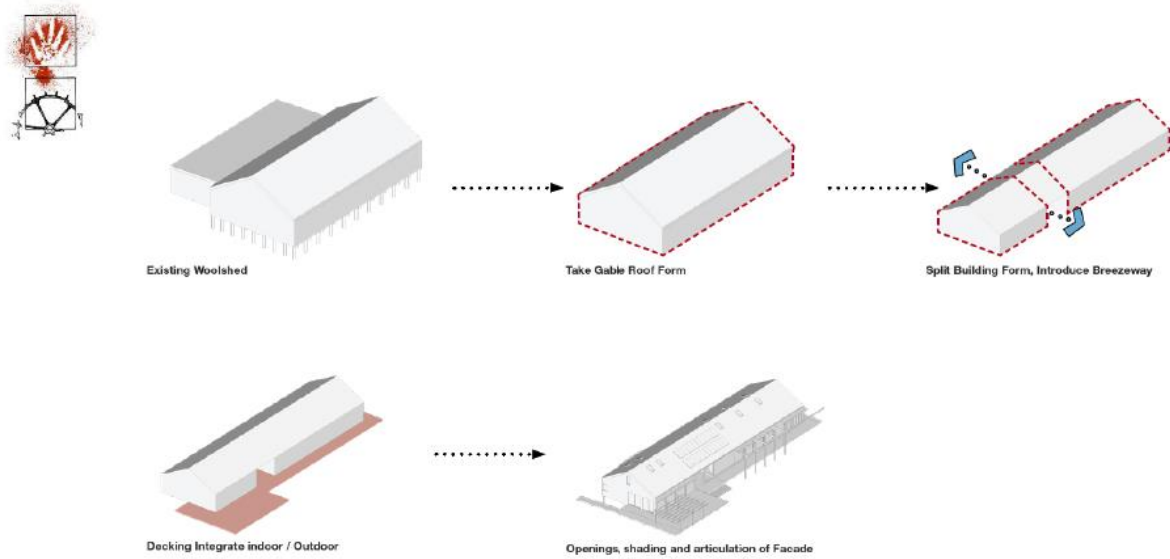


Figure 10 Concept Diagram for the reuse of the Woolshed elements and features into the new Community Centre.

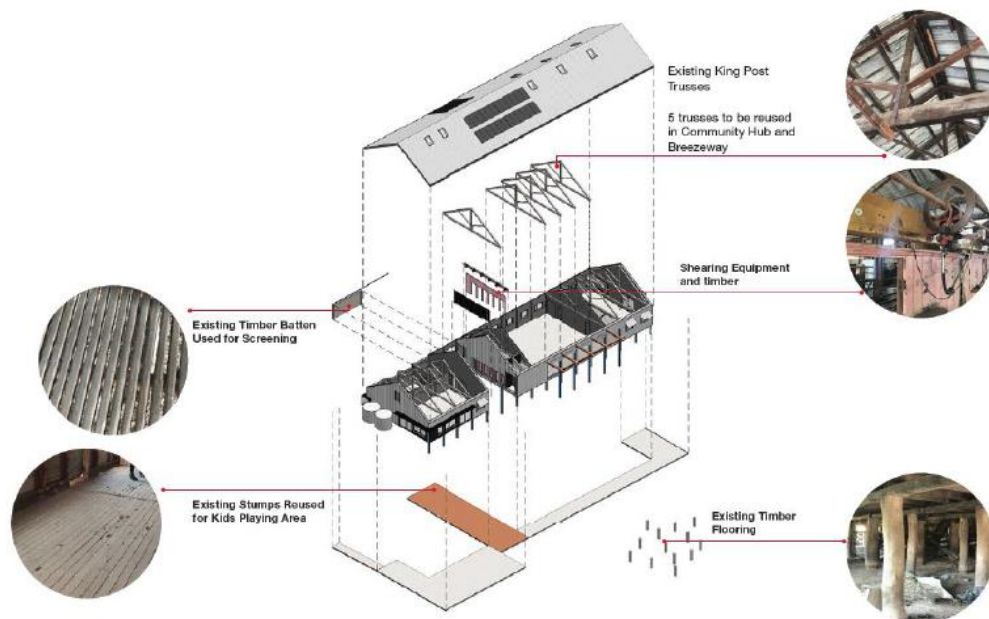


Figure 11 Concept Design showing intended re-use of existing materials into the new building.

The new Sports Pavilion is to be located in a position approximately 30m to the south east of the original Cook House. The proposal is to disassemble, restore and rebuild the double chimney original bread oven and open fireplace at the end of the new pavilion, creating an integration between the old and new.



Figure 12 Elevation of proposed new Sports Pavilion reusing the existing bread oven and fireplace from the Cook House.



5 ASSESSMENT OF HERITAGE IMPACT

The following table identified the individual components of the proposed works and considers the potential impacts of the works upon the heritage significance of the item.

Item	Area of Impact	Comments
Woolshed	Physical Demolition	<p>Whilst the proposed demolition of this item will impact the heritage potential associated with it, the item is a typical example of this style of utilitarian structure. Whilst it is unusual being a 6-stand shed, there are more intact examples of this type of building, in good condition, in both the ACT and NSW.</p> <p>This item is not a listed heritage item and with adequate mitigation measures the heritage impact will be managed.</p>
	Visual Amenity	<p>The demolition of the other buildings within the former Tralee Homestead Complex, together with the removal of associated working areas, such as paddocks, pens, sheep dips and fencing has irrevocably impacted the context and environment for this item.</p> <p>Interpretation of the item will better provide an understanding of the place, use and social connectivity associated with it.</p>
	Reuse of materials	<p>The reuse and integration of various and substantial materials from the existing building will assist in mitigating the impact of the demolition. The inclusion of significant interpretation of the items within the new development will provide a continuing educational experience, whilst also ensuring that a continued understanding of the place's history is maintained.</p>
Shearers' Quarters (Cook House)	Physical Demolition	<p>Whilst the proposed demolition of this item (timber framed structure) will impact the heritage potential associated with it, the highly altered nature of the existing building provides little heritage integrity to its original use.</p> <p>This item is not a listed heritage item and with adequate mitigation measures the heritage impact will be managed.</p>



Item	Area of Impact	Comments
	Visual Amenity	The demolition of the other buildings within the former Tralee Homestead Complex, together with the associated buildings within its immediate vicinity has essentially removed its heritage context. The removal of this item, and its interpretation, within the development will enhance the area and provide continued understanding of the place and its former use. The extensive interpretation of the item into the landscape elements as proposed will assist in the mitigation of its loss.
	Restoration of Bread Oven and Fireplace	The dismantling, restoration of bricks, and rebuilding of the bread oven and fireplace into the new Sport Pavilion area will integrate the sites history and heritage within the new structure, provide an opportunity for visitors to engage with the physicality of the items and will overall enhance the heritage experience. Through appropriate interpretation of the items a beneficial and cultural outcome will be obtained.



6 CONCLUSION AND RECOMMENDATIONS

This report has considered the history and significance potential of the Woolshed and Shearers' Quarters (Cook House) as part of the former Tralee Homestead Complex, to assess the heritage impact of the proposed demolition of the buildings.

Generally, the proposal will remove the physical buildings from their existing locations and configurations and adaptively reuse and reinstate elements and materials into the new facilities. The proposal has been developed after consideration of various options such as retention and reuse, opting for an adaptive reuse of fabrics as much as possible and respect for the overall aesthetic of the building's significant features. The project makes a conscious effort to retain and respect aspects of the heritage and history of the site and buildings, whilst creating new community facilities for the anticipated residential growth development.

Several alternative options for both buildings were considered prior to the current proposal being chosen as the finalised option. The fact that neither item is heritage listed but have heritage potential was also considered when deciding on an appropriate approach to achieve the best possible heritage outcomes.

The developer and designer's commitment to best interpretation standards will ensure that mitigation of the demolition impact is managed and that a continued understanding of the place will be maintained for locals and visitors.

6.1 Recommendations

Based on the analysis and conclusions above, the following recommendations should be considered:

- Prior to commencement of works, contractors must be briefed on the heritage nature of the items and best practice for the retention of heritage fabric to be reused and/or salvaged. This should include mitigation measures in place or other controls required in dealing with the heritage fabric. The reuse of materials should be the subject of selection protocols in terms of their fitness for use including their structural integrity and that they are free of contaminants.
- Develop an interpretative strategy for the site. The site has multiple historical narratives and heritage associations, particularly to the pastoral industry and rural life in early 20th century New South Wales. Integration of interpretation elements into the landscape plan is also recommended.
- Detailed measured drawings of the Woolshed and Shearers' Quarters (Cook House) bread oven and fireplace should be completed prior to any works being undertaken.
- Ensure that the existing Archival Photographic Reports are adequately comprehensive prior to the commencement of works and include measured drawings.
- All materials and elements of the building capable of recovery, in addition to those to be reused, should be salvaged, recycled and provided to the greater community for reuse. This should be considered as part of the process of demolition.
- If any unanticipated archaeological deposits are identified within the project site during demolition, the procedures contained within the Office of Environment and Heritage's, Unexpected Finds Protocol, should be followed and works within the vicinity of the find would cease immediately. The contractor would contact the heritage consultant who could assist with co-ordinating any next steps or pathways needed.



7 REFERENCES

Australia ICOMOS 2013, *The Burra Charter: 2013 The Australia ICOMOS Charter for Places of Cultural Significance*, Australia ICOMOS, Burwood, Victoria.

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Google Maps 2019, Aerial view of subject site available at www.maps.google.com.au

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Note: Some government departments have changed their names over time and the above publications state the name at the time of publication

ELTON CONSULTING

C Traffic Assessment



Memo

Date: Wednesday, 6 March 2019
To: Village Building Company
From: Michael Merange
SUBJECT: SOUTH TRALEE COMMUNITY CENTRE ACCESS – TRAFFIC MEMO

1 INTRODUCTION

Village Building Company (VBC) has commissioned Calibre to undertake a Traffic Assessment to support the Development Application (DA) for proposed Community Centre situated to the west of the Northern Entry Road adjacent to the Stage 1 residential development of South Tralee.

This report aims to investigate the feasibility of a direct access point to the proposed community centre on the Northern Entry Road (NER) in South Tralee. The technical assessment has considered the staging of South Tralee Residential Estate and the corresponding traffic volumes generated immediately adjacent the proposed community centre site. The access has been checked against the South Jerrabomberra Development Design Specification D1 and Austroads Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings.

Figure 1.1 Site Location





2 DEVELOPMENT YIELD

The development is proposed to be approximately 500m² GFA building, providing for a Sales Office during the initial stage of the Centre and as a Community Centre and Restaurant/Café during later years, post development of future stages of South Tralee Residential Estate.

The RMS Guide to Traffic Generating Developments does not provide generation rates for community centre.

As a cross-reference the ACT Guidelines for Transport Impact Assessments was undertaken. The ACT guide provides relevant thresholds to support transport assessments and indicated that a community activity centre of up to 650m² will generate 10 peak period vehicle trips per hour.

Peak hour vehicle trips for Office and Commercial Premises was adopted from the RMS Guide to Traffic Generating Developments for the assessment of trips generated by the proposed development.

Table 2.1 shows the development yields for the proposed community centre.

Table 2.1 Community Centre Yield

Development	Development Use	Yield		Peak Hour Trip (vph)
		Generation Rate (vph)	GFA (m ²)	
Stage 1	Community Centre	2/100m ²	509	10
TOTAL				10
Ultimate	Multi-Use Centre	2/100m ²	349	7
	Restaurant	5/100m ²	160	8
TOTAL				15

3 RESULTS

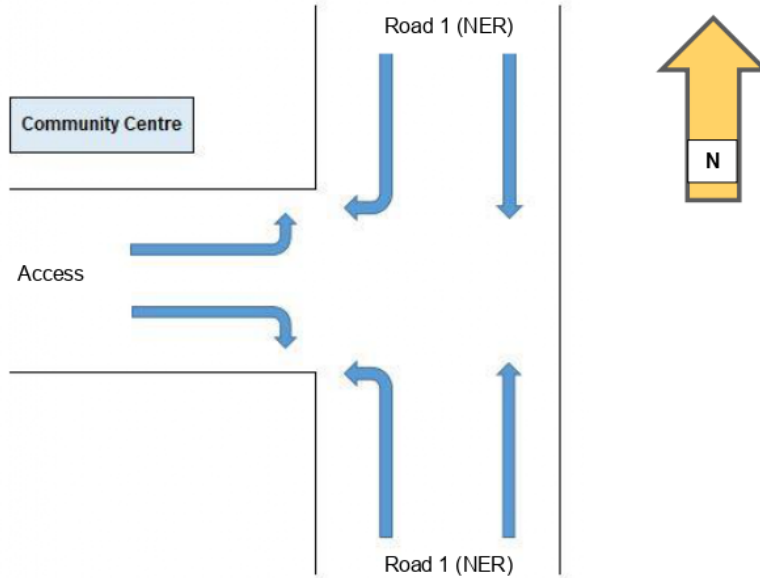
3.1 Assumptions

Several assumptions were adopted to determine the traffic volumes at the NER and Community Centre access. These assumptions are listed below:

- Through volumes at the proposed community centre access were adopted from South Tralee Traffic Impact Assessment report by Calibre.



Figure 3.1 Intersection of Road 1 and the proposed Access



3.2 Intersection Analysis

VBC advised Calibre in February 2019 that the development uses (sales office and café) within the community centre will operate at the same time as the community centre. Therefore, the community centre is not expected to generate any additional traffic above that of sales office and café on the weekdays. Table 3.2 shows peak hourly and daily volumes.

Traffic impact assessment at the intersection has been undertaken assessing two scenarios – Stage 1 and the Ultimate Development. The Stage 1 scenario will comprise of 655 residential dwellings and a community centre. The ultimate development will comprise of 1500 residential dwellings and a Local Centre.

