

ATTACHMENT 'A'

ADOPTED AT COUNCIL MEETING HELD ON TUESDAY 22 APRIL 2008

495 (Page 13 Item 1) Access to Milton Village Green

File 3801-02

This item was withdrawn and dealt with separately.

Clr Willmott declared his pecuniary interest in the matter being that his father is generally involved in construction work on his site, left the room and did not take part in discussion or vote on this matter the time being 4.17pm.

RECOMMENDED that Council accept the proposal of allowing carparking credits based on the requirement for a permanent Right of Way providing access from Wason Street to the Village Green and that the construction be at the various property owner's expense.

RESOLVED on a MOTION of Clr Ward, seconded Clr Kerr, that the recommendation of the Development Committee be adopted.

THE RECORD OF VOTING ON THIS MATTER WAS AS FOLLOWS:

The following Councillors voted "Aye";

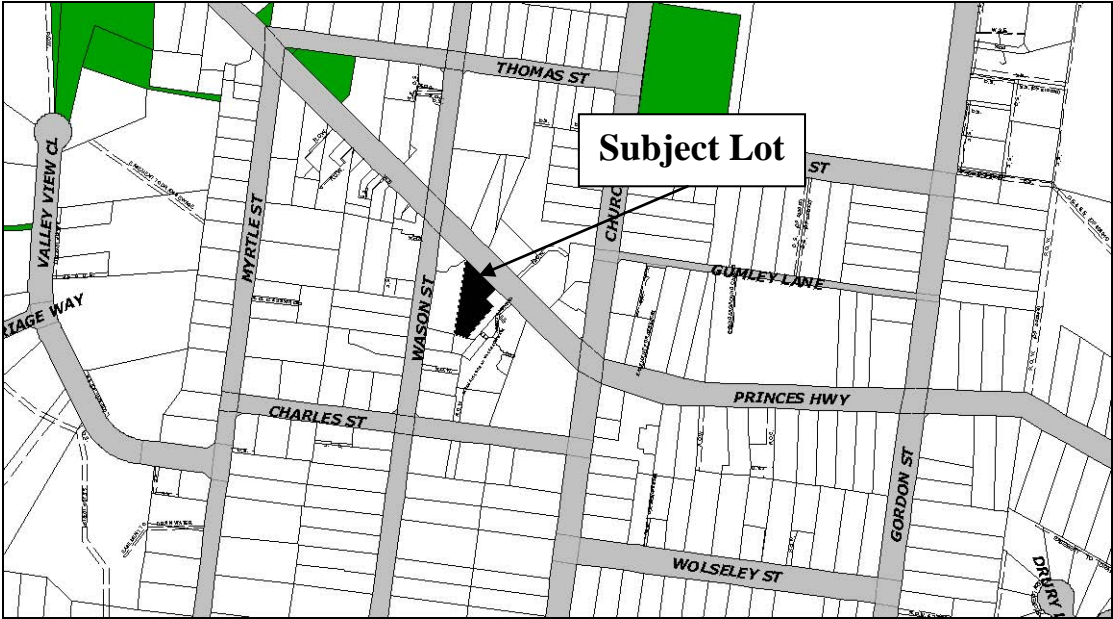
Clrs Murphy, Green, McCrudden, Kerr, Ward, Kearney, Young, Watson

