

## ASSESSMENT REPORT

<b>DA No:</b>	DA-55-2016
<b>PROPOSED DEVELOPMENT:</b>	40 Bridge Street, Lot: 31 DP: 813093 Staged Development: Commercial building and four short term accommodation units
<b>APPLICANT:</b>	New England Architectural Studio
<b>REPORT BY:</b>	Manager Town Planning and Regulation

### Further Application Details:

<b>DA Lodgement Date:</b>	16 September 2016
<b>Additional Information received / date</b>	25 January 2017
<b>Estimated Construction Value of Development:</b>	\$900,000

### Glossary of terms used in this report:

**BCA** – Building Code of Australia

**DA** – Development Application

**DCP** Uralla Development Control Plan 2011,

**LEP** – Uralla Local Environmental Plan 2012, as amended

**SEE** – Statement of Environmental Effects

**SEPP** – State Environmental Planning Policy

## Executive Summary

### Proposal

The proposal seeks consent for a staged development to construct a commercial building and four short term accommodation units at 40 Bridge Street. The stages are summarised as follows:

#### STAGE 1:

Includes the development of a commercial building of approximately 102m<sup>2</sup> internal area, with 16m<sup>2</sup> entry veranda. Located at the rear of the building is a laundry and store (12m<sup>2</sup>) for the cottages to the rear of the block. The Commercial building would include a kitchenette and a fully accessible unisex toilet for shared use of staff and patrons of the building. Additionally the car parking and access to the site will be developed. Stage 1 includes the following development:

- Commercial building
- Driveway and total of 6 spaces, including 1 accessible space
- Vehicular access upgrading
- Combined bin storage area for Lot 30 and 31
- Stormwater management for onsite car parking area.

### STAGE 2:

The site includes four independent short stay accommodation units of approximately 60 to 70 m<sup>2</sup> each including the landscaping to create a cohesive multi use location at the rear of the block. Stage 2 includes the following development:

- Lot consolidation of Lot 31 DP813093 and dedicated Council land referred to as "E976703"
- 4 short stay units
- 3 additional car parking spaces, including 1 accessible space
- Landscaping, paths, emergency bay
- All associated stormwater and wastewater management

### STAGE 3:

Adapt the commercial building built in stage 1 into two strata titled tenancies. Both tenancies would share an individually keyed central staff room, kitchenette and accessible toilet facility. The rear tenancy would add an accessible entry to the rear of the building, by reducing the laundry space. The laundry or store room will have a new fire rated wall and door added. Stage 3 includes the following development:

- Conversion of commercial building to two tenancies
- Strata title entitlement, two tenancies of approx. 45m<sup>2</sup> and 60m<sup>2</sup>.
- Convert part laundry to accessible entry and reduce laundry size
- Enclose shared staff facility,

### **Permissibility**

The proposal is consistent with the relevant zone objectives and is permissible with consent under Uralla LEP 2012.

### **Key Issues**

Development Application DA-55-2016 for a staged development to construct a commercial building and four short term accommodation units was lodged with Council on 16 September 2016 and publicly notified between 6 October 2016 and 21 October 2016, with one submission received by Council.

The key planning matters raised in the submissions can be summarised as:

- Privacy Concerns
- Water Drainage Concerns

One submission was received and this submission has been considered as part of the assessment.

As a result of this assessment the proposed development complies or can be conditioned to comply with the relevant provisions of Council's LEP and DCP. It is recommended that Council grant conditional approval, subject to draft conditions provided in Attachment 1.

### **Recommendation**

That:

- (a) Council approve DA-55-2016 on land titled as Lots 31 & 32 DP 813093 known as 40 Bridge Street, Uralla subject to the conditions at the end of this assessment.
- (b) Those persons that made a submission in relation to the Application be notified of the determination in writing as per the provisions of the *Environmental Planning & Assessment Act 1979* and Regulations.

### **Subject site and locality**

The site is located at 40 Bridge Street Uralla and is legally described as Lot 31 DP 8813093. The site is currently a vacant lot and is separated by a portion of land owned by Uralla Shire Council (Lot 32 DP 813093). The site is located within the Uralla Town Centre and zoned B2 Local Centre zone. The area immediately surrounding the site is characterised by commercial development. The site has an approximate area of 1187m<sup>2</sup> with an approximate frontage of 10m to Bridge Street. The portion of Council owned land has an area of approximately 180m<sup>2</sup> and it is proposed that this land be utilised as part of the proposed development.

Sewer, water and stormwater infrastructure currently exists in the vicinity of the proposed development.



Figure 1 - Site Locality Plan showing location of 40 Bridge Street



Photo 1 - View of the existing site from Bridge Street.





**Photo 2 - View of the access point from front of site.**



**Photo 3 - View of the rear of the existing site from front of site.**

## **Proposed development**

The proposal seeks consent for a staged development to construct a commercial building and four short term accommodation units. Figure 2 shows the site plan for the proposed development. Attachment 3 contains copies of all submitted plans.





## Submitted Documents and Plans

The documents and plans relied upon for this assessment, are listed below and a copy of the SEE and Plans are included in Attachment 3.

- STATEMENT OF ENVIRONMENTAL EFFECTS Mixed Use (Tourist Accommodation and Commercial) Development
- DD1.01 TITLE SHEET / GENERAL INFO
- DD2.01 SITE SURVEY OVERVIEW
- DD2.02 STAGING PLAN
- DD2.03 SITE PLAN
- DD2.04 VEHICLE CIRCULATION
- DD3.01 COMMERCIAL PLAN/SECT
- DD3.02 COMMERCIAL BUILDING
- DD3.03 UNIT PLANS
- DD3.04 UNIT 01 & 03
- DD3.05 TYPICAL INTERIORS
- DD3.06 UNIT 02 PLAN / ELEV / SECTION
- DD3.07 UNIT 02 BLDG SECT / WINDOW SCHED
- DD3.08 UNIT 4
- DD4.01 BUILDING SECTIONS
- DD5.01 UNIT 04
- CONCEPT STORMWATER PLAN
- C-01 CONCEPT STORMWATER MANAGEMENT PLAN
- C-02 CONCEPT CATCHMENT PLAN
- CONTOUR AND DETAIL SURVEY DWG: 16913-A
- GEO-TECHNICAL LOT CLASSIFICATION REPORT
- HERITAGE ADVISORS REPORT

## Referrals undertaken and other approvals required

Bridge Street is a classified road and access to the site is via Bridge Street. The application was referred to the NSW Roads and Maritime Services for consideration on the 12 October 2016. A response was received on 26 October 2017. The advice provided has been considered as part of Council's engineering assessment. The key matters for consideration include: sightlines and safe interactions between pedestrians and vehicles, suitability of vehicle manoeuvring within the site and to and from the site, adequacy of onsite parking areas, stormwater management, access design requirements and potential impacts of advertising signage on a transport corridor.

## Political Donations

At the time of lodging the Development Application the Applicant indicated, pursuant to Section 147(4) of the Environmental Planning and Assessment Act 1979, that no reportable political donation or gift had been made by the Applicant or any person with a financial interest in this Application to a local Councillor or employee of Uralla Shire Council.

These declarations may be made by an applicant (or persons with a financial interest in the application), or a person who makes a submission (or persons who are associates of such submitters) as defined in s.147 of the Act.

Notwithstanding any such declaration, Council is reminded that the application should be determined on its merits pursuant to section 147(1) of the Act, which states:

*“political donations or gifts are not relevant to the determination of any such planning application, and the making of political donations or gifts does not provide grounds for challenging the determination of any such planning application”.*

However, Councillors and staff members must of course consider their position under the Code of Conduct in their consideration of any development application.

## Assessment - Matters for Consideration

The assessment of this Development Application has been undertaken in accordance with Section 79C (1) of the Environmental Planning and Assessment Act 1979, as amended. In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development application:

### **Section 79C(1)(a) the provisions of the following that apply to the land to which the development application relates:**

#### ***(i) the provisions of any environmental planning instrument***

##### **State Environmental Planning Policies (SEPPs):**

State Environmental Planning Policy (Infrastructure) 2007 — Clause 101 requires the consent authority to have consideration for the safety, efficiency and ongoing operation of a classified road where the development has frontage to a classified road.

**State Environmental Planning Policy 64 – Advertising and Signage** - The proposed signage is for business and building identification and its consistent with the requirements of this policy.

##### **Local Environmental Plans (LEPs):**

The **Uralla Local Environmental Plan 2012** has been considered in connection with this development:

Clause	Subject	Comments
1.2	Aims of Plan	Relevant aims of the LEP considered in this assessment include: <i>(a) to encourage the orderly management, development and conservation of resources by protecting, enhancing and conserving;</i> <i>(b) places and buildings of heritage significance,</i> <i>(c) to facilitate development for a range of business enterprise and employment opportunities,</i> <i>(d) to ensure that development is sensitive to both the economic and social needs of the community, including the provision of community facilities and land for public purposes,</i> <i>(f) to provide for flexibility in applying certain development standards, where compliance with such standards may be unreasonable or unnecessary in the circumstances of a particular development, and there is sufficient justification for varying the standards on environmental planning grounds.</i>
2.2	Zoning of land	The site of the proposed development is within the B2 Local Centre zone under Uralla LEP 2012.
2.3	Zone objectives / Permissibility	The objectives for development in the B2 Local Centre zone are: <ul style="list-style-type: none"> <li><i>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.</i></li> </ul>



		<ul style="list-style-type: none"> <li>• <i>To encourage employment opportunities in accessible locations.</i></li> <li>• <i>To maximise public transport patronage and encourage walking and cycling.</i></li> <li>• <i>To allow for residential and other accommodation while maintaining active retail, business or other non-residential uses at street level.</i></li> </ul> <p>The proposed development has been assessed having regard to these objectives. The proposed uses are defined as 'Commercial premises' and 'Tourist and visitor accommodation'. These uses are permissible with development consent in the B2 zone.</p>
5.10	Heritage Conservation	<p>Development consent is required for erection a building and the subdivision of land in a heritage conservation area. Before granting consent under this clause in respect of a heritage conservation area the Consent Authority must consider the effect of the proposed development on the heritage significance of the heritage conservation area. The assessment of potential impact is provided in the DCP assessment below.</p>
6.6	Essential Services	<p>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:</p> <ul style="list-style-type: none"> <li>(a) the supply of water,</li> <li>(b) the supply of electricity,</li> <li>(c) the disposal and management of sewage</li> <li>(d) stormwater drainage,</li> <li>(e) suitable road access.</li> </ul> <p>The provision of these essential services has been considered as part of the assessment for this proposal and comments are provided as follows:</p> <p>Stormwater –Part of the sites stormwater can be directed to the kerb and gutter infrastructure located in Bridge Street. It is proposed that the residue will be directed to infiltration pits and then sent overland in the existing flowpath by way of spreader boxes. It is proposed to have less directed overland that what is existing now. No background calculations or soil test results have been provided to be checked. The engineering assessment has indicated that once provided that if not suitable an alternative solution of interallotment drainage and the use of easements be implemented discharging into Hill Street. This would formalise the existing drainage flows.</p> <p>Road access – Suitable access is proposed via Bridge Street subject to proposed widening of the access cross over. A separate application for a Section 138 of the Roads act will need to be lodged with Council for driveway access upgrading and works within the road carriageway.</p> <p>Water supply – The site can connect to the reticulated water network located in Bridge Street.</p> <p>Disposal and management of sewage – The site can connect to the reticulated sewer network that travels across the development site. It is proposed to install a macerating (package) sewerage system is located at the rear of the site. This system will treat effluent to enable connection to council's reticulated sewerage system.</p> <p>Electricity services are available in Bridge Street.</p>

**(ii) the provisions of any draft environmental planning instrument**

No relevant draft instruments apply.

**(iii) the provisions of any development control plan**

The *Uralla Development Control Plan (DCP) 2011* applies to the land.

Chapter	Comment
Chapter 2 Subdivision – Subdivision in Commercial and Industrial Areas	This chapter does not specify any requirements for strata subdivision of commercial areas.
Chapter 5 Development in Commercial and Industrial Areas	<p><u>Provision of Services</u></p> <p>The site is to have connection to Council’s sewerage and water supply network. A condition is required to impose this requirement.</p> <p><u>Access for Persons with Disabilities</u></p> <p>Adequate provision is to be made to enable persons with disabilities to gain access to the development and to the land on which the development is proposed to be carried out. The development is to comply with the relevant Australian Standard for access for disabled persons and a condition is required to impose this requirement.</p> <p><u>Height</u></p> <p>The maximum height of the proposed development is 5.7 metres and this is below the height limit of 8 metres.</p> <p><u>Access and car parking</u></p> <p>These requirements are dealt with in the Chapter 6 Access and Parking considerations.</p> <p><u>On-site facilities</u></p> <p>On-site facilities for garbage bin and recycling storage are located within the right of carriageway of Lot: 32 DP: 813093. This is on the adjoining lot. A condition required for garbage and recycling bin storage is to be within Lot: 31 DP: 813093. The onsite facilities location is not to be at the street frontage. Where collection is not on the street frontage, adequate loading and turning areas for service vehicles is to be provided within the development. Adequate provision is to be made for the storage and handling of solid wastes generated by the development. The storage area is to be enclosed and the material stored is to be screened from public view.</p> <p><u>Energy efficiency</u></p> <p>The proposed development provides opportunities to minimise winter heat loss and make use of solar energy. The design layout of the commercial building provides for north facing windows and amenities on the southern side of the building. The design layout of the accommodation units provides north facing windows on the living areas and amenities on the southern side of the building. Building walls set backs are sufficiently separated from the north site boundaries to enable winter solar access to the main north facing areas.</p>

	<p><u>B2 Local Centre</u></p> <p>The proposed development is consistent with the objectives of the zone related to the core of Uralla’s business district.</p> <p><u>Heritage Considerations</u></p> <p>These requirements are dealt with in the Chapter 9 Development and Heritage Conservation considerations.</p> <p><u>Front Building line</u></p> <p>The zero building line setback is consistent with the building line for adjoining properties and will not create and adverse impact on the streetscape.</p> <p><u>Side and rear setbacks</u></p> <p>The proposed side and rear setbacks for a development will not create a visual impact of the bulk and scale of the development. The zero side setback of the commercial building will require the applicable fire safety measures as required by the National Construction Code.</p>
<p>Chapter 6 Access and Parking</p>	<p>This chapter requires provision of the following car parking spaces:</p> <p>Stage 1</p> <ul style="list-style-type: none"> <li>- Total 6 required <i>5 required for GFA of 166m<sup>2</sup> (1 space per 35m<sup>2</sup> of gross leasable floor area) plus 1 space due to loss of on-street space resulting from access upgrades</i></li> <li>- total 6 spaces provided, including 1 accessible space</li> </ul> <p>Stage 2</p> <ul style="list-style-type: none"> <li>- Total 5 required <i>4 required for 4 accommodation units (1 per unit) plus 1 space for manager</i></li> <li>- total 3 spaces provided, including 1 accessible space</li> </ul> <p>Stage 3 – not applicable</p> <p>In total, 11 spaces are required to be consistent with this chapter. Proposal allows for a total of 9 spaces. This is considered adequate as the proposal states that the accommodation units will be managed by the front premises of the proposed commercial building and the traffic generation created will readily be handled by the number of carparks provided.</p>
<p>Chapter 8 Signage and Outdoor Advertising</p>	<p>The proposal provides clear guidance about the type and nature of a business without imparting unacceptable adverse impacts on neighbours or the environment. The signs are considered to be designed and located so as to minimise visual.</p> <p><u>Signs in Heritage Areas or on or near Heritage Buildings</u></p> <p>The only permissible signs for heritage areas are the following:</p> <ul style="list-style-type: none"> <li>• Business identification signs;</li> <li>• Building identification signs; and</li> <li>• Replacement of the above signs.</li> </ul>



	<p>The proposed development includes two business identification signs and one building identification sign.</p> <p><u>Flush Wall Sign</u></p> <p>The design and locations of the proposed flush wall signs are consistent with the specified design criteria of this section of the DCP.</p>
<p>Chapter 9 Development and Heritage Conservation</p>	<p>Council’s Heritage Advisor has reviewed the proposed development and provided the following comments:</p> <p><u>Commercial Building</u></p> <p><i>The proposed commercial building will be constructed of brickwork unpainted below awning level and painted above awning level and have timber trim doors and windows. The roof will be a Trimdeck metal roof.</i></p> <p><i>It is considered that the proposed commercial building has been sympathetically designed to complement the existing streetscape - having incorporated elements such as a cantilevered awning, brick parapet and sill heights similar to those seen elsewhere in the CBD with the height of the awning on a similar horizontal plane of adjoining buildings.</i></p> <p><i>It is noted that Trimdeck is proposed to be used for the roof. Roofing materials should relate to the common materials existing in the area and corrugated galvanised iron (or zincalume finish) has been used in the majority of the Uralla CBD and is an appropriate roofing material for new buildings in historic areas. It is also economical and durable. Therefore, it should be used in this instance.</i></p> <p><i>Also it is noted that the proposed paint colour above the awning, and for the majority of the side elevations, is to be ‘eggshell white’.</i></p> <p><i>The Uralla Main Street Study 1997 prepared by Richard J. Ratcliffe recommended colour schemes for buildings in the study area. These were included in a colour palette for the various architectural periods with the palette breaking areas of the building in to Dominant – area that is greatest eg. walls, Secondary – area that is visible but less in area eg. fascia or soffit and Trim/Accent eg. architectural details, windows and frames plus signs.</i></p> <p><i>In keeping with the intent of the Main Street Study the paint colour for above the awning and side walls should be either Raffia, Biscuit, Sandstone or Light Stone.</i></p> <p><u>4 Short Stay Accommodation Units</u></p> <p><i>These units have been designed to nestle into the rear of the property. There is good separation between the proposed commercial building and the timber ‘Wool Room’ shop to the west. The accommodation units are low set and it is not considered that they will have any visual impact on the ‘Wool Room’ nor Bridge Street.</i></p> <p><i>It is considered that the external materials chosen for the accommodation units will not detract from the proposed commercial building or the conservation area in general.</i></p>

Chapter 12 Notification Procedures	This chapter requires notification of proposed development due to the potential impacts on adjoining land.  The application was publicly notified to adjoining properties between 6 October 2016 and 21 October 2016. At the close of the notification period one written submission was received by Council.  This assessment report includes summaries of the matters raised in the submission.
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**(iiia) the provisions of 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**

No relevant draft instruments apply.

**(iv) the provisions of the regulations**

Not applicable.

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

Not applicable.

**79C(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**

The proposed development is for commercial purposes within an established commercial area. The proposed development complements and expands on the established built environment and land uses within the town centre. The proposal is likely to have minimal environmental impact and have a positive economic and social benefit to the community.

**79C(1)(c) the suitability of the site for the development**

The subject site is considered suitable for the proposed development for the following reasons:

- The land is zoned for commercial use.
- The site is located within an established commercial area.
- The site can be connected to the necessary urban utility service infrastructure to support the development.
- There are no known site hazards from Council's records. The site is not bush fire or flood prone.

**79C(1)(d) any submissions made in accordance with the Act or the Regulations**

**Public submissions**

The proposal was publicly notified in accordance with Council's DCP including written notification to the owners of adjoining properties between 6 October 2016 and 21 October 2016. At the close of the notification period, one written submission was received by Council.

The key planning matters raised in the submission are summarised as:

<i>Issue</i>	<i>Submitter Concern</i>	<i>Assessor Response</i>
Privacy concerns	Concerns about privacy impacts on adjoining land. Believe vegetation/plantings will assist in providing privacy if the right species are selected. Prefer large shrubs up to 3m as tall trees may create a future danger. Request plantings along the fence line of the north-eastern end of the development site.	It is recommended that a condition of consent require a detail landscape plan that includes screening treatment to prevent direct views into the adjoining properties.
Water Drainage concerns	Concerns that the onsite septic tank may fail and cause discharge into the immediate environment. Concerns that the site contains a natural drainage valley that receives stormwater from upstream areas that flows through the site along the rear of properties along Bridge Street towards the old Trickett's shed.	The applicant has provided a concept stormwater drainage plan that has been considered as part of Council's engineering assessment.  Part of the sites stormwater can be directed to the kerb and gutter infrastructure located in Bridge Street. It is proposed that the residue will be directed to infiltration pits and then sent overland in the existing flowpath by way of spreader boxes. It is proposed to have less directed overland that what is existing now. No background calculations or soil test results have been provided to be checked. The engineering assessment has indicated that once provided that if not suitable an alternative solution of interallotment drainage and the use of easements be implemented discharging into Hill Street. This would formalise the existing drainage flows.

**79C (1)(e) the public interest**

It is in the public interest to approve the developments as it complies, subject to the recommended draft conditions, with the regulatory provisions relevant to the proposal.

**Assessment Conclusion - Key Issues**

The proposed development is for a use which is permissible with consent under the Council's LEP.

The key planning matters raised in the submissions can be summarised as:

- Privacy Concerns



- Water Drainage Concerns

One submission was received and this submission has been considered as part of the assessment.

As a result of this assessment the proposed development complies or can be conditioned to comply with the relevant provisions of Council's LEP and DCP. It is recommended that Council grant conditional approval, subject to draft conditions provided in Attachment 1. Development Application DA-55-2016 for a staged development to construct a commercial building and four short term accommodation units was lodged with Council on 16 September 2016 and publicly notified between 6 October 2016 and 21 October 2016, with one submission received by Council.

## RECOMMENDED CONDITIONS OF APPROVAL

### **PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)**

#### **Compliance with National Construction Code & insurance requirements under the Home Building Act 1989**

**Please Note:** A reference to the National Construction Code is a reference to that Code as in force on the date the application is made for the relevant:

- a) development consent, in the case of a temporary structure that is an entertainment venue, or
- b) construction certificate, in every other case.

1. The work must be carried out in accordance with the requirements of the *National Construction Code*.
2. In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.
3. For a temporary structure that is used as an entertainment venue, the temporary structure must comply with Part B1 and NSW H102 of Volume One of the *National Construction Code*.

#### **Erection of signs**

**Please Note:** This does not apply in relation to:

- a) building work, subdivision work or demolition work that is carried out inside an existing building, which does not affect the external walls of the building development consent, in the case of a temporary structure that is an entertainment venue, or
- b) Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws.
- c) a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

4. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
  - a) showing the name, address and telephone number of the principal certifying authority for the work, and

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

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

**Please Note:** *Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100).*

#### **Shoring and adequacy of adjoining property**

**Please Note:** *This does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.*

6. If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the person's own expense:
- a) protect and support the adjoining premises from possible damage from the excavation, and
  - b) where necessary, underpin the adjoining premises to prevent any such damage.

#### **GENERAL CONDITIONS**

7. The development must take place in accordance with the approved documents submitted with the application and subject to the conditions below to ensure the development is consistent with Council's consent.
8. A Construction Certificate must be obtained, for each stage, from a Certifying Authority before work commences, in accordance with Cl.146 of the Environmental Planning and Assessment Regulation 2000.
9. Approval must be obtained, for each stage, from the Council as the Local Water Supply and Sewer Authority for any potable water supply or sewerage system serving the site, pursuant to Chapter 7 of the Local Government Act 1993 with all relevant work completed in accordance with such approval.
10. All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer.
11. A Section 138 Roads Act Approval is required.
12. In keeping with the intent of the Main Street Study the paint colour for above the awning and side walls should be either Raffia, Biscuit, Sandstone or Light Stone.

13. All Engineering works to be designed by an appropriately qualified person and carried out in accordance with Council's Engineering Code, unless otherwise indicated in this consent, to ensure that these works are of a sustainable and safe standard.
14. All vehicles are to enter and leave the site in a forward direction. The driveway, car parking, manoeuvring and service areas are to be designed and constructed in accordance with AS2890 and Council's engineering requirements.
15. All works in Bridge Street will need to be designed and constructed in accordance with the current Austroads Guidelines, Australian Standards and RMS Supplements.

### **CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE**

16. The plans and specifications accompanying the Construction Certificate are to demonstrate compliance with the requirements of the deemed-to-satisfy provisions of the National Construction Code.

Should the external configuration of the building be modified as a result of achieving NCC compliance, the plans accompanying this development consent must also be modified.

17. Access/facilities for people with disabilities are to be provided in accordance with the current versions of the National Construction Code and Access Premises Standard. The plans and specifications accompanying the Construction Certificate are to demonstrate compliance with these requirements.

*ADVISING: The applicants/property owner should note that the Commonwealth Disability Discrimination Act 1992 provides opportunity for public complaint potentially leading to legal action if access to premises by people with disabilities or their carers is precluded. The Australian Human Rights Commission has released Advisory Notes on current Premises Standards which are available from Council on request. The Commission can also provide further information on this issue (1300 369 711). In addition to human rights considerations, as a substantial proportion of the community suffer from mobility handicaps, provision of good access to premises is also good business practice.*

18. The plans and specifications accompanying the Construction Certificate are to demonstrate that driveways and parking areas are designed and constructed in accordance with AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking or AS 2890.2—2002, Parking facilities, Part 2: Off-street commercial vehicle facilities and RMS Australian Standard Supplements, Australian Standard—AS2890, Parking Facilities, Parts 1–6 issued by Roads and Maritime Services, and
19. The plans and specifications accompanying the Construction Certificate are to demonstrate that buildings, pathways and paved areas used for pedestrian access are designed and constructed in accordance with AS 1428.1—2009, Design for access and mobility, Part 1: General requirements for access—New building work.
20. The plans and specifications accompanying the Construction Certificate are to demonstrate that the approved signage will be connected securely to the building.

21. For all construction work required on Council land (e.g. storm water, footpaths, kerb and gutter etc.) the applicant is to submit an Application to Conduct Work on Land to Which Council is the Regulatory Authority. The Application must be approved prior to the issue of a Construction Certificate, to ensure pedestrian and vehicular safety during construction.
22. All civil engineering and utility service works undertaken pursuant to this consent, including:
  - Water supply work,
  - Sewer drainage work,
  - Stormwater drainage work,are to be inspected and tested upon completion of each stage, and details of works which will become public assets provided to Council's Director of Engineering or nominee, before the issue of a final occupation certificate for the development.

One set of print film copies and an electronic copy of "work as executed" plans are to be provided to Council for works affecting Council property or benefiting Council. Each plan is to have a scale adjacent to the title block showing the scale used on that plan. The location of any fill introduced, by both plan limit and depth, together with relevant classifications shall be shown on the "work as executed" plans to be submitted to Council.
23. Connection to the water main is required. This fee is set out in Councils Operational Plan and is adjusted every financial year. The current fee for the 2016/2017 year is \$958.00 per connection.
24. Connection to the sewer main is required. This fee is set out in Councils Operational Plan and is adjusted every financial year. The current fee for the 2016/2017 year is \$540.00 per connection.
25. All stormwater is to be designed and catered for. All design plans, drainage calculations and soil testing is to be provided for approval by Council prior to construction, alternatively interallotment drainage and drainage easements are to be provided for is the existing drainage flows are to be utilised.

#### **CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING**

26. Council is to be given written notice of the intention to commence works, for each stage, and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement, in accordance with clause 103 and 104 of the Environmental Planning and Assessment Regulation 2000. Such notice is given using the form enclosed with this consent.

For development involving both building and subdivision work authorized by the same development consent, a separate appointment of a Principal Certifying Authority for each type of work is required, in accordance with Section 109E of the Environmental Planning & Assessment Act 1979.



27. Before construction commences on the site and throughout the construction phase of each stage of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:
- divert contaminated run-off away from disturbed areas,
  - erect silt fencing along the downhill side of the property boundary,
  - prevent tracking of sediment by vehicles onto roads by limiting access to the site and, where necessary, installing a temporary driveway and
  - stockpile all topsoil, excavated material and construction debris on the site, erecting silt fencing around the pile where appropriate.