South Jerrabomberra Development Design Specification D1 provides access requirements for various road types as shown in Table 3.1. Comparing the peak volumes on Table 3.2 with Table 3.1 it can be seen that NER will effectively operate as a Local Sub-Arterial Road during Scenario 1, with daily traffic volumes between 3,000 and 6,000 vpd. Direct access is permitted to Local Sub-Arterial Roadways.

At the ultimate development scenario expected volumes are in the order of 9,000 to 20,000 vpd which translates to a road hierarchy of Local Arterial Road. When daily traffic volumes along the section of NER exceed 6,000 vpd a driveway access to the proposed development is not permitted.

Table 3.1 QPRC Traffic Access Requirements in Urban Subdivisions

Road Type	Maximum Traffic Volume (vpd)	Access Requirement
Arterial Road	20,000	Access to allotments to be from the side or near boundary or via a Service Road
Local Arterial Road	9,000	No Access to allotments
Local Sub-Arterial Road	6,000	Access to residential allotment allowed
Collector Street	3,000	



Table 3.2 Traffic Volumes at Northern Entry Road / Access intersection

Scenario	Peak Hour	Peak Volume (vph)	Peak Volume (vpd)
Stage 1	AM	380	3,800
	PM	380	3,800
Ultimate	AM	1,149	11,490
	PM	1,188	11,880

SIDRA analysis for the proposed developments generated traffic impact on the Northern Entry Road has been undertaken for each scenario. Table 3.3 presents the expected intersection performance for each scenario during peak periods. It is found that the access will achieve the Level of Service (LOS) A for Stage 1 and LOS B for Ultimate development scenarios respectively.

Table 3.3 Summary of intersection performance

Scenario	AM			PM		
	Maximum Delay (s)	95% Queue (m)	LOS (Worst)	Maximum Delay (s)	95% Queue (m)	LOS (Worst)
Stage 1	6.6	0.3	A	8.6	2.1	A
Ultimate	35.9	1.5	C	39.1	2.7	C

For the ultimate development scenario the Northern Entry Road adjacent to the development site will operate as a Local Arterial Road, where direct driveway property access is not permitted. Referring to Austroads Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings.

In the future, alternative deceleration lanes may be proposed if required in accordance with Austroad Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings Warrants for BA, AU and CH Turn Treatments it could be considered feasible that improving the access from a driveway to a channelised T-junction comprised of a short channelised right turn lane and short auxillary left turn lane can provide for continued high level of service for through traffic of the Northern Entry Road as well as cater for safe access and egress to the proposed development.

Referring to Figure 2 below and based on the ultimate through traffic volumes of approximately 1200 vph on the major road and 15vph turn volume to the proposed development it can be seen that a CHR(s) and AUL(s) intersection treatment may be permissible. Figure 3 and Figure 4 provide an indication of the geometry for the right and left turn lanes required for this type of intersection. Design of this form of intersection would need to allow for sight distance requirements for vehicles and pedestrians at the intersection.

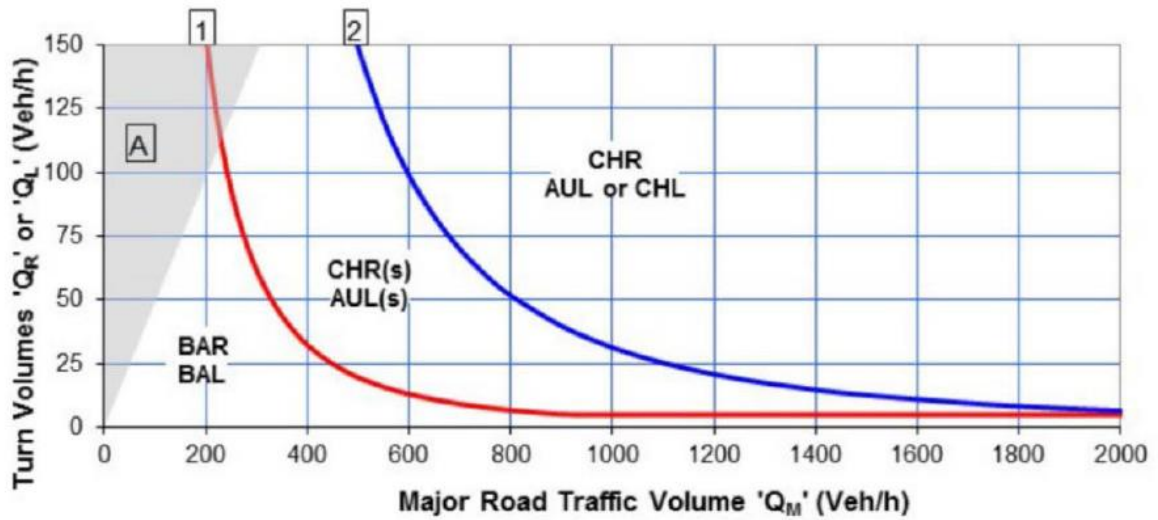


Figure 2 Warrant for Turn Treatments on Major Roads at Unsignalised Intersections

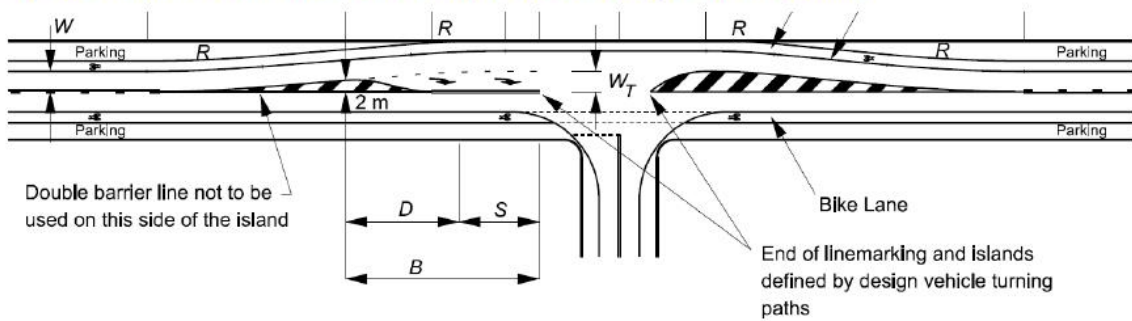


Figure 3 Urban Channelised T-Junction

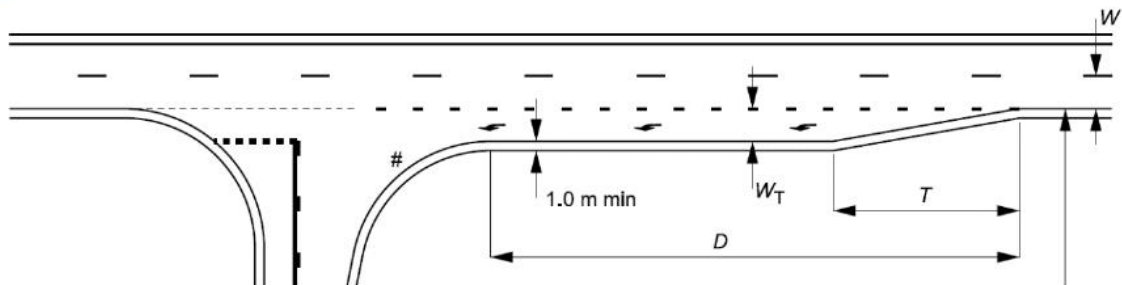


Figure 4 Auxiliary Left-Turn Treatment



Alternatively, if a give way controlled intersection is not appropriate during the ultimate scenario due to the Northern Entry Road meeting the classification of Local Arterial Road whereby direct access is not permitted a secondary point of access will need to be investigated to maintain access to the proposed development.

4 CONCLUSIONS & RECOMMENDATIONS

Village Building Company (VBC) has commissioned Calibre to undertake a Traffic Assessment to support the Development Application (DA) for proposed Community Centre situated to the west of the Northern Entry Road adjacent to the Stage 1 residential development of South Tralee.

The development is proposed to be approximately 500m² GFA building, providing for a Sales Office during the initial stage of the Centre and as a Community Centre and Restaurant/Café during later years, post development of future stages of South Tralee Residential Estate. The proposed development is expected to generate up to 15 vehicle movements per hour during peak periods.

Two scenarios were assessed Stage 1 and the Ultimate Development. The Stage 1 scenario will comprise of 655 residential dwellings and a community centre. The ultimate development will comprise of 1500 residential dwellings and a Local Centre.

During Stage 1 the intersection will operate as a Local Sub-Arterial where direct access permitted. It is considered appropriate that direct access to the development be provided to the Community Centre, granted sight distance requirements for vehicles and pedestrians are achieved at the point of access.

In the Ultimate stage, the intersection will operate as an Arterial Road, with daily traffic volumes along the Northern Entry Road exceeding 9,000 vpd. The South Jerrabomberra Development Design Specification D1 does not permit direct access to allotments. Referring to Austroads Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings the warrant for turn treatments has been assessed. Based on the major road through volumes of around 1,200 vph and turn volumes to/from the development of 15 vph during peak hours it is feasible that improving the property access to a channelised T-junction comprised of a short channelised right turn lane and short auxillary left turn lane can provide for continued high level of service for through traffic of the Northern Entry Road as well as cater for safe access and egress to the proposed development. Sight distance requirements for vehicles and pedestrians are to be achieved at the intersection location.

SIDRA results indicated that the intersection will achieve satisfactory level of service during Stage 1 and after the full development of South Tralee.

If a T-junction is not supported in the ultimate scenario a secondary point of access, from a sider road or service lane, will need to be investigated.



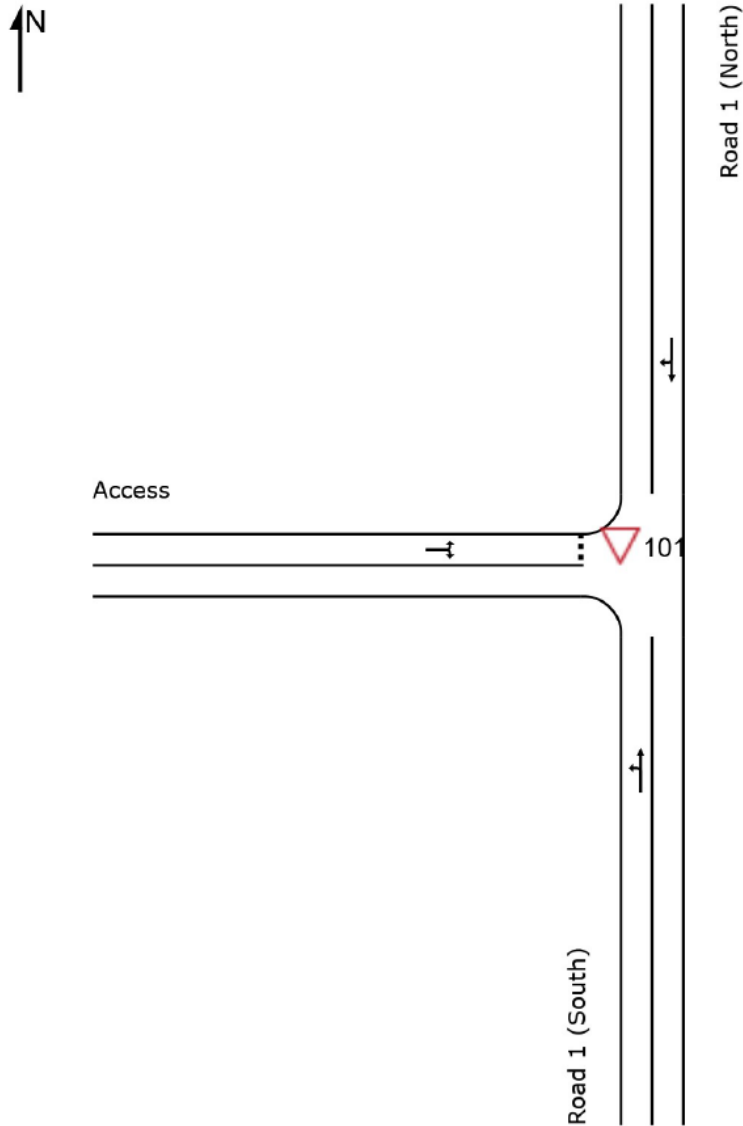
Appendix A SIDRA Outputs

VILLAGE BUILDING COMPANY

SITE LAYOUT

▽ Site: 101 [Access - AM Stage 1]

New Site
Site Category: (None)
Giveaway / Yield (Two-Way)



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MOVEMENT SUMMARY

▽ Site: 101 [Access - AM Stage 1]

New Site
 Site Category: (None)
 Giveway / Yield (Two-Way)

Movement Performance - Vehicles												
Mov ID	Turn	Demand Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed
		Total veh/h	HV %	v/c	sec		Vehicles veh	Distance m				km/h
South: Road 1 (South)												
7	L2	8	3.0	0.167	5.6	LOS A	0.0	0.0	0.00	0.02	0.00	38.2
8	T1	313	3.0	0.167	0.0	LOS A	0.0	0.0	0.00	0.02	0.00	59.7
Approach		321	3.0	0.167	0.2	NA	0.0	0.0	0.00	0.02	0.00	59.0
North: Road 1 (North)												
2	T1	77	3.0	0.042	0.0	LOS A	0.0	0.1	0.03	0.02	0.03	59.5
3	R2	2	3.0	0.042	6.6	LOS A	0.0	0.1	0.03	0.02	0.03	24.4
Approach		79	3.0	0.042	0.2	NA	0.0	0.1	0.03	0.02	0.03	58.4
West: Access												
4	L2	8	3.0	0.010	5.7	LOS A	0.0	0.3	0.38	0.57	0.38	39.9
6	R2	2	3.0	0.010	6.2	LOS A	0.0	0.3	0.38	0.57	0.38	44.0
Approach		11	3.0	0.010	5.8	LOS A	0.0	0.3	0.38	0.57	0.38	41.0
All Vehicles		411	3.0	0.167	0.3	NA	0.0	0.3	0.01	0.03	0.01	58.5

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
 Vehicle movement LOS values are based on average delay per movement.
 Minor Road Approach LOS values are based on average delay for all vehicle movements.
 NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
 SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
 Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
 HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