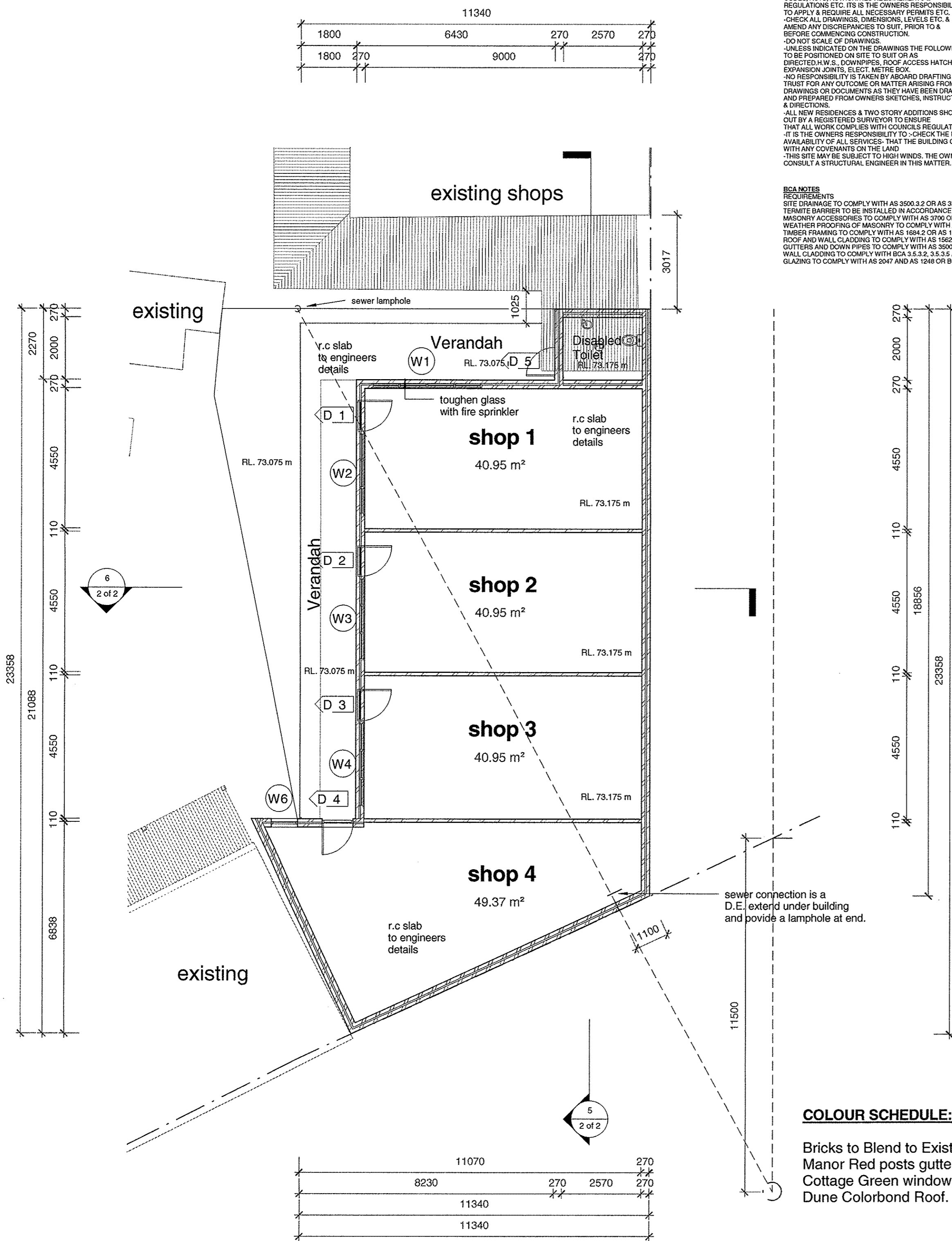
The following Councillors voted "No";

Clrs Finkernagel, Rudd, Bates, Anderson

Note: Clr Willmott returned to the meeting following discussion on this item, the time being 4.30pm.

ATTACHMENT "B"