*ADVISING - Failure to take effective action may render the developer liable to prosecution under the NSW Protection of the Environment Operations Act.*

28. Before commencing any excavation works, the person having the benefit of this development consent must obtain a dilapidation report on any part of a building that is within 2m of the works. If the person preparing the report is denied access to the building for the purpose of an inspection, the report may be prepared from an external inspection.
29. Suitable landscaping and screening treatments are to be installed to prevent direct views from the proposed accommodation units into the adjoining properties. A detailed landscaping plan is to be submitted to Council and approved by Council's Manager Town Planning and Regulation prior to the issue of a Construction Certificate. The screening is to be installed prior to the issue of an Occupation Certificate.
30. A survey certificate is required for part of the work involving the erection of a new building that is located less than 3m from the lot boundary, with a survey certificate must be given to the principal certifying authority:
- (a) before any form work below the ground floor slab is completed, or
  - (b) if there is no such form work—before the concrete is poured for the ground floor slab.

The survey certificate must be prepared by a registered land surveyor and show the location of the work relative to the boundaries of the site.

### **CONDITIONS TO BE COMPLETED DURING CONSTRUCTION**

31. Any building work must be carried out between 7.00am and 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays, excluding Sundays and public holidays. No audible construction is to take place outside these hours, to maintain the amenity of the locality.

32. \*The structure is to be inspected at the following stages of construction:
- before the pouring of footings\*\*
  - before pouring any reinforced concrete structure \*\*
  - before covering the framework for any wall, roof or other building element \*\*
  - before covering any stormwater drainage connections
  - when the building work is completed and all conditions of consent have been addressed\*\*

*\*\* denotes a critical stage inspection (a mandatory inspection under Section 109C of the EP&A Act 1979). Please note that an Occupation Certificate cannot be issued for a \*development where a critical stage or other nominated inspection has not been carried out.*

Applicants should give at least 24 hours notice to guarantee an inspection.

33. Toilet facilities are to be provided at, or in the vicinity of the work site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be connected to an accredited sewage management facility approved by the council or some other sewage management facility approved by the council.
34. A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed. The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers. Materials must not be burned on site. All waste generated on site must be disposed of at Council's Waste Disposal Depot or Waste Transfer Station, to protect the amenity of the area and avoid the potential of air pollution.
35. Effective dust control measures are to be maintained during construction to maintain public safety/amenity. Construction activities are to be undertaken so as not to inconvenience the adjoining land owners and are to be restricted solely to the subject site.
36. Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by:
- (a) diverting uncontaminated run-off around cleared or disturbed areas, and
  - (b) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties, and
  - (c) preventing the tracking of sediment by vehicles onto roads, and
  - (d) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

37. Earthworks, retaining walls and structural support
- (1) Any earthworks (including any structural support or other related structure for the purposes of the development):
    - (a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
    - (b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
    - (c) that is fill brought to the site—must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the Protection of the Environment Operations Act 1997, and
    - (d) that is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the Protection of the Environment Operations (Waste) Regulation 2005.
  - (2) Any excavation must be carried out in accordance with Excavation Work: Code of Practice (ISBN 978-0-642-785442 [PDF] and ISBN 978-0-642-785459 [DOCX]), published in July 2012 by Safe Work Australia.
  - (3) Notice of intention to do so must be given to the owner of the adjoining land at least seven days before the commencement of excavation work. The owner of the adjoining allotment of land is not liable for any part of the cost of work, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.
38. No material or equipment associated with the development is to be placed on public land without the written consent of the Council, and any activity located in close proximity to public areas is to be fenced to prevent damage to persons or property.
39. Retaining walls associated with the erection of the building or other approved methods for preventing the movement of the soil must be provided where soil conditions are inadequate, ensuring adequate provision is made for drainage.
40. A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works, if the works:
- (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
  - (b) could cause damage to adjoining lands by falling objects, or
  - (c) involve the enclosure of a public place or part of a public place

41. Site maintenance is to include the following measures:
- (1) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
  - (2) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
  - (3) Copies of receipts stating the following must be given to the principal certifying authority:
    - (a) the place to which waste materials were transported,
    - (b) the name of the contractor transporting the materials,
    - (c) the quantity of materials transported off-site and recycled or disposed of.
  - (4) Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
  - (5) During construction:
    - (a) all vehicles entering or leaving the site must have their loads covered, and
    - (b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
  - (6) At the completion of the works, the work site must be left clear of waste and debris.

#### **CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION/USE COMMENCING**

42. An Occupation Certificate must be obtained before the approved use commences, in accordance with the Environmental Planning and Assessment Act and to ensure the health and safety of the building's occupants.

*ADVISING: Failure to obtain an Occupation Certificate is an offence under the legislation. Penalty advice for buildings (penalties do not apply to uses detailed in sections 109M and 109N; i.e. Crown projects, Class 1a and 10 buildings or as detailed for places of public entertainment).*

43. Landscaping is to be completed in accordance with the approved landscaping plan prior to the issue of an Occupation Certificate.

44. A Fire Safety Certificate covering each of the essential fire and other safety measures must be provided to the Certifying Authority prior to the occupation of the building, to ensure the safety of the occupants in the case of an emergency. A copy of the certificate is to be given to the NSW Fire Brigades by e-mail to [afss@fire.nsw.gov.au](mailto:afss@fire.nsw.gov.au) and an additional copy to be displayed in a prominent location within the building, all in accordance with clause 172 of the Environmental Planning and Assessment Regulation 2000.

45. The new vehicular crossing, including layback, is to be constructed from the street to the property boundary to provide effective all-weather access to the site and a safe and nuisance-free surface over Council's footpath and is to be completed prior to the use or occupation of any building.

Inspection of kerb crossing (Layback) and driveways is to be undertaken by Council's Engineering Department prior to the pouring of any concrete.

46. Adequate provision is to be made for the storage and handling of solid wastes generated by the development. Garbage and recycling bin storage is to be provided within the Lot: 31 DP: 813093. The location is not to be located at the street frontage. Where collection is not on the street frontage, adequate loading and turning areas for service vehicles is to be provided within the development. The storage area is to be enclosed and the material stored is to be screened from public view.

47. Connection to the sewer main is required. This fee is set out in Councils Operational Plan and is adjusted every financial year. The current fee for the 2016/2017 year is \$540.00 per connection.

48. Connection to the water main is required. This fee is set out in Councils Operational Plan and is adjusted every financial year. The current fee for the 2016/2017 year is \$958.00 per connection.

49. All civil engineering and utility service works undertaken pursuant to this consent, including:

- Water supply work,
- Sewer drainage work,
- Stormwater drainage work,

are to be inspected and tested upon completion, and details of works which will become public assets provided to Council's Director of Engineering or nominee, before the issue of a final occupation certificate for the development.

One set of print film copies and an electronic copy of "work as executed" plans are to be provided to Council for works affecting Council property or benefiting Council. Each plan is to have a scale adjacent to the title block showing the scale used on that plan. The location of any fill introduced, by both plan limit and depth, together with relevant classifications shall be shown on the "work as executed" plans to be submitted to Council.

50. Roof and surface stormwater from paved and impervious areas is to be directed away from the building and any on site waste disposal system to protect the site and adjoining property from the effects of flooding. Such work must be completed prior to the use and/or occupation of the premises commencing.

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52. The new vehicular crossing, including layback, is to be constructed from the street to the property boundary to provide effective all-weather access to the site and a safe and nuisance-free surface over Council's footpath and is to be completed prior to the use or occupation of any building.

Inspection of kerb crossing (Layback) and driveways is to be undertaken by Council's Engineering Department prior to the pouring of any concrete.

53. Internal signage is to be provided limiting the vehicle speed to 5 kms per hour when approaching the entry/exit. This is to be located at the southern end of the retail building.

#### **CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE**

54. Prior to the issue of a Subdivision Certificate, an Application for a Subdivision Certificate is to be submitted to Council with three (3) copies of the Title Plan and appropriate fees. The applicant/developer is to ensure that a summary of compliance with all conditions of consent is completed and lodged with the application.
55. Prior to the issue of a Subdivision Certificate, the applicants shall provide evidence to the effect that all utility services, i.e water, sewer, electricity, telecommunications, connected to or used in each of the buildings within the development site is wholly contained within each of the proposed allotments. That is, no internal servicing of the sites is permitted to be wholly or partially on the adjoining allotment.

#### **CONDITIONS RELATING TO ONGOING OPERATIONS**

56. The commercial uses must not be operated outside the hours of 7.00 am to 7.00 pm Monday to Saturday and 9.00 am to 6.00 pm on a Sunday or a public holiday.
57. The development must comply with the requirements for industrial premises contained in the Noise Policy.

Noise emitted by the development:

- (a) must not exceed an L A (15 min) of 5dB(A) above background noise when measured at any lot boundary of the property where the development is being carried out, and
- (b) must not cause the relevant amenity criteria in Table 2.1 in the Noise Policy to be exceeded.

In this clause, the Noise Policy means the document entitled NSW Industrial Noise Policy (ISBN 0 7313 2715 2) published in January 2000 by the Environment Protection Authority.

58. All new external lighting must:

- (a) comply with AS 4282–1997 Control of the obtrusive effects of outdoor lighting, and
- (b) be mounted, screened and directed in a way that it does not create a nuisance or light spill on to buildings on adjoining lots or public places.

Lighting at vehicle access points to the development must be provided in accordance with AS/NZS 1158 Set:2010 Lighting for roads and public spaces.

59. An annual fire safety statement shall be provided to Council at least once every 12 months as required under clause 177 of the Environmental Planning and Assessment Regulation 2000, to ensure that the required fire safety measures for the building are being properly maintained. A copy of the statement is to be given to the NSW Fire Brigades by e-mail to [afss@fire.nsw.gov.au](mailto:afss@fire.nsw.gov.au) and an additional copy to be displayed in a prominent location within the building.
60. All landscaped areas on the site must be maintained on an on-going basis. Any tree or shrub that fails to establish within 2 years of the initial planting date must be replaced with the same species of tree or shrub.
61. All approved signage has an expiration of 15 years after the date on which the consent becomes effective and operates and the signage is to be removed on the expiration date.
62. All driveways and parking areas must be unobstructed at all times. Driveways and car spaces:
  - (a) must not be used for the manufacture, storage or display of goods, materials or any other equipment, and
  - (b) must be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.

#### **COUNCIL ADVICE ONLY**

63. A further application is to be made for any change, enlargement or intensification of the premises or land use, including the display/erection of any new structure such as signage, partition walls or building fit-out (unless the proposed work is exempt from the need for consent under the Exempt and Complying Development State Environmental Planning Policy).
64. **Compliance with the National Construction Code:** All building work must be carried out in the following manner to ensure compliance with the National Construction.  
**Covenant/s:** The applicant/owner has the responsibility of being aware of any covenant which may affect the proposal.
65. **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](http://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.

66. **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 1800 810 443.

## Statement of Environmental Effects

Mixed Use (Tourist Accommodation and Commercial) Development

40 Bridge Street  
Uralla

**Date: SEPTEMBER 2016**



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- A** DETAIL SURVEY
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# 1 Introduction

## 1.1 Background

Keiley Hunter has been engaged by New England Architectural Studio on behalf of the proponents, Mr & Mrs A and L McLean, to act as a Planning Consultant for the preparation of a Statement of Environmental Effects (SoEE) to support a Development Application (DA) for a mixed use commercial and tourist development located at 40 Bridge Street, Uralla.

The DA seeks consent for the erection of a new commercial building and four detached units (tourist and visitor accommodation) within the site described as Lots 31 and 32 DP 813093. **Illustration 1.1** shows the locality of the site.

## 1.2 Consent Authority

The site is located in the Uralla Local Government Area (LGA). The proposal is 'local' development and Uralla Shire Council is the Consent Authority.

## 1.3 Further Information

Should Council require any additional information, or wish to clarify any matter raised by this proposal, please contact Keiley Hunter on 0458 515963 or email [keiley@keileyhunter.com.au](mailto:keiley@keileyhunter.com.au).

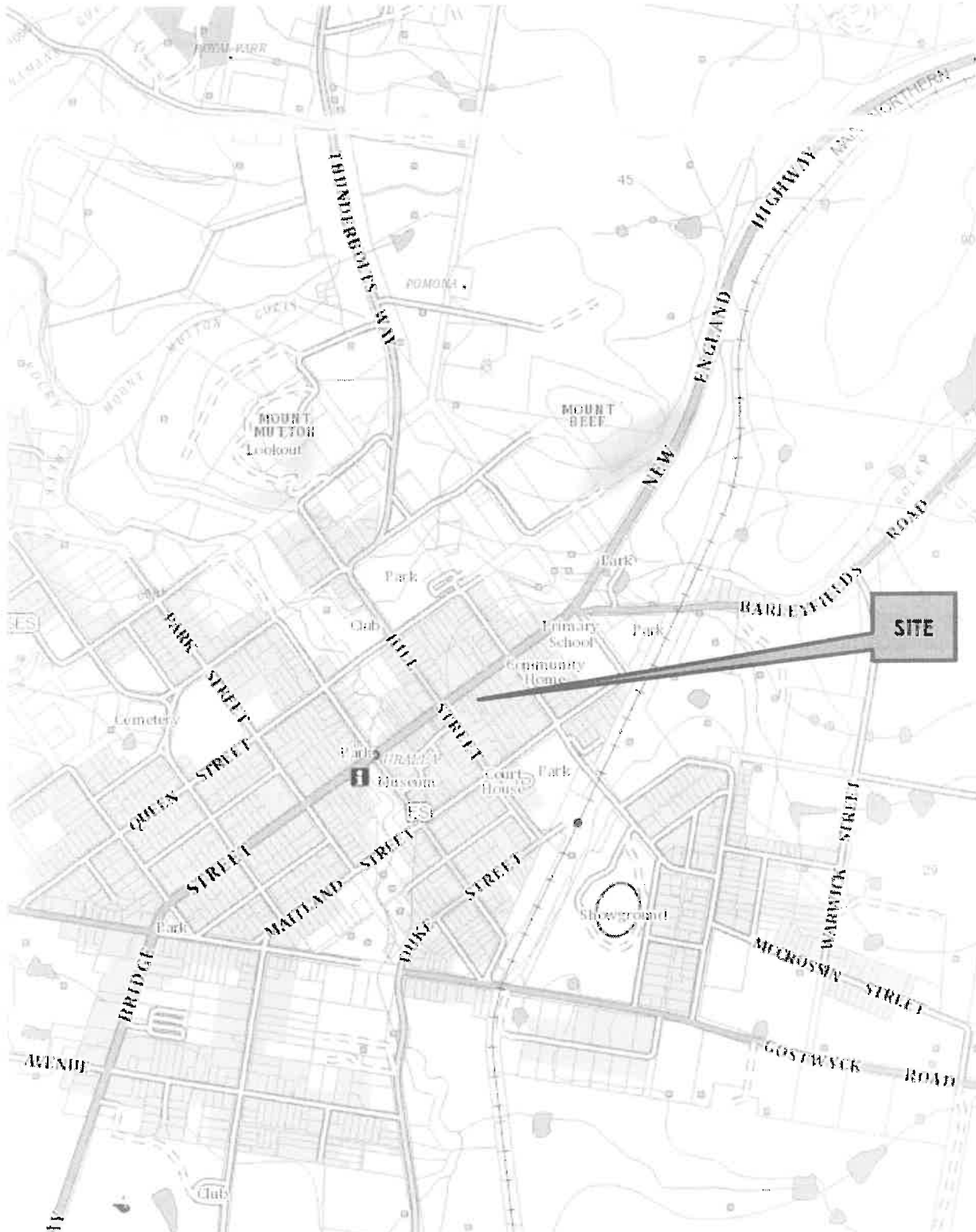
## 1.4 Specialist Technical Advice

Specialist advice was provided by the consultants listed in **Table 1.1** below.

**Table 1.1 Specialist Technical Advice**

<b>Consultant</b>	<b>Service</b>	<b>Appendix</b>
New England Architectural Studio	Architectural Design Plans	<b>B</b>
Croft Surveying and Mapping	Site detail survey and lot consolidation	<b>A</b>
Port Macquarie Hastings Heritage	Council Heritage Advisor	<b>C</b>

**Illustration 1.1 Site Locality**



Source: Sixmaps 2016

## 1.5 The Site

The site is described as Lots 31 and 32 DP 813093. Lot 31 is vacant land held in two part lots with an area of 1,187.9 m<sup>2</sup>. Lot 32 is vacant, with an area of 182 m<sup>2</sup>. An existing commercial building (Uralla Wool Store) is located within Lot 30 DP 813093.

The total area of the site is 1,370.1 m<sup>2</sup> with a 10.13 m frontage to Bridge Street. The land is affected by the following:

- A. Right of Carriageway 4 m wide (burdening Lot 31 – benefitting Lot 30 DP 813093)
- B. Right of Carriageway 10 m wide (burdening Lot 30 – benefitting Lot 31 DP 813093)

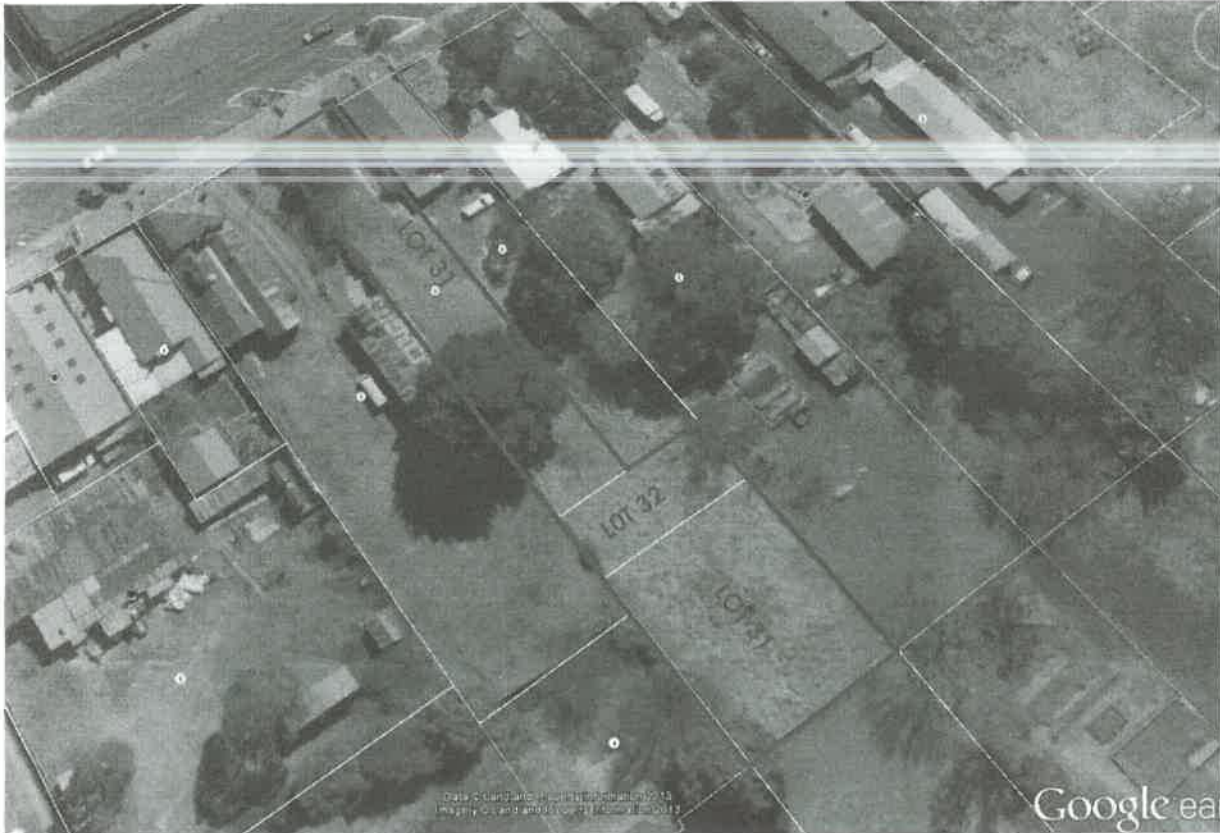
A detail survey plan by Croft Surveying and Mapping is provided at **Appendix A**. An aerial photo of the site is provided at **Illustration 1.2**. The site is located in the central business area of Uralla.

The land is zoned B2 Local Centre under the *Uralla Local Environmental Plan (LEP) 2012*. The site is within the Uralla Commercial Precinct Conservation area. The land is not flood affected or bushfire prone land. There are no Aboriginal sites or places recorded on the AHIMS database within 50 m of the site. The site is nearby the following heritage items listed on Schedule 5 of the Uralla LEP:

- Presbyterian Manse (former) – 30 Bridge Street
- Presbyterian Church (former) – now a café - 26 Bridge Street

Telecommunications, power and reticulated water and sewer are available to the site. A weekly garbage collection is provided along Bridge Street.

**Illustration 1.2      Aerial Photo**



**Source: Nearthmap 2016**

# 2

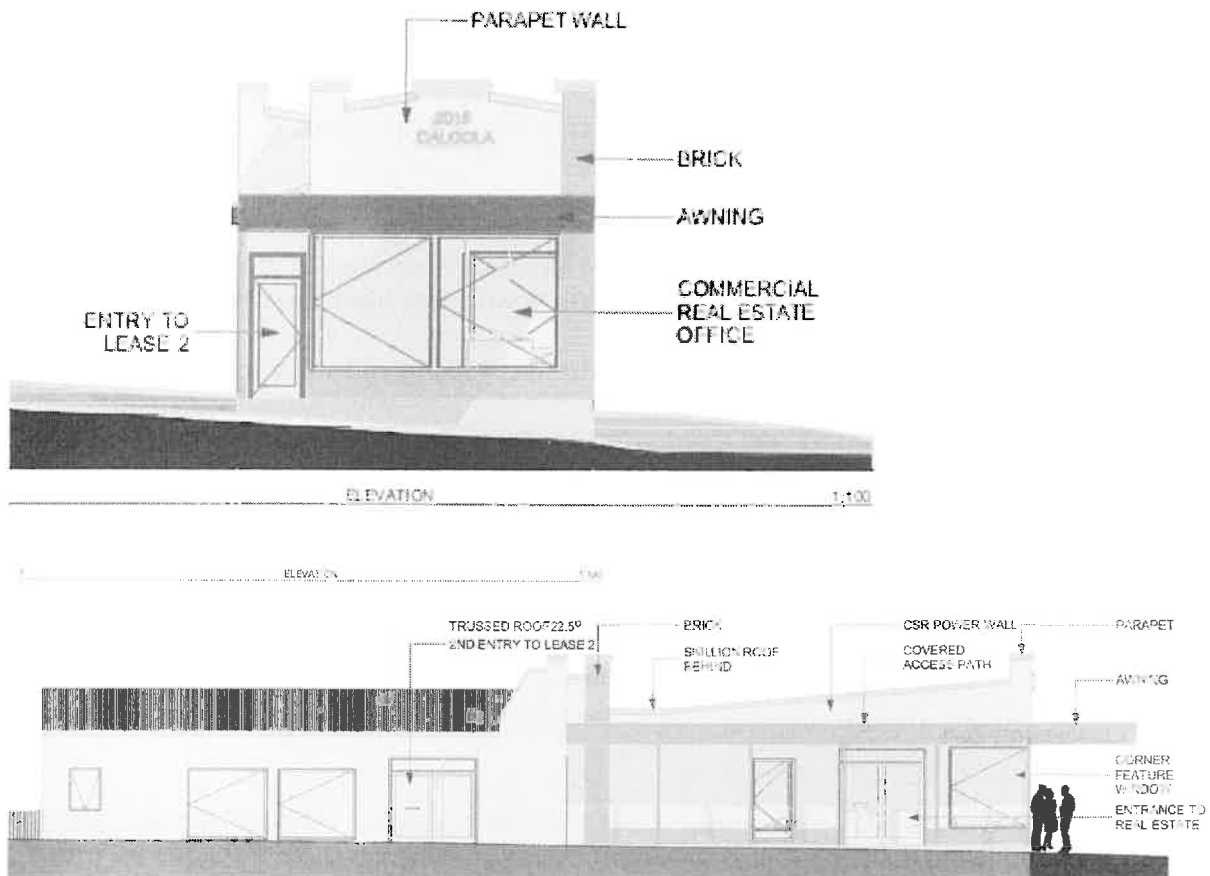
## The Proposed Development

### 2.1 Description of the Proposal

This Development Application seeks consent for a mixed use commercial and tourist and visitor accommodation development comprising the following main elements:

#### 1. Commercial Building

- Single storey
- Commercial office – 42 m<sup>2</sup>– first use of premises is for a real estate agency.
- Gallery space at rear – 60 m<sup>2</sup>
- 10 on site car parking spaces, including two accessible spaces (bollarded).



#### 1. Tourist and Visitor Accommodation

- 4 detached single storey units



- Unit 1
  - One bedroom (studio) unit
  - Internal floor area 43 m<sup>2</sup>
  - External floor area 14 m<sup>2</sup>
- Unit 2
  - Fully accessible
  - Two bedroom – two bathroom unit
  - Internal floor area 71 m<sup>2</sup>
  - External floor area 10 m<sup>2</sup>
- Unit 3
  - One bedroom (studio) unit
  - Internal floor area 43 m<sup>2</sup>
  - External floor area 14 m<sup>2</sup>
- Unit 4
  - Two bedroom – two bathroom unit
  - Internal floor area 66 m<sup>2</sup>
  - External floor area 12 m<sup>2</sup>
- Shared laundry / store room
- Car parking
  - One dedicated on site car parking space for each unit, including one accessible car parking space

Detailed concept drawings for the proposal are provided at **Appendix B**.

The aims and objectives of the proposal are:

- To make the highest and best use of a well located commercial site;
- To ensure that the development is in keeping with the heritage character of the Uralla main street;
- To provide tourist accommodation for visitors in walking distance to Uralla's urban services and amenities;
- To provide well appointed, self-contained tourist/holiday accommodation units to suit longer stays and for larger groups;
- To provide for people with disabilities or aged people;
- To provide building forms that encourage indoor/outdoor occupation through connectivity with private and shared open space;
- To make the best use of solar penetration through thoughtful building orientation;
- To meet or exceed building sustainability commitments; and
- To provide landscaped areas that reduce hard surfaces and provide for water sensitive urban design through optimising on site stormwater infiltration and detention.

Emergency access to all units will by way the 4 m wide driveway with permeable paths which opens onto Bridge Street. There is sufficient manoeuvring area for vehicles to enter and exit the site in a forward direction.

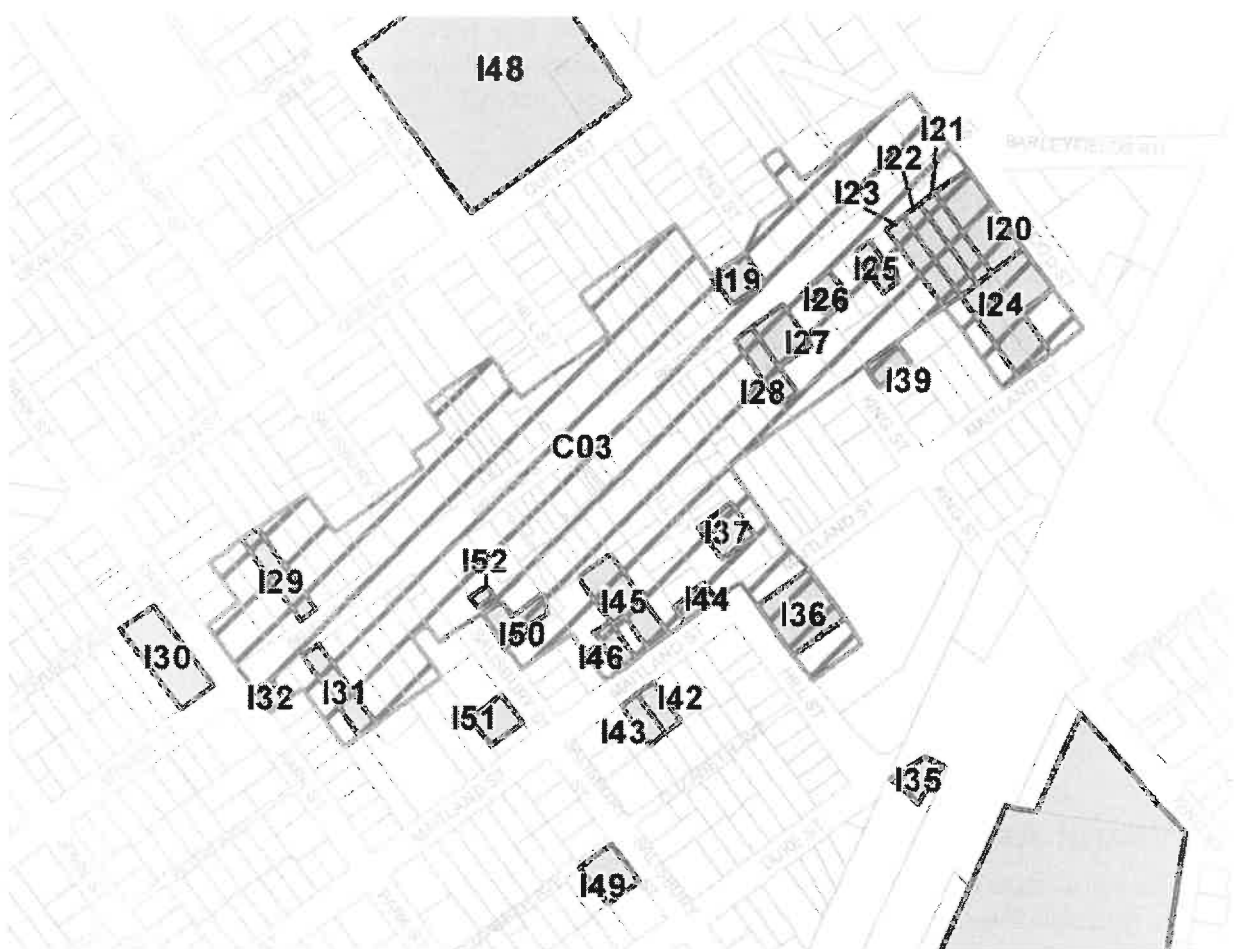
## 2.2 Heritage

The subject land is located within the Uralla commercial precinct heritage conservation area and is nearby items listing on Council's heritage study and listed within Schedule 5 of the LEP as locally significant items. See **Illustration 2.1**.