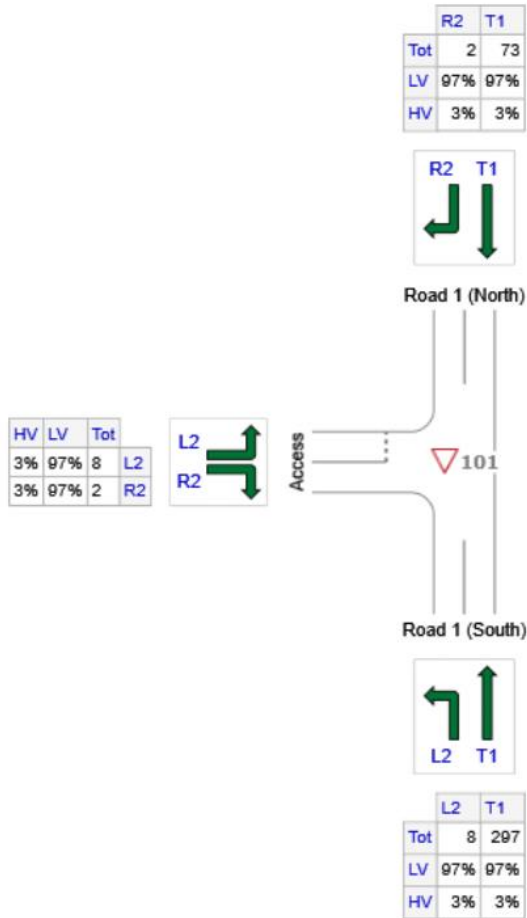
INPUT VOLUMES

Vehicles and pedestrians per 60 minutes

▽ Site: 101 [Access - AM Stage 1]

New Site
 Site Category: (None)
 Giveaway / Yield (Two-Way)

Volume Display Method: Total and %

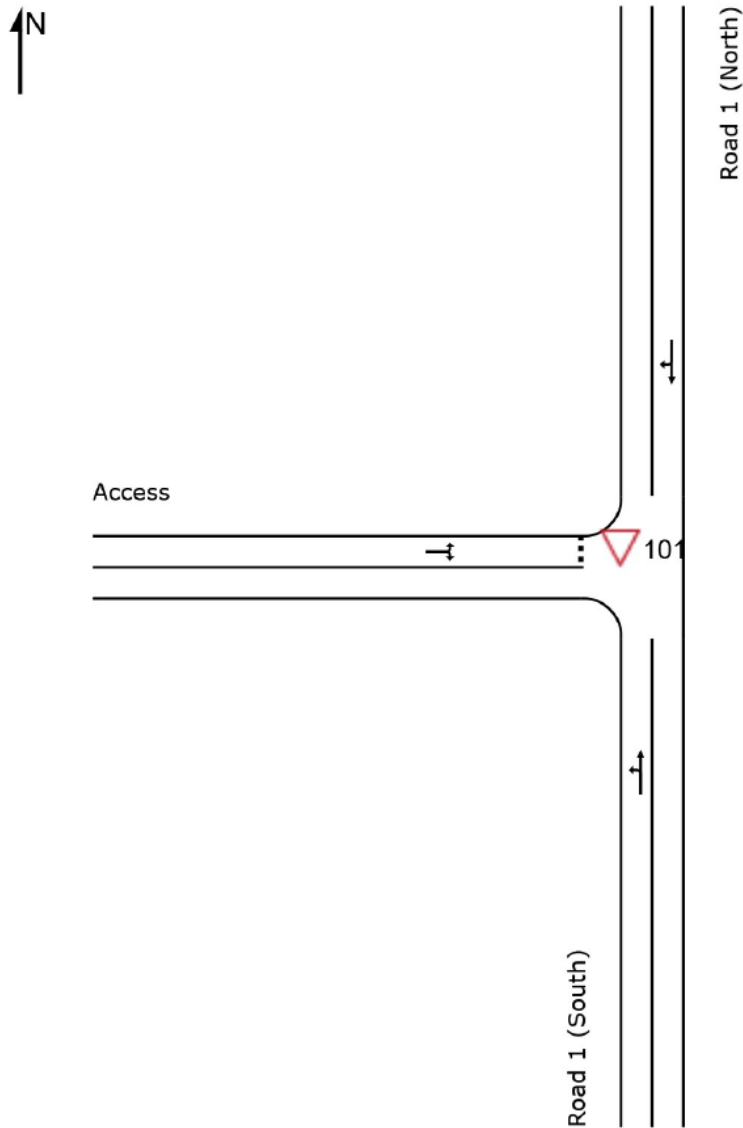


	All MCs	Light Vehicles (LV)	Heavy Vehicles (HV)
S: Road 1 (South)	305	296	9
N: Road 1 (North)	75	73	2
W: Access	10	10	0
Total	390	378	12

SITE LAYOUT

▽ Site: 101 [Access - PM Stage 1]

New Site
Site Category: (None)
Giveaway / Yield (Two-Way)



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MOVEMENT SUMMARY

▽ Site: 101 [Access - PM Stage 1]

New Site
 Site Category: (None)
 Giveway / Yield (Two-Way)

Movement Performance - Vehicles												
Mov ID	Turn	Demand Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed
		Total veh/h	HV %	v/c	sec		Vehicles veh	Distance m				km/h
South: Road 1 (South)												
7	L2	2	3.0	0.041	5.6	LOS A	0.0	0.0	0.00	0.02	0.00	38.2
8	T1	77	3.0	0.041	0.0	LOS A	0.0	0.0	0.00	0.02	0.00	59.7
Approach		79	3.0	0.041	0.2	NA	0.0	0.0	0.00	0.02	0.00	59.0
North: Road 1 (North)												
2	T1	313	3.0	0.356	0.3	LOS A	2.1	14.7	0.21	0.29	0.21	53.8
3	R2	313	3.0	0.356	5.9	LOS A	2.1	14.7	0.21	0.29	0.21	22.5
Approach		625	3.0	0.356	3.1	NA	2.1	14.7	0.21	0.29	0.21	36.7
West: Access												
4	L2	2	3.0	0.016	4.8	LOS A	0.1	0.4	0.32	0.63	0.32	36.8
6	R2	8	3.0	0.016	8.6	LOS A	0.1	0.4	0.32	0.63	0.32	41.6
Approach		11	3.0	0.016	7.8	LOS A	0.1	0.4	0.32	0.63	0.32	40.8
All Vehicles		715	3.0	0.356	2.8	NA	2.1	14.7	0.19	0.26	0.19	38.9

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
 Vehicle movement LOS values are based on average delay per movement.
 Minor Road Approach LOS values are based on average delay for all vehicle movements.
 NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
 SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
 Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
 HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

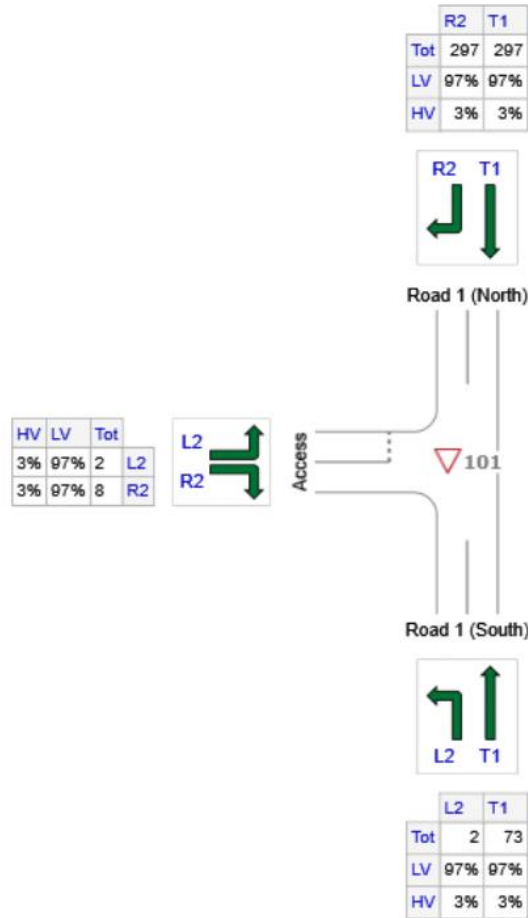
INPUT VOLUMES

Vehicles and pedestrians per 60 minutes

▽ Site: 101 [Access - PM Stage 1]

New Site
 Site Category: (None)
 Giveaway / Yield (Two-Way)

Volume Display Method: Total and %

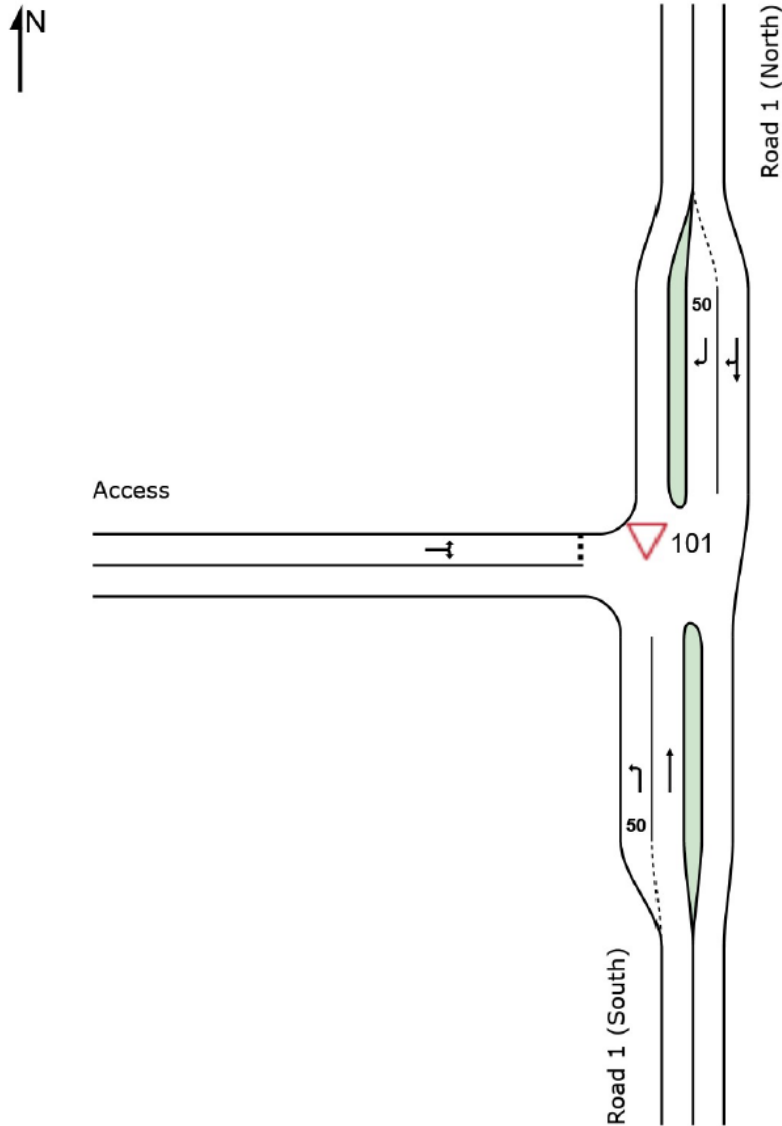


	All MCs	Light Vehicles (LV)	Heavy Vehicles (HV)
S: Road 1 (South)	75	73	2
N: Road 1 (North)	594	576	18
W: Access	10	10	0
Total	679	659	20

SITE LAYOUT

▽ Site: 101 [Access - AM Ultimate]

New Site
Site Category: (None)
Giveaway / Yield (Two-Way)



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MOVEMENT SUMMARY

▽ Site: 101 [Access - AM Ultimate]

New Site
 Site Category: (None)
 Giveway / Yield (Two-Way)

Movement Performance - Vehicles												
Mov ID	Turn	Demand Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed
		Total veh/h	HV %	v/c	sec		Vehicles veh	Distance m				km/h
South: Road 1 (South)												
7	L2	13	3.0	0.007	5.6	LOS A	0.0	0.0	0.00	0.58	0.00	45.0
8	T1	945	3.0	0.492	0.1	LOS A	0.0	0.0	0.00	0.00	0.00	59.8
Approach		958	3.0	0.492	0.1	NA	0.0	0.0	0.00	0.01	0.00	59.6
North: Road 1 (North)												
2	T1	248	3.0	0.129	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	60.0
3	R2	3	3.0	0.009	14.1	LOS A	0.0	0.2	0.75	0.82	0.75	28.8
Approach		252	3.0	0.129	0.2	NA	0.0	0.2	0.01	0.01	0.01	59.6
West: Access												
4	L2	13	3.0	0.068	14.5	LOS A	0.2	1.5	0.82	0.92	0.82	26.0
6	R2	3	3.0	0.068	35.9	LOS C	0.2	1.5	0.82	0.92	0.82	32.1
Approach		16	3.0	0.068	18.8	LOS B	0.2	1.5	0.82	0.92	0.82	27.5
All Vehicles		1225	3.0	0.492	0.4	NA	0.2	1.5	0.01	0.02	0.01	59.1

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
 Vehicle movement LOS values are based on average delay per movement.
 Minor Road Approach LOS values are based on average delay for all vehicle movements.
 NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
 SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
 Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
 HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