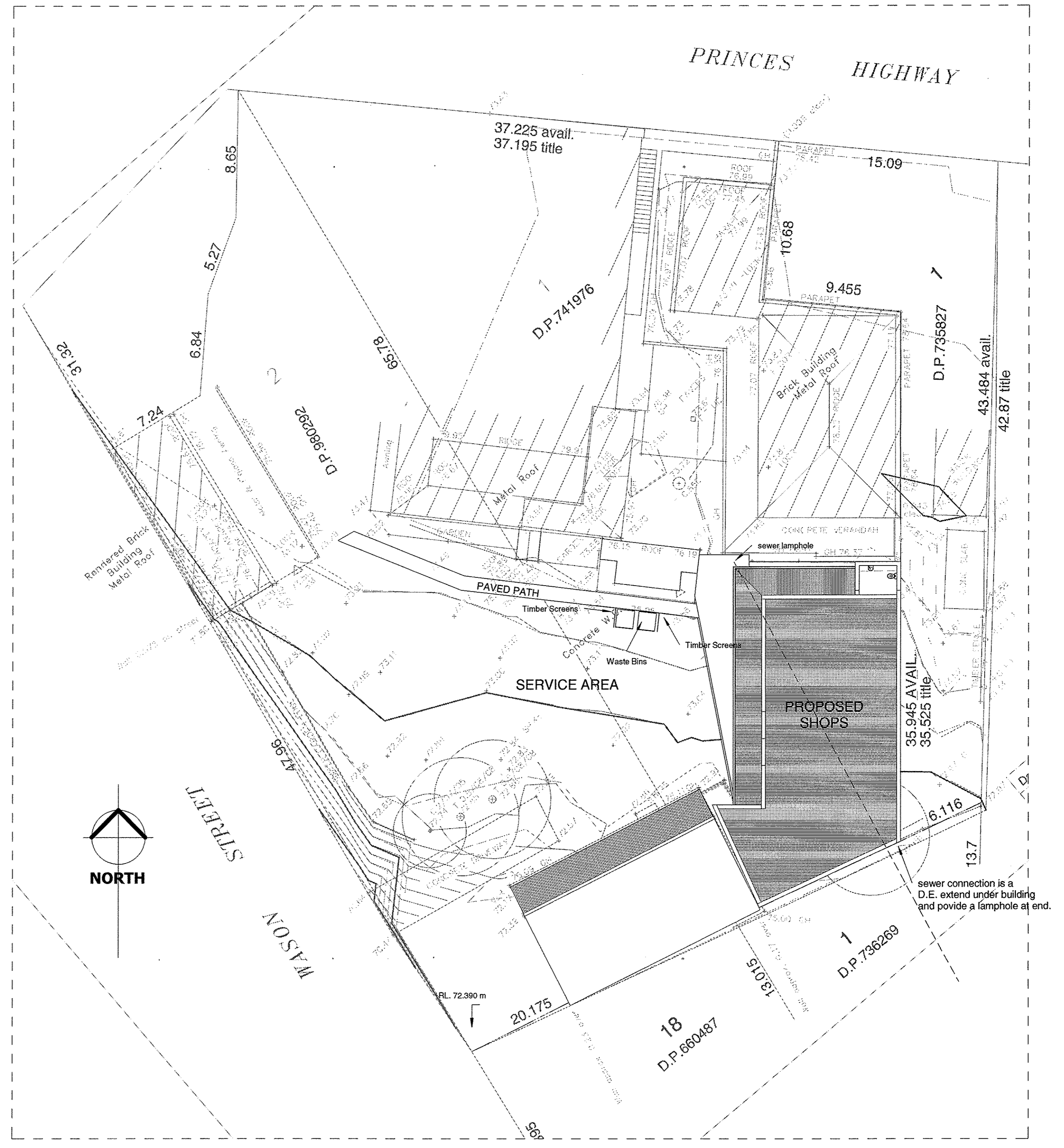




NOTES
 ALL WORK TO COMPLY WITH ALL ORDINANCES, CODES, ACTS, AUTHORITIES REQUIREMENTS & REGULATIONS ETC. IT IS THE OWNERS RESPONSIBILITY TO APPLY & REQUIRE ALL NECESSARY PERMITS ETC. CHECK ALL DRAWINGS, DIMENSIONS, LEVELS ETC. & AMEND ANY DISCREPANCIES TO SUIT, PRIOR TO & BEFORE COMMENCING CONSTRUCTION. DO NOT SCALE DRAWINGS.
 UNLESS INDICATED ON THE DRAWINGS THE FOLLOWING IS TO BE POSITIONED ON SITE TO SUIT OR AS DIRECTED H.W.S. DOWNPIPES, ROOF ACCESS HATCH, BRICK EXPANSION JOINTS, SELECT METRE BOX.
 NO RESPONSIBILITY IS TAKEN BY ARCHITECTURAL SERVICES TRUST FOR ANY OUTCOME OR MATTER ARISING FROM THESE DRAWINGS OR DOCUMENTS AS THEY HAVE BEEN DRAWN AND PREPARED FROM OWNERS SKETCHES, INSTRUCTIONS & DIRECTIONS.
 ALL NEW RESIDENCES & TWO STORY ADDITIONS SHOULD BE SET OUT BY A REGISTERED SURVEYOR TO ENSURE THAT ALL WORK COMPLES WITH COUNCILS REGULATIONS ETC. IT IS THE OWNERS RESPONSIBILITY TO CHECK THE LOCATION & AVAILABILITY OF ALL SERVICES THAT THE BUILDING COMPLES WITH ANY COVENANTS ON THE LAND.
 THIS SITE MAY BE SUBJECT TO HIGH WINDS. THE OWNER SHOULD CONSULT A STRUCTURAL ENGINEER IN THIS MATTER.