The commercial building fronting Bridge Street has been designed sympathetically incorporating heritage elements such as a cantilevered awning and brick parapet, creating a visual connection with nearby heritage buildings.

The development has been discussed with Council's Heritage, Adviser Mitch McKay, who provided preliminary advice, see **Appendix C**.

**Illustration 2.1 Heritage**



NSW Legislation 2016

## 2.3 Traffic, Access, Easements and Car Parking

It is anticipated that traffic generated by the development will be minimal due to the site's central location. In accordance with the *NSW RTA Guide to Traffic Generating Development*, daily vehicle trips (DVT) are estimated as follows:

- (1) Tourist and visitor accommodation:  
12 DVTs (4 x 3 daily vehicle trips) – based on the rate for motel units in the).
- (2) Commercial premises - 10 DVTs per 100 m<sup>2</sup> GFA - 42 m<sup>2</sup>- 5 DVTs
- (3) Gallery (no rate specified by the RTA) – estimated 5 DVTs

it is estimated that the development would generate around 22 additional DVTs.

There is ample room within the site for on-site car parking and manoeuvring thereby enabling traffic to enter and exit the site in a forward direction. The surrounding public road network has the capacity to receive traffic generated by the development.

## 2.4 Noise

The proposed development is within 100 metres of the New England Highway, and is therefore within the highway noise corridor. The proposal includes the development of a commercial building at the front of the lot facing the highway, and tourist accommodation at the rear of the lot.

The proposed first use of the commercial building will be for a real estate agency. This use is compatible with surrounding commercial development which also fronts the New England Highway. Highway noise will not significantly impact the commercial building.

The tourist and visitor accommodation to the rear of the lot will be extensively screened from noise impacts by the row of commercial buildings fronting the Bridge Street. Additionally, site landscaping will also screen noise from the highway and help mitigate noise impacts to and from the proposed tourist accommodation.

Associated noise with ongoing use of the premises for tourist accommodation and commercial uses will be typical of business zoned land and will not significantly impact surrounding land uses. The nearest unrelated dwelling to the site is over 30 m to the south east and is screened by established trees and a garage.

Short-term noise impacts emitted during construction will be mitigated by standard construction noise controls.

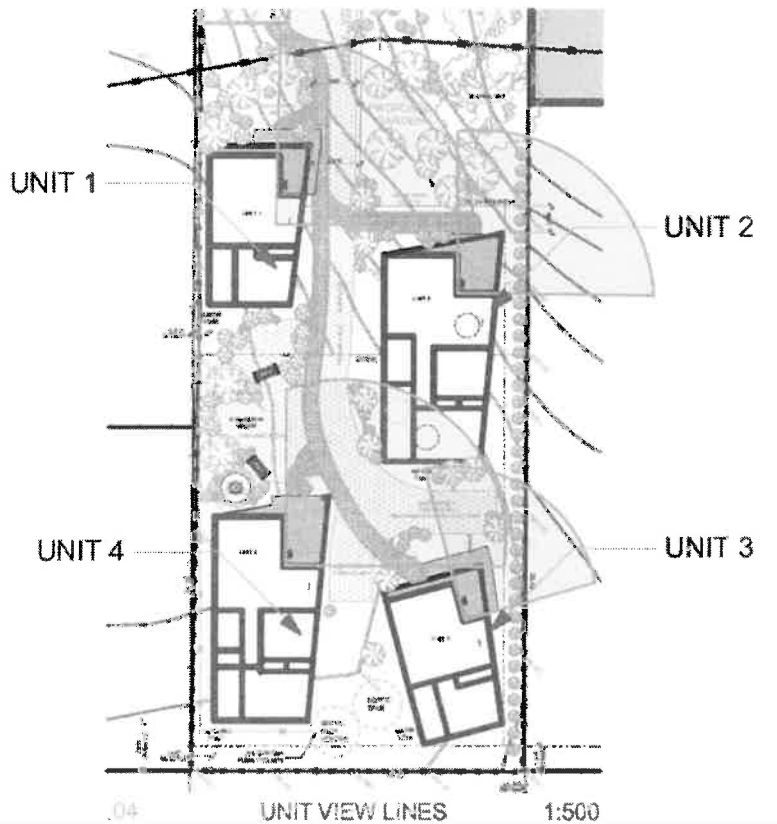
## 2.5 Visual Assessment

The site has frontage to Uralla's main street, Bridge Street, which also links the New England Highway through the centre of Uralla. The proposed commercial building will overlook the main street.

The commercial building has been designed to complement the style and heritage of surrounding commercial development. 'Federation Red' brickwork in the external cladding and a front of shop awning will reflect the heritage character of surrounding buildings.

The tourist accommodation units located at the rear of the lot will not be highly visible from the mains street. Site landscaping will screen the tourist units from the street and surrounding development. Views from the units are generally into the internal courtyard and parking area. These units are single storey and will not significantly impact view lines of surrounding development. **Illustration 2.2** shows unit view lines.

**Illustration 2.2 Unit View Lines**



## 2.6 Services

### Stormwater

Contemporary stormwater management involves the implementation of measures to ensure the volume of stormwater discharged from the developed site is commensurate with pre-development levels.

Water sensitive urban design measures include:

- ✓ Minimising hard surfaces – permeable driveway surfaces have been incorporated into the rear access driveway serving the tourist accommodation units.
- ✓ Rainwater tanks to the tourist accommodation units

The natural flow of stormwater will not be significantly or detrimentally altered as a result of this development proposal. During construction, stormwater drainage will be managed

using standard sediment and erosion control measures. Following construction, stormwater drainage will flow via the internal access driveway to the stormwater system in Bridge Street.

### **Water and Sewer**

The site is already serviced with reticulated water and sewer. A macerating pump and (package) sewerage system is located at the rear of the site. This system will treat effluent to enable connection to council's reticulated sewerage system.

## **2.7 Waste Management Plan**

A screened bin storage area will be located at the end of the parking area nearby the proposed units. The property manager of the units, front office staff of the real estate agency, will take the bins out to the street for emptying as required.

The following Site Waste Minimisation and Management outlines measures to minimise and manage waste generated during construction and the ongoing use of premises:

### **Site Waste Minimisation and Management Plan**

#### **Construction Waste**

- Site vegetation waste: top soil will be stockpiled on site and reused in landscaping.
- Bulk waste skip bins will be placed on site for the duration of construction. Skip bins will be emptied via the proposed driveway access off Bridge Street.
- Colour coded recycling waste bins will be provided onsite throughout the construction for use by building contractors.
- Timber - Waste timber will be re-used for formwork and studwork where possible.
- Pallets will be returned to the supplier. Small amounts of timber waste will be disposed to landfill by skip bin contractors.
- Plasterboard - Break up and place in skip bin for disposal to landfill.
- Plastics/cardboards/paper – to be recycled.
- Building materials will be selected with low waste rates where possible. Building dimensions have considered waste minimisation by adopted standard sizes wherever possible.

#### **Ongoing Use of the Premises**

The bin storage area will be landscaped and screened from proposed units.

- Colour coded recycling waste bins will be provided onsite.
- Greenwaste from landscaping will be handled onsite by the property owner. It is expected that greenwaste, such as lawn clipping, tree branches and other vegetation will be mulched onsite and composted. Excess greenwaste will be disposed to Council's greenwaste bin.

- It is noted there are no specific requirements for ongoing waste disposal arrangements for tourism accommodation as it is considered that the yellow, red and green bin system are suitable for the proposed use.



## Statutory and Policy Assessment

### 3.1 Environmental Planning and Assessment Act.

Name: Uralla Local Environmental Plan 2012 (ULEP).

The subject land is zoned B2 Local Centre. **Commercial premises and tourist and visitor accommodation** are permissible with consent within the B2 zone.

#### The objectives of the B2 Local Centre zone are:

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To allow for residential and other accommodation while maintaining active retail, business or other non-residential uses at street level.

The development is consistent with each of these objectives.

- The commercial premises have been designed to meet the needs of the local area and will suit a range of retail and business activities. A real estate agency will occupy the commercial premises.
- The commercial premises are well located within the town centre of Uralla.
- The commercial and residential units are co-located to encourage reduced vehicle usage.
- The residential component of the development is located at the rear of the site and makes the best use of land that would not ordinarily be suitable for business purposes due to the depth of the site. It is relevant to note that in main street areas, business uses tend to cluster at the street frontage, leaving the rear, residual site area suitable for other permissible land use.

**Special Provisions Applicable:** The following provisions of the LEP are applicable to Council's consideration of the subject development application:

#### Clause 5.10 Heritage conservation

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Uralla,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The subject land is located within the Uralla commercial precinct heritage conservation area. Development consent is required for the erection of buildings and building alterations within a heritage conservation area. The subject proposal meets these objectives in the following ways:

- The proposal does not involve the demolition of any heritage listed buildings.
- The proposal will not impact on any nearby heritage listed buildings.
- The new commercial building has been designed to address the heritage elements of the main street.
- There are no Aboriginal cultural items listed on the Aboriginal Heritage Information Management System (AHIMS) within or 50 m surrounding the site.

### **Clause 7.9 Essential services**

This clause provides that adequate arrangements must be made for the following essential services:

- (a) the supply of water,*
- (b) the supply of electricity,*
- (c) the disposal and management of sewage,*
- (d) stormwater drainage or on-site conservation,*
- (e) suitable vehicular access.*

All essential services are connected or available to the site.

## **3.2 Draft Environmental Planning Instruments**

There are no known draft Environmental Planning Instruments applicable to the site.

## **3.3 State Environmental Planning Policies**

### **SEPP INFRASTRUCTURE 2007**

#### **101 Development with frontage to classified road**

- 1) *The objectives of this clause are:*
  - a. to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and*
  - b. to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.*
- 2) *The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that:*
  - a. where practicable, vehicular access to the land is provided by a road other than the classified road, and*
  - (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:*
    - (i) the design of the vehicular access to the land, or*
    - (ii) the emission of smoke or dust from the development, or*

- (iii) *the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*
- 3) *the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

The development is appropriately located at the frontage of the Uralla main street (Bridge Street / New England Highway). The driveway access has been design to enable vehicles to enter and exit the site in a forward direction.

The volume of additional vehicle traffic generated by the development will be low. The New England Highway has the capacity to cater for additional traffic generated by the development.

The commercial and tourist elements of the proposed development are not sensitive to traffic noise. The tourist units are at the rear of the site and are well screened from vehicle emissions and noise by distance, topography, buildings and landscaping.

#### **SEPP No 55—Remediation of Land**

SEPP 55 aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. This SEPP requires consideration of whether there have been any activities carried out on land in the past that may have resulted in contamination. If contamination may be present, the proponent is required to undertake suitable investigation and, if necessary, remediation works.

The site is vacant urban land and is not known to have been used for any former contaminating land use.

A Potential Land Contamination Evaluation is provided at **Appendix C**. It is considered that there have been no prior contaminating land uses and the site is suitable for the proposed commercial and tourist use.

### 3.4 Development Control Plans

#### Uralla Development Control Plan 2011

The following components of the DCP apply to the subject proposal.

DCP CONTROL	RESPONSE
<b>Chapter 5 Development in Commercial and Industrial Areas</b>	
<b>Access for Persons with Disabilities</b>	
<i>Adequate provision is to be made to enable persons with disabilities to gain access to the development and to the land on which the development is proposed to be carried out;</i>	Two disabled parking spaces have been allocated for the site – one space for the commercial premises and one space for the tourist cabins.
<i>The development is to comply with the relevant Australian Standard for access for disabled persons applying at the time the development application is lodged; and</i>	Commercial building will be accessible at ground level through two sets of double doors. Proposed Unit 2 is accessible.
<b>Height</b>	
<i>The height limit for development within the business and industrial zones is 8 metres measured from ground level to the roof ridge.</i>	The proposed commercial building and tourist units are single storey and are well within the height control.
<b>On-site facilities</b>	
<i>On-site facilities for garbage bin and recycling storage and service meters are to be designed to be physically convenient, visually attractive and require minimal maintenance</i>	Service meters will be located at the front of the site. Bin storage area will be within the site and screened from view by built form and landscaping.
<i>Garbage and recycling bin storage is to be within the site and not located at the street frontage. Where collection is not on the street frontage, adequate loading and turning areas for service vehicles is to be provided within the development; and</i>	Bin storage is located within the site nearby the proposed tourist units. Bins will be transferred to street for kerbside pickup.

<p>Adequate provision is to be made for the storage and handling of solid wastes generated by the development. The storage area is to be enclosed and the material stored is to be screened from public view.</p>	<p>Bin storage area is within the site and screened from public view by commercial buildings and landscaping.</p>
---	---

**Zone B2 – Specific Considerations**

<b>Building lines and setbacks</b>	<b>Merit assessment</b>
<p>The side and rear setbacks for a development will be assessed on their individual merits. In determining suitable setbacks for a development proposal Council will take into account:</p>	<p><b>Commercial Building</b> The commercial building will have zero setback in line with surrounding buildings and appropriate to the streetscape.</p> <p><b>Units</b> <b>Side boundary north – 1.295 m</b> This will allow sufficient room for landscaping along the boundary to screen units from adjoining land uses. <b>Side boundary south – 0.914 and 1.357 m</b> This setback will enable clearance for foot access, rainwater tanks and sewer infrastructure. <b>Rear boundary – 1.5 m</b></p>
<p>The likely impact on adjoining land;</p>	<p><b>Commercial Building</b> Minimal impact on adjoining land. Minor overshadowing to the southern side however this will be mainly cast onto driveway of adjoining land.</p> <p><b>Units</b> No significant impact. Nearest neighboring building is over 10 metres away; and nearest adjoining dwelling is over 30 m away.</p>
<p>Fire safety requirements;  The visual impact of the bulk and scale of the development; and</p>	<p><b>Complies</b></p> <p><b>Commercial Building</b> The proposed single storey commercial premises will reflect the heritage character of existing built form. The commercial development will improve the visual amenity of the streetscape.</p> <p><b>Units</b> The tourist units will be located at the rear of the site and substantially screened from view by proposed commercial building and landscaping. The units/cabins are of a modern design. No significant visual impacts are anticipated.</p>



The impact on the streetscape quality of the locality.

**Positive Impact**

Commercial building with frontage to streetscape will reflect the heritage character of town centre.

**Chapter 6 Access and Parking**

For smaller developments, there is unlikely to be any appreciable impact, and it will be sufficient to ensure that safe access (road connection and footpath crossing) is provided as required.

**Complies**

Site will be accessed by a 4 m wide, sealed internal driveway off Bridge Street. The driveway has clear view lines in both directions which will mitigate traffic and pedestrian risk to Bridge Street.

The total number of on-site parking spaces provided in association with new development shall be in accordance with the recommended ratios set out in this Chapter as appropriate subject to any qualifications or exceptions which may be applicable in the circumstances of the case. In this regard parking proposals that provide less parking than required by this Chapter shall be supported by a parking study. (Note the specific definition of Gross Leasable Floor Area in the notes to the Standard of Provision Table below.); and

**Complies**

**Commercial Office Building**

**1 space per 50m<sup>2</sup> gross leasable floor area.**

Gross floor area – 166 m<sup>2</sup>

Commercial building has 4 car parking spaces and 1 accessible parking space.

**Tourist Units (Motel)**

**1 space per unit, plus 1 space for manager.**

Tourist accommodation parking consists of 4 directed car parking spaces plus 1 accessible parking space.

- In the event of a conflict between this chapter and an Australian Standard, the Australian Standard (AS 2890) shall prevail.

There is a continuous level path of travel from the car park area to the commercial building and into Unit 2.

**Chapter 9 Development and Heritage Conservation**

**Streetscape**

**Colour Schemes**

"...a traditional colour scheme that fits in with the street as whole should be considered..."

**Complies**

The proposed commercial building will be finished with a traditional colour scheme:

- "Federation Red" exposed brickwork
- "Eggshell" paint on parapet
- "Burnt Orange" lettering on signage
- Timber paneling on awning.

The tourist accommodation units located at the rear of the lot will feature a simple design and colour scheme. Finishes will include natural colour palette, corrugated iron and weathertex timber cladding.



<p><b>Infill Development</b> Infill buildings should not pretend to be heritage buildings but must be sympathetic to the period of the buildings surrounding it and fit into the streetscape. Materials for major building elements should relate to the common materials existing in the area. For development within a row of buildings, the new work should try to adopt the existing horizontal lines which run along buildings, such as roof ridges, parapets, gutters, window sills and awnings.</p>	<p><b>Complies</b> The proposed commercial building is an infill development and has been designed to complement (rather than mimic) surrounding heritage buildings. The design consists of large front windows (of similar proportions to surrounding development) as well as an awning which continues the existing horizontal lines of the street frontage.</p>
<p><b>Verandahs and Awnings</b> New infill development and most new awnings may be built in the modern style of suspended steel. However, the dimensions and siting of the new awnings should consider pitch, height and depth of verandahs and awnings on neighbouring buildings.</p>	<p><b>Complies</b> An awning is proposed that retains the heritage character of the streetscape and existing horizontal lines.</p>
<p><b>Roofs</b> Many roofs on heritage buildings cannot be seen from the street because they are hidden by parapets. For new buildings, if the roof is visible the roofing materials and pitch should be sympathetic with neighbouring buildings.</p>	<p><b>Not Applicable</b> The commercial building includes a parapet which will conceal the roof from street visibility.</p>
<p><b>Heritage Significance Categories</b></p>	
<p><b>Category 4 - Complementary In-fill:</b> In-fill buildings which complement heritage characteristics and streetscape qualities.</p> <p><b>Category 4 – Neutral Impact Buildings</b>  Buildings whose impact on heritage character of the area is neutral.</p>	<p><b>Complies</b> The commercial building is of sympathetic and complementary design to the surrounding heritage character of the main street area. The proposed tourist accommodation units at the rear of the site can be described as Neutral Impact Buildings. These building will be visually screened from surrounding heritage development and will not significantly impact the heritage character of the streetscape or surrounding area.</p>

### 3.5 Impacts of the Development

Impacts from the completed development will be positive in terms of:

- Activating the street frontage within a previously undeveloped site
- Stimulating the local economy during construction
- Completed development will contribute positively to the streetscape
- Increasing the range of commercial and accommodation options in Uralla.

Short-term construction impacts will be managed with standard sediment and erosion controls.

No adverse impacts to the natural environment:

- The site is managed urban land
- There is no high ecological value vegetation within the site.

### **3.6 Suitability of the Site**

The site is suitable for the proposed development for the following reasons:

- The land is zoned for commercial purposes
- The building design is complementary to the heritage character of the main street
- The land is cleared urban land and is a suitable infill site
- The site is surrounded by similar, compatible development.

### **3.7 Justification of the Proposal**

The alternative to the subject proposal is for the land within the main street of Uralla to remain undeveloped. An undeveloped site within a town's commercial centre is a waste of land resource and does not contribute positively to the aesthetic quality or economic vitality of the Uralla town centre.

The proposed mixed use development is a thoughtful and considered use of the site. The development enables the land to be used to its highest and best use and will increase the range of high quality commercial and tourist accommodation available in Uralla.

The assessments carried out for the development application have found the site is suitable for the proposal.

### **3.8 The Public Interest**

The development is not contrary to the public interest. The development meets ecologically sustainable development (ESD) principles for the effective integration of economic and environmental considerations in the decision-making process.

# 4

## Conclusion

### 4.1 Conclusion

The proposed mixed use infill development for a **commercial building** and **tourist and visitor accommodation** is permissible with consent under the relevant provisions of the Uralla Local Environmental Plan 2012. The proposal meets the objectives and controls of the Uralla Development Control Plan 2014.

The proposed development is a thoughtful and considered use of a vacant infill site and will positively contribute to the streetscape of the Uralla town centre.

The development will increase the range of quality commercial and tourist options available in Uralla.

The development can be carried out and operated without adversely impacting the surrounding built or natural environment.

It is recommended that this proposal be approved based on the justification provided within this report and the provisions of the Uralla Local Environmental Plan 2012.



Keiley Hunter  
**Planner**

A

## DETAIL SURVEY

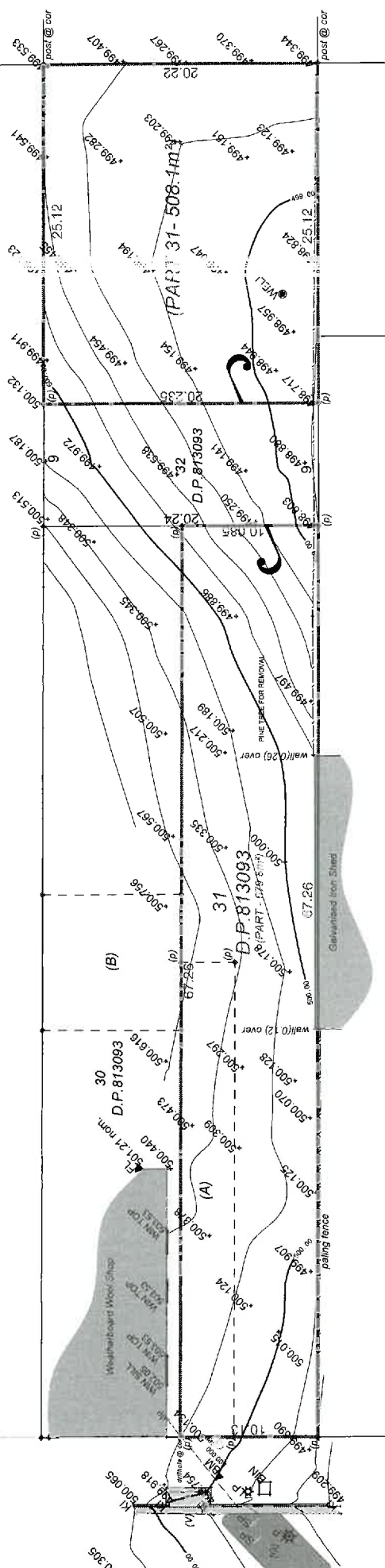


From middle of site looking westward

4  
Sec 17  
D.P. 759022

STREET

BRIDGE



2  
D.P. 779799

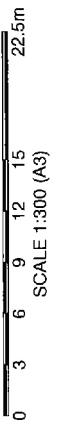
1  
D.P. 779799

Placement of corner marks + Contour and Detail Survey LOT 31 DP813093 being 40 Bridge Street URALLA NSW	
"Southall" 100 Barney Street Armidale NSW 2350 p: 02 6772 1077 m: 0414 782 867 e: office@croftsurveying.com	
Date: 20.04.16	Drawing: 16913 - A
Surveyor: Michael Croft	Sheet 1 of 1 1:300 at A3

- ITEMS**
- (A) RIGHT OF CARRIAGEWAY 4m WIDE (BENEFITTING LOT 30 DP813093)
  - (B) RIGHT OF CARRIAGEWAY 10m WIDE (BENEFITTING LOT 31 DP813093)
  - (C) DEDICATED AS ROAD UNDER "876705", WITH TITLE HELD BY "THE COUNCIL OF THE SHIRE OF URALLA"
  - (D) GARDEN BED
  - (E) VEHICULAR CROSSING AND EXISTING ENTRANCE
  - (F) PEG 7/MARK PLACED AT CORNER

- NOTES**
- SPOT HEIGHTS DENOTED BY 'x' WITH LIMITED HEIGHTS SHOWN. CONTOUR INTERVAL DISPLAYED AT 0.20m. SITE LEVELS BASED ON BM RL 500.00. HEIGHTS UNDERTAKEN BY DIRECT TRIGONOMETRIC MEASUREMENT USING ROBOTIC TOTAL STATION.
  - AZIMUTH, MAGNETIC (D.P. 813093), DISTANCES: GROUND, COORDINATE SYSTEM: LOCAL.
  - ONLY VISIBLE SERVICES HAVE BEEN LOCATED IN THIS SURVEY. USERS OF THIS DRAWING HAVE A DUTY OF CARE TO CONTACT "DIAL BEFORE YOU DIG" FREE CALL 1100 OR FOR SPEED OF RESPONSE VISIT [www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au)
  - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF MRS L. McLEAN FOR CONSULTATION WITH URALLA SHIRE COUNCIL.
  - BOUNDARIES HAVE BEEN DEFINED AS PART OF THIS SURVEY.
  - COPYRIGHT © CROFT SURVEYING & MAPPING 2016

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B

# CONCEPT DESIGN DRAWINGS



C

## HERITAGE ADVICE



Infrastructure & Regulation

P: 02 6778 6300  
F: 02 6778 6349  
E: council@uralla.nsw.gov.au  
32 Salisbury Street, Uralla NSW 2358  
PO Box 106, Uralla NSW 2358  
ABN: 55 868 272 018

8 March 2016

Mr John Kurko  
48 Hill Street  
URALLA NSW 2358

Dear Mr Kurko,

**Heritage Advisor's Report**  
40 Bridge Street, Uralla

Please find enclosed the portion of the Heritage advisor's report that relates to the above property for your records.

Uralla Shire Council's Heritage Advisor, Mitch McKay, attends Uralla Shire on the first Tuesday of each month and is available for heritage enquiries. To organise a time, or if you have any further enquiries please contact our office on (02) 6778 6300.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Melody Styles'.

Melody Styles  
**Regulatory Services Office Manager**

Enclosed:

1. Heritage Advisors Report



## Heritage

Heritage Information | Heritage Management

### ITEM 4: 40 Bridge Street, Uralla

Met with John Kurko, architect.

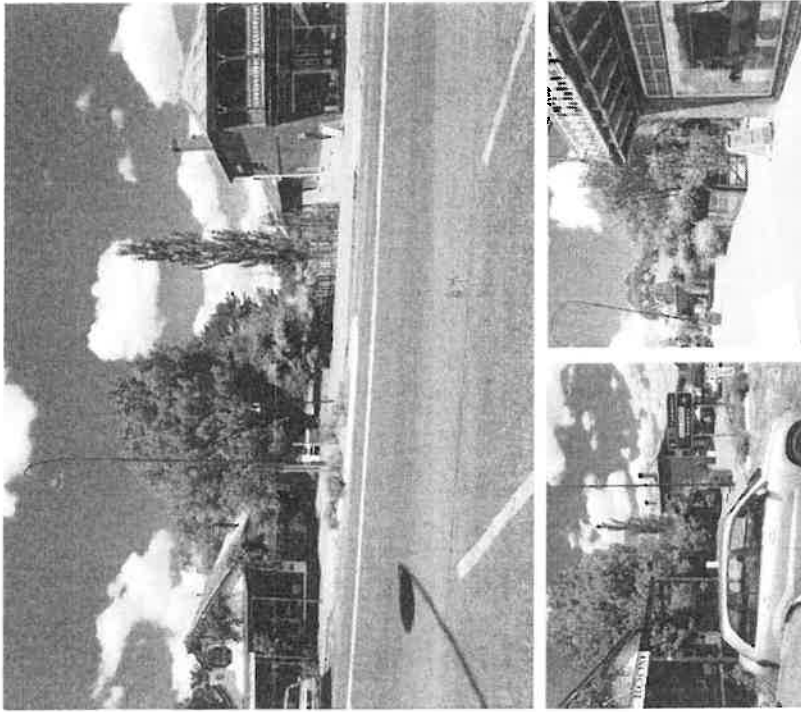
The purpose of the meeting was to discuss the possible development of a parcel of land in Bridge Street that is within the conservation area. The parcel adjoins the Wool Room which is immediately to the north east.