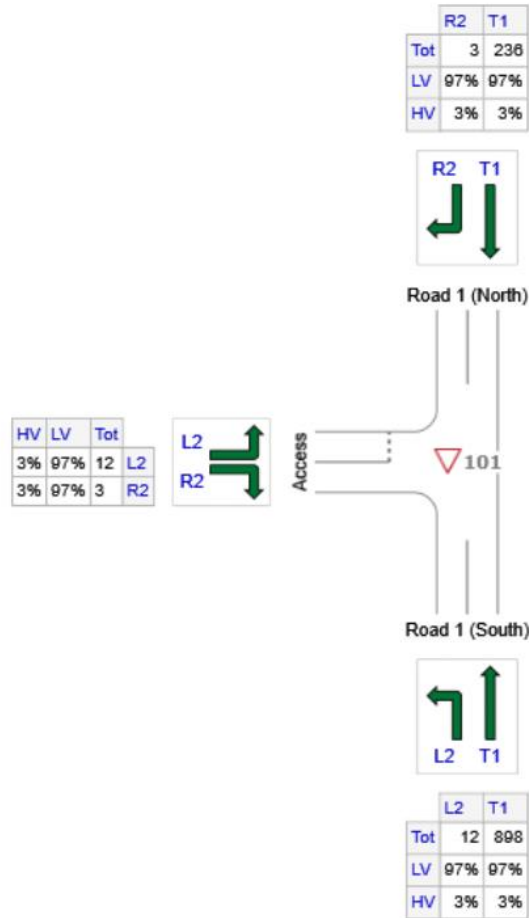
INPUT VOLUMES

Vehicles and pedestrians per 60 minutes

Site: 101 [Access - AM Ultimate]

New Site
 Site Category: (None)
 Giveaway / Yield (Two-Way)

Volume Display Method: Total and %

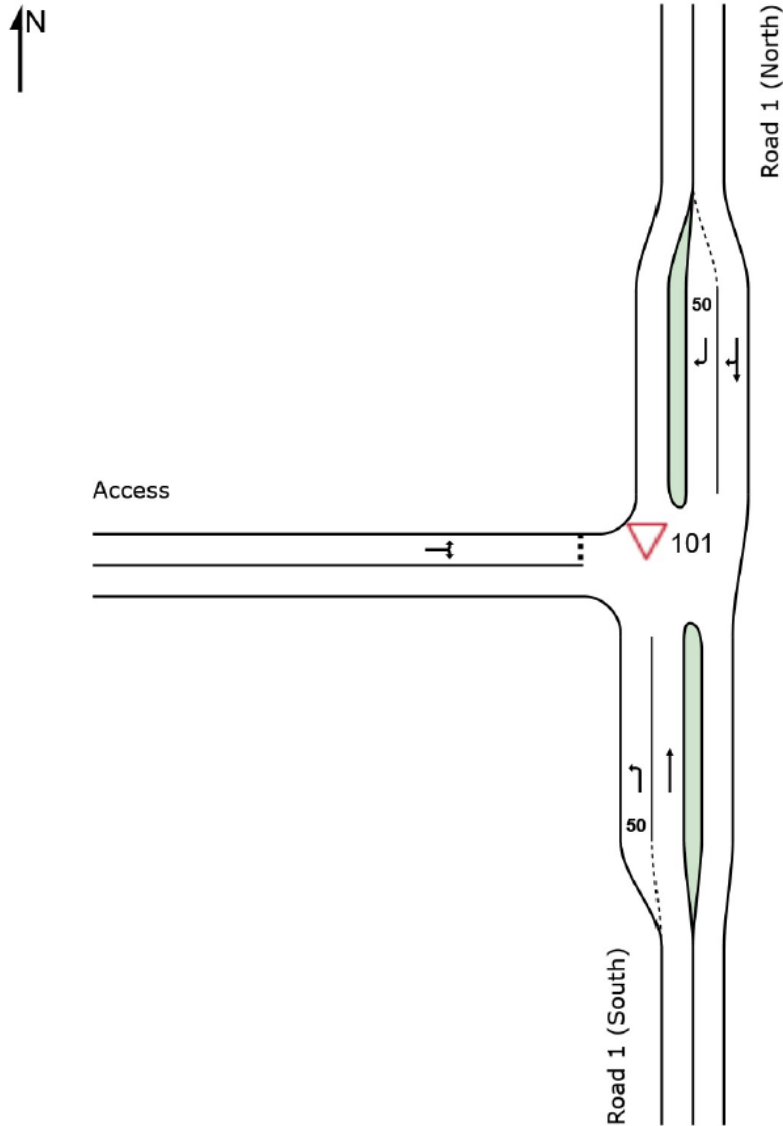


	All MCs	Light Vehicles (LV)	Heavy Vehicles (HV)
S: Road 1 (South)	910	883	27
N: Road 1 (North)	239	232	7
W: Access	15	15	0
Total	1164	1129	35

SITE LAYOUT

▽ Site: 101 [Access - PM Ultimate]

New Site
Site Category: (None)
Giveaway / Yield (Two-Way)



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MOVEMENT SUMMARY

▽ Site: 101 [Access - PM Ultimate]

New Site
 Site Category: (None)
 Giveway / Yield (Two-Way)

Movement Performance - Vehicles												
Mov ID	Turn	Demand Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed
		Total veh/h	HV %	v/c	sec		Vehicles veh	Distance m				km/h
South: Road 1 (South)												
7	L2	3	3.0	0.002	5.6	LOS A	0.0	0.0	0.00	0.58	0.00	45.0
8	T1	296	3.0	0.154	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	60.0
Approach		299	3.0	0.154	0.1	NA	0.0	0.0	0.00	0.01	0.00	59.8
North: Road 1 (North)												
2	T1	939	3.0	0.490	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.8
3	R2	13	3.0	0.012	6.7	LOS A	0.0	0.3	0.38	0.59	0.38	36.9
Approach		952	3.0	0.490	0.1	NA	0.0	0.3	0.00	0.01	0.00	59.6
West: Access												
4	L2	3	3.0	0.125	5.9	LOS A	0.4	2.7	0.85	0.89	0.85	18.9
6	R2	13	3.0	0.125	39.1	LOS C	0.4	2.7	0.85	0.89	0.85	24.7
Approach		16	3.0	0.125	32.4	LOS C	0.4	2.7	0.85	0.89	0.85	23.7
All Vehicles		1266	3.0	0.490	0.5	NA	0.4	2.7	0.01	0.02	0.01	58.8

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
 Vehicle movement LOS values are based on average delay per movement.
 Minor Road Approach LOS values are based on average delay for all vehicle movements.
 NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
 SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
 Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
 HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

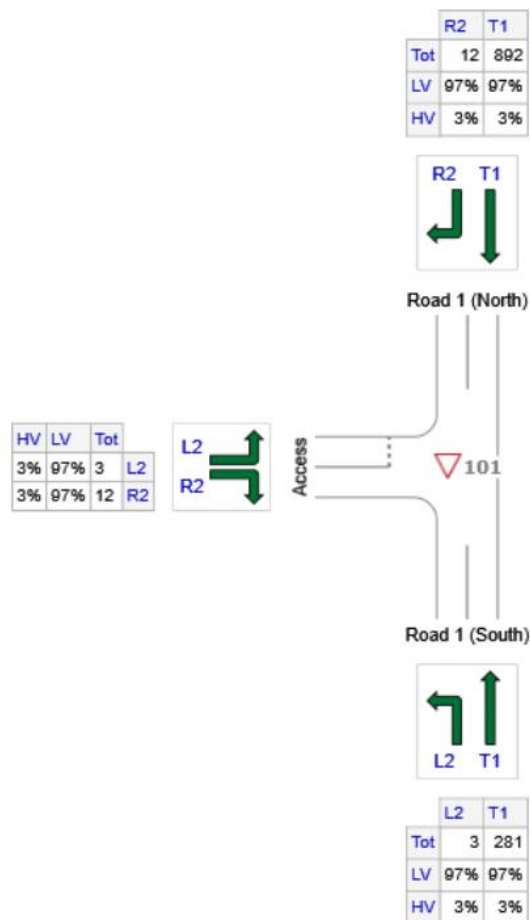
INPUT VOLUMES

Vehicles and pedestrians per 60 minutes

▽ Site: 101 [Access - PM Ultimate]

New Site
 Site Category: (None)
 Giveaway / Yield (Two-Way)

Volume Display Method: Total and %



	All MCs	Light Vehicles (LV)	Heavy Vehicles (HV)
S: Road 1 (South)	284	275	9
N: Road 1 (North)	904	877	27
W: Access	15	15	0
Total	1203	1167	36

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ELTON CONSULTING

D Hydrologics Report



Report

South Tralee Town Centre and Community Centre Hydraulics Report



PREPARED FOR THE VILLAGE BUILDING COMPANY

DOCUMENT CONTROL

ISSUE	DATE	ISSUE DETAILS	AUTHOR	CHECKED	APPROVED
1	14/02/2019	Draft Report	PL	PB	
2	07/03/2019	Hydraulics Report	PL	PB	PB

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Contents

Executive Summary	1
1 Introduction	1
2 Potable Water	1
3 Sewer	1
4 Stormwater Management	1
4.1 Flow Attenuation	2
4.2 Overland Flow Management	2
4.3 Water Sensitive Urban Design (WSUD)	2
5 Trade Waste Requirements	2
6 Other Services	3
6.1 Electrical	3
6.2 Telecommunications	3
6.3 Gas	3

Appendices

Appendix A	Sketch SK1002 – Temporary Car Park
Appendix B	Drawing TP04 – Floor Plan

Executive Summary

The future Town Centre and proposed Community Centre will be fully serviced in accordance with the Queanbeyan Palerang Regional Council's – South Jerrabomberra Design Specifications.

The water and sewer will be managed as part of the South Tralee Stage 1A subdivision works.

The stormwater will be managed locally through rainwater tanks, open swales and the downstream basin which will be built as part of the subdivision.

The trade waste requirements will be managed onsite as part of both the café and commercial kitchen.

The electrical, telecommunications and gas will also be serviced from the adjacent Stage 1A subdivision works.

1 Introduction

Calibre has been engaged by Village Building Company to provide a hydraulics report for engineering services (stormwater management, water supply, sewer infrastructure, electrical reticulation, gas and telecommunications) to provide for the future Town Centre and proposed Community Centre of South Tralee as part of the future development of South Jerrabomberra.

This report is written to accompany the Development Application for the South Tralee Cooks House and Community Centre/Sales Office.

The South Tralee Cooks House and Community Centre/Sales Office is situated adjacent from Road 1 in the Stage 1A subdivision. It is within the boundary of the Queanbeyan Palerang Regional Council (QPRC). All design works will be in accordance with QPRC – South Jerrabomberra Design Specifications (Version 2, April 2018).

2 Potable Water

The future Town Centre and proposed Community Centre will be serviced from the South Tralee Stage 1A subdivision works. There will be two 40mm diameter ties located off Road 1 to service the Town Centre and the Community Centre.

There are also fire hydrants with 60m spacing along a 100mm watermain that runs adjacent to the future Town Centre and proposed Community Centre site.

These services are designed in accordance with South Jerrabomberra Development Design Specification D11 Water Reticulation, QPRC (v2 April 2018) and WSA-03 2011-3.1 Water Supply Code of Australia.

3 Sewer

The future Town Centre and proposed Community Centre will be serviced from the South Tralee Stage 1A subdivision works. There is a future 100mm diameter tie to the proposed Community Centre and a 150mm diameter sewer stub into the future Town Centre. These are both off the trunk sewer main along road 1, adjacent to the site location.

These services are designed in accordance with South Jerrabomberra Development Design Specification D12 Sewerage Systems, QPRC (v2 April 2018), WSA-02 2002-2.3 Sewerage Code of Australian; and WSA-04-2005-2.1 Sewerage Pumping Station Code of Australia.

4 Stormwater Management

The residential and commercial development areas of South Jerrabomberra consist of four major stormwater catchments that all grade to the northwest, conveying flows towards the ACT/NSW border and through culverts/bridges under the railway line into the ACT suburb of Hume. Flows are conveyed through the Hume stormwater network before discharging via various outlets into Jerrabomberra Creek towards the downstream Jerrabomberra Wetlands. Stormwater will be managed by a series of stormwater basins along the western boundary of South Jerrabomberra and upstream retarding basins throughout the

development. Stormwater quality and quantity control and improvements using Water Sensitive Urban Design (WSUD) principals will be primarily achieved at the basins.

4.1 Flow Attenuation

As part of the South Tralee Stage 1A subdivision works, three detention basins will be constructed to reduce the peak flows into Hume. These basins will be permanent water bodies to improve water quality leaving the development site.

The flows from the future Town Centre and proposed Community Centre have been accounted for in the design of the subdivision basins however onsite stormwater management is required and proposed via swales and rainwater tanks.

4.2 Overland Flow Management

The future Town Centre and proposed Community Centre stormwater overland flows will be managed via an open swale into the downstream basin (Basin 2A) as per sketch SK1002 in Appendix A.

The stormwater runoff from the Community Centre roof will be captured via rainwater tanks as part of the construction of these buildings as shown on Drawing TP04 – Floor Plan in Appendix B. This water will then be discharged into an open swale through the RE2 Zone proposed parkland.

The stormwater runoff from the temporary carpark for the proposed Community Centre will be captured as part of these works. The carpark of 30 car spaces will be sealed with flush kerb around the perimeter. As the site grades towards the North-West the runoff will be collected via an open swale that runs through the RE2 Zone proposed parkland.

Both the above swales will discharge into the downstream basin (Basin 2A).

4.3 Water Sensitive Urban Design (WSUD)

The proposed Water Sensitive Urban Design (WSUD) strategy for the future Town Centre and proposed Community Centre is unchanged from the South Tralee subdivision. The proposed treatment targets are as follows:

- Gross pollutants (90% removal requirement);
- Suspended Solids (85% removal requirement);
- Total Phosphorus (70% removal requirement); and
- Total Nitrogen (60% removal requirement).

The features adopted for water quality treatment at the future Town Centre and proposed Community Centre are as follows:

- A combined basin system. The open body of water will allow fine sediments to settle;
- Rainwater tanks for Town Centre and Community Centre; and
- Open swales to ensure water is directed to the basins. These swales will be appropriately planted to ensure WSUD requirements.

This report does not cover the Town Centre which is subject to future development only the proposed temporary carpark and proposed Community Centre. Additional WSUD measures will be required to service any proposed Town Centre development, these need to be addressed at the time of any DA for such development.

5 Trade Waste Requirements

To manage the trade waste requirements for the future Town Centre and the proposed Community Centre there will be a single grease trap to be incorporated into the construction of the buildings. This will service both the café and commercial kitchen.