BCA NOTES
 REQUIREMENTS
 SITE DRAINAGE TO COMPLY WITH AS 3600.3.2 OR AS 3600.5 OR BCA 3.1.2.1
 PERMETE BARRIER TO BE INSTALLED IN ACCORDANCE WITH AS 3600.1
 MASONRY ACCESSORIES TO COMPLY WITH AS 3700 OR BCA 3.3.3
 WEATHER PROOFING OF MASONRY TO COMPLY WITH AS 3700 OR BCA 3.3.4
 ROOF AND WALL GLAZING TO COMPLY WITH AS 1684.2 OR AS 1684.4
 TIMBER FRAMING TO COMPLY WITH AS 1684.2 OR AS 1684.4
 ROOF AND WALL GLAZING TO COMPLY WITH AS 1684.2 OR AS 1684.4
 GUTTERS AND DOWN PIPES TO COMPLY WITH AS 3600.3.2 OR AS 3600.5 OR BCA 3.5.2.1
 WALL CLADDING TO COMPLY WITH AS 3.5.2.1, 3.5.2.2, 3.5.2.3 AND 3.5.2.4
 GLAZING TO COMPLY WITH AS 2047 AND AS 1248 OR BCA 3.6

COLOUR SCHEDULE:
 Bricks to Blend to Existing Shops
 Manor Red posts gutter & trims.
 Cottage Green windows.
 Dune Colorbond Roof.



1 Floor Level
1:100

2 Site
1:200

Area Schedule (Gross Building)		
Name	Area	Level
Area	196.19 m ²	Floor Level

Door Schedule						
Level	Mark	Location	Height	Width	Comments	Area
Floor Level	1		2100	1000		2.10 m ²
Floor Level	2		2100	1000		2.10 m ²
Floor Level	3		2100	1000		2.10 m ²
Floor Level	4		2100	1000		2.10 m ²
Floor Level	5		2040	920		1.88 m ²
Grand total: 5						

Room Schedule					
Level	Number	Name	Area	Comments	
Floor Level	2	shop 1	40.95 m ²		
Floor Level	3	shop 2	40.95 m ²		
Floor Level	4	shop 3	40.95 m ²		
Floor Level	5	shop 4	49.37 m ²		
Floor Level	6	Disabled Toilet	5.14 m ²		
Floor Level: 5			177.36 m ²		
Grand total: 5			177.36 m ²		

Window Schedule						
Mark	Window Style	Width	Height	Material	Remarks	Area
1		3600	1800			6.48 m ²
2		2700	1800			4.86 m ²
3		2700	1800			4.86 m ²
4		2700	1800			4.86 m ²
5		2700	1800			4.86 m ²
6		850	2100			1.79 m ²



THE ARCHITECTURAL ALTERNATIVE
 Walthex Pty Ltd
 Trading as
 ADS Designs
 3 Fan Palm Cr
 Ulladulla NSW 2539
 Ph: (02) 44 542 887
 Mobile: 0414 542 887
 email: sales@adsdesign.com.au
 Website: www.adsdesign.com.au