Preliminary thoughts are for a commercial building to the front of the property with a separation for driveway access between the Wool Room and the proposed commercial building. A right of way providing access to a central carpark would be shared with the Wool Room and four detached self-contained accommodation buildings would be located towards the rear. The proposal would require the removal of trees.

It is stated that as the commercial building would be an infill building it should not pretend to be a heritage building but be sympathetic to the period of the buildings surrounding it and fit into the streetscape.

This could be achieved by:

- using brick on the facade in colours that complement the surrounding Inter-war period brick buildings
- introducing a parapet to complement the height of the parapets of the Inter-war period brick buildings
- adopting the existing horizontal lines which run along buildings, such as roof ridges, parapets height, gutters, window sills and awnings
- introducing an awning to match the height of the Wool Room's awning. A suspended steel awning is acceptable, however, the dimensions and siting of the new awning should consider the pitch, height and depth of verandahs and awnings on neighbouring buildings
- keeping signage to the underside of the awning and along the fascia of the awning. Signage should not be along the parapet of the building or be above the awning
- creating window and door openings with proportions similar to those of adjoining buildings



13/03/2017

Uralla Shire Council  
28 March 2017

D

**SEPP 55**

**Potential Land Contamination Checklist – SEPP 55**

Are you aware of any previous investigations about contamination on the land?	<b>NO</b>
What were the results, including any previous initial evaluations?	
Do existing records show that an activity listed below has ever been approved on the subject land?	<b>NO</b>
Was the subject land at any time zoned for industrial, agricultural or defence purposes?	<b>NO</b>
Is the subject land currently used for an activity listed below?	<b>NO</b>
Was, or is, the subject land regulated through licensing or other mechanisms in relation to any activity listed below?	<b>NO</b>
Are there any land use restrictions on the subject land relating to possible contamination, such as notices issued by the EPA or other regulatory authority?	<b>NO</b>
Does a site inspection conducted by the applicant suggest that the site may have been associated with any activities listed below?	<b>NO</b>
Are you aware of information concerning contamination impacts on land immediately adjacent to the subject land which could affect the subject land?	<b>NO</b>

**Some Activities that may Cause Contamination:**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• acid/alkali plant and formulation</li> <li>• agricultural/horticultural activities</li> <li>• airports</li> <li>• asbestos production and disposal</li> <li>• chemicals manufacture and formulation</li> <li>• defence works</li> <li>• drum re-conditioning works</li> <li>• dry cleaning establishments</li> <li>• electrical manufacturing (transformers)</li> <li>• electroplating and heat treatment premises</li> <li>• engine works</li> <li>• explosives industry</li> <li>• gas works</li> <li>• iron and steel works</li> <li>• landfill sites</li> </ul> | <ul style="list-style-type: none"> <li>• metal treatment</li> <li>• mining and extractive industries</li> <li>• oil production and storage</li> <li>• paint formulation and manufacture</li> <li>• pesticide manufacture and formulation</li> <li>• power stations</li> <li>• railway yards</li> <li>• scrap yards</li> <li>• service stations</li> <li>• sheep and cattle dips</li> <li>• smelting and refining</li> <li>• tanning and associated trades</li> <li>• waste storage and treatment</li> <li>• wood preservation</li> </ul> |
|--|--|

**No evidence of any of the above activities.**



# Lortz Building & Cottages

40 Bridge Street  
Uralla NSW  
2358 Australia



THIS DRAWING IS COPYRIGHT. NO PART OF THE DRAWING MAY BE REPRODUCED OR USED WITHOUT THE BUILDING DESIGNERS AUTHORITY.

DO NOT SCALE THIS DRAWING; USE FIGURED DIMENSIONS ONLY.

DIMENSIONS & LEVELS SHOWN ON THIS DRAWING ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.

3 cm ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Client Details  
Angus & Laura McLean  
16 Bligh Avenue URALLA NSW 2358

**THIS DRAWING MAY NOT BE TO SCALE**

REFER TO GRAPHIC SCALE BELOW:

1 : 200

1 : 100

**NOTES:**

THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, TIMBER SIZES, MATERIAL LISTS, WIND RATINGS, AND SETOUTS PRIOR TO COMMENCEMENT OF ANY WORK.

BUILDING WORKS ARE TO BE SET OUT BY A REGISTERED SURVEYOR.

NO.	DESCRIPTION	DATE
D	DEVELOPMENT APPLICATION	12/09/16
E	PRELIMINARY ROOF CHANGE	16/06/16
A	CONCEPT FOR APPROVAL	27/05/16
NO.	ASSESSMENT	DATE

PROPOSED Lortz Commercial Building & Short Stay Accommodation  
40 Bridge Street,  
URALLA, N.S.W. 2358

Development Application  
TITLE SHEET / GENERAL INFO

**NEW ENGLAND ARCHITECTURAL STUDIO**



REGISTERED ARCHITECT:  
JOHN KURKO  
ARB N.S.W. REG. No: 10003

48 HILL STREET  
URALLA, 2358

(p) 02 6778 3769  
(m) 0400 649 443  
(e) KurkoDesign@icloud.com

(w) www.newenglandarchitecturalstudio.com.au

## GENERAL NOTES

**DIMENSIONS:**

USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION OF ANY ITEM.

**WORKS GENERALLY:**

ALL BUILDING WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF AUSTRALIA & AUSTRALIAN STANDARDS.

**INTENT OF DRAWINGS:**

THESE DRAWINGS ARE FOR COUNCIL BUILDING PERMIT PURPOSES ONLY. THE BUILDING CONTRACTOR SHALL ENSURE THAT THEY UNDERSTAND ALL STRUCTURAL DETAILS & BE RESPONSIBLE FOR COMPLIANCE WITH ALL RELEVANT LEGISLATIVE REQUIREMENTS.

**THE SPECIFICATIONS BELOW ARE AN ABRIDGED VERSION ONLY TO BE USED AS A GUIDE**

**WATER TIGHTNESS:**

- PROVIDE ALL NECESSARY CAPPINGS, FLASHINGS, SEALS AND MEMBRANES TO ACHIEVE WATER TIGHTNESS OF THE FINISHED WORK.  
- ALL WET AREA WATERPROOFING, PENETRATIONS, PLUMBING CONNECTIONS, FLOOR WASTES AND FALLS IN FINISHED FLOOR LEVELS SHALL COMPLY WITH THE CURRENT BUILDING CODE OF AUSTRALIA & RELEVANT AUSTRALIAN STANDARDS.

**CONCRETE SLABS:**

PROVIDE VAPOUR BARRIER TO U/SIDE OF SLAB. MIN. 200UM THICK. TAPED AND LAPPED MIN. 200 AT ALL JOINS AND PROTRUSIONS. PROVIDE MIN. 50 MM CONSOLIDATED SAND BED TO U/SIDE OF SLAB.

**STRUCTURE:**

REFER TO STRUCTURAL ENGINEERS DRAWINGS (de Groot & Benson Engineers) FOR SIZING AND CONFIGURATION OF FOOTINGS, STRUCTURAL MEMBERS, FIXINGS & BRACING.

**TERMITES:**

TERMITE PROTECTION AS PER AS 3660.1 SLABS & FOOTINGS TO BE IN ACCORDANCE WITH AS 2870 RESIDENTIAL SLABS AND FOOTINGS AND AS 3600 THE CONCRETE STRUCTURES CODE; VISUAL INSPECTION GAP & ANT CAP BARRIER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH AS 3660.1. CHEMICAL BASED SYSTEMS MUST NOT BE USED. WHERE PHYSICAL BARRIERS REQUIRED USE TERMIMESH TO MANUFACTURERS RECOMMENDATIONS.

**INSULATION:**

ALL INSULATION MUST MEET OR EXCEED THE MINIMUMS SPECIFIED WITHIN THE BASIX REPORT, SATISFYING ALL BUILDING CODES AND STANDARDS.

**CSR POWERWALL:**

PROPRIETARY SYSTEM: 75 mm Hebel "Power Panel XL" external wall system by CSR Hebel.

INSTALLATION: Install the "Power Panel XL" panels in accordance with the manufacturer's recommendations and as follows:

Cutting: Set out the "Power Panel XL" panels to minimize cutting of the panels. Cut the "Power Panel XL" panels in accordance with the manufacturer's recommendations. Paint exposed reinforcement with Hebel anti-corrosion protection paint by CSR Hebel.

FLASHINGS: Provide flashings and damp proof courses to the "Power Panel XL" as shown on Drawings and in accordance with the manufacturer's recommendations.

CONTROL JOINTS: Provide movement and control joints in the "Power Panel XL" system: at locations recommended by CSR Hebel.

SEALING AND CAULKING: Caulk all movement, control and abutment joints and all penetrations through the panels using a backing rod or joint filler and a flexible polyurethane sealant as recommended by the sealant manufacturer.  
FIRE STOPPING: Fill all joints and penetrations with "CSR Fire seal" or equal, to maintain the fire resistant rating of the wall in accordance with the relevant Standards.  
Coating Class for Fasteners: To AS 3566, Class 3.

- REFER TO MANUFACTURER'S INSTALLATION RECOMMENDATIONS.

**External rendering over POWERWALL:**

EXTERNAL ACRYLIC COATING SYSTEM: Apply a coating system to the exterior of the "Power Panel XL" walls of a type acceptable by CSR Hebel.

**GLAZING:**

- ALL EXTERNAL GLAZING TO BE CLEAR DOUBLE GLAZED GLASS IN TIMBER AND ALUMINIUM FRAMES.

- ALL EXTERNAL GLAZING TO BE TOUGHENED WHERE REQUIRED FOR SAFETY AS PER AUSTRALIAN STANDARDS/BCA.

**BUSHFIRE RESISTANCE:**

THIS SITE IS NOT CLASSIFIED AS BUSHFIRE ZONE.

**MATERIALS GENERAL:**

- ALL SCREWS & NAILS TO EXTERNAL STRUCTURES & DECKING TO BE GALVANISED STEEL OR APPROVED ALTERNATIVE.

- SCREWS/NAILS TO CLADDING AND ROOFING MUST BE HOT DIPPED GALVANISED OR APPROVED ALTERNATIVE.

- SCREWS/NAILS TO WET AREAS MUST BE STAINLESS STEEL

- ANY BOLTS/STEELWORK MUST BE HOT DIPPED GALVANISED.

- EXTERNAL (INCLUDING UNDERCROFT SOFTWOOD TIMBERS TO BE H2 TREATED OR H3 TREATED IF WITHIN 400MM OF GROUND

- NO NEW IMPORTED TIMBERS TO BE USED (INCLUDING WINDOW AND DOOR SILLS, TIMBER LOUVRE BLADES & BRACING PLY (F27)

- NO NEW STEEL FRAMING TO BE USED (INCLUDING BATTENS, FURRINGS, JOISTS ETC) WITHOUT VDP APPROVAL (WITH THE EXCEPTION OF FOOTING POSTS AND STRUCTURAL BEAMS TO SUPPORT MASS WALLS)

- NEW TIMBERS MUST BE SOURCED FROM PLANTATIONS OR SUSTAINABLY MANAGED FORESTS AS LOCAL AS POSSIBLE

- LVLS & TIMBER I-JOISTS FROM AUSTRALIAN TIMBER (EG WESBEAM)

- AVOID MATERIALS, AND FINISHES WHICH OFFGAS VOC'S (USE ONLY E0 BOARDS AND LAMINATES, PLYWOOD WITH MARINE GRADE (TYPE A) BONDS, LOW VOC PAINTS, STAINS AND OILS)

**MATERIALS RECYCLED:**

WHERE POSSIBLE:

- EXTERNALLY EXPOSED TIMBER STRUCTURE (EXCEPT ROOF PURLINS) INCLUDING: DECK BEARERS, DECK JOISTS, TIMBER POSTS, RING BEAMS & ROOF BEAMS

- BALUSTRADE RAILS

- STAIR TREADS & RISER COVERS

- SOME JOINERY

- BLOCKWORK (MAY BE SALVAGED UNUSED MATERIAL FROM BUILDING SITES)

**FINISHES:**

- APPLY ALL SURFACE FINISHES TO MANUFACTURER'S RECOMMENDATIONS

- EXTERNAL TIMBER GENERAL - CUTEK CD 50 OIL (2 COATS)

- EXTERNAL DECKING - CUTEK CD 50 OIL APPLIED TO ALL SIDES (CONTACT: HOWARD BATTNE 0422 553 501/07 55210550)

- INTERNAL PLYWOOD/TIMBER - CUTEK CD 50 LOW VOC OIL

- TIMBER FLOORS - SYNTEKO OIL "NATURAL"

- EXTERNAL PAINT - INCLUDE MOULD INHIBITOR IN EXTERNAL PAINT SYSTEMS

- INTERNAL PAINT:

- GENERAL - LOW VOC PAINTS TO BE SPECIFIED

- WET AREAS - INCLUDE MOULD INHIBITOR IN PAINT SYSTEM TO PAINT MANUFACTURERS RECOMMENDATIONS

- HIGH REFLECTIVITY MATERIALS (EG STAINLESS STEEL, ZINCALUME, WHITE PAINT) MUST NOT BE USED FOR CLADDING, ROOFING OR RAINWATER TANKS

**VERMIN PROOFING:**

- SEAL ALL GAPS BETWEEN CLADDING JUNCTIONS AND AT SERVICES ENTRY POINTS WITH VERMIN RESISTANT MATERIALS SUCH AS GALVANISED METAL MESH.

**EXTERNAL JOISTS:**

- TOPS OF JOISTS TO EXTERNAL DECKING TO BE WEATHERPROOFED WITH BITUMINOUS PAINT (2 COATS) OR JOIST STRIP.

## APPLICABLE CODES

**WORKS GENERALLY:**

ALL BUILDING WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF AUSTRALIA & AUSTRALIAN STANDARDS.

**INTENT OF DRAWINGS:**

THESE DRAWINGS ARE FOR COUNCIL BUILDING PERMIT PURPOSES ONLY. THE BUILDING CONTRACTOR SHALL ENSURE THAT THEY UNDERSTAND ALL STRUCTURAL DETAILS & BE RESPONSIBLE FOR COMPLIANCE WITH ALL RELEVANT LEGISLATIVE REQUIREMENTS.

Uralla Local Environmental Plan 2012 (ULEP).

The subject land is zoned B2 Local Centre.

**Commercial premises and tourist and visitor accommodation** are permissible with consent within the B2 zone.

**Special Provisions Applicable:** The following provisions of the LEP are applicable to Council's consideration of the subject development application:

**Clause 5.10 Heritage conservation**  
**Clause 7.9 Essential services**

**State Environmental Planning Policies**  
**SEPP INFRASTRUCTURE 2007**  
**101 Development with frontage to classified road**  
**SEPP No 55—Remediation of Land**

**Uralla Development Control Plan 2011**

## PROJECT TEAM

**ARCHITECT:**

New England Architectural Studio  
48 Hill St  
Uralla, Australia 2358  
OFFICE PHONE: 0400 649 443  
OFFICE FAX: 02 6778 3769  
CONTACT: Mr John Kurko

**CIVIL ENGINEER:**

de Groot and Benson Pty Ltd  
236 Harbour Drive,  
Coffs Harbour, NSW 2450  
P 02 6652 1700

**SOILS & GEOTECHNICAL ENGINEER:**

Ideal Geotech  
Unit 1/10 Telford Place  
Arundel QLD 4214  
P (07) 5537 8167

**SURVEYOR:**

Croft Surveying and Mapping  
"Southall"  
100 Barney Street  
Armidale NSW 2350  
P 02 6772 1077

**PLANNING:**

Keiley Hunter Town Planning  
PO Box 4481  
Coffs Harbour 2450  
P 0458 515963

## SHEET INDEX

**ARCHITECTURAL DRAWINGS**

DD1.01	TITLE SHEET / GENERAL INFO
DD2.01	SITE SURVEY OVERVIEW
DD2.02	STAGING PLAN
DD2.03	SITE PLAN
DD2.04	Vehicle Circulation
DD3.01	COMMERCIAL PLAN/SECT
DD3.02	COMMERCIAL BUILDING
DD3.03	UNIT PLANS
DD3.04	UNIT 01 & 03
DD3.05	TYPICAL INTERIORS
DD3.06	UNIT 02 PLAN / ELEV / SECTION
DD3.07	UNIT 02 BLDG SECT / WINDOW SCHED
DD3.08	UNIT 04
DD4.01	TYPICAL UNIT ELEVATIONS
DD5.01	BUILDING SECTIONS

**SUPPLEMENTARY REPORTS**

**PLANNING**  
STATEMENT OF ENVIRONMENTAL EFFECTS  
Mixed Use (Tourist Accommodation and Commercial) Development

BY: KEILEY HUNTER TOWN PLANNING

**SURVEY**  
CONTOUR AND DETAIL SURVEY  
DWG: 16913-A

BY: CROFT SURVEYING

**GEO-TECHNICAL**  
LOT CLASSIFICATION REPORT

BY: IDEAL GEOTECH

**HERITAGE**  
HERITAGE ADVISORS REPORT

BY: MITCH MCKAY

## SCOPE OF WORK

STAGE 1: includes the design and development of a commercial building of approximately 102 m<sup>2</sup> internal area, with 16m<sup>2</sup> entry veranda. Located at the rear of the building is a laundry and store (12m<sup>2</sup>) for the cottages to the rear of the block. The Commercial building would include a kitchenette and a fully accessible unisex toilet for shared use of staff and patrons of the building. Additionally the car parking and access to the site will be developed.

STAGE 2: The site will also include four architecturally designed independent short stay accommodation units of approximately 60 to 70 m<sup>2</sup> each including the landscaping to create a cohesive multi use location at the rear of the block.

STAGE 3: Adapt the commercial building built in stage 1 into two strata titled tenancies. Both tenancies would share an individually keyed staff room, kitchenette and accessible toilet facility. The rear tenancy would add an accessible entry to the rear of the building, by reducing the laundry space. The laundry or store room will have a new fire rated wall and door added.

## PROJECT DATA

D.P.:	DP 813093
LOT:	31 & 32
ZONING:	B2 Heritage Conservation
SITE AREA:	1,370.1 m <sup>2</sup>
BLDG USE:	Commercial Class 6, 1b Accommodation
CONST. TYPE:	Type C Construction
CLIMATE ZONE:	CLIMATE ZONE 7
BLDG. CODE:	NCC2016

Site Data (Note: manually insert spreadsheet with info here.)  
SITE COVERAGE: 30%  
TOTAL EXISTING: N/A  
BUILDING AREA: 410m<sup>2</sup>

Parking: 9 ONSITE CARPARKS  
INC. 2 DISABLED PARKS

## PROJECT LOCATION



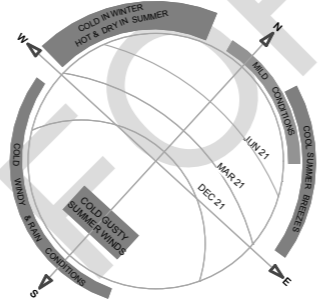
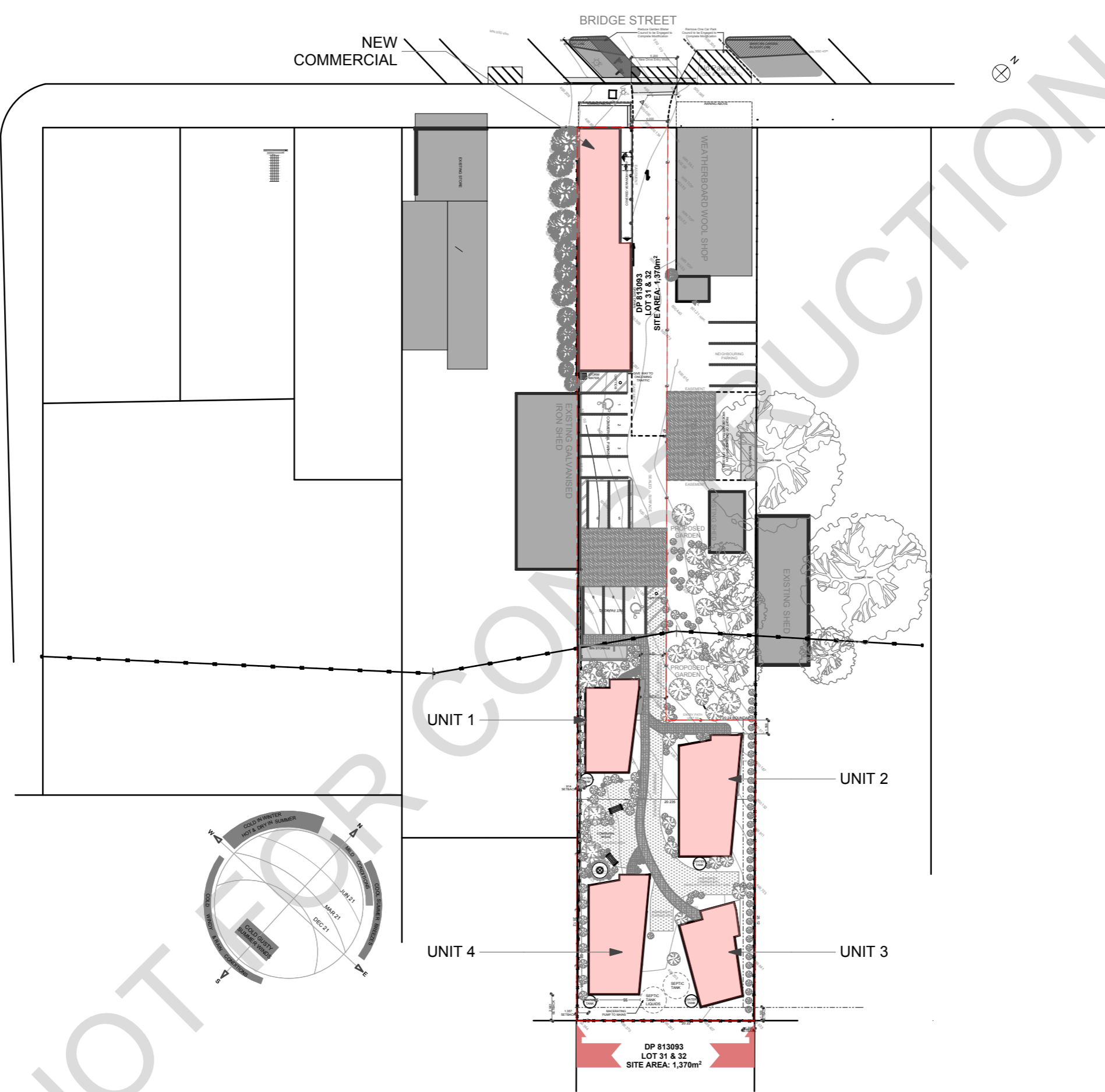
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SITE PLAN OVERVIEW

1:500



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3 cm ACTUAL

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Client Details  
Angus & Laura McLean  
16 Bligh Avenue URALLA NSW 2358

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**NOTES:**  
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BUILDING WORKS ARE TO BE SET OUT BY A REGISTERED SURVEYOR.

NO.	AMENDMENT	DATE
D	REF URALLA COUNCIL	17/12/16
C	DEVELOPMENT APPLICATION	12/09/16
E	PRELIMINARY ROOF CHANGE	16/06/16
A	CONCEPT FOR APPROVAL	27/05/16

PROPOSED Lortz Commercial Building & Short Stay Accommodation  
40 Bridge Street,  
URALLA, N.S.W. 2358

Development Application  
SITE SURVEY OVERVIEW

**NEW ENGLAND ARCHITECTURAL STUDIO**



REGISTERED ARCHITECT:  
JOHN KURKO  
ARB N.S.W. REG. No: 10003

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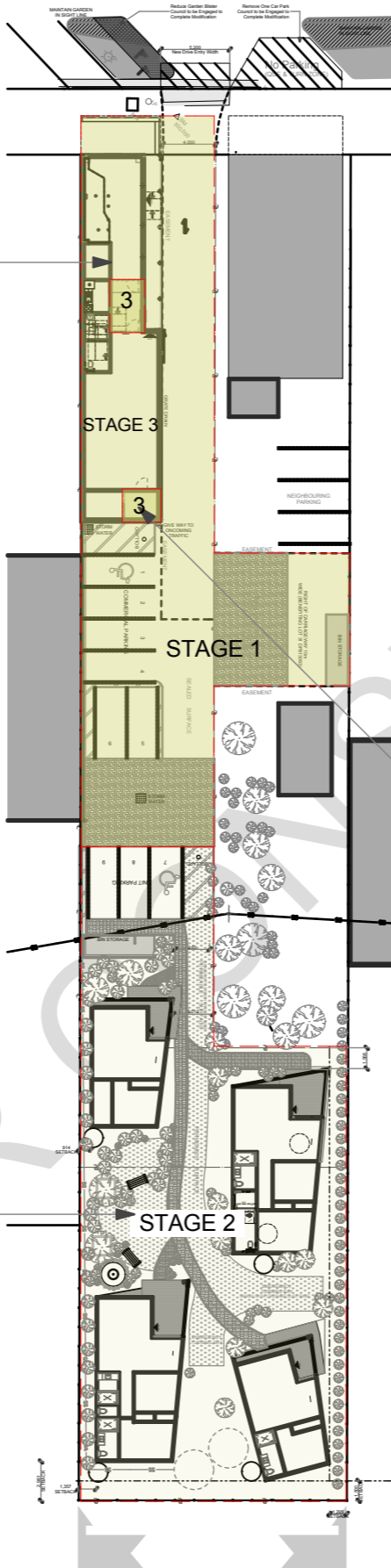
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- STAGE 1 -**
- COMMERCIAL BUILDING (SEE DRAWINGS: DD2.02, DD3.01, DD3.02)
  - DRIVE WAY
  - REMOVE PARK ON STREET
  - REDUCE BLISTER WIDTH ON SOUTHERN EDGE ON BRIDGE STREET
  - CARPARKING (6 IN TOTAL, INC. 1 DIASBLED PARK)
  - TURN AROUND PAVEMENT WITHIN THE ROW BENEFITING LOT 31
  - BIN STORAGE
  - STORMWATER MANAGEMENT FOR THE CARPARKING ON SITE.