6 Other Services

6.1 Electrical

Essential Energy will provide electrical services to the development. The future Town Centre and proposed Community Centre will be serviced from the South Tralee Stage1A subdivision works. A shared trench will run along Road 1, adjacent to the site location. The Town Centre and Community Centre will have electricity provided from this shared trench.

6.2 Telecommunications

Telecommunications will be provided by the National Broadband Network. The future Town Centre and proposed Community Centre will be serviced from the South Tralee Stage1A subdivision works. A shared trench will run along Road 1, adjacent to the site location. The Town Centre and Community Centre will have telecommunications provided from this shared trench.

6.3 Gas

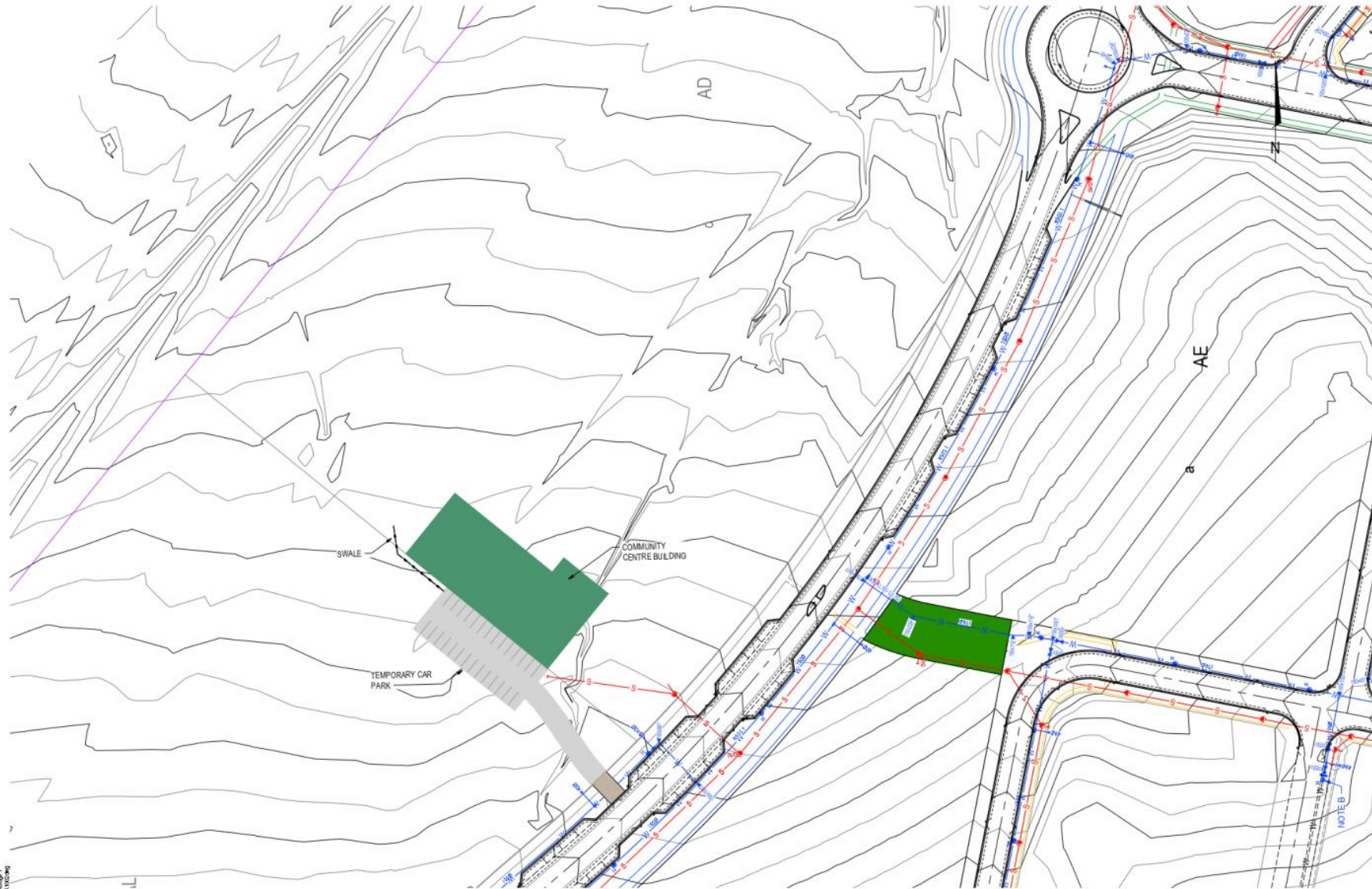
Zinfra will provide gas services to the development. The future Town Centre and proposed Community Centre will be serviced from the South Tralee Stage1A subdivision works. A shared trench will run along Road 1, adjacent to the site location. The Town Centre and Community Centre will have gas provided from this shared trench.



SOUTH TRALEE TOWN CENTRE AND COMMUNITY CENTRE
HYDRAULICS REPORT

Appendix A Sketch SK1002 – Temporary Car
Park

THE VILLAGE BUILDING COMPANY



11/10/2019 10:00 AM
11/10/2019 10:00 AM
11/10/2019 10:00 AM
11/10/2019 10:00 AM
11/10/2019 10:00 AM



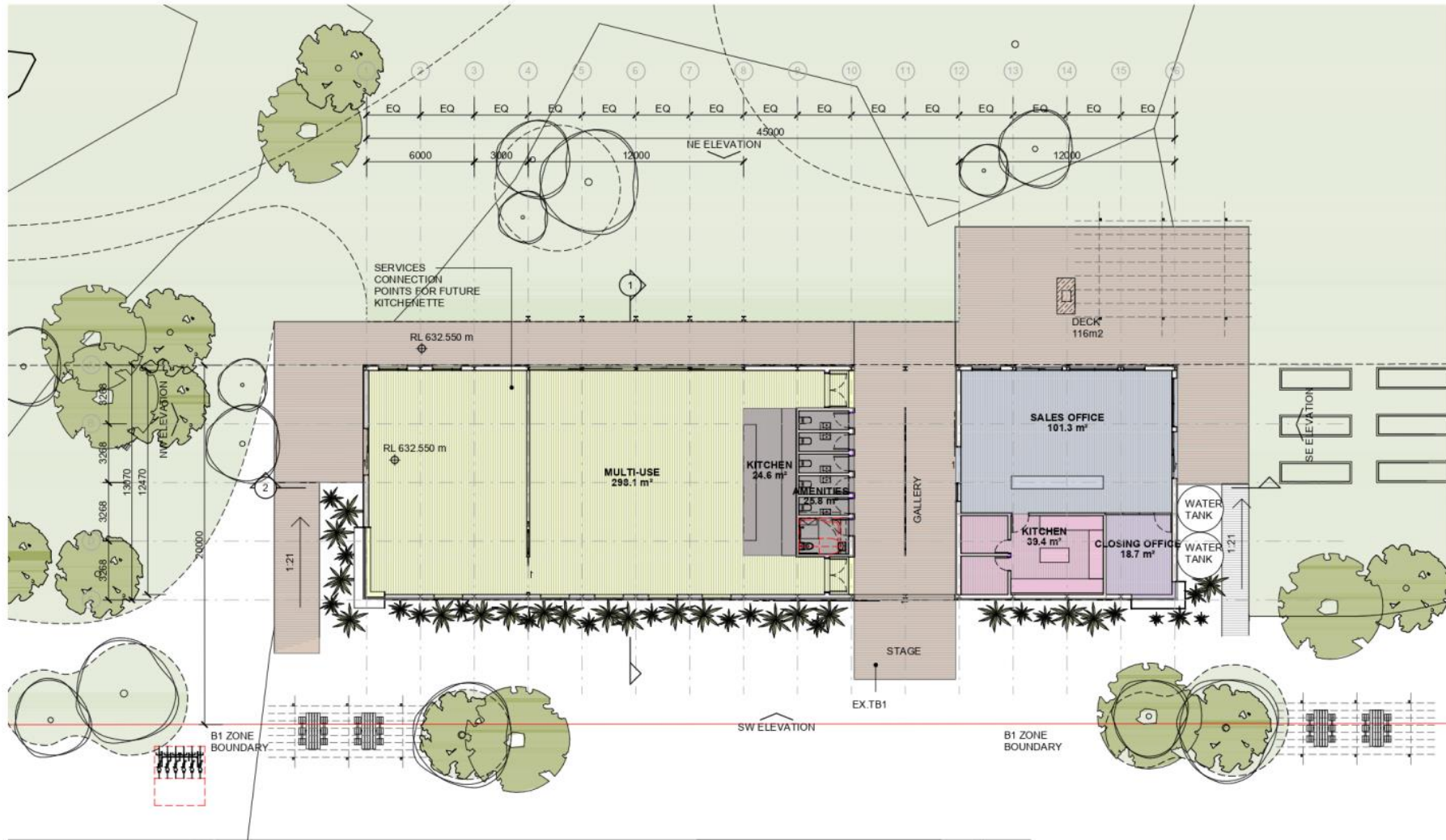
SK1002 - TEMPORARY CAR PARK
For Discussion Purposes Only



SOUTH TRALEE TOWN CENTRE AND COMMUNITY CENTRE
HYDRAULICS REPORT

Appendix B Drawing TP04 – Floor Plan

THE VILLAGE BUILDING COMPANY



STATUS **PRELIMINARY**
 NOT FOR CONSTRUCTION

PROJECT STH JERRABOMBERRA COMMUNITY CENTRE DRAWING TITLE **FLOOR PLAN**
 ANDERSON PLACE
 NSW

CLIENT **VILLAGE BUILDING CO.**

DRAWING No. **TP04** REVISION



PROJECT No. 18024
 PLOT DATE 18/02/2019 4:42:33 PM
 SCALE 1 : 200 @A3



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No.	REV.	DATE



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ELTON CONSULTING

E Structural Engineers Report



John Skurr Consulting Engineers Pty Ltd
2/23 Bentham Street Yarralumla ACT 2600
PO Box 7172 Yarralumla ACT 2600
Phone +61 2 6282 4620 Email john@johnskurr.com.au

**SOUTH JERRABOMBERRA COMMUNITY CENTRE
TRALEE NSW
STRUCTURAL ENGINEERING REPORT ON RE-USE OF
EXISTING BUILDING MATERIALS FROM TRALEE WOOLSHED
AND COOKS HOUSE**

- 1) As requested by Maree Harman ph 0404 891 148 email: MHarman@villagebuilding.com.au and Jason Burgess of Village Building, John Skurr and Simon Kosse inspected the old Tralee Woolshed and Cooks House on the 18th of February 2019. The aim of the inspection was to assess what items were worthwhile to be re-used or re-purposed from a Structural Engineering perspective.
- 2) The 5 large Oregon roof trusses are unusual and in serviceable condition and we agree that they can be successfully re-used as shown on the Six Degree's Architects concept proposal dated December 2018. We recommend that the existing truss spacing of approx. 3.1m be retained. We have checked their structural adequacy for this and they are easily adequate. This means a room of approx. 18.6m by 13m would suit, such as the Multi Use room shown on Six Degrees plans.
From our 2010 report the trusses are king post type with 12"x6" Oregon top and bottom chords, 6"x6" king posts and 6"x4" diagonal webs. The trusses span 13m at 3.1m c/c. Some of the truss members are split, quite severely in places and will need epoxy repair.



1 of 7

- 3) The existing 150x150mm, 150x50mm, 150x100mm roof purlins and parts of the northern traditional cut roof area are structurally sound enough and straight enough for some of them to be re-used. We anticipate that it will be difficult and counterproductive to use these members as purlins as they will need to be covered up to install roof insulation. R5 batts for example will take up 200mm thickness. For this reason we recommend that alternative uses for these roof purlins be found. They may be able to be used as a ceiling grid at bottom of truss level to stabilise the bottom chord of the truss and for sound attenuation.



- 4) The existing wall studwork is in fair condition and more difficult to remove intact compared to the purlins in 3 above. We recommend that these not be re-used.



- 5) The existing tongue and groove flooring in the southern half of the Woolshed is in poor condition and will not be able to be lifted without damaging the floorboards significantly. We therefore recommend that it not be re-used.



- 6) The existing spaced floor slats on the northern half of the Woolshed are structurally adequate to be re-used however years of manure ground in and potentially dip chemicals may make these unusable. We recommend that these not be re-used.



- 7) The existing joists, bearers and stumps are structurally OK to be re-used in many cases. Again however these are manure soaked and possibly soaked in dip chemicals. These members are also not unusual in that they are local hardwood which is quite common for houses and buildings built prior to 1970. We recommend that they not be re-used.



- 8) The Cooks House studs are unusual saw trimmed logs and in general are structurally OK. We recommend that they be inspected for termites and re-used as feature items for screens etc.



- 9) The Cooks House chimneys. There are two chimneys together that were probably constructed at different times. The western chimney appears to have been constructed earlier from handmade bricks as revealed by the breaks in the render mortar. The eastern chimney reveals concrete bricks in the render mortar breaks. We don't know if these concrete bricks are from the original construction or are used to repair the chimney at a later date. Both chimneys are supported on large rock flagging as footings that have been undermined by wombats. The crack sizes in the chimney are up to 20mm wide and therefore classified as 'severe' to AS2870. See below.

B3 PERFORMANCE OF WALLS

It is acknowledged that minor foundation movements occur on nearly all sites and that it is impracticable to design a footing system that will protect the building from movement under all circumstances. The expected performance of footing systems designed in accordance with the Standard is defined in terms of the damage classifications in Table C1, Appendix C.

Crack width is used as the major criterion for damage assessment, although tilting and twisting distortions can also influence the assessment. Local deviations of slope of walls exceeding 1:150 are undesirable. The assessment of damage may also be affected by where it occurs and the function of the building, although these effects are not likely to be significant in conventional buildings. In the classification of damage, account should also be taken of the history of cracking. For most situations Category 0 or 1 should be the limit; however, under adverse conditions, Category 2 should be expected although such damage should be rare. Significant damage is defined as Category 3 or worse.