No.	Description	Date

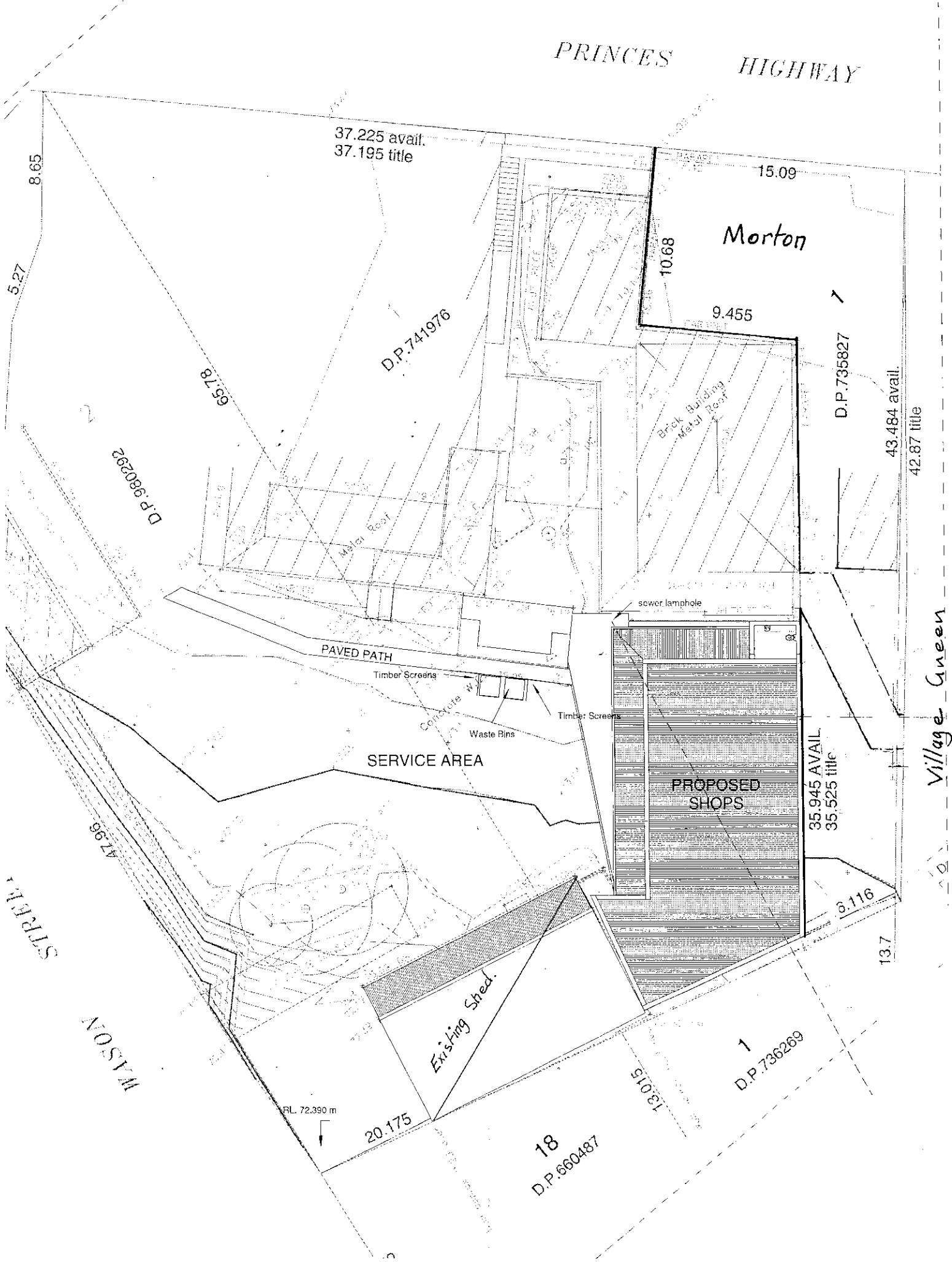
John Blackburn
 Lot 1 Princes Hwy Milton
 D.P 741976



Proposed Shops

Project **D.A & C.C**
 Date **26/07/2009 12:07:22 PM**

1 of 2
 Scale **As indicated**



PRINCES HIGHWAY

Morton

D.P.741976

D.P.735827

43.484 avail.
42.87 title

PAVED PATH

SERVICE AREA

PROPOSED SHOPS

35.945 AVAIL.
35.525 title

Existing Shed.

D.P.736269

18
D.P.660487

Village Green

STAIRS

WATSON

8.65

5.27

37.225 avail.
37.195 title

15.09

10.68

9.455

65.78

D.P.980292

scwer lamphole

Timber Screens

Concrete W...

Waste Rins

Timber Screens

47.96

8.116

13.7

RL 72.390 m

20.175

13.015

Shoalhaven City Council**MILTON COMMERCIAL AREA****Development Control Plan Statement****Location**

Land bounded by Charles, Church, Myrtle and Thomas Streets, and including Lot 11, D.P. 594775, Corner of Church Street and Princes Highway.