- STAGE 2 -**
- LOT CONSOLIDATION OF LOT 31 DP813093 AND THE DEDICATED AS ROAD UNDER "E976703", WITH TITLE HELD BY 'THE COUNCIL OF THE SHIRE OF URALLA'.
  - 4 SHORSTAY UNITS (SEE DRAWINGS: DD3.04, DD3.06, DD3.07, DD3.08)
  - ACCESSIBLE PARKING BAY & 2 ADDITIONAL CARPARKS
  - LANDSCAPING
  - PATHS
  - EMERGENCY VEHICLE TURNBAY
  - ALL STORM WATER AND WASTEWATER MANAGMENT FOR THE 2ND STAGE



- STAGE 3 -**
- CONVERSION TO TWO TENANCIES
  - STRATA TITLE ENTITLEMENT
  - CHANGE LAUNDRY TO ACCESSIBLE ENTRY
  - REDUCE LAUNDRY SIZE, AND PLACE FIRE WALL
  - ENCLOSE SHARED STAFF FACILITY, INDIVIDUAL KEYED ENTRY
  - TWO TENANCIES OF APROX 45m<sup>2</sup> AND 60m<sup>2</sup>

1 STAGING PLAN 1:500



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Development Application  
STAGING PLAN

**NEW ENGLAND ARCHITECTURAL STUDIO**



REGISTERED ARCHITECT:  
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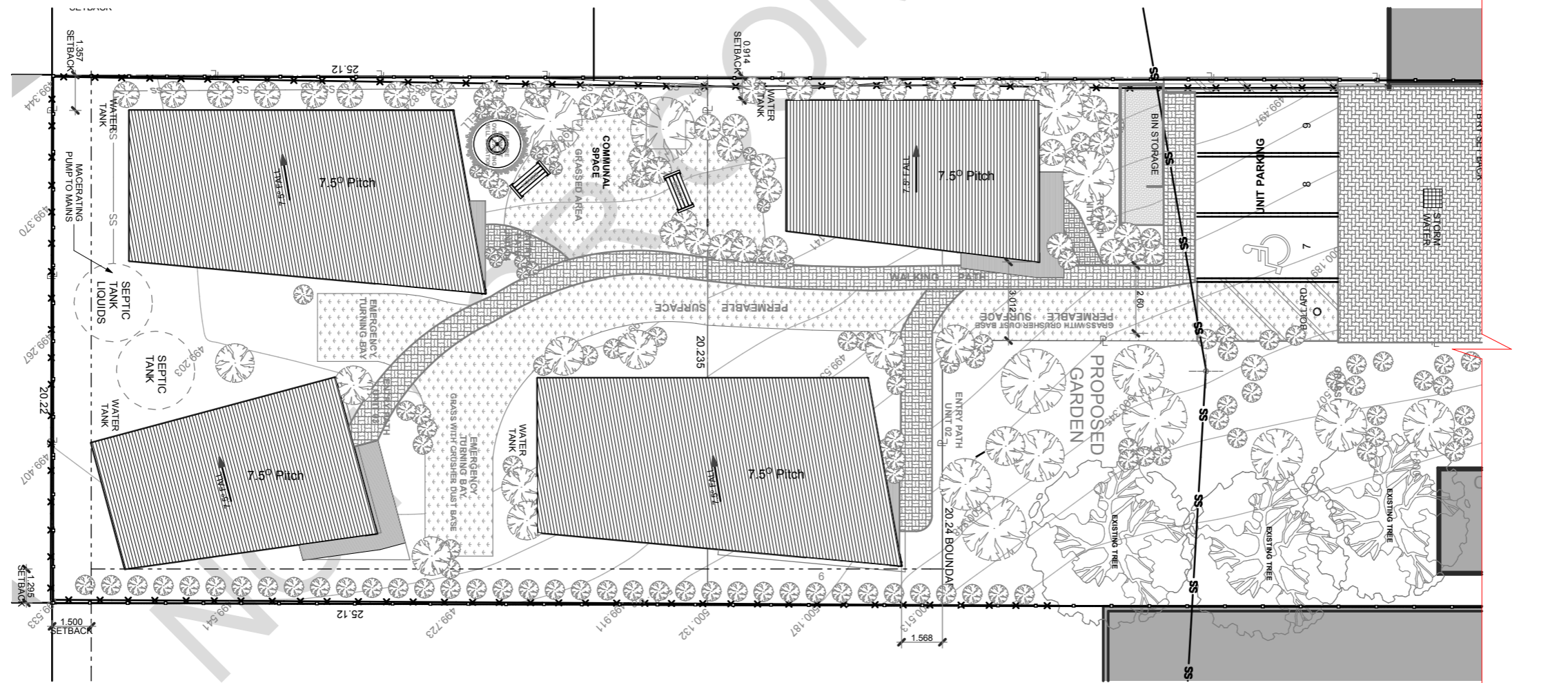
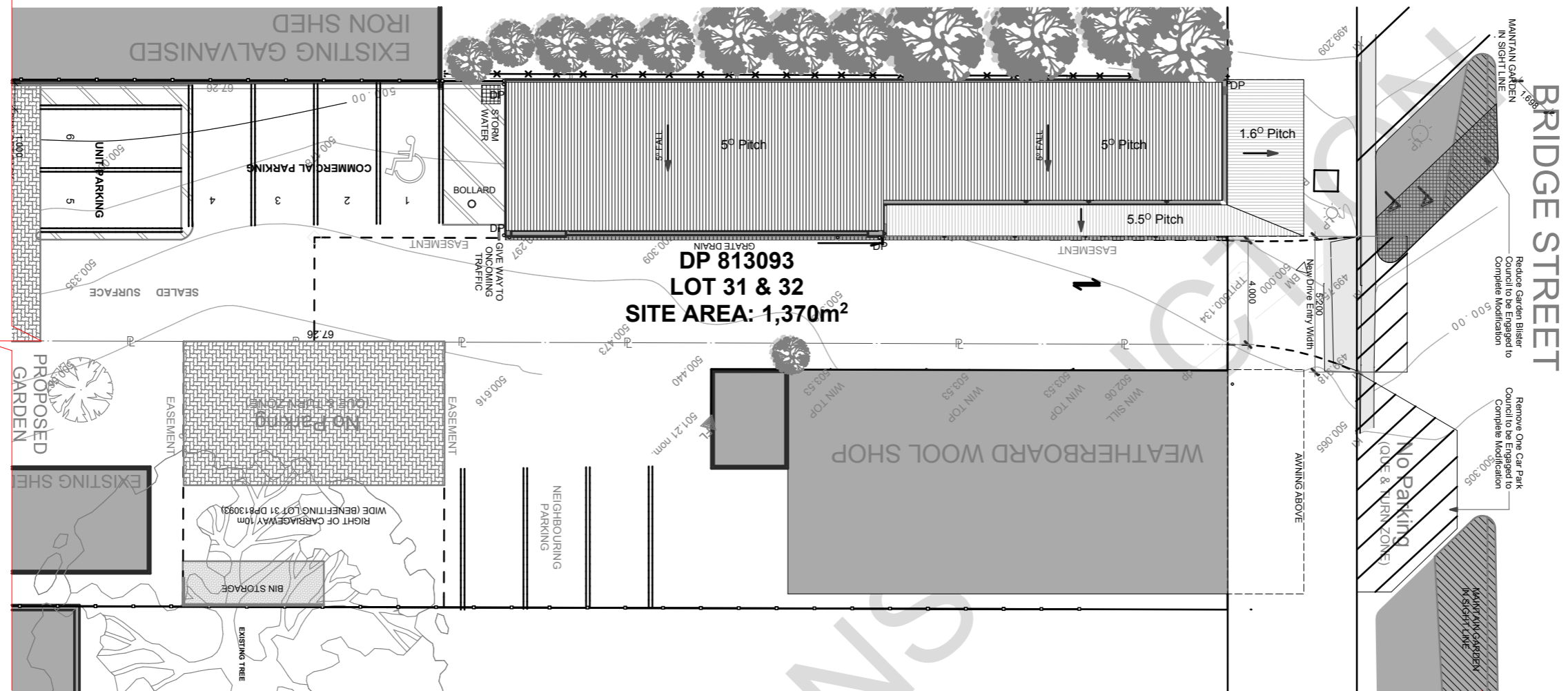
SITE PLAN PART 2

1:200

1

SITE PLAN PART 1

1:200



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PROPOSED Lortz Commercial Building & Short Stay Accommodation  
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Development Application  
**SITE PLAN**

**NEW ENGLAND ARCHITECTURAL STUDIO**



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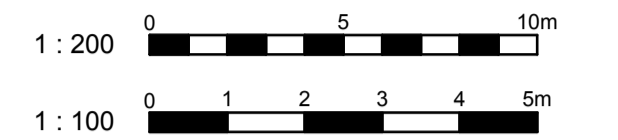
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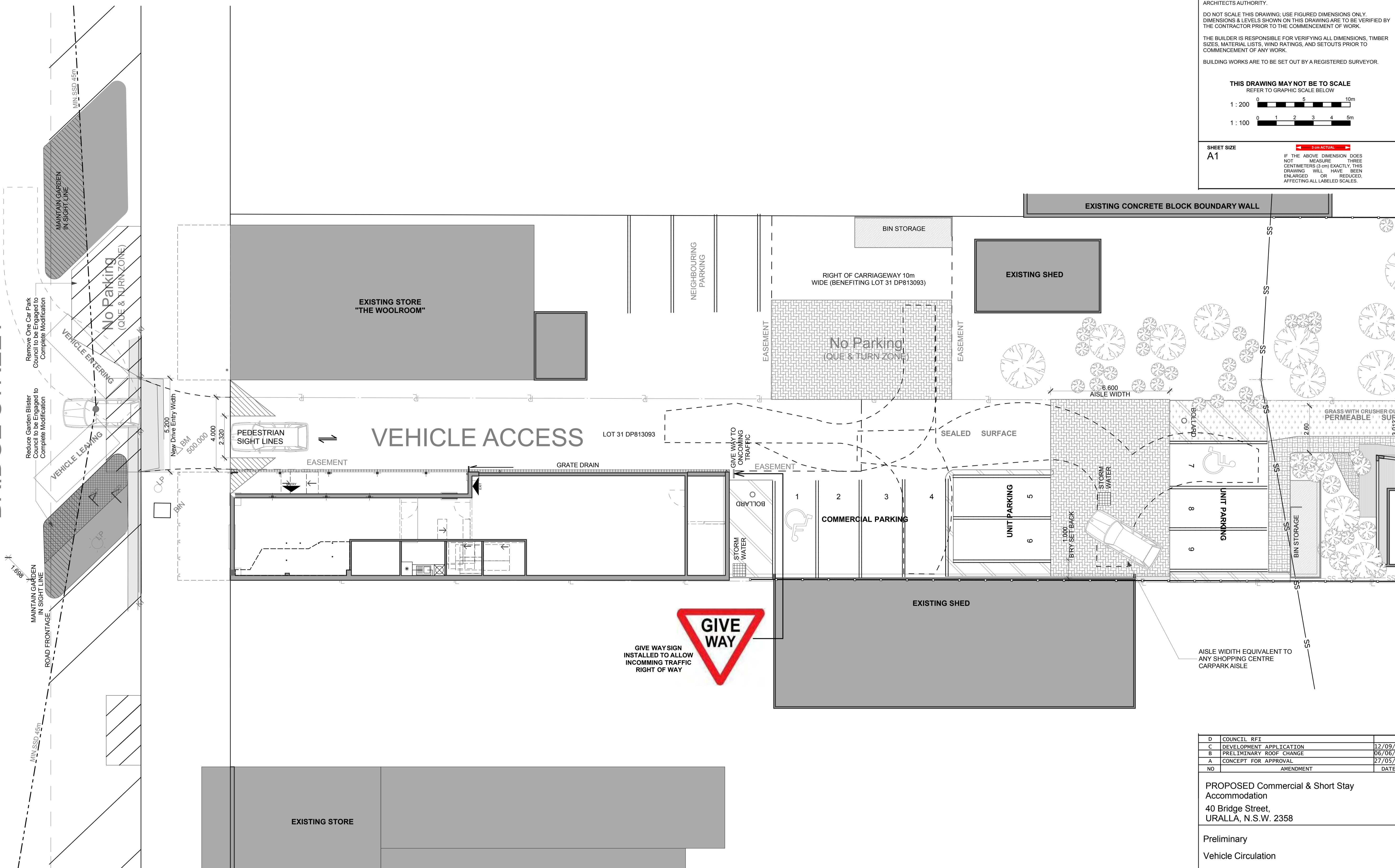
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BRIDGE STREET

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**PROPOSED Commercial & Short Stay Accommodation**  
40 Bridge Street,  
URALLA, N.S.W. 2358

Preliminary  
Vehicle Circulation

**NEW ENGLAND ARCHITECTURAL STUDIO**  
John Kurko, Principal  
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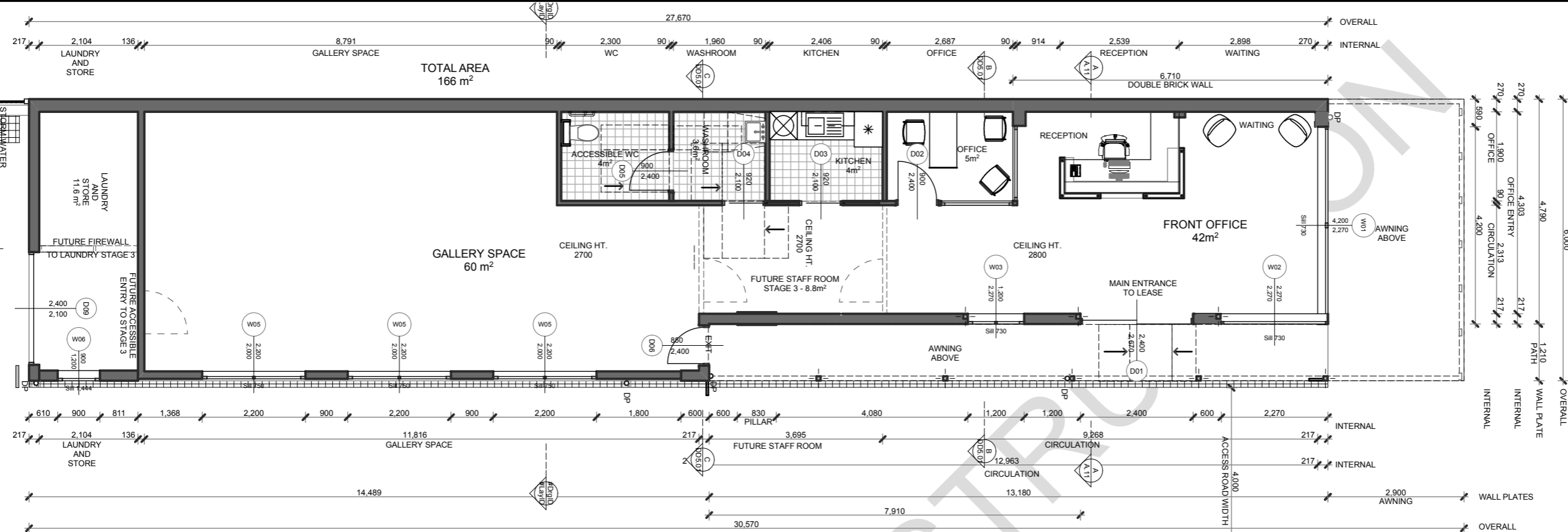
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COMMERCIAL FLOOR PLAN



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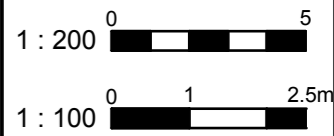
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PROPOSED Lortz Commercial Building & Short Stay Accommodation  
40 Bridge Street,  
URALLA, N.S.W. 2358

Development Application  
**COMMERCIAL PLAN/SECT**

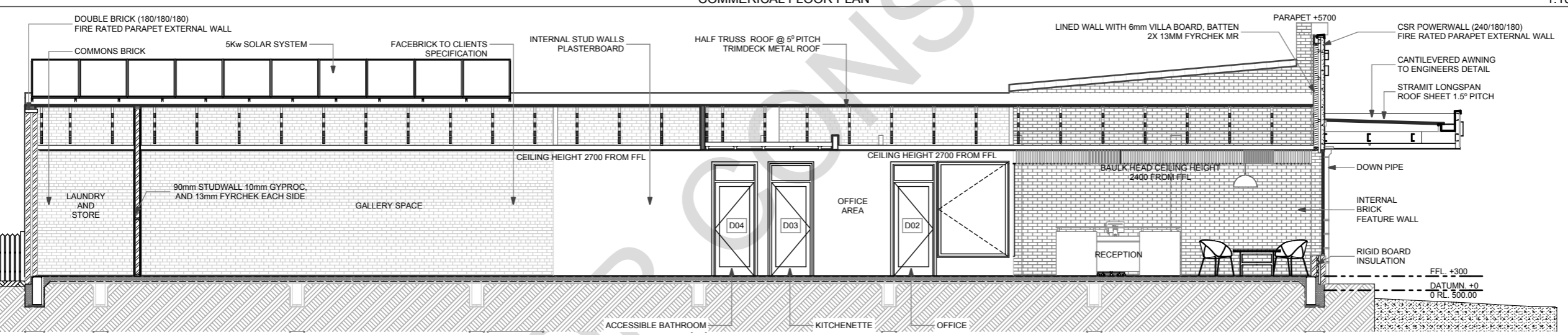


REGISTERED ARCHITECT:  
JOHN KURKO  
ARB N.S.W. REG. No: 10003

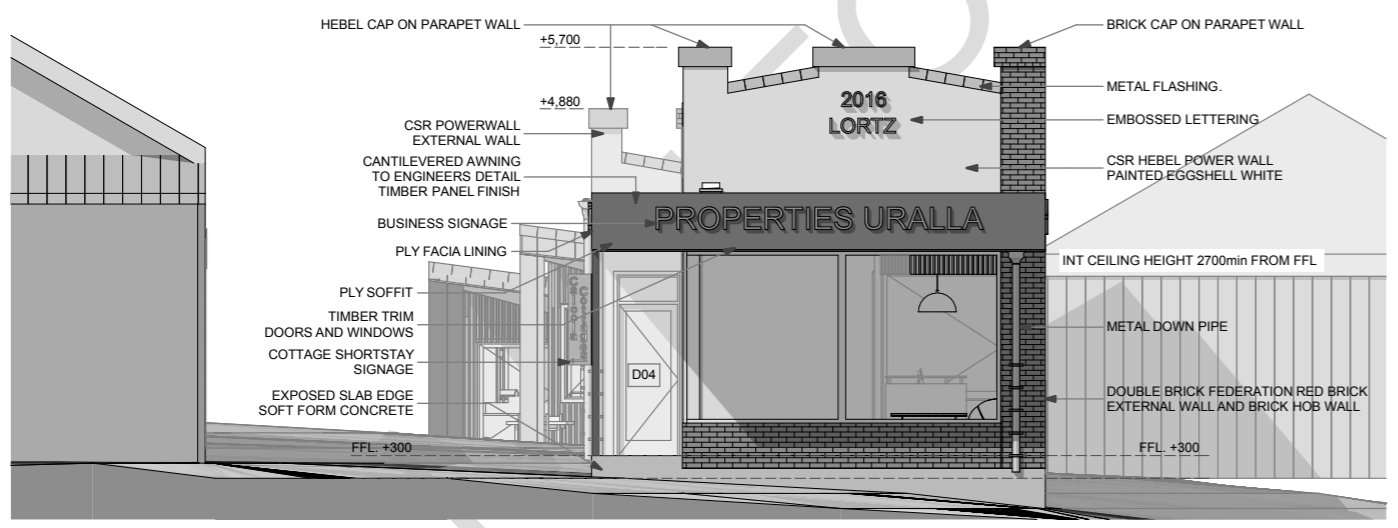
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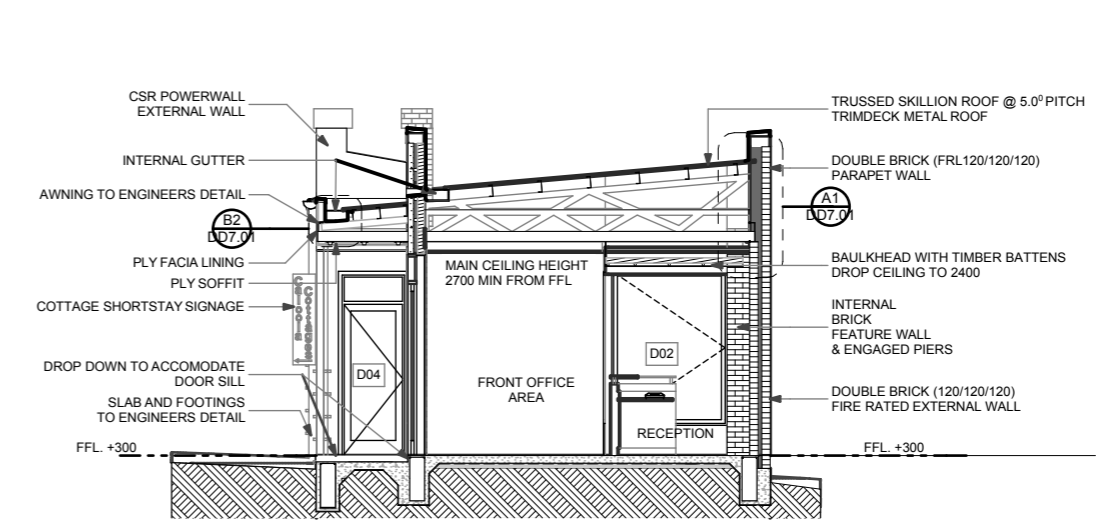
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SECT C



NORTH ELEVATION



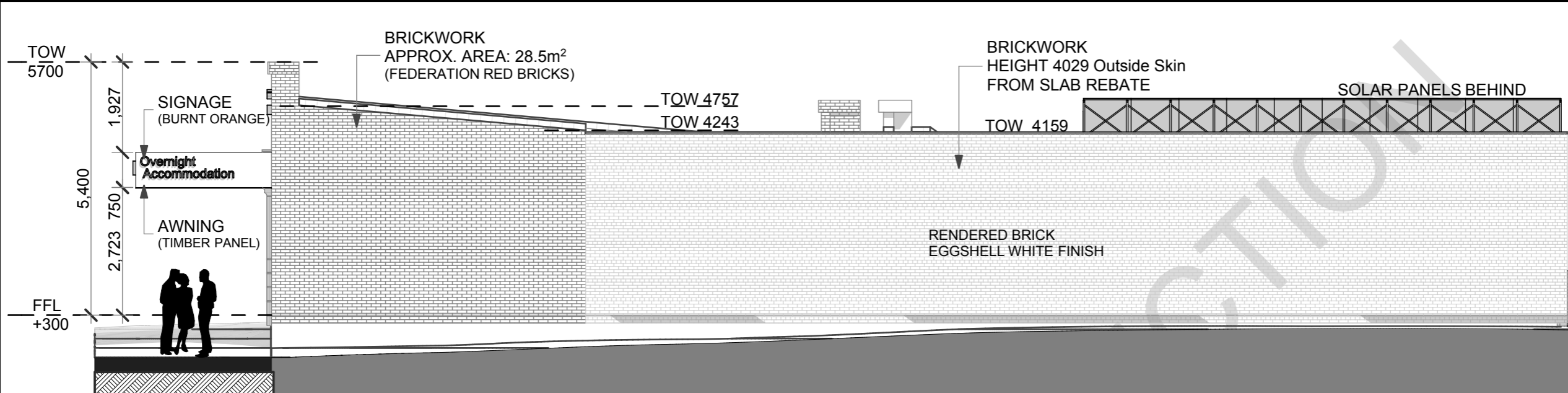
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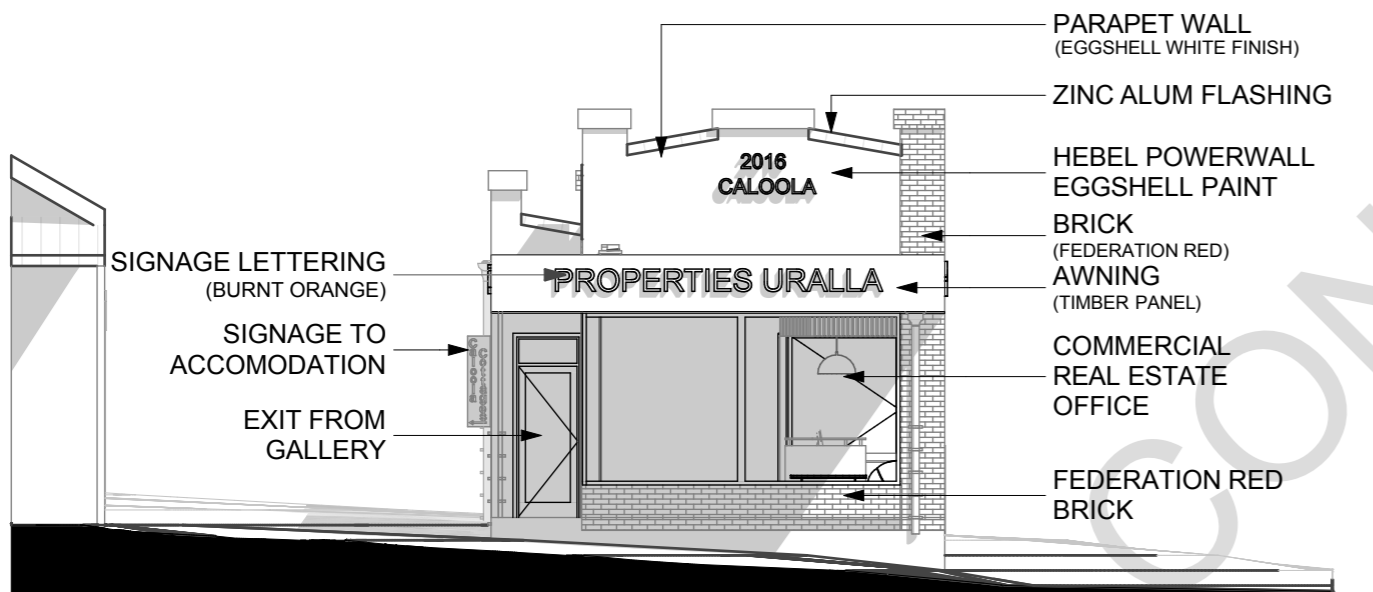


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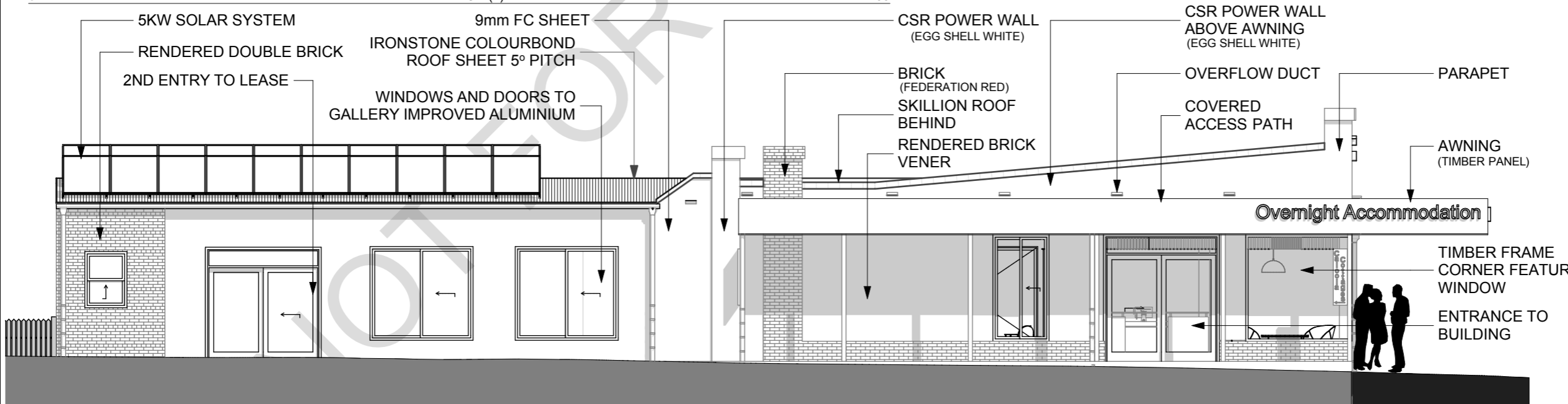
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1 ELEVATION 1:100



3 ELEVATION (1) 1:100



4 ELEVATION (1) 1:100



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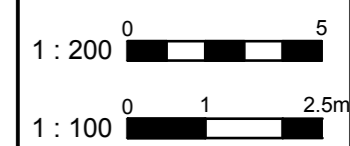
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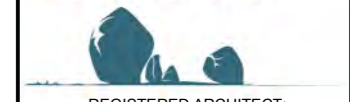
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PROPOSED Lortz Commercial Building & Short Stay Accommodation  
40 Bridge Street,  
URALLA, N.S.W. 2358