For Category 1 or 2 damage, remedial action should consist of stabilizing the moisture conditions of the clay and paying attention to repairing or disguising the visual damage. This should be regarded as part of the normal maintenance of buildings on reactive clays.

Even significant masonry cracking with crack widths over 5 mm often has no influence on the function of the wall and only presents an aesthetic problem. Generally, the remedial action for such damage should start with an investigation to establish the cause of the damage. In many cases the treatment should consist of stabilizing moisture conditions by physical barriers or paths, or replenishing moisture in dry foundations. This may be followed by repair of the masonry and, wherever possible, added articulation should be included while repairs are being effected. Structural repairs to the footing system, such as deep underpinning, should only be considered as the last resort.

Underpinning should generally be avoided where the problem is related to reactive clays, although it is recognized there may be occasional situations where underpinning or other structural augmentation work is appropriate. None of this structural augmentation work should be undertaken without proper engineering appraisal.

In some cases, walls may be designed to span sagging footings and cantilever beyond hogging footings. In such cases, satisfactory performance will involve the wall remaining free of cracks and articulation joint movements, and remaining within the limits for the particular jointing system.

**TABLE C1
 CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS**

Description of typical damage and required repair	Approximate crack width limit (see Note 1)	Damage category
Hairline cracks	<0.1 mm	0 Negligible
Fine cracks that do not need repair	<1 mm	1 Very slight
Cracks noticeable but easily filled. Doors and windows stick slightly	<5 mm	2 Slight
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weather tightness often impaired	5 mm to 15 mm (or a number of cracks 3 mm or more in one group)	3 Moderate
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows. Window frames and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted	15 mm to 25 mm but also depends on number of cracks	4 Severe

NOTES:

- Where the cracking occurs in easily repaired plasterboard or similar clad-framed partitions, the crack width limits may be increased by 50% for each damage category.
- Crack width is the main factor by which damage to walls is categorized. The width may be supplemented by other factors, including serviceability, in assessing category of damage.
- In assessing the degree of damage, account shall be taken of the location in the building or structure where it occurs, and also of the function of the building or structure.

We recommend the chimneys be carefully demolished so that the handmade bricks and older bricks can be totalled up to make one new chimney. Supporting this conclusion is that the proposed main road will be quite close inducing further stress from contractors when the road is built.



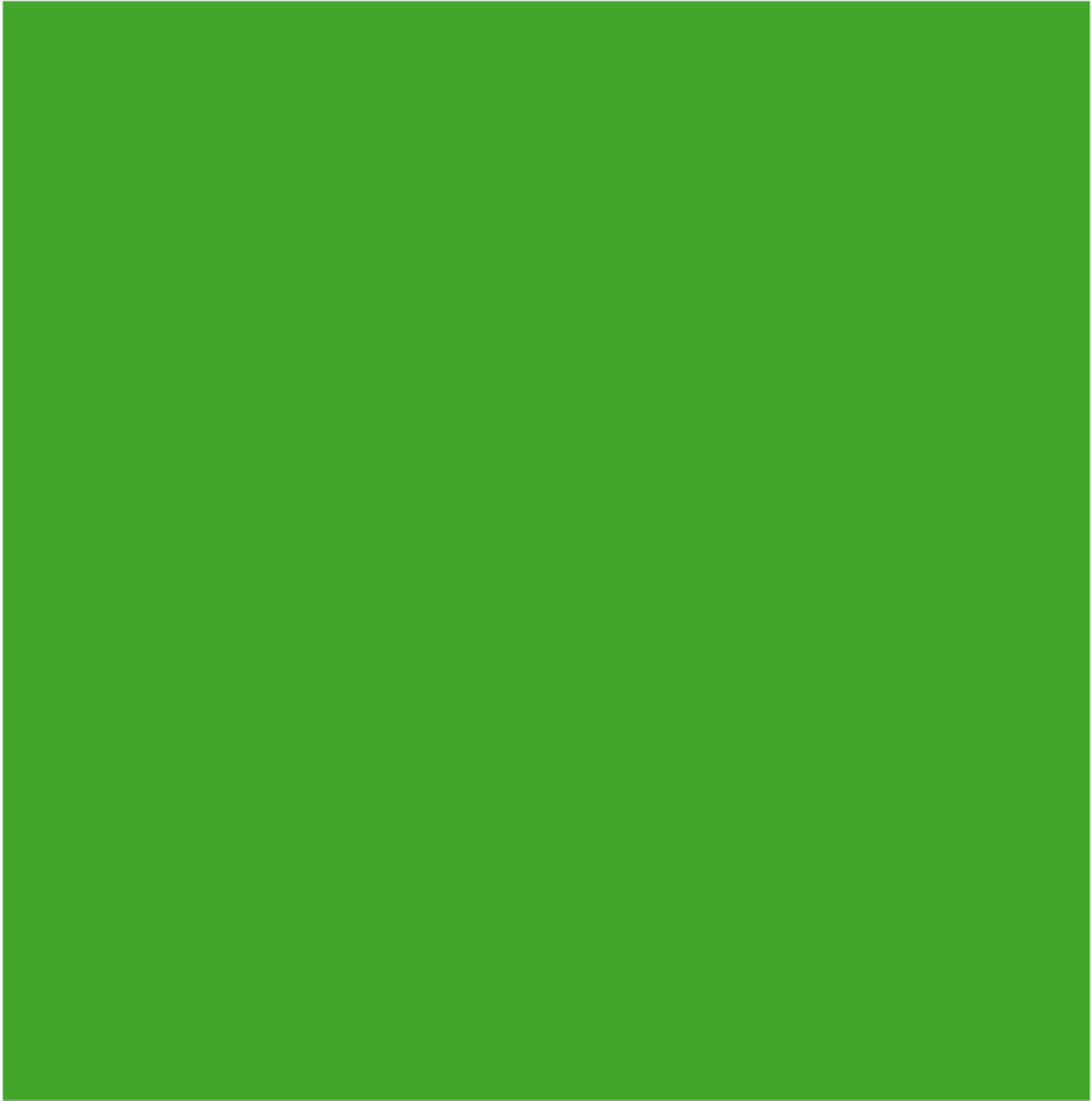
The new chimney may need to be filled with concrete to make it vandal resistant. This was done for the chimney at Forde ACT in a playground there.

Yours faithfully,
Simon Kosse
Engineers Assistant & Drafter

On behalf of and checked by,



John Skurr
Managing Director, Principal Structural & Civil Engineer
BE Civil (Hons) UNSW Dip Eco MEnvIANZ MIEAust CPEng NER 118674
19th February 2019



Tralee
360A Lanyon Drive
DA 113-2019
demolition of woolshed and cook's house
construction of sales office, community space and pavilion.

Email: council@qprc.nsw.gov.au

I wish to place on record my objection to the proposed demolition of Tralee Woolshed and the accompanying Cook's House. Both these structures have been recognised as having heritage value by the former Queanbeyan Council.

In 2013, following a detailed inspection of the buildings by Eric Martin & Associates, a report was prepared for Navin Officer Heritage Consultants. This report, dated 22 July, 2013, recognised the existing heritage values, and, at the very least, recommended adaptive reuse of the structures. In relation to Tralee Woolshed the Martin Report states, as follows:

“As a six stand shed, it is uncommonThe shed has significance and should be conserved. It is capable of adaptation, relocation, reconstruction or reuse of critical elements.”*

Some months ago I was informed that the developer had engaged a Melbourne architectural firm to plan for relocation and adaptive reuse of these buildings.

However, DA113-2019 is not accompanied by any background material. And, there is no reference to adaptive reuse of either of these buildings. Indeed, there is no indication that significant elements of these buildings are even to be retained for adaptive reuse.

This DA which seeks approval for the demolition of Tralee Woolshed and the accompanying Cook's House should not be approved until there is documentation, before Council and publicly available, which demonstrates that original features of these historical buildings are to be protected and retained for adaptive reuse.

[REDACTED]

[REDACTED]

* Report attached

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

18 DECEMBER 2019

- ITEM 9.3 DA 114-2019 - DEMOLITION OF EXISTING WOOLSHED AND SHEARER'S COTTAGE AND ERECTION OF A NEW COMMUNITY CENTRE WITH SALES OFFICE AND PAVILION - 360A LANYON DRIVE, TRALEE
- ATTACHMENT 5 DA 114-2019 - DRAFT CONDIITONS OF CONSENT - 360A LANYON DRIVE, TRALEE

CONDITIONS OF CONSENT
114-2019

1. APPROVED DEVELOPMENT AND PLANS

The development referred to in the application is to be carried out in accordance with the approved plans and documents including the following:

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Location Plan (TP02)	Six Degrees Pty Ltd	3/4/2019	14/5/2019
Site Design Proposal	Six Degrees Pty Ltd	April 2019	14/5/2019
Site Plan (TP03)	Six Degrees Pty Ltd	3/4/2019	14/5/2019
Floor Plan (TP04)	Six Degrees Pty Ltd	3/4/2019	14/5/2019
Roof Plan (TP05)	Six Degrees Pty Ltd	3/4/2019	14/5/2019
Elevations (TP07)	Six Degrees Pty Ltd	3/4/2019	14/5/2019
Sections (TP08)	Six Degrees Pty Ltd	3/4/2019	14/5/2019
Sections (TP11)	Six Degrees Pty Ltd	3/4/2019	14/5/2019
Existing Woolshed Plans (TP20)	Six Degrees Pty Ltd	3/4/2019	14/5/2019
Existing Woolshed Elevations (TP21)	Six Degrees Pty Ltd	3/4/2019	14/5/2019
Pavilion Location Plan	Six Degrees Pty Ltd	April 2019	14/5/2019
Pavilion Floor Plan (TP32)	Six Degrees Pty Ltd	3/4/2019	14/5/2019
Pavilion Elevations (TP33)	Six Degrees Pty Ltd	3/4/2019	14/5/2019

except as modified by any of the following conditions of consent.

Reason: Development is undertaken in accordance with this consent & is used for the approved purpose only.

SPECIAL CONDITIONS

2. Independent Heritage Assessor

An independent heritage assessor (agreed to by Council before the commencement of demolition work) is to be used before and on site during the demolition of the buildings to verify which elements of the structures are able to be retained for reuse in the new buildings.

Reason: To ensure that the developer does not dispose of materials because of an arbitrary decision about the element's structural integrity, damage or heritage significance.

3. Specialist Tradespersons

Prior to commencement of works, contractors must be briefed on the heritage nature of the items and best practice for the retention of heritage fabric to be reused and/or salvaged. This should include mitigation measures in place or other controls required in dealing with the heritage fabric.

Reason: To ensure the construction, conservation and reuse of materials follows best heritage practice.

4. Buildings to Be Photographed

Prior to the demolition of the Woolshed and Cook's House the complete exterior and interior must be photographed using a digital camera of no less than 8 megapixels and set at the highest possible resolution to record the images.

All images must be saved onto a USB in JPEG format, complete with the full address of the property and the date on which the photographs were taken.

The images must be re-named to include the property name and feature that has been photographed. If more than one image of the same object is supplied then it must be distinguished with a number to give it a unique file name.

Two copies of the photographs printed by a commercial photographic laboratory must be submitted to Council. The image size, to ensure all detail of the building is visible, must be no smaller than 10"x8" (25cmx20cm).

Note: Images printed on a home/office computer are not acceptable.

Reason: To ensure the history of the site is adequately recorded.

5. Detailed drawings

Detailed measured drawings of the Woolshed and Shearers' Quarters (Cook House) bread oven and fireplace should be completed prior to any works being undertaken.

Reason: To ensure the history of the site is adequately recorded.

6. Reuse of Materials

All materials and elements of the buildings capable of being recovered, in addition to those to be reused, should be salvaged, recycled and provided to the greater community for reuse.

Reason: To ensure the adaptive re-use of the buildings.

7. Interpretative Signage/Historical Board

Photos and written information about the demolished buildings, with specific reference to the significance of the building elements reused is to be permanently displayed in the new buildings where the elements are reused. The nature and content of such a display is to be provided to Councils Heritage Committee for comment prior to installation of the display.

Reason: To ensure the history of the site is adequately recorded.

8. Validation of Potential Contaminated Material

All material reused from the Woolshed to the BBQ shelter (Pavilion) must be tested by a NATA accredited lab for the presence chromium copper arsenate (CCA), Lead, and Organochlorine pesticides (dieldrin, aldrin, chlordane and pentachlorophenol). Testing results are to be submitted to Council for assessment and determination if the proposed material is suitable for use.

Reason: To minimise the risk of harmful chemical exposure of patrons utilising the BBQ facility and Community Centre.

9. John Holland Rail (JHR)

Construction Impact

The applicant must liaise with JHR and RailCorp with respect to the works adjoining the rail corridor, that includes the submission to JHR, Risk Assessment/Management Plan and detailed Safe Work Method Statements for its review and/or comment prior to the issue of each separable stage of construction.

10. Cranes

The use of cranes is restricted to the areas outside of the rail corridors' airspace.

11. Excavation in, above, below or adjacent to rail corridors

The proposed excavation works must not involve the penetration of ground to a depth of at least 2m below ground level on the land within 25m from the rail corridor land.

12. Fencing

The boundary fences along the rail corridor shall be installed and remain installed during construction and operation in accordance with JHR's engineering standards which are available at <http://jhrcrn.com.au/media/2071/crn-cp-511-v1-1.pdf>.

13. Stormwater Management

Post development flows must be maintained at pre-development levels.

14. Lighting, external finishes and design

Any outdoor lighting is to comply with AS 4282-1997 Control of Obtrusive Effects of Outdoor Lighting.

Reason: To ensure that the proposal does not have any adverse impact on the rail corridor in respect of future rail operations of the railway line.

15. Community Centre

No cooking facilities are to be provided within the kitchens. The kitchen located in the sales office is to be used by sales staff only.

Reason: Development is undertaken in accordance with this consent & is used for the approved purpose only.