Planning Control

The land is zoned 3(a) Retail Business; 3(f) Village Business; 3(b) Transitional Business; 2(b2) Residential; 5(a) Special Uses (Car Park, Church, Court House, Public Purposes, Post Office, Baby Health Centre and Sewerage Pumping station); 6(a) Open Space (Existing); 2(a) Residential - under Shoalhaven Local Environmental Plan 1985.

Description

The Development Control Plan relates to the existing shopping centre of Milton, which has been developing since the 1860s. For the most part, the shops have been located on either side of the Princes Highway, straddling a north-south ridgeline. Land to the rear of the shops is either vacant land or residential dwellings. A substantial car park is located in the north-western segment of the block. Community buildings are located at either end of the shopping centre and include Court House, Post Office, banks and a church.

Planning Context

Milton Town Centre has traditionally been the shopping centre for the surrounding rural areas. In recent times the Ulladulla Shopping Centre has rapidly grown as a result of the increasing importance of tourism and retirement within the coastal villages and is now the dominant centre.

In preparing the LEP for Milton, zones were selected which gave a high degree of flexibility to ensure that the changing role of Milton could be accommodated. The main retail zone has been located around shops backing onto the Council owned car park, with the majority of all other areas being zoned Village Business. The allocation of this zoning to ensure that future commercial options can be accommodated should it be required.

Aims and Objectives

1. To coordinate the future expansion of the Milton Shopping Centre.
2. Provide accessible and central off-street car parking.
3. Encourage and promote the historical character of Milton.
4. Reduce the pedestrian traffic conflict.
5. Provide appropriate landscaping and control building density to a scale which blends with the historical character of many of the buildings.

6. Provide within the streetscape design a pedestrian-dominated focal point.
7. Retain key visual vistas to rural and seascapes which are visible between some buildings on the main street.

Development Proposals

The Development Control Plan has been designed to take into account existing retail and commercial establishments. The principles applying to the plan are:

- **concentration of retail development** - to reduce the linear nature of the existing shopping centre, the plan examines the ability for each commercial business, particularly in the retail core, to take advantage of double-frontages where they back onto car parks - either proposed or existing;
- **pedestrian focal point** - to reinforce the concentration of the retail centre and link the two main retail areas presently separated by Wason Street, it is proposed to widen the footpaths in Wason Street and make vehicular access one-way off the highway. The timing of such construction will be dependent upon the general agreement of shop owners and the public;
- **off-street servicing** - it is proposed to provide off-street servicing from the rear and from car parks where possible. In this way, rear service lanes are avoided and generally larger manoeuvring areas are available, particularly in off peak times;
- **key visual vistas to rural and seascapes** - it is desirable to link the shopping centre with the natural scenic attraction of the area. This is possible in a number of locations, particularly on the north-eastern side along Wason Street, from the rear of some of the hotels and the south-western side of Wason Street;
- **maintenance and enhancement of Milton's historical character** - Milton is endowed with many historical buildings, which give the town a unique character. The plan requires the preparation of design guidelines, with particular reference to the scale and density of development and to façade treatment on the Princes Highway frontage. Colour themes appropriate to the period, together with landscaping and street furniture, would be included in the guidelines for use by intending developers or owners wishing to refurbish their stores. The guidelines will be provided as a separate attachment and would be developed conjointly with business owners, architects and representatives of the National Trust or Heritage Commission;
- **car parking** - off-street car parking has been provided within close proximity to all retail and commercial developments. The main retail core on the south-western side of the highway has a total of approximately 150 spaces, whilst land to the south-east of the highway has provision for 79 spaces in the first stage, with a further 100 spaces in future stages. Approximately 14 spaces can be provided to the development in the north-eastern block. Land acquisition will be necessary to the rear of the National Bank and right-of-carriageway will be required over the existing car park to the rear of the Settlement Arcade. Right-of-carriageways would also be required to provide key links with future car parking on the eastern side of the highway;
- **retail floor space ratios and building height** - the plan maximises the ability to use the maximum amount of site area and in most cases a floor space ratio of .75:1 has been used. Bonus floor space provisions apply to those developments incorporating an arcade at strategic locations on the plan and to minimal sized blocks, generally being less than 150m² site area. The bonus provisions apply primarily to first level floor space and height

restrictions limit first level development to the inner retail core, with other areas being restricted to one level as measured from the crown of the Princes Highway;