Development Application  
**COMMERCIAL BUILDING**

**NEW ENGLAND ARCHITECTURAL STUDIO**



REGISTERED ARCHITECT:  
JOHN KURKO  
ARB N.S.W. REG. No: 10003

48 HILL STREET  
URALLA, 2358

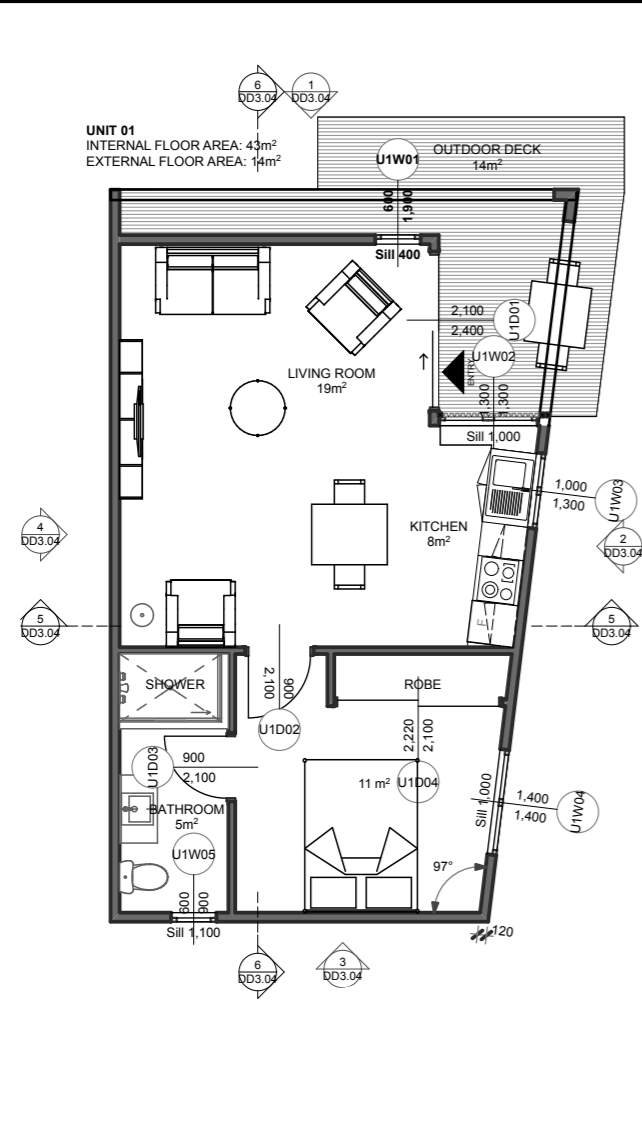
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0516	DD3.02	

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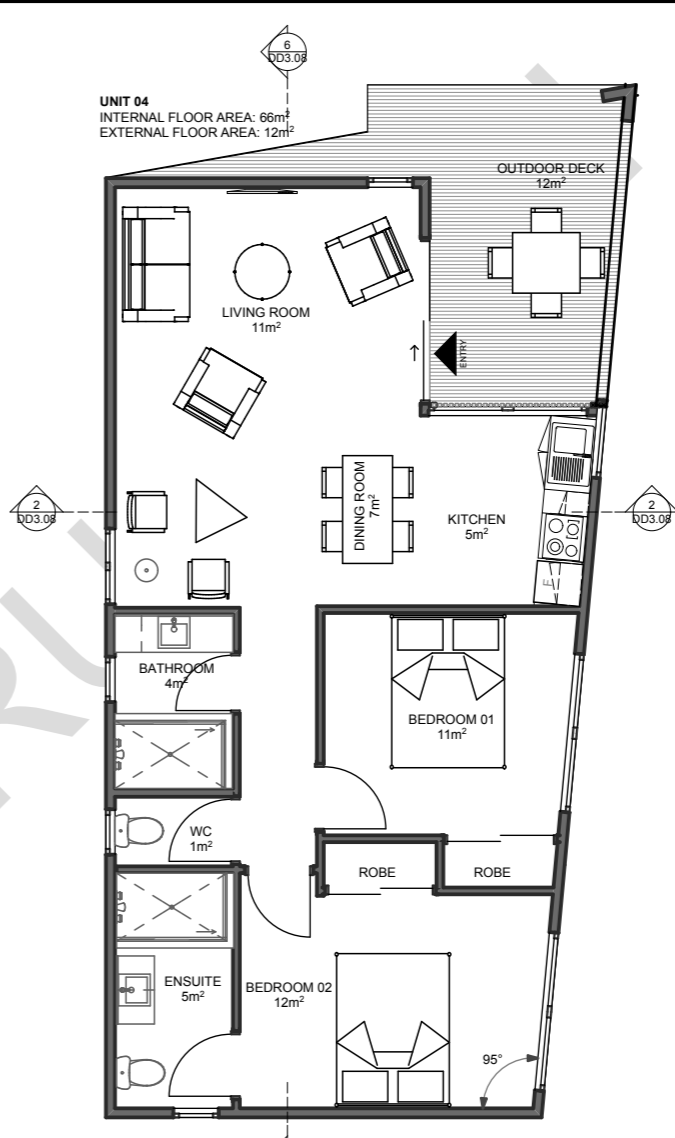
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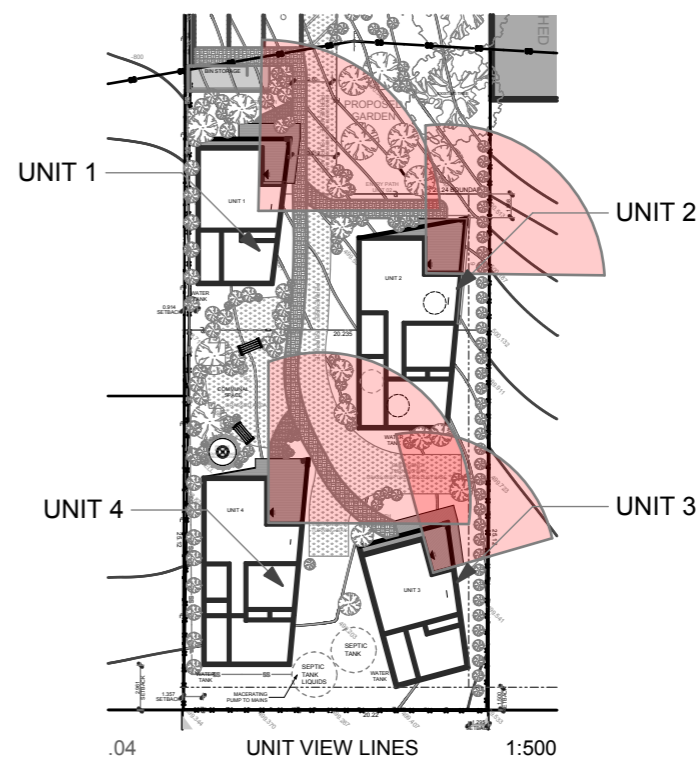
**UNIT 1 & UNIT 3 - 43m<sup>2</sup>**  
.01 UNIT 1 & 3 SINGLE, 2 BATH ROOM 1:100



**UNIT 02 - FULLY ACCESSIBLE**  
INTERNAL FLOOR AREA: 71m<sup>2</sup>  
EXTERNAL FLOOR AREA: 10m<sup>2</sup>  
.02 UNIT 2 ACCESSIBLE UNIT TWO BED, 2 BATH 1:100



**UNIT 04**  
INTERNAL FLOOR AREA: 66m<sup>2</sup>  
EXTERNAL FLOOR AREA: 12m<sup>2</sup>  
.03 UNIT 4 TWO BED, 2 BATH 1:100



.04 UNIT VIEW LINES 1:500



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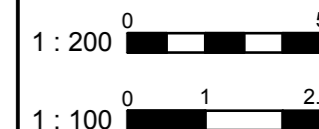
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Client Details  
Angus & Laura McLean  
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Development Application  
UNIT PLANS

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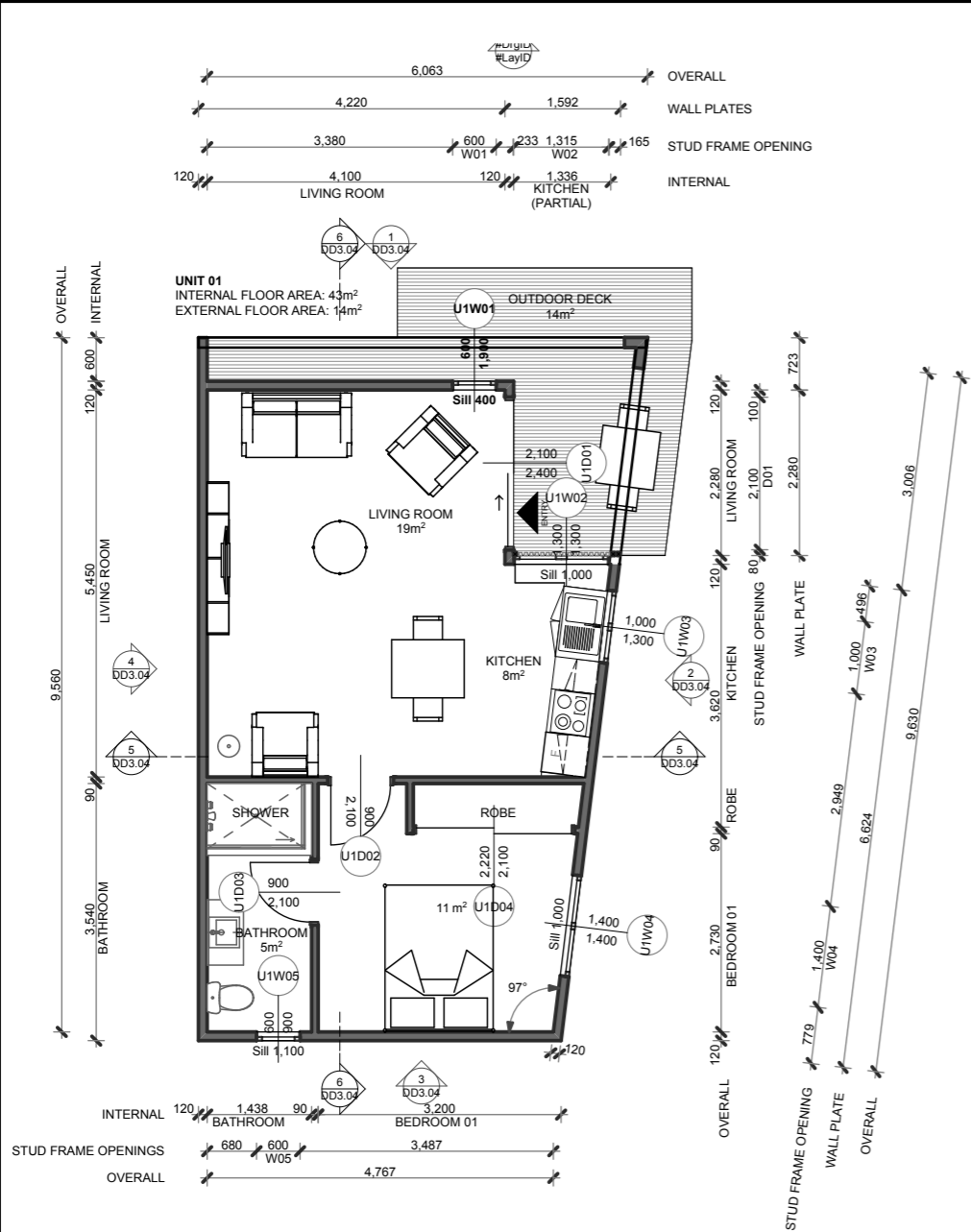
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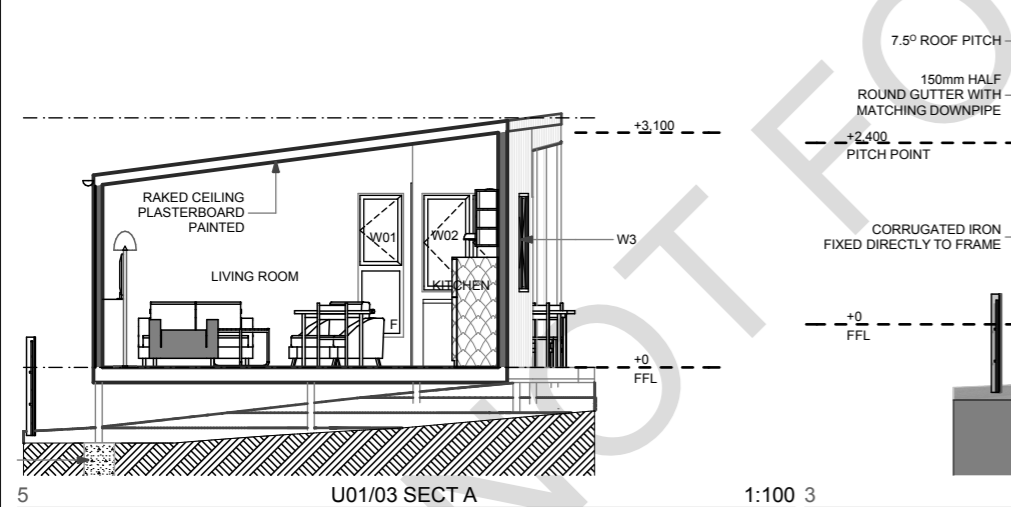
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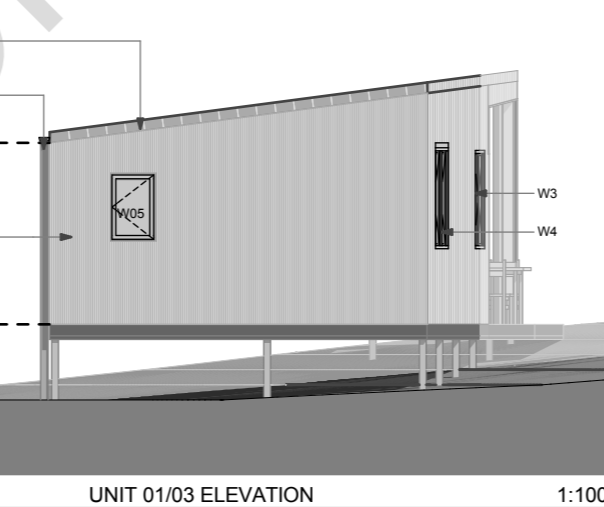
UNIT 01/03 FLOOR PLAN 1:100

1



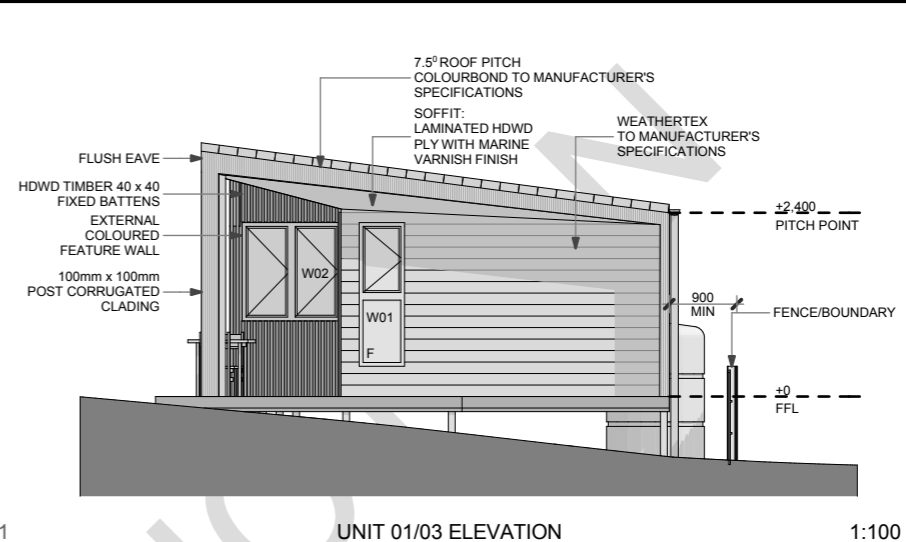
U01/03 SECT A 1:100

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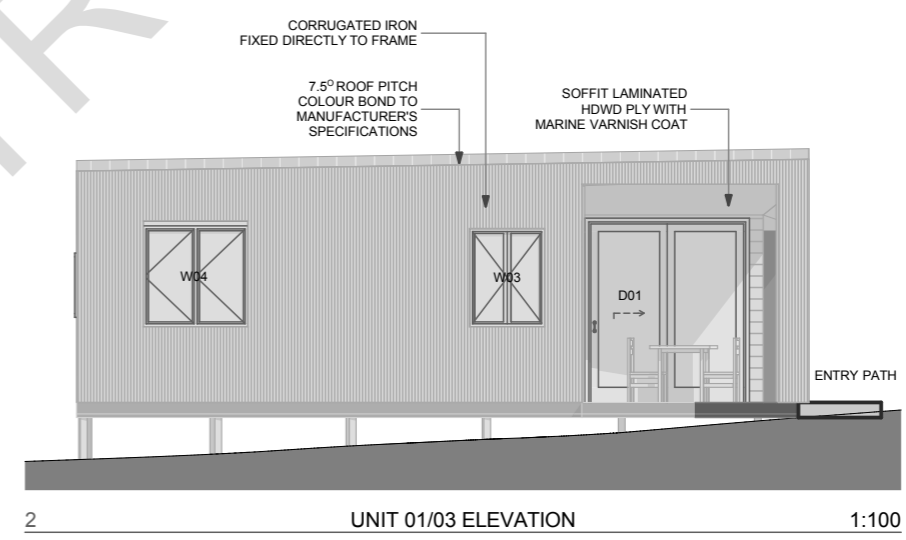
UNIT 01/03 ELEVATION 1:100

3



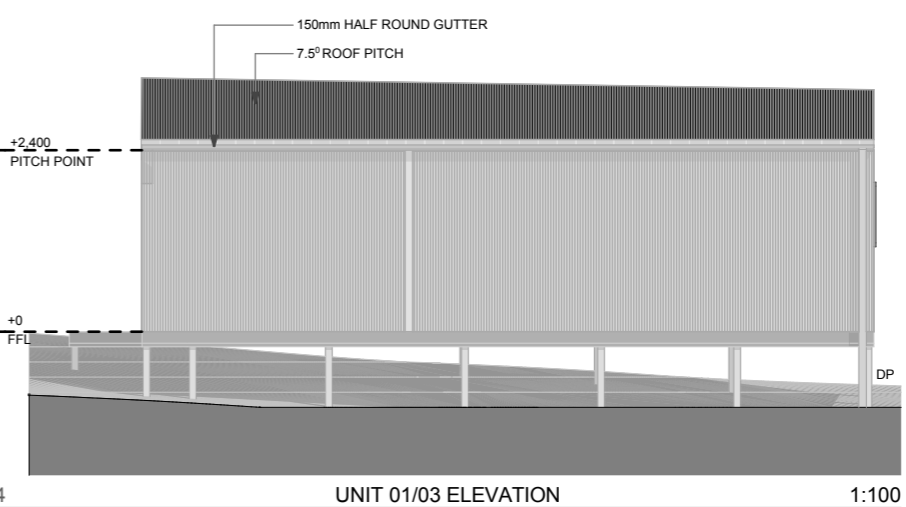
UNIT 01/03 ELEVATION 1:100

1



UNIT 01/03 ELEVATION 1:100

2



UNIT 01/03 ELEVATION 1:100

4



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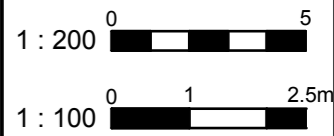
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Development Application  
UNIT 01 & 03

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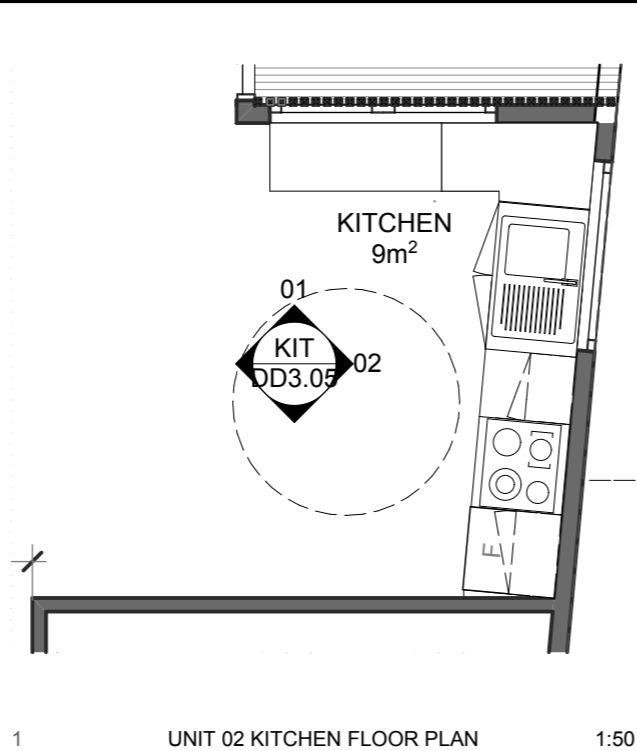
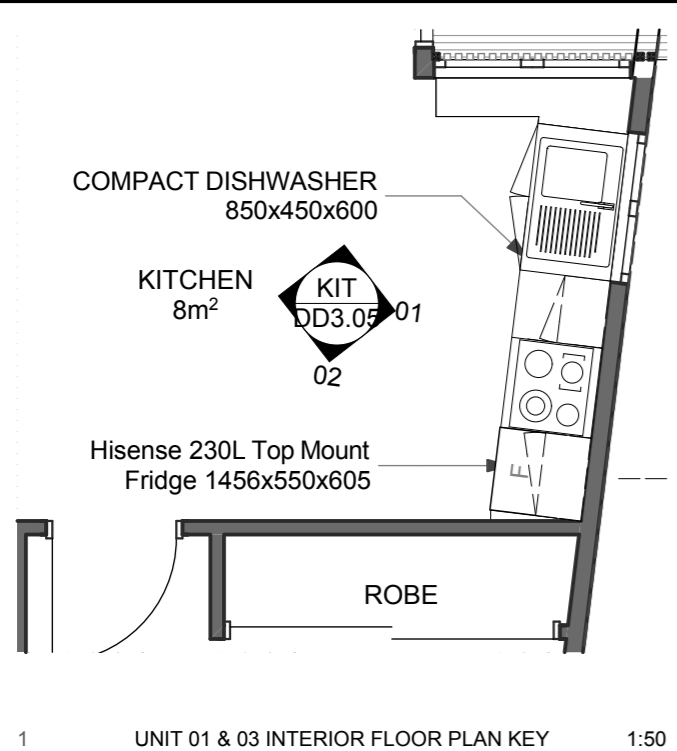
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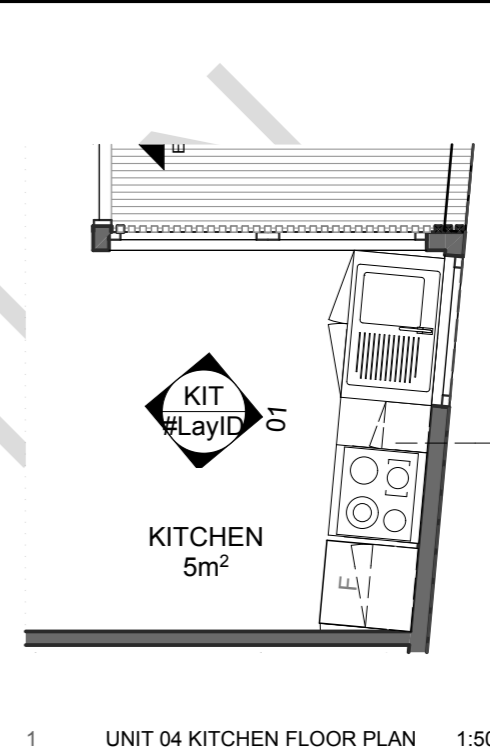
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**GENERAL INTERIOR NOTES:**

REFRIDGERATOR:  
Hisense 230L Top Mount  
Fridge 1456x550x605

STOVE:  
STANDARD 600MM WITH RANGEHOOD



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Development Application  
TYPICAL INTERIORS

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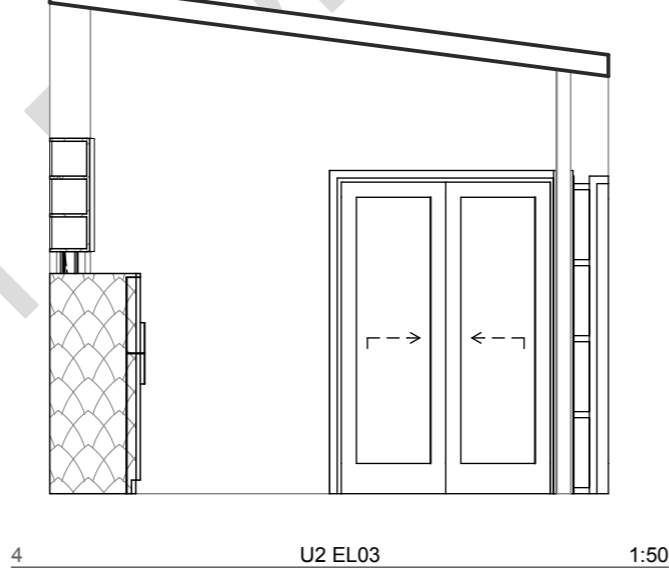
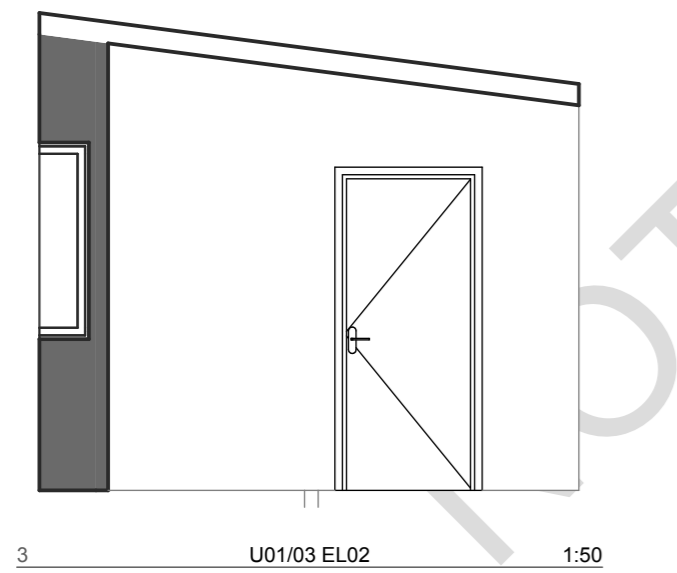
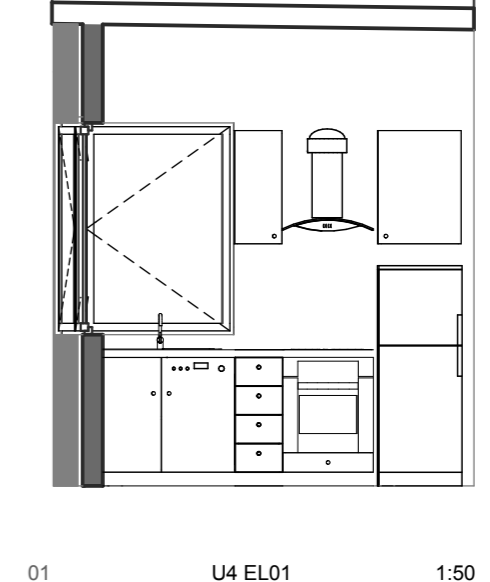
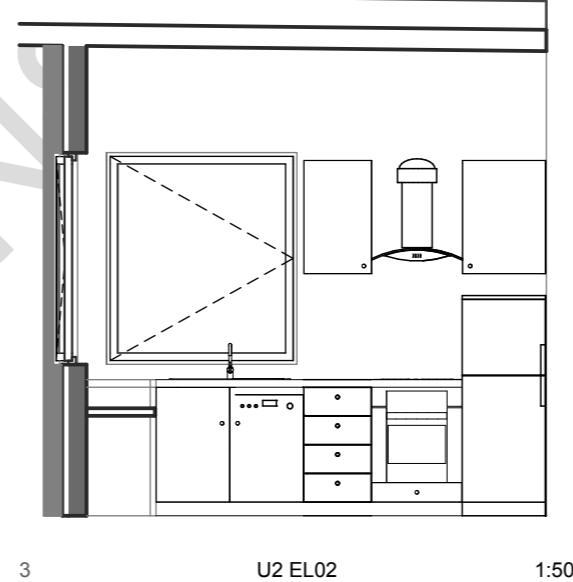
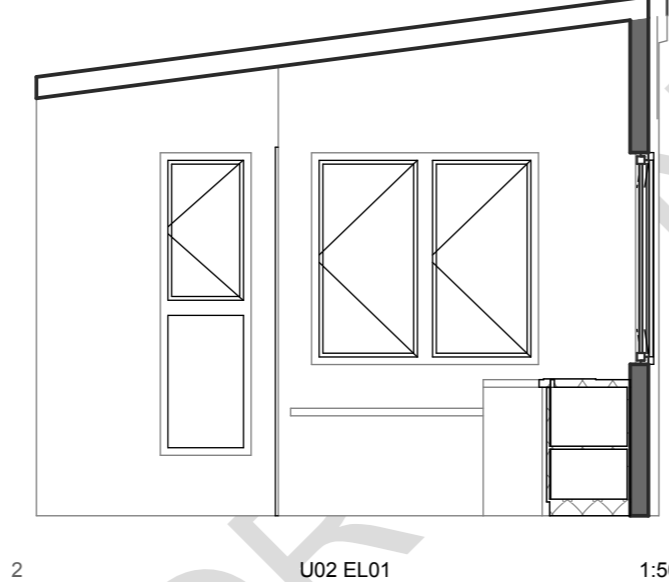
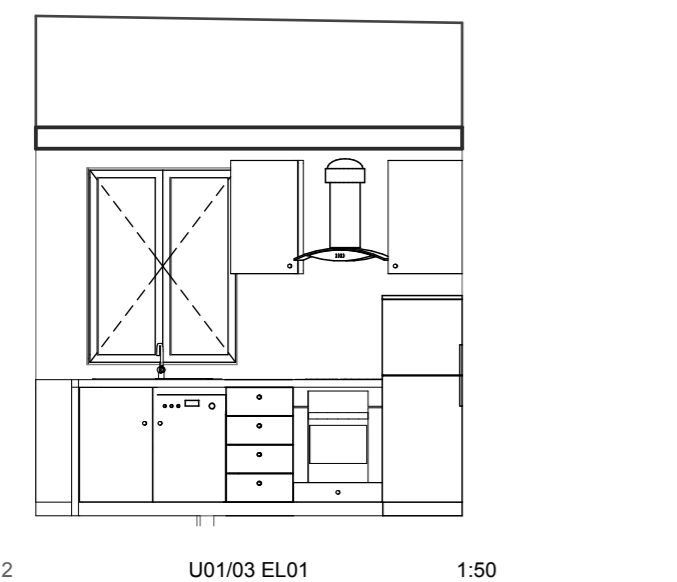