16. Community Centre

Recreation facilities within the multipurpose rooms is to be restricted to lower scale activities. The use of the surrounding deck is to remain ancillary to the Community Centre

Reason: Development is undertaken in accordance with this consent & is used for the approved purpose only.

17. Sales Office

Any change of use of the sales office/closing office rooms is to be subject to a future Development Application.

Reason: To ensure that any future use is permissible and meets the objectives of the zone.

18. Sales Office Hours

Opening hours for the sales office/closing office shall be between 9am and 5pm Monday to Friday and 9 am to 4 pm on Saturday, Sunday and Public Holidays.

Reason: To minimise the impacts the development may have on the locality.

19. Onsite Tank Water Use

The proposed water tanks onsite must not be used as a drinking water supply. The water can be connected to non-potable systems such as grey water system and or garden watering.

Reason: To allow sustainable water usage whilst maintaining safe potable water connections for human consumption in line with the Public Health Act 2010.

20. Two Year Acoustic Report - Compliance

Within two years of the date of an occupation certificate (including interim) is issued, a review of the temporary access arrangements for the Sales Office/Community Centre shall be undertaken by a suitably qualified, experienced and independent traffic engineer to assess and advise if temporary access arrangement remains satisfactory and if the Village Centre intersection should be

constructed ahead of schedule. The report is to be submitted to Council and findings endorsed by the Local Traffic Committee.

21. Civil Design Details

Civil design of the Pavilion public car park is to be provided to Queanbeyan Palerang Regional Council for endorsement by Council. The design is to include a minimum of 21 spaces, connectivity with the Northern Entry Road via left turn entry and exit slip lanes.

Reason: To ensure public car parks are designed and constructed to a suitable standard to Council as the asset owner.

22. Temporary Car Park

The temporary Car Park and access servicing the Sales Office and Community Centre is to be closed and rehabilitated when the Village Centre and associated car park and intersection with Road 1 is constructed.

Reason: To ensure adequate future access is satisfactory.

GENERAL CONDITIONS

23. Obtain Construction Certificate

Obtain a construction certificate from Queanbeyan-Palerang Regional Council or an appropriately accredited private certifier before undertaking any work. Forward a copy of any construction certificate issued by a private certifier to Queanbeyan-Palerang Regional Council at least 2 days before undertaking any work in accordance with that construction certificate.

Construction Certificate for the Pavilion BBQ area shall include provisions for;

- a) A minimum of 21 car spaces including 1 disabled access parking space,
- b) Public lighting of car park and public walkway areas,
- c) Provision for Electricity and potable water supply to service the BBQ area,
- d) A public toilet block with electricity, potable water supply and sewage connection.

Reason: Work is undertaken in accordance this consent & relevant construction standards.

24. Obtain Section 68 for Water & Sewer Infrastructure Works

An application and approval under Section 68 of the Local Government Act is to be obtained prior to undertaking any water or sewer infrastructure works.

Reason: Ensure that water and sewer infrastructure is designed and constructed to Council Standards.

25. Obtain Occupation Certificate

Do not occupy or use the premises until an occupation certificate has been issued by Queanbeyan-Palerang Regional Council or an appropriately accredited private certifier. Provide a copy of any occupation certificate, issued by a private certifier, to Queanbeyan-Palerang Regional Council no later than 2 days after the occupation certificate is issued.

Reason: Ensure that the building complies with relevant standards.

26. Comply with the Building Code of Australia

All work is to comply with the current edition of the Building Code of Australia.

Reason: All building work is carried out in accordance with relevant construction standards.

27. Construction within Boundaries

The development including but not limited to footings, walls, roof barges and guttering must be constructed wholly within the boundary of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath or adjoining land.

Reason: Approved works are to be contained wholly within the subject site.

28. Copy to Owner

A copy of this consent is to be provided to the owner.

Reason: To ensure the owner is aware of the requirements imposed under the consent.

29. Batters

No batter is to have a gradient greater than 1:4. Batters greater than 1:4 must be retained.

Reason: Prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land.

30. Retaining Walls

Any retaining wall greater than 600 mm is to be designed and constructed to structural engineer's details. Prior to issue of any construction certificate provide a certified copy of the design to Queanbeyan-Palerang Regional Council.

Reason: Retaining walls are structurally strong enough to bear the loads put on them.

31. Siting of retaining wall/s

Retaining walls for 'cut' sites are to be located such that the entire retaining wall, associated footings and drainage materials are located wholly within the boundary of the 'cut' allotment. The backfilled side of the retaining wall shall be no closer than 500mm to the property boundary.

Where filling is proposed or required, retaining walls are to be located such that the exposed side of the wall, any associated footings and drainage materials are located wholly within the boundary of the filled allotment. The exposed side of the retaining wall shall be no closer than 900mm to the property boundary.

Reason: To ensure that there is clarity over the ownership of retaining walls and adequate provision is made for the construction of dividing fences.

32. Sequence of construction for retaining wall/s

Where retaining walls are required along a property boundary, they are to be constructed and inspected prior to any other construction works commencing.

Reason: To ensure that excavated or backfilled areas are adequately retained and that neighbouring properties are not impacted by the earthworks on this site.

33. Imported Fill

Any fill material (if any) delivered to site has to be certified Virgin Excavated Natural Material (VENM).

Reason: Only clean and non-contaminated fill is used on site.

34. Signage

No advertising signage is to be erected and/or displayed unless further consent from Council is obtained; or the signage is consistent with the *State Environmental Policy (Exempt and Complying Development Codes) 2008*.

Reason: To ensure the development is consistent with the approved plans.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

35. Water & Sewer Compliance Certificate - Design

Prior to the issue of Construction Certificate a Section 68 application for water and sewer works and certificate of compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

The application for the certificate of compliance must be accompanied by four copies of the Civil Engineering plans for the design of the water reticulation and sewerage systems, drawn in accordance with Council's *Queanbeyan Palerang Development Design and Construction Specifications*

Reason: To ensure that the hydraulic design is in accordance with the relevant Design and Construction specifications.

CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORKS

36. Appoint PCA

Appoint a principal certifying authority before any work is undertaken. Provide details of the appointed principal certifying authority (if not Queanbeyan-Palerang Regional Council) to Queanbeyan-Palerang Regional Council at least 2 days prior to any work being undertaken.

For public infrastructure works, Queanbeyan Palerang Regional Council shall be the PCA.

Reason: To provide for supervision of the works.

37. Installation of Sediment and Erosion Controls

Install sediment and erosion controls, prior to any construction activity in accordance with the approved Erosion and Sediment Control Plan, to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows,

- (a) divert uncontaminated run-off around cleared or disturbed areas,
- (b) erect a silt fence to prevent debris escaping into drainage systems or waterways,
- (c) prevent tracking of sediment by vehicles on roads, and
- (d) stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

38. Section 138 Consent

Prior to undertaking any works or placing signage within a public road reserve, a traffic management plan and application under Section 138 of the *Roads Act 1993* is to be submitted to and approved by Queanbeyan-Palerang Regional Council.

Reason: To ensure that works carried out comply with the Roads Act.

39. Submit Asbestos Inspection Report

Prior to demolition works commencing an asbestos inspection report must be undertaken and submitted to Council.

Reason: To satisfy the requirements of the Work Health and Safety Act 2011 and to protect public health.

40. Asbestos Removal and Disposal

Asbestos material found on the site must be removed and disposed of in accordance with the *Work Health and Safety Act 2011*, and the NSW WorkCover Guidelines.

Asbestos material must be disposed of to a lawful landfill site approved for that purpose by the Environmental Protection Authority of NSW or equivalent authority in the ACT. Written evidence that the material has been disposed of to the approved landfill must be submitted to the Principal Certifying Authority.

Reason: To ensure the proper disposal of asbestos material.

CONDITIONS TO BE SATISFIED DURING DEMOLITION AND/OR BUILDING WORKS

41. Hours of Operation for Works

All works associated with the construction and/or demolition of this development must be carried out between the following hours unless Queanbeyan-Palerang Regional Council agrees in writing. A written application shall be made to Queanbeyan-Palerang Regional Council if a variation of hours is required.

Weekdays: 7.00am to 6.00pm

Saturdays: 8.00am to 4.00pm

Sundays and Public Holidays: NIL

Reason: To reduce the chance of offensive noise being created and to minimise the impacts of the development in its locality.

42. Approval Documents

Keep a copy of all stamped approved plans, specifications and documents on site while work is being undertaken.

Reason: Relevant documentation is available for perusal on site by a council officer, for compliance check.

43. Site Identification

The site where building work, subdivision work, or demolition work are proposed to be carried out shall be identified by a sign sited in a visually prominent position containing the following information;

- the development application number,
- name, address and telephone number of the principal certifying authority,
- name of the principal contractor (if any) and 24 hour contact telephone number, and
- a statement that "unauthorised entry to the work site is prohibited".

Reason: To satisfy the provisions of Clause 136B and 227A of the Environmental Planning and Assessment Regulation 2000.

44. Construction Facilities

Toilet facilities are to be provided at or in the close vicinity of the work site on which work involved in the erection or demolition of a building is being carried out.

Reason: To provide adequate facilities to the work site.

45. Unexpected Finds

The development is to proceed with caution. If any Aboriginal objects are found, works should stop and DECCW notified. If human remains are found work is to stop, the site is to be secured and the NSW Police and NSW Office of Environment and Heritage are to be notified.

Reason: To ensure objects discovered during construction are protected and notified in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales.

46. All Works to Be Confined to the Site

All demolition, excavation, backfilling, construction and other activities associated with the development must:-

- a) Be carried out entirely within the allotment boundaries unless otherwise approved by Council.
- b) Comply with the requirements of AS 2601-2001 - The demolition of structures.
- c) If within one metre of the verge, the site must be protected by a hoarding which must be erected prior to the commencement of the demolition works.
- d) Be kept clear of stormwater, sewer manholes and service easements on the site.
- e) Any gates must be installed so they do not open onto any footpath or adjoining land.

Reason: To ensure that all development activity associated with the development does not pose a hazard to life or property and that the effectiveness of public services is not impaired.

47. Demolition Works

The demolition of the existing building must be carried out in accordance with the:

- a) requirements of the SafeWork Authority of New South Wales,
- b) *NSW Work Health and Safety Act 2011*, and
- c) *Australian Standard AS 2601-2001: The Demolition of Structures*.

Reason: To ensure compliance with SafeWork and occupational health and safety requirements.

48. Construction Waste Management

All waste materials generated on-site during construction are to be stored in enclosed containers and deposited in an approved landfill at regular periods.

Reason: To ensure adequate waste management practices are in place during the construction phase.

49. Protection of Adjoining Structures

If any excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on adjoining land, the person causing the excavation to be made:

- (a) must preserve and protect the building from damage, and
- (b) if necessary, must underpin and support the building in an appropriate manner, and
- (c) must, at least seven days before excavating, give notice of intention to do so to the owner of the adjoining and furnish particulars of the excavation to the owner of the building being erected or demolished, and
- (d) satisfy the requirements of SafeWork.

The owner of the adjoining land is not to be liable for any part of the cost of 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.

Reason: Excavations relating to building work do not pose a hazard to adjoining properties.

50. Unauthorised Use of Public Land

No building materials are to be stored or construction activities undertaken on public or adjoining land without prior written approval from Council.

Reason: To prevent unnecessary disturbance to public land.

51. Work on Adjoining Land Is Limited

The verge and other adjoining lands must not be used for storage of materials or disturbed by construction activities except for:

- a) Installation of a temporary, stabilised construction access across the verge.
- b) Installation of services.

Reason: To minimise interference with the verge and its accessibility by pedestrians.

52. Excavation and Backfilling

All excavations and backfilling associated with the erection or demolition of a building must be executed in accordance with the requirements of SafeWork.

Reason: To ensure excavation does not impact on adjoining property and compliance with SafeWork requirements.

53. Maintenance of Erosion Control Measures

All measures to control erosion and sediment transport are to be maintained during the works in accordance with the NSW Landcom publication *Managing Urban Stormwater - Soils and Construction* (4th Edition 2004- "Blue Book") and for as long as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside of the site.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

54. Temporary Vehicle Access

Temporary vehicle access to the site must be stabilised to prevent the tracking of sediment onto the roads and footpath. Soil, earth, mud or similar materials must be removed from the roadway by sweeping, shovelling, or a means other than washing, on a daily basis or as required. Soil washings from wheels must be collected and disposed of in a manner that does not pollute waters.

Reason: To minimise transfer of soil from the site onto the road pavement.

55. Submit Survey Plan Showing Boundary Setbacks

The building must be set out by a Registered Surveyor in accordance with the datum shown on the approved plans. A survey plan that identifies the location of the building in relation to the allotment boundaries must be prepared upon completion and then be submitted to the Principal Certifying Authority.

Reason: To ensure building has been sited in accordance with the approved plans.

56. Stormwater Management

Convey roof water to a water tank or divert a minimum of 3m away from any building. Divert overflow from any water tank a minimum of 3m from any building.

Reason: Stormwater disposal does not impact on the building.

57. Potable Water Supply

The pavilion site and associated amenities block is to be provided with a potable water supply via a reticulated potable water mains prior to the issue of occupancy certificate.

Reason: To ensure that a suitable water supply is available.

58. Inspections - Water & Sewer Authority

Inspection of public infrastructure works must be performed by the Water and Sewer Authority (Council) on any potable water, sewer or stormwater mains construction when works reach the following stages:

- a) immediately prior to connection of new sewer pipes to the existing sewerage system,
- b) immediately prior to connection of new water pipes to the existing water reticulation,
- c) immediately prior to the backfilling of water, sewer or stormwater trenches, and
- d) immediately after installation of any on-site stormwater management system.

Council's Environment, Planning and Development section must be given 24 hours notice of the need for these inspections.

Note: Any inspections carried out by Council do not imply Council approval or acceptance of the works, and do not relieve the Developer from the requirements to provide an Engineering Construction Certificate Report in accordance with Council's Design and Construction Specifications.

Reason: To ensure that hydraulic services are constructed in accordance with Council requirements.