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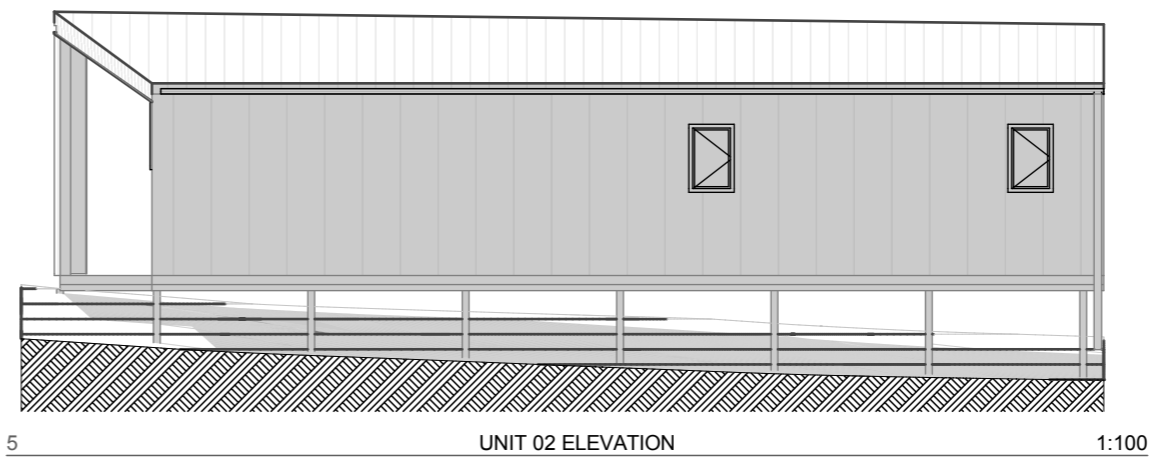
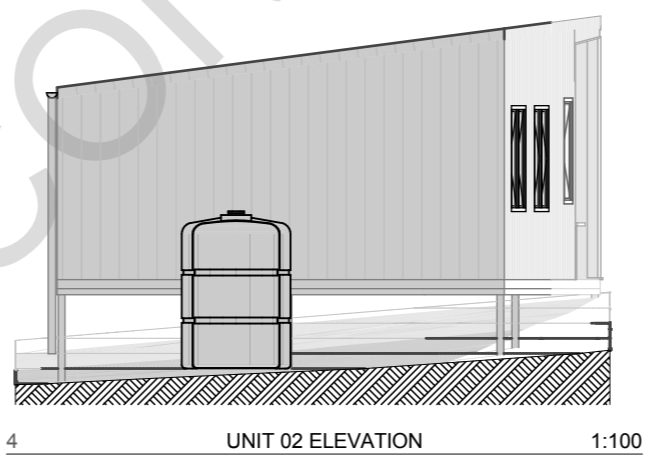
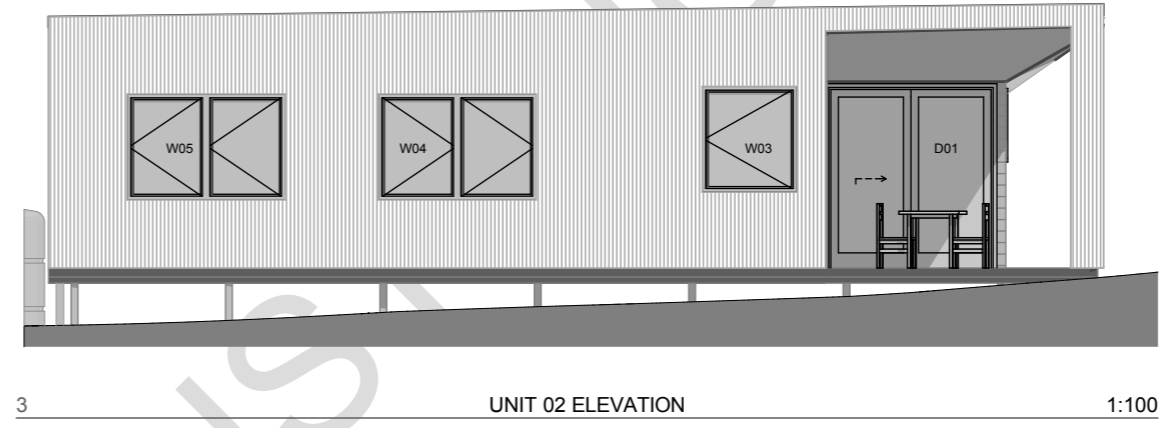
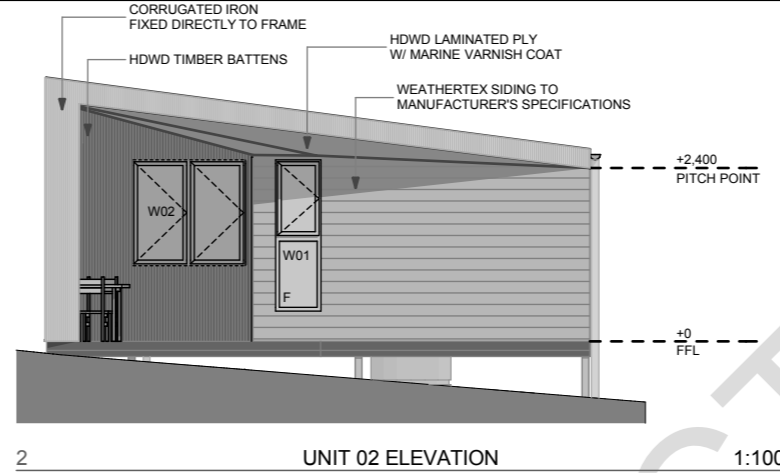
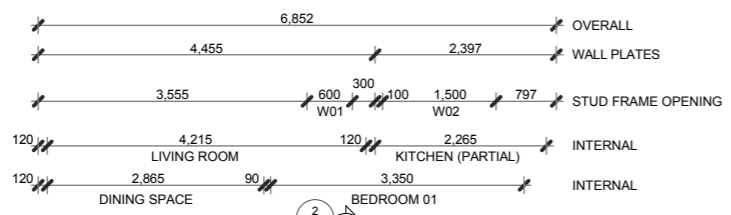
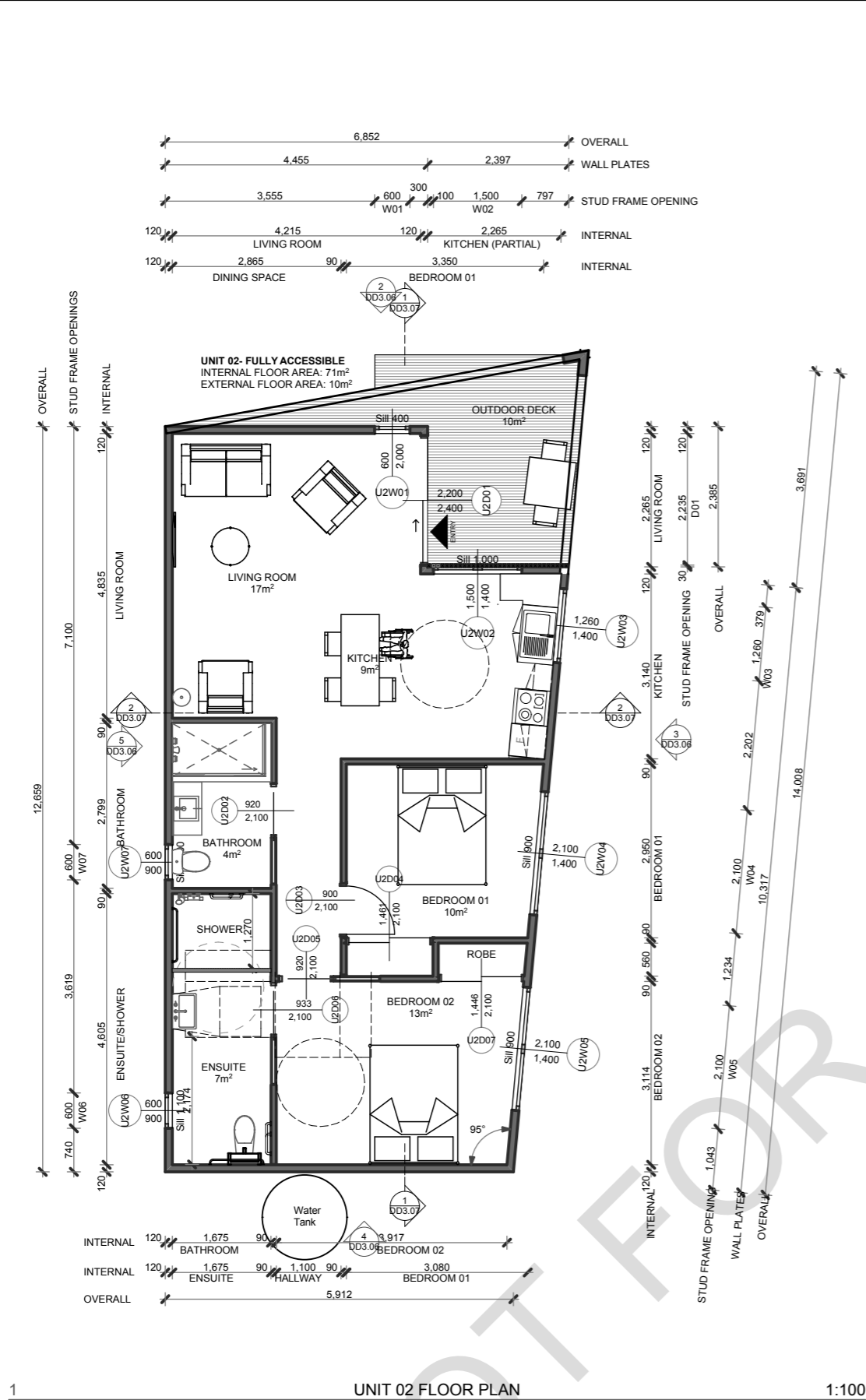
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Development Application  
UNIT 02 PLAN / ELEV / SECTION

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1 SECT C 1:50

PLASTER BOARD LINING  
INSULATED ELEVATED  
TIMBER FLOOR



2 SECT C (1) 1:50

**WINDOW SCHEDULE**

MARK	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
U2W01	600	2,000		Wd-Pine Horizontal	
U2W02	1,500	1,400		Wd-Pine Horizontal	
U2W03	1,260	1,400		Wd-Pine Horizontal	
U2W04	2,100	1,400		Wd-Pine Horizontal	
U2W05	2,100	1,400		Wd-Pine Horizontal	
U2W06	600	900		Wd-Pine Horizontal	
U2W07	600	900		Wd-Pine Horizontal	



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Development Application  
UNIT 02 BLDG SECT / WINDOW S

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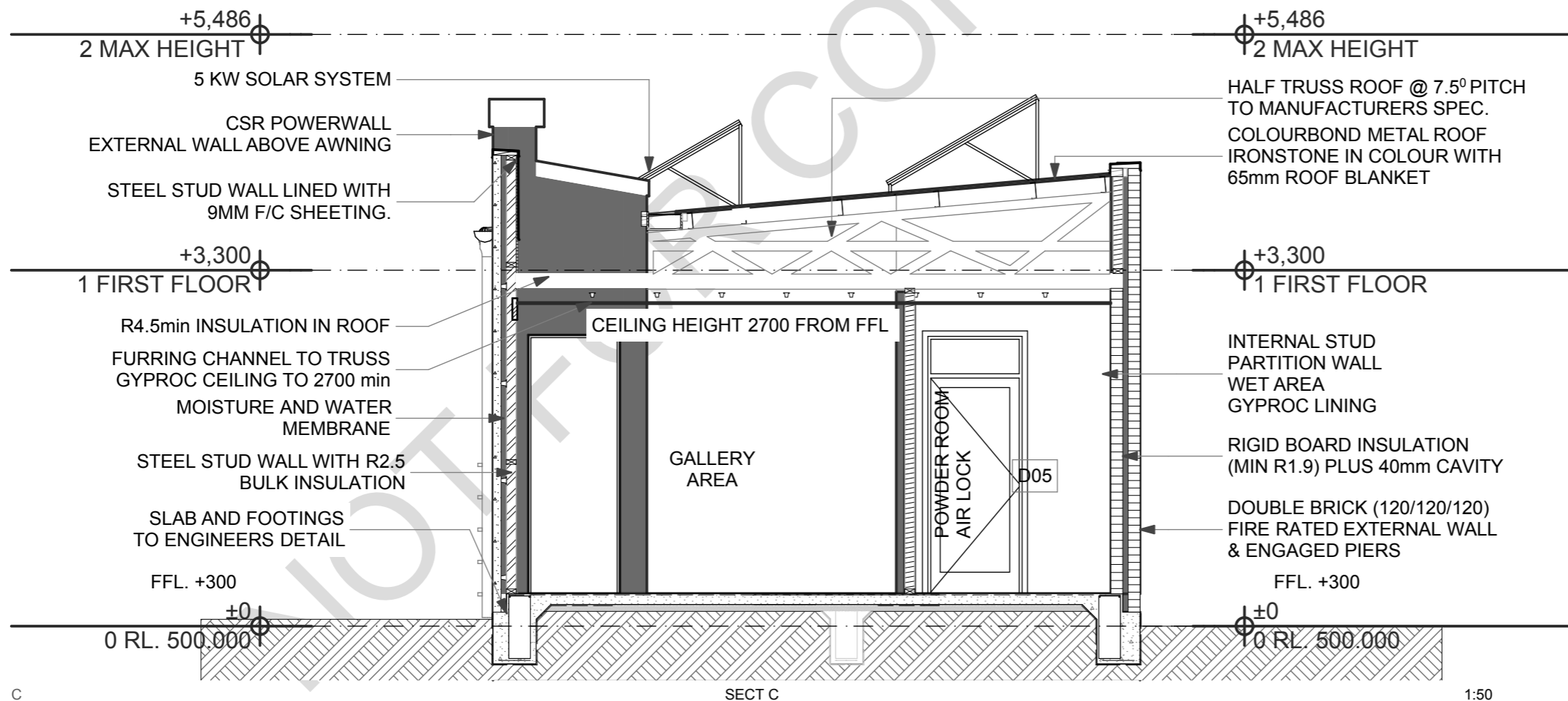
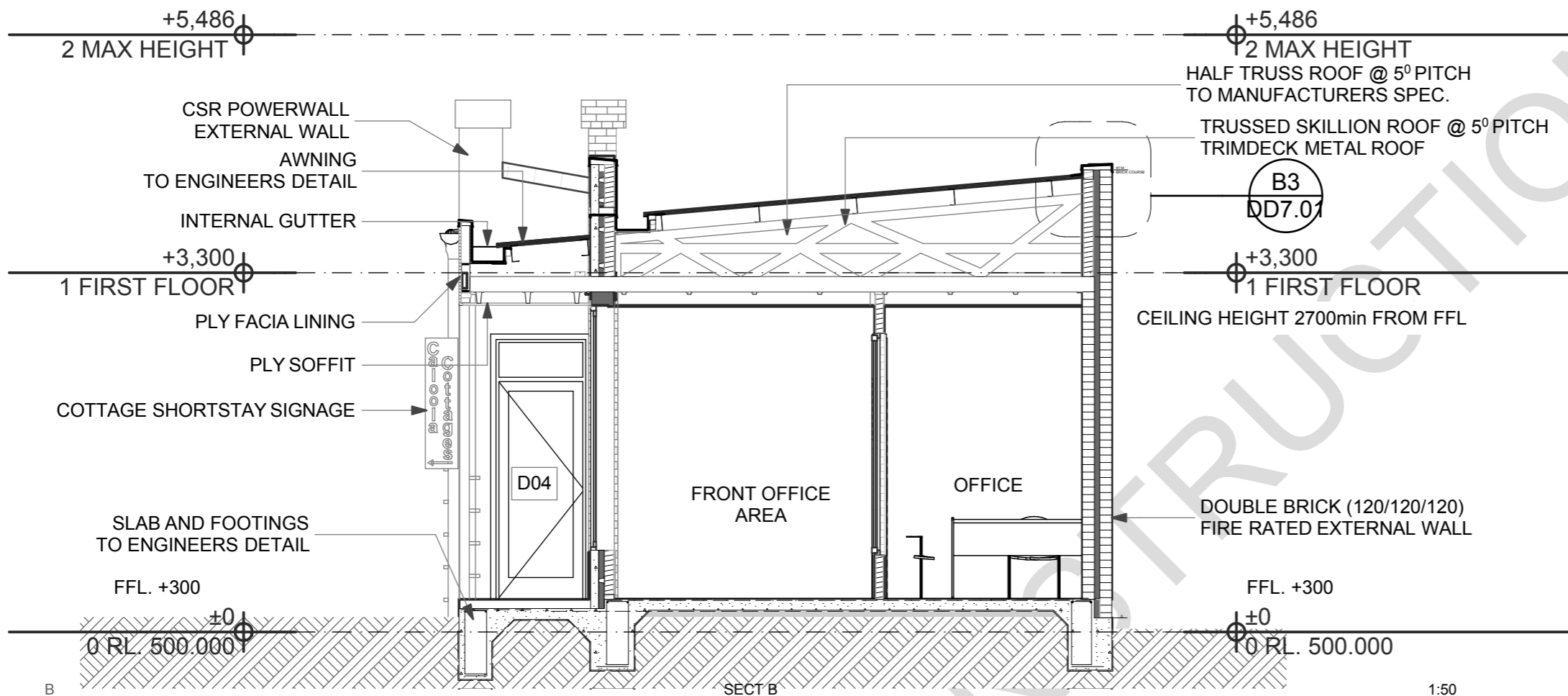




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BUILDING SECTIONS

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0516	DD5.01	D

16085 170113 Concept Stormwater Letter.docx

Ref: 16085

13 January 2017

The General Manager  
Uralla Shire Council  
PO Box 106  
Uralla NSW 2358

Attention: Karl Bock

**Concept Stormwater Plan – 40 Bridge Street Uralla  
Impact on Lot 1/DP779799**

The purpose of this letter is to provide a summary of the impacts of the proposed stormwater plan for the 40 Bridge Street development on the adjacent lot to the south-west (lot 1). Please refer to the concept stormwater drawings, in particular drawing C-02 for details regarding the catchment areas.

The total development area is approximately 2,053m<sup>2</sup>. Currently 165m<sup>2</sup> discharges to the kerb with the remaining 1,888m<sup>2</sup> sheet flowing south-west onto lot 1/DP779799.

The proposed stormwater plan breaks the development area into 3 catchment areas. The proposed plan would see catchment C (refer to drawing C-02) with an area of 811m<sup>2</sup> flowing to the kerb. Catchments D and E with areas of 473m<sup>2</sup> & 769m<sup>2</sup> respectively will discharge into infiltration pits with a level spreader box to allow for high flows to surcharge out of the pit and flow via overland sheet flow into lot 1.

While the proposed development will increase the impervious area of the development site, it is envisaged that the proposed stormwater plan will result in a reduction in frequency and volume of stormwater runoff flowing onto lot 1 from the proposed development due to a substantial decrease in contributing area and the implementation of infiltration pits in the catchment areas discharging to lot 1. The only stormwater that will be discharged onto lot 1 post development will be overflow flows from an area of 1,248m<sup>2</sup>, a reduction in area of approximately 1/3 of the pre-development area. With the use of infiltration pits it is expected that flows onto lot 1 will only occur in larger rainfall events in reduced volumes. The installation of level spreader boxes at the infiltration pits will reduce the impact of concentrating the flows.

Please contact Nathan Bourne should you require any further information.

Yours faithfully



Nathan Bourne

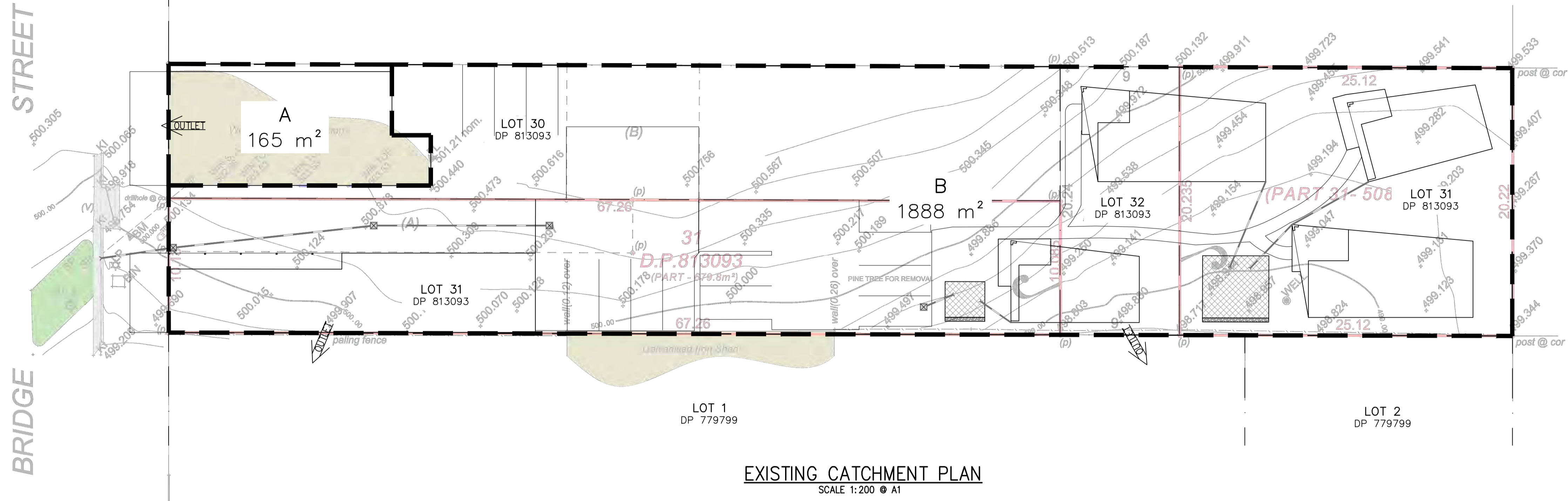
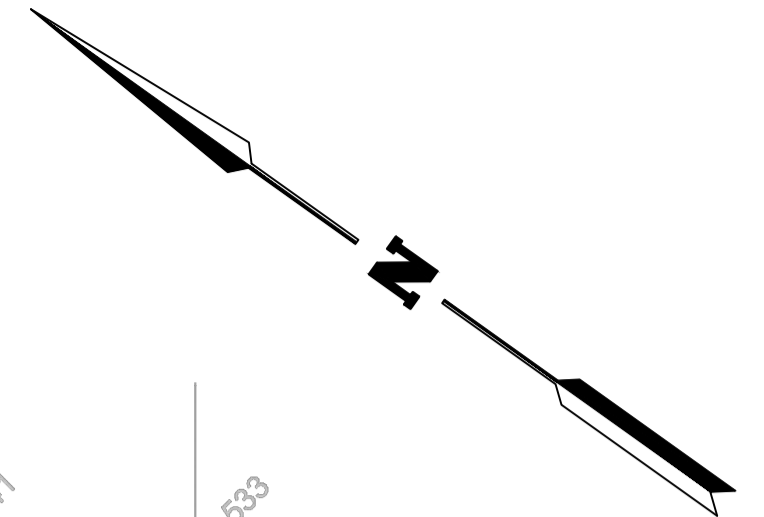




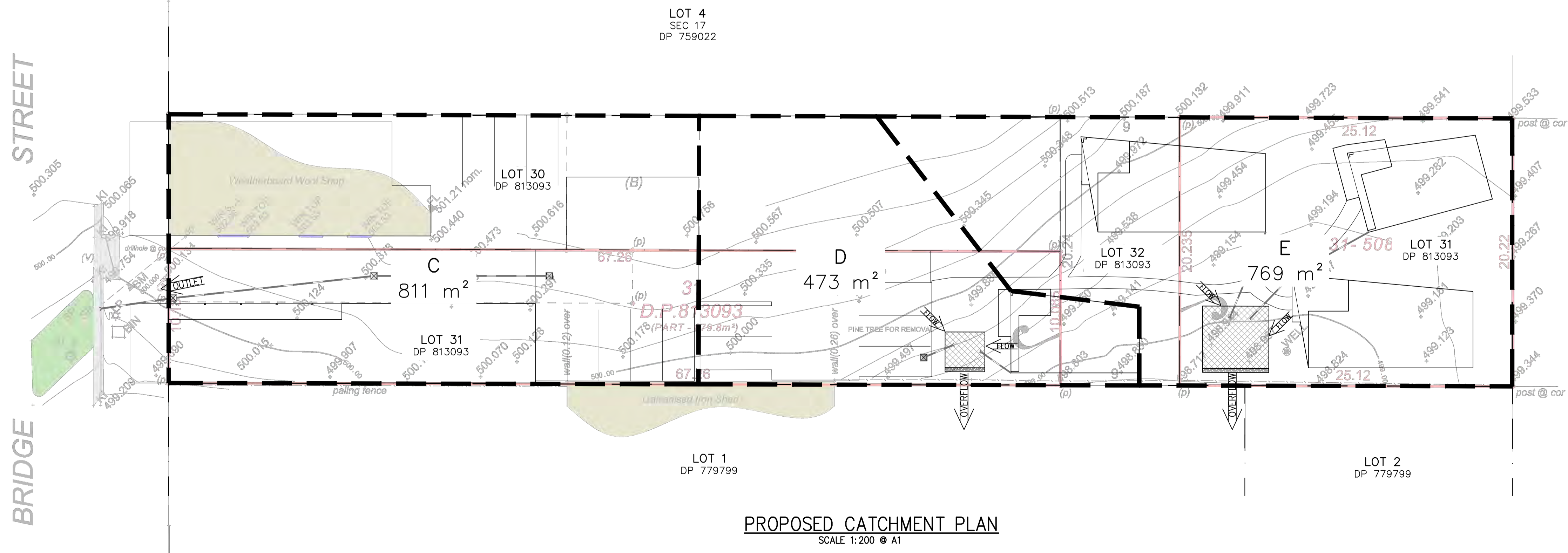


**LEGEND**

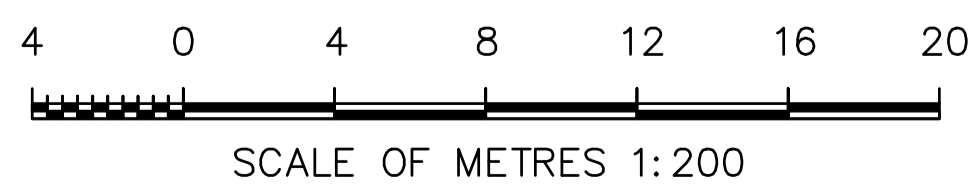
- CATCHMENT EXTENTS
- SITE BOUNDARY
- DIRECTION OF FLOW