59. Driveway Application Form

A driveway application form must be submitted to and approved by Council prior to commencement of driveway works and construction of the driveway across Council's footway area must be undertaken by a Council approved contractor, at no cost to the Council.

Driveway application shall include civil design of the driveway(s) and demonstrate adequate sight distance can be achieved at the proposed location(s).

Reason: To ensure the construction of the driveway on public land meets Council's requirements.

60. Work In Accordance with Engineering Specifications

All construction and restoration work of public infrastructure must be carried out strictly in accordance with the approved drawings and Council's *Queanbeyan Palerang Design and Construction Specifications*.

Reason: To ensure construction and restoration work is in accordance with Council's requirements.

61. Submission of Traffic Control Devices Plan

A Traffic Control Devices Plan (TCD) must be submitted to Council for approval by the Local Traffic Committee prior to the installation of any traffic control devices. It must include line-marking and sign-posting.

Reason: To authorise traffic control devices.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION/COMPLETION CERTIFICATE

62. Final Occupation Certificate

The final occupation certificate must not be issued until all conditions of consent have been satisfactorily complied with and all mandatory stage/required plumbing inspections undertaken. Plumbing and drainage must be inspected by Queanbeyan-Palerang Regional Council at the relevant stages of construction in accordance with the attached inspection schedule and a final plumbing certificate obtained prior to issue of any occupation certificate.

Reason: Development is safe & appropriate for occupation, and is completed in accordance with the consent.

63. Colours and Material Finishes

All structures (including water tanks) are to be finished in materials that have a low reflectivity. Colours are to incorporate the use of muted, natural colours that will blend with, rather than stand out from, the landscape for major features such as walls, roof and fencing.

Reason: The buildings are not visually intrusive in the landscape and does not cause glare.

64. Water and Sewer Connection

An Occupation Certificate for the structures approved under this consent must not be issued by the Principal Certifying Authority until a Water and Sewer Compliance Certificate is issued by the Queanbeyan-Palerang Regional Council for the allotment(s).

Reason: To ensure that satisfactory arrangements for the disposal of complying effluent capable of being discharged to the environment are in place prior to occupation.

65. Water & Sewer Compliance Certificate - Construction

Prior to the issue of any Occupation Certificate a compliance certificate of compliance in accordance with the Water Management Act 2000 must be obtained from Council.

Reason: To ensure the constructed infrastructure and services have been completed to Council's specifications.

66. Water and Sewer Compliance Certificate - Service

Prior to the release of an Occupation Certificate, a certificate of compliance in accordance with the Water Management Act 2000 must be obtained from Council.

Reason: To ensure compliance with Section 6.14 of the Environmental Planning and Assessment Act 1979.

Note: *This certificate is required regardless of any other water and sewer compliance certificate previously obtained, and regardless of whether the development involved alterations to Council's infrastructure.*

67. Electricity Supply

Prior to issuing an occupation certificate, the Pavilion site and associated amenities block are to have a permanent electricity supply.

Reason: Ensures that public amenity areas are fully serviced prior to being transferred to Council.

68. Lighting In Car Parks and Public Spaces

Lighting throughout the car parking area and in public spaces associated with the "Pavilion" site must comply with AS 2890.1:2004 - Parking Facilities - Off-Street Car Parking and AS 1158 - Lighting for Roads and Public Spaces.

Reason: To ensure the provision of adequate lighting within the development.

69. All Surfaces to Be Concrete or Bitumen Sealed

All parking spaces, loading bays, driveways and turning aisles must geometrically and be line marked to comply with AS2890 - 2004 Parking Facilities and be concrete or bitumen sealed.

Reason: To ensure car parking spaces are functional prior to use of the premises.

70. Stormwater Disposal Requirements

All stormwater from the Community Centre/Sales Office and the Pavilion sites must limit the discharge from the site to the pre-development rate for a 20% and 1% ARI interval storm event. A statement from a suitably qualified engineer is to provide certification that this condition has been met prior to Occupation Certificate being issued.

Reason: To provide satisfactory stormwater disposal and comply with JHR requirements.

71. Provide Water Service and Water Meter

A new main water meter and water service shall be installed by Council at no cost to the Council. The size of the meter and service shall be determined by a suitably qualified hydraulic consultant at no cost to Council.

The main meter shall be installed in an easily accessible position in the common property at the front of the site, or other accessible position approved by Council.

Reason: To ensure that the development is appropriately water metered.

72. Erosion and Sediment Control

Maintain erosion and sedimentation controls for as long as necessary after completion of works to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land. The controls are to remain in place until all disturbed ground surfaces are rehabilitated/revegetated and stabilised to prevent erosion or sediment loss.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

73. Disturbed areas to be stabilised

All disturbed areas must be stabilised by the application of grass seeding, turf or hydro-grass mulching or other surface treatment approved by Council prior to the issue of the final occupation/completion certificate. Do not use species that are listed under the *Noxious Weeds Act 1993*.

Reason: Prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land and to ensure that disturbed areas are rehabilitated.

74. Fire Safety Certificate

Prior to obtaining the final occupation certificate, provide the final fire safety certificate to Queanbeyan-Palerang Regional Council (and to the principal certifying authority if not Queanbeyan-Palerang Regional Council). A final fire safety certificate is a certificate issued by or on behalf of the owner of the premises to the effect that each essential fire safety measure specified in the current fire safety schedule for the building to which the certificate relates:

- a) has been assessed by a properly qualified person, and
- b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

Note: The assessment of essential fire safety measures must have been carried out within the period of 3 months prior to the date on which a final fire safety certificate is issued

As soon as practicable after the final fire safety certificate is issued, the owner of the building to which it relates:

- a) must provide a copy of the certificate (together with a copy of the current fire safety schedule) to the Fire Commissioner, and
- b) must display a copy of the certificate (together with a copy of the current fire safety schedule) prominently displayed in the building.

Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000.

75. Submit Annual Fire Safety Statement

Each year, the owner of the building must submit to Council an Annual Fire Safety Statement for the building. The Annual Fire Safety Statement must address each Essential Fire Safety Measure in the building.

Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000.

76. Landscaping

Landscaping is to be carried out prior to issue of the final occupation certificate for the premises.

Reason: To minimise the visual impact of the development.

77. Works as Executed Plans of Dedicated Infrastructure

Provide one electronic copy (DWG or similar) and one PDF copy of works as-executed plans for any constructed infrastructure dedicated to Queanbeyan-Palerang Regional Council, showing any variations from the approved designs. The works as-executed plans are to be prepared in accordance with the requirements set out in Council's Design and Construction Specification.

Reason: To provide a record of works for future technical reference.

78. Public Infrastructure Works Defects Liability Period - Bond

Any public infrastructure works are subject to a six months defects liability from the date of final inspection by Council.

The Applicant must:

- a) Lodge a cash bond with Council with regard to the defects liability period in an amount as calculated from fees set by Council's Management Plan and current at the time of handover; and
- b) Submit written authorisation that in the event of any defect not being rectified to the standards specified in Council's Design and Construction Specifications Council may enter the subject land and undertake rectification work and deduct the cost thereof from such Bond monies held by Council and to refund the balance, if any, to the Subdivider.

During the defects liability period the Applicant will be liable for any part of the subdivision works which fail to perform in the manner outlined in Council's Design and Construction Specifications (or as would reasonably be expected under the design conditions).

Reason: To ensure works are completed in accordance with Council's requirements.

79. Residential Crossover - Barrier K&G

The Community Centre/Sales Office development must include the construction of one commercial type driveway over the verge at the location shown on the approved plans in accordance with QPRC's Vehicular Access Design Specification D13.

This driveway vehicle kerb crossing must be constructed by a Council approved contractor at no cost to the Council.

A driveway application form must be submitted to and approved by Council prior to the commencement of driveway works.

Reason: Safe entry and exit to lots from the road.

80. Disposal of Waste Materials

Prior to the issue of any Occupation Certificate written evidence that all demolition/waste materials removed from the site have been disposed of at an approved site must be submitted to the Principal Certifying Authority.

Reason: To ensure that all demolition/waste materials are disposed of in a proper manner.

81. Insulate Heated and Cold Water Service Pipes

Heated and cold water service pipes installed in the following areas of the building must be insulated in accordance with the requirements of AS 3500: Plumbing and Drainage:

- a) unheated roof spaces
- b) locations near windows, ventilators and external doors where cold draughts are likely to occur
- c) locations in contact with cold surfaces such as metal roof and external metal cladding materials.

Reason: To prevent the water service being damaged by water freezing within the pipes due to local climatic conditions.

CONDITIONS TO BE SATISFIED DURING THE ONGOING USE OF THE PREMISES

82. Maintain Car Parking Areas and Driveway Seals

All sealed car parking areas, loading bays, manoeuvring areas and driveways must be maintained in a trafficable condition.

Reason: To ensure car park areas are useable.

83. Keep Car Parking Areas Free for Parking

The operator of the development must ensure that all vehicles associated with the development are parked within the site in the approved car parking area as line marked.

Reason: To ensure that the car parking provided on site is used for the development.

84. Car Parking Spaces to Be Kept Free At All Times

All car parking spaces, loading and unloading areas, vehicle manoeuvring and driveway areas must not be used for the storage of any goods or materials and must be available for their intended use at all times.

Reason: To ensure such areas are available for occupants and visitors of the site.

85. Decommission Entrance

The Sales Office/Community Centre temporary vehicle access is to be decommissioned upon completion of the Village Centre Access or when it is considered to no longer been satisfactory access arrangement. The vehicle crossing is to be replaced with Barrier Kerb matching the existing and verge area reinstaed to match the adjacent verge area.

Reason: To ensure lot access is not via sub-arterial or higher order roads.

86. Use of Building/Structure

Do not use the building for industrial activities, or as a dwelling or habitable rooms.

Reason: Development is undertaken in accordance with this consent & is used for the approved purpose only, and to comply with the Building Code of Australia.

87. Surface Water

Do not re-direct surface water onto adjoining private land. Alterations to the surface contours must not impede or divert natural surface water run-off, so as to cause a nuisance to adjoining property owners or create an erosion or sediment problem.

Reason: Stormwater disposal does not impact on the building or neighbouring properties.

88. Essential Fire Safety

The owner of the building must maintain each essential fire safety measure in the building premises to a standard no less than that specified in the schedule.

Reason: To ensure compliance with Environmental Planning and Assessment Regulation 2000.

89. Carry Out Sewer Work, Carry Out Water Supply Work, Carry Out Stormwater Work

All sanitary plumbing and drainage work is to be carried out in accordance with the requirements of the *Local Government (General) Regulation 2005, AS 3500 and the requirements of Plumbing and Drainage Act, 2011*. No alterations or additions are permitted without approval from Council.

Reason: All plumbing and drainage functions adequately.

Council must inspect the following stages of construction and installation:

- Internal and external plumbing and drainage,
- Final inspection of plumbing, drainage and on-site sewage management system.

The top level of the sewerage service yard gully shall be located a minimum of 150 mm below the lowest fixture level and a minimum of 75 mm above ground level. Where it is not practicable to locate the top of the yard gully 150 mm below the lowest fixture level or 75 mm above the surrounding ground level, then a reflux valve shall be fitted to the sewer drainage system so as to prevent the backflow from the sewer entering the building.

The sewer junction inspection opening is to be located and raised to ground level.

Reason: To ensure compliance with AS3500 - National Plumbing and Drainage Code and the requirements of Plumbing and Drainage Act, 2011.

Three star and four star rated water conservation devices are to be installed in the bathroom and kitchen respectively.

Reason: Water efficiency and minimisation of wastewater produced.

A 'Notice of Work' (NoW) is to be issued to Queanbeyan-Palerang Regional Council no later than 2 business days before the work concerned is carried out.

Reason: Council is informed prior to undertaking inspections and in accordance with requirements of Plumbing and Drainage Act, 2011.

Licenseses as the 'responsible person' must submit a Sewer Service Diagram(SSD) layout to Queanbeyan-Palerang Regional Council prior to or at the time of inspection.

Reason: Council records are kept up to date and requirements of Plumbing and Drainage Act, 2011.

A 'Certificate of Compliance' (CoC) is to be issued to the Queanbeyan-Palerang Regional Council and a copy to the person for whom the work is carried out on completion of the final inspection.

Reason: Council records are kept up to date and requirements of Plumbing and Drainage Act, 2011.

90. Plumbing and Drainage Installation Regulations

Plumbing and drainage work must be carried out in accordance with the requirements of the Local Government (General) Regulation 2005, the Plumbing and Drainage Act 2011 and Regulations under that Act and with the Plumbing Code of Australia. Such work must be carried out by a person licensed by the NSW Department of Fair Trading.

Reason: This is a mandatory condition under the provisions of the Local Government (General) Regulation 2005.

91. Inspection of Plumbing and Drainage

Plumbing and Drainage must be inspected by Council at the relevant stages of construction in accordance with Council's inspection schedule.

Reason: To ensure compliance with the inspection requirements of Plumbing and Drainage Regulation 2012 and Council's inspection schedule.

92. Floor Level to Be 150mm Above Yard Gully

The floor level of areas with fixtures connected to sewer must be at least 150mm above overflow level of the yard gully and surface water must be prevented from entering the yard gully.

Reason: To ensure any sewage surcharges occur outside the building and to prevent surface water from entering the sewerage system.

93. Heated Water Not To Exceed 50 Degrees C

All new heated water installations must deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding 50° Celsius.

All heated water installations for any accessible facility must deliver hot water at a temperature not exceeding 45° Celsius.

Reason: To prevent accidental scalding.

Please Note:

Dial Before You Dig

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800810443.

Applications referred to in this consent or information to satisfy a condition of consent may be lodged through:

development@qprc.nsw.gov.au

Or in person at:

Queanbeyan 256 Crawford Street, Queanbeyan, NSW, 2620.

Bungendore 10 Majara Street, Bungendore, NSW, 2621.

Braidwood 144 Wallace Street, Braidwood, NSW, 2622.

Please reference *ApplicNo4* when information is submitted.