**EXISTING CATCHMENT PLAN**  
SCALE 1:200 @ A1



**PROPOSED CATCHMENT PLAN**  
SCALE 1:200 @ A1



REV.	DATE	REVISION	DR.BY	AP.BY
P1	13/01/2017	PRELIMINARY	KWW	NJB
		REVISION	DR.BY	AP.BY

**de Groot & Benson**  
Consulting Engineers & Planners



A.C.N. 052 300 571  
236 Harbour Drive,  
Coffs Harbour NSW 2450  
  
Phone (02) 6652 1700  
Fax (02) 6652 7418  
Email: email@dgb.com.au

Scale	AS SHOWN	Cad File No.	16085 Civil - for DA.dwg
Surveyed		Datum	AHD
Drawn	KWW	Designed	NJB
Checked	NJB	Approved	NJB
		No. of dwgs	—

Project:  
**40 BRIDGE ST,  
URALLA**  
  
Client:  
**NEW ENGLAND ARCHITECTURAL STUDIO**

Title:  
**CONCEPT CATCHMENT  
PLAN**  
  
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Project No. **16085**  
Drawing No. **C-02**  
Amendment No. **P1**



Issue Date: 08-August-2016  
Ideal Job: 23247-IDF BH 1 - 3  
Customer Job: 0

## LOT CLASSIFICATION REPORT

Prepared for: Angus & Laura McLean  
Site Address: 40 Bridge Street  
URALLA



## LOT CLASSIFICATION RESULTS

Site Classification in accordance with AS2670-2011

Site Classification	Soil Classification	Wind Classification
P	M	N1 (W28)

1.1 Ys value

Ys = 20 - 40

1.2 Soil sample sent to lab


No

1.3 Under slab services to be suspended

No

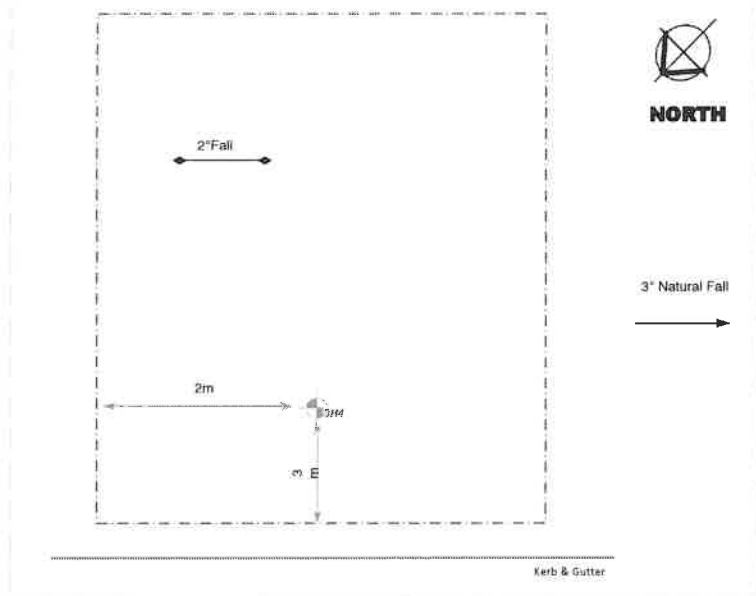




	Customer Job: 0	Ideal Job: 23247-IDF BH 1 - 3	Date: 08-August-2016
<b>2.0 SITE ANALYSIS</b>			
<i>Is there current evidence of the following that would likely effect this site?</i>			
<b>NB: * denotes relevant to PROBLEM SITE</b>			
2.1*	Existing fill (>400mm onsite)		<input type="text" value="Yes"/>
2.2*	Fill suitable for founding		<input type="text" value="No"/>
2.3*	Fill containing wood, metal, plastic or other deleterious materials		<input type="text" value="Yes"/>
2.4*	Residential allotment (<1000m2) with over 1.6m fill		<input type="text" value="No"/>
2.5*	Rural allotment (>1000m2) with over 2.4m fill		<input type="text" value="No"/>
2.6*	Soft or collapsing soils		<input type="text" value="Yes"/>
2.7*	Are there any trees (or removed trees) on site or adjoining site?		<input type="text" value="No"/>
	If Yes Show locations at 6.0)	<input style="width: 100px;" type="text"/> <input style="width: 100px;" type="text"/> <input style="width: 100px;" type="text"/>	
2.8	Floating boulders		<input type="text" value="No"/>
2.9	Rock (difficult excavation)		<input type="text" value="No"/>
2.10	Underground flowing water and/or seepage evidence		<input type="text" value="Yes"/>
2.11	Marine environment or other risk of corrosion		<input type="text" value="No"/>
2.12	Erosion		<input type="text" value="No"/>
<b>3.0 INSPECTION OF SITE</b>			
3.1	Site status - platform slope is:		
	3.1.1 New Development	⊙ Slope = <input type="text" value="2"/> °	Fall direction <input type="text" value="NE To SW"/>
3.2	Slope stability assessment recommended (≥11 Degrees)		<input type="text" value="No"/>
3.3	Are there any Retaining Walls supporting this site? (if YES, show locations at 6.0).		<input type="text" value="No"/>
<b>4.0 VISUAL OBSERVATION OF NEIGHBOURHOOD</b>			
4.1	Presence of rock Is surface rock visible on this site or on adjoining lots, or is rock visible in nearby excavations?		<input type="text" value="No"/>
4.2	Existing masonry buildings Is there significant cracking of existing masonry walls?	<input type="text" value="No"/>	Type: <input type="text" value="N/A"/>
4.3	Indicators of movement in the following: Roads, Kerbs, Pavements, Masonry Fences, and/or Ground Surfaces Is there significant movement in any of the above?		<input type="text" value="No"/>




Idealgeotech A DIVISION OF GEOTECH	Customer Job: 0	Ideal Job: 23247-IDF BH 1 - 3	Date: 08-August-2016
<b>6.0 LOCATION OF BOREHOLES</b>			
The location of boreholes are marked and numbered as set out on the following site sketch. (Not to scale)			
<p>The diagram is a site sketch enclosed in a dashed rectangular border. At the bottom center, it is labeled '40 Bridge Street'. To the right of the street, there is a 'Kerb &amp; Gutter' line. Three boreholes are marked with circles and labeled BH1, BH2, and BH3. BH3 is located 2m to the left of the kerb and gutter. BH2 is 6m above BH3, and BH1 is 3m below BH3. A '2° Fall' arrow points to the right from the top of the sketch. A '3° Natural Fall' arrow points to the right from the middle of the sketch. A north arrow is located to the right of the sketch, pointing upwards.</p>			
<b>7.0 COMMENTS &amp; RECOMMENDATIONS</b>			
7.1 Site notes:			
<b>8.0 CERTIFICATION</b>			
The attachment of the signature below is to certify that this report has been compiled in accordance with Australian Standards AS2970-2011, AS1726-1993 and AS3798-2007			
Yours Faithfully			
Miles Opacic BE (Civil)			

Idealgeotech	Customer Job: 0	Ideal Job: 23247-IDF BH 4	Date: 08-August-2016
<b>6.0 LOCATION OF BOREHOLES</b>			
The location of boreholes are marked and numbered as set out on the following site sketch. (Not to scale)			
			
<b>7.0 COMMENTS &amp; RECOMMENDATIONS</b>			
7.1	Site notes:		
<b>8.0 CERTIFICATION</b>			
The attachment of the signature below is to certify that this report has been compiled in accordance with Australian Standards AS2870-2011, AS1726-1998 and AS3798-2007 Yours Faithfully  Miles Opacic BE (Civil)			

Idealgeotech		Customer Job: 0	Ideal Job: 23247-IDF BH 4	Date: 08-August-2016
<b>5.0 FIELD RECORD OF TEST BORING AND/OR IN SITU TESTING</b>				
<b>Bore Hole 4</b>		<b>Bore Hole 5</b>		<b>Bore Hole 6</b>
Depth (m)	DCP 1 P.P.	Soil Profile	Depth (m) DCP 2 P.P.	Soil Profile
0.0	2	NATURAL SILTY SANDY CLAY, CL	0.0	End 0m
	3	dark brown, slightly moist, soft		
	4			
	5			
0.5	6	NATURAL SILTY SANDY CLAY, CL	0.5	
	7	brown, moist, stiff		
	10	NATURAL SANDY GRAVELLY CLAY, CL		
	18	brown mottled yellow, slightly moist, hard		
	14			
1.0	8	NATURAL SILTY CLAY TRACE SAND, SI	1.0	
	5	yellow mottled grey, moist, stiff		
	3			
	6			
1.5	7	NATURAL SILTY CLAY TRACE SAND, CI	1.5	
	6	grey mott. dry, hard		
	9			
	13			
2.0	18		2.0	
	18			
	14			
	14			
2.5	20		2.5	
	21			
	23			
3.0		End Bore 3m	3.0	
3.5			3.5	
4.0			4.0	
4.5			4.5	
5.0			5.0	
5.5			5.5	
6.0			6.0	

Note: DCP = Dynamic Cone Penetrometer blow counts (blows/100mm) P.P. = Pocket Penetrometer (Undrained Shear Strength) PSP = Push Sand Penetrometer (blows/100mm) UT? = Unable to penetrate

TABLE 5.1 For SAND correlation between Density Index & Penetrometer results			TABLE 5.2 For SILTS & CLAY correlation between Cu & Penetrometer results			
DENSITY Term	Density Index (%)	Approx DCP Blow Count (blows/100mm)	CONSISTENCY Term	Undrained Shear Strength (kPa)	Approx DCP Blow Count (blows/100mm)	PP (dial indicator)
Very Loose	< 15	< 1	Very Soft	0 - 12	< 1	0 to ≤ 0.2
Loose	15 to ≤35	1 to ≤3	Soft	12 to ≤25	1 to ≤2	0.2 to ≤0.5
Medium Dense	35 to ≤65	3 to ≤9	Firm	25 to ≤50	2 to ≤3	0.5 to ≤1
Dense	65 to ≤85	9 to ≤15	Stiff	50 to ≤100	3 to ≤5	1 to ≤2
Very Dense	> 85	> 15	Very Stiff	100 to ≤200	5 to ≤8	2 to ≤4
			Hard	> 200	> 8	>4

	Customer Job: 0	Ideal Job: 23247-IDF BH 4	Date: 08-August-2016
<b>2.0 SITE ANALYSIS</b>			
<p><i>Is there current evidence of the following that would likely effect this site?</i>  <b>NB: * denotes relevant to PROBLEM SITE</b></p>			
2.1*	Existing fill (>400mm onsite)		<input type="text" value="No"/>
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2.4*	Residential allotment (<1000m2) with over 1.6m fill		<input type="text" value="No"/>
2.5*	Rural allotment (>1000m2) with over 2.4m fill		<input type="text" value="No"/>
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2.9	Rock (difficult excavation)		<input type="text" value="No"/>
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2.12	Erosion		<input type="text" value="No"/>
<b>3.0 INSPECTION OF SITE</b>			
3.1	Site status - platform slope is:		
3.1.1	New Development	⊙ Slope = <input type="text" value="2"/> °	Fall direction <input type="text" value="NE To SW"/>
3.2	Slope stability assessment recommended (≥11 Degrees)		<input type="text" value="No"/>
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4.1	Presence of rock Is surface rock visible on this site or on adjoining lots, or is rock visible in nearby excavations?		<input type="text" value="No"/>
4.2	Existing masonry buildings Is there significant cracking of existing masonry walls?	<input type="text" value="No"/>	Type: <input type="text" value="N/A"/>
4.3	Indicators of movement in the following: Roads, Kerbs, Pavements, Masonry Fences, and/or Ground Surfaces Is there significant movement in any of the above?		<input type="text" value="No"/>





Issue Date: 08-August-2016  
Ideal Job: 23247-IDF BH 4  
Customer Job: 0

## LOT CLASSIFICATION REPORT

Prepared for: Angus & Laura McLean  
Site Address: 40 Bridge Street  
URALLA



## LOT CLASSIFICATION RESULTS

Site Classification in accordance with AS2870-2011

Site Classification  
**P**

Soil Classification  
**M**

Wind Classification  
**N1 (W28)**

1.1 Ys value

Ys = 20 - 40

1.2 Soil sample sent to lab

No

1.3 Under slab services to be suspended

No





research | interpretation | education | tours | project management

**HERITAGE ADVISORY MEMO**

**No. 45**

**date: 8 November 2016**

---

**ITEM 4: 40 Bridge Street, Uralla (DA-55-2016)**

I reviewed a Development Application that Council has received for 40 Bridge Street for a commercial building and 4 short stay accommodation units.

I had held pre DA discussions with the Architect on 7 March 2016 regarding the possible development of a parcel of land which is within the Uralla CBD Conservation Area.

At that time the preliminary thoughts were for a commercial building to the front of the property with a separation for driveway access between the Wool Room to the north and the proposed commercial building. A right of way providing access to a central carpark would be shared with the Wool Room and four detached self-contained accommodation buildings would be located towards the rear. The proposal would require the removal of trees.

I had stated that as the commercial building would be an infill building it should not pretend to be a heritage building but be sympathetic to the period of the buildings surrounding it and fit into the streetscape.

I stated that this could be achieved by:

- using brick on the façade in colours that complement the surrounding Inter-war period brick buildings
- introducing a parapet to complement the height of the parapets of the Inter-war period brick buildings
- adopting the existing horizontal lines which run along buildings, such as roof ridges, parapets height, gutters, window sills and awnings
- introducing an awning to match the height of the Wool Room's awning. A suspended steel awning is acceptable, however, the dimensions and siting of the new awning should consider the pitch, height and depth of verandahs and awnings on neighbouring buildings
- keeping signage to the underside of the awning and along the fascia of the awning. Signage should not be along the parapet of the building or be above the awning
- creating window and door openings with proportions similar to those of adjoining buildings

The plans submitted with the DA are for a simple single storey commercial building fronting Bridge Street.

**Commercial building**

The proposed commercial building will be constructed of brickwork unpainted below awning level and painted above awning level and have timber trim doors and windows. The roof will be a Trimdeck metal roof.

It is considered that the proposed commercial building has been sympathetically designed to complement the existing streetscape - having incorporated elements such as a cantilevered awning, brick parapet and sill heights similar to those seen elsewhere in the CBD with the height of the awning on a similar horizontal plane of adjoining buildings.

It is noted that Trimdeck is proposed to be used for the roof. Roofing materials should relate to the common materials existing in the area and corrugated galvanised iron (or zincalume finish) has been used in the majority of the Uralla CBD and is an appropriate roofing material for new buildings in historic areas. It is also economical and durable. Therefore, it should be used in this instance.

Also it is noted that the proposed paint colour above the awning, and for the majority of the side elevations, is to be 'eggshell white'.

The Uralla Main Street Study 1997 prepared by Richard J. Ratcliffe recommended colour schemes for buildings in the study area. These were included in a colour palette for the various architectural periods with the palette breaking areas of the building in to Dominant – area that is greatest eg. walls, Secondary – area that is visible but less in area eg. fascia or soffit and Trim/Accent eg. architectural details, windows and frames plus signs.

In keeping with the intent of the Main Street Study the paint colour for above the awning and side walls should be either Raffia, Biscuit, Sandstone or Light Stone.

#### **4 short stay accommodation**

These units have been designed to nestle into the rear of the property. There is good separation between the proposed commercial building and the timber 'Wool Room' shop to the west. The accommodation units are low set and it is not considered that they will have any visual impact on the 'Wool Room' nor Bridge Street.

It is considered that the external materials chosen for the accommodation units will not detract from the proposed commercial building or the conservation area in general.

M. McKay

Development Application no.DA-55-2016, 40 Bridge St Uralla.

Submission with respect to this DA by [REDACTED]  
email [REDACTED]

Dear Sir,

Thank you for notifying us about this development.

If it proceeds, we will be affected by

1) **privacy issues.**

Our place adjoins this development on the north-eastern side. The boundaries at present are traditional wire fences, which provide no privacy towards our place (as well as [REDACTED] properties). We were interested to see a schematic sketch of shrubs or trees planted along the north-eastern boundary (adjoining [REDACTED]), although we couldn't see that any species of trees/shrubs had been specified. We would be happy if trees/shrubs were also to be planted along the fenceline adjoining [REDACTED] place. We feel that vegetation might go a long way to relieving our concerns, although some care might need to be applied to the choice of species to be planted. They would not want to be very large trees, which might be dangerous in time to come, nor would they want to be anything with weed potential. Maybe large shrubs (up to 3 metres, say) might be suitable. I'm sure you could get advice from Kate Boyd or someone similar.

In the future, there may also be an issue of

2) **water drainage** that might crop up from time to time, depending on how storm water is managed from this development. It might also involve the septic tank and pumping station we notice drawn into the plans. We'd not be very happy if the contents of the septic tank were released into the immediate environment. You may well be aware there's a natural drainage valley that runs along the boundary of this development, as it adjoins the fenceline of our property. Probably once every ten years or so, water that comes down from the railway line on the eastern side of Maitland St, crossing normally under the intersection of King and Maitland Sts, will overflow the culvert under that intersection. That water then passes behind [REDACTED] place (on the corner of Maitland and King Sts), and passes down the valley, past our back boundary, past the back boundary of 40 Bridge St, and emerges under the corner of the old Trickett's shed. I notice the construction of the carpark at Trickett's [REDACTED], has likely affected the traditional flow of water, not that we've had sufficient rainfall to demonstrate this at present, but an inspection of the site might lead you to the same conclusion.

I have photographs of water flowing down our backyard in times of high rainfall, which I'm happy to show you if requested

Anyway, the two issues that concern us are 1) privacy and 2) water drainage.

Yours faithfully,

[REDACTED]

[REDACTED]

# ENGINEERING ASSESSMENT

## DEVELOPMENT APPLICATION

### APPLICANT

Application No: DA-55-2016

**Applicant Name:** New England Architectural Studio

**Applicant Address:** 48 Hill Street, URALLA NSW 2358

### OWNER

**Owner Name:** Mr A D McLean & Mrs L M McLean

**Owner Address:** 16 Bligh Avenue, URALLA NSW 2358

### LAND TO BE DEVELOPED

**Property Details:** 40 Bridge Street URALLA

**Legal Description:** Lot: 31 DP: 813093, Lot: 32 DP: 813093

**Land Use Zone:** B2 – Local Centre

### DEVELOPMENT

### BCA CLASSIFICATION

**Description:** Commercial Building and Four Units

**Classification:**

### PROPOSAL OVERVIEW

#### STAGE 1:

Includes the development of a commercial building of approximately 102m<sup>2</sup> internal area, with 16m<sup>2</sup> entry veranda. Located at the rear of the building is a laundry and store (12m<sup>2</sup>) for the cottages to the rear of the block. The Commercial building would include a kitchenette and a fully accessible unisex toilet for shared use of staff and patrons of the building. Additionally the car parking and access to the site will be developed. Stage 1 includes the following development:

- Commercial building
- Driveway and total of 6 spaces, including 1 accessible space
- Vehicular access upgrading
- Combined bin storage area for Lot 30 and 31
- Stormwater management for onsite car parking area.

#### STAGE 2:

The site includes four independent short stay accommodation units of approximately 60 to 70 m<sup>2</sup> each including the landscaping to create a cohesive multi use location at the rear of the block. Stage 2 includes the following development:

- Lot consolidation of Lot 31 DP813093 and dedicated Council land referred to as "E976703"
- 4 short stay units
- 3 additional car parking spaces, including 1 accessible space
- Landscaping, paths, emergency bay
- All associated stormwater and wastewater management



## Uralla Shire Council - Engineering Assessment

### STAGE 3:

Adapt the commercial building built in stage 1 into two strata titled tenancies. Both tenancies would share an individually keyed central staff room, kitchenette and accessible toilet facility. The rear tenancy would add an accessible entry to the rear of the building, by reducing the laundry space. The laundry or store room will have a new fire rated wall and door added. Stage 3 includes the following development:

- Conversion of commercial building to two tenancies
- Strata title entitlement, two tenancies of approx.. 45m2 and 60m2.
- Convert part laundry to accessible entry and reduce laundry size
- Enclose shared staff facility,

### ENGINEERING COMMENT

Referral was made to the RMS in regards to the access. They are not a concurrence or approval authority but have given the following advice:

*The key interests for Roads and Maritime are the safety and efficiency of the road network, traffic management, the integrity of infrastructure assets and the integration of land use and transport.*

*Bridge Street forms part of the New England Highway (HW9) and is a classified (state) road. In accordance with Section 7 of the Roads Act 1993 Uralla Shire Council is the Roads Authority for all public roads in the subject area. Roads and Maritime is the Roads Authority for freeways and has responsibilities for freeways and classified roads in accordance with the Act.*

*In accordance with Clause 101 of the State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) the Consent Authority is to have consideration for the safety, efficiency and ongoing operation of the classified road as the development has frontage to a classified road.*

#### **Roads and Maritime Response**

*Roads and Maritime has reviewed the development application and provides the following advice to assist Council in making a determination;*

- 1. The proposed development will increase the number of vehicle movements across the public footpath. The design of the access driveway and buildings adjacent to the property boundary should provide adequate site lines and encourage safe interactions between pedestrians and vehicles.*
- 2. All vehicles are to enter and leave the site in a forward direction. The driveway, car parking, manoeuvring and service areas are to be designed and constructed in accordance with AS2890 and Council's engineering requirements.*
- 3. Given the proposed development shares a legal access with the neighbouring allotment and the parking area is not exclusive, Council should be satisfied that sufficient onsite parking is available to accommodate both existing and proposed uses.*
- 4. The development should be appropriately designed to accommodate changes in stormwater flow.*
- 5. Any works in Bridge Street will need to be designed and constructed in accordance with the current Austroads Guidelines, Australian Standards and RMS Supplements.*
- 6. All advertising is to be consistent with the provisions of the State Environmental Planning Policy No. 64 – Advertising and Signage and the current Transport Corridor Outdoor Advertising and Signage Guidelines.*

In response:

1. Agreed, there will be an increase in traffic generation, but the level would not be the same as if it was in the neighbouring cities of Armidale or Tamworth. The applicant intends to rearrange the street parking the gardens to allow for safe entry and exit of the site. Site distance is impaired, but due to the low traffic generation and the proposed changes to the on street parking arrangement and gardens, with appropriate speed signage within the development site, the arrangement is considered adequate.

## Uralla Shire Council - Engineering Assessment

2. This is achievable within the design of the site.
3. Adequate car parking is available onsite.
4. Stormwater can be addressed and is addressed separately below.
5. This can be conditioned accordingly as part of the development consent.
6. All signage would be part of a separate development application.

Extra information was requested in relation to stormwater. The applicant provided a stormwater concept plans (all road surfaces drained to Bridge Street and the rest of the site will use infiltration pits and spreader boxes across the existing flow path) and concept written summary which shows/advises:

*While the proposed development will increase the impervious area of the development site, it is envisaged that the proposed stormwater plan will result in a reduction in frequency and volume of stormwater runoff flowing onto lot 1 from the proposed development due to a substantial decrease in contributing area and the implementation of infiltration pits in the catchment areas discharging to lot 1. The only stormwater that will be discharged onto lot 1 post development will be overflow flows from an area of 1,248m<sup>2</sup>, a reduction in area of approximately 1/3 of the predevelopment area. With the use of infiltration pits it is expected that flows onto lot 1 will only occur in larger rainfall events in reduced volumes. The installation of level spreader boxes at the infiltration pits will reduce the impact of concentrating the flows.*

The plans do not show any drainage calculations or soil testing results to support the concept plans. Therefore it should be conditioned that these be provided and approved by Council, or interallotment drainage and use of easements be utilised to cater for stormwater runoff.

### GENERAL CONDITIONS

1. The development must take place in accordance with the approved plans (bearing the Council approval stamp) and documents submitted with the application, drawn by plan drawers name, numbered drawing numbers and dated date, and subject to the conditions below to ensure the development is consistent with Council's consent.
2. All Engineering works to be designed by an appropriately qualified person and carried out in accordance with Council's Engineering Code, unless otherwise indicated in this consent, to ensure that these works are of a sustainable and safe standard.
3. All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer.
4. All vehicles are to enter and leave the site in a forward direction. The driveway, car parking, manoeuvring and service areas are to be designed and constructed in accordance with AS2890 and Council's engineering requirements.
5. All works in Bridge Street will need to be designed and constructed in accordance with the current Austroads Guidelines, Australian Standards and RMS Supplements.

### CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

6. All stormwater is to be designed and catered for. All design plans, drainage calculations and soil testing is to be provided for approval by Council prior to construction, alternatively interallotment drainage and drainage easements are to be provided for is the existing drainage flows are to be utilised.

### CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

7. Roof and surface stormwater from paved and impervious areas is to be directed away from the building and any on site waste disposal system to protect the site and adjoining property from the effects of flooding. Such work must be completed prior to the use and/or occupation of the premises commencing.



**Uralla Shire Council – Engineering Assessment**

8. The new vehicular crossing, including layback, is to be constructed from the street to the property boundary to provide effective all-weather access to the site and a safe and nuisance-free surface over Council's footpath and is to be completed prior to the use or occupation of any building.

Inspection of kerb crossing (Layback) and driveways is to be undertaken by Council's Engineering Department prior to the pouring of any concrete.

9. Internal signage is to be provided limiting the vehicle speed to 5 km per hour when approaching the entry/exit. This is to be located at the southern end of the retail building.

10. All civil engineering and utility service works undertaken pursuant to this consent, including:

- Water supply work,
- Sewer drainage work,
- Stormwater drainage work,

are to be inspected and tested upon completion, and details of works which will become public assets provided to Council's Director of Engineering or nominee, before the issue of a final occupation certificate for the development.

One set of print film copies and an electronic copy of "work as executed" plans are to be provided to Council for works affecting Council property or benefiting Council. Each plan is to have a scale adjacent to the title block showing the scale used on that plan. The location of any fill introduced, by both plan limit and depth, together with relevant classifications shall be shown on the "work as executed" plans to be submitted to Council.

11. Connection to the water main is required. This fee is set out in Councils Operational Plan and is adjusted every financial year. The current fee for the 2016/2017 year is \$958.00 per connection.
12. Connection to the sewer main is required. This fee is set out in Councils Operational Plan and is adjusted every financial year. The current fee for the 2016/2017 year is \$540.00 per connection.

***CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE***

13. Prior to the issue of a Subdivision Certificate, an Application for a Subdivision Certificate is to be submitted to Council with three (3) copies of the Title Plan and appropriate fees. The applicant/developer is to ensure that a summary of compliance with all conditions of consent is completed and lodged with the application.
14. Prior to the issue of a Subdivision Certificate, the applicants shall provide evidence to the effect that all utility services, i.e water, sewer, electricity, telecommunications, connected to or used in each of the buildings within the development site is wholly contained within each of the proposed allotments. That is, no internal servicing of the sites is permitted to be wholly or partially on the adjoining allotment.

I certify that I have no pecuniary or non-pecuniary interest in this application.

Alan Harvey

**Manager Infrastructure & Works**

**Date: 20 March 2017**