- **streetscape** - attached is a separate plan describing streetscape proposals for the Princes Highway in Milton. The main theme of the proposal is to reinforce the historical atmosphere, which is achieved as follows:

1. *Shrub and Tree Planting*

Owing to limited pavement width, existing power lines and awnings, large trees cannot be satisfactorily planted beside the Princes Highway, except where open space occurs, eg Anzac Park, School of Arts Park and other small spaces where buildings have been set back from the front boundary. Larger trees are confined to car parks at the rear of existing buildings. Such trees will complement the streetscape, provided they are allowed to grow above the height of the existing buildings. Trees which achieve both height and the historical atmosphere are, for example, the Araucarias, eg the Norfolk Island, Hoop or Bunya Pine.

Planting within the highway has been confined to small shrubs and flowers which can be contained within planter/window boxes, or both.

2. *Replacement of Existing Concrete and Bitumen Footpath with Paving Blocks*

These would be full width in the vicinity of the retail core and half width where pedestrian traffic is minimal. It will be a requirement of each new development to provide unit paving in accordance with the adopted paving type and design. Paving units will be required to either frontages to the highway or frontages to the car park.

3. *Street Furniture*

Street furniture, including seats, planter boxes, lights, garbage receptacles etc, would be provided to a uniform design and such design would reflect the historical character of Milton.

4. *Other Landscape Areas*

There are two other areas where landscape detail will be important. This is the area relating to the footpath widening in Wason Street and landscaping for frontages adjoining the car parks. The primary function of the landscaping adjoining the car parks will be to reduce the effect of adverse winds and, as such, include closed structures, eg pergola, whilst the main function of the landscaping in Wason Street will be to provide summer shade, winter sun and frame the rural views to the south. This area will be the subject of further detailed examination and comment from the community.

5. *Building Setbacks*

Building setbacks to the Princes Highway are shown in the supporting plan. These are variable in width, ranging from 1 to 5 metres, the distance being determined by the type of planting proposed for each area.

Implementation of the Plan

This will be carried out over a period of time. The majority of the plan will be developed as owners redevelop their land and a requirement of development consent would be to provide those aspects of the plan relating to their land, that is, landscaping, footpath reconstruction with unit paving, car parking (either physically or via cash contribution) and to design their development in accordance with the suggested guidelines being prepared.

Implementation of the focal point need not occur in conjunction with the streetscape, but could be developed as a separate task once funds became available and there is general agreement from both shop owners, tenants and the public.

Section 94 Contributions

Contributions from each development will be made under Section 94 of the Environmental Planning and Assessment Act for:

- (a) streetscape development programme, including unit paving, street furniture and planting;
- (b) design and implementation of the focal point;
- (c) augmentation of drainage works;
- (d) acquisition and construction of off-street car parking.

The extent of the Section 94 will be governed by the size of each owner's development.

Supporting Plan

The Development Control Plan is supported by two plans indicating:

- (a) design detail and layout; and
- (b) streetscape proposals as referred to in the above statement.

Details shown on the plan shall be required to be incorporated within any development application.

Development Applications

The primary aim of the Development Control Plan is to outline the main requirements which will need to be included with development applications, so as to enable coordination of future commercial and retail development. Each applicant will, however, be required to comply with other conditions which Council must consider when dealing with development applications.

Variation of Control Plan

To assist with the implementation of the plan, Council reserves the right to make changes of a minor nature.

Development Control Plan No. 26, comprising this written statement and two plans:

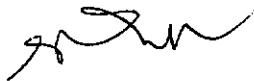
was adopted by Council 21 July 1987
and is effective from 26 August 1987

Signed G A NAPPER

 Town Clerk

Development Control Plan Statement DCP 26

The Development Control Plan was amended to delete the formal off-street car park within the block bounded by the Highway, Church, Charles and Wason Streets and to incorporate the market square and village green on 17th February 1998 and became effective from 25th February 1998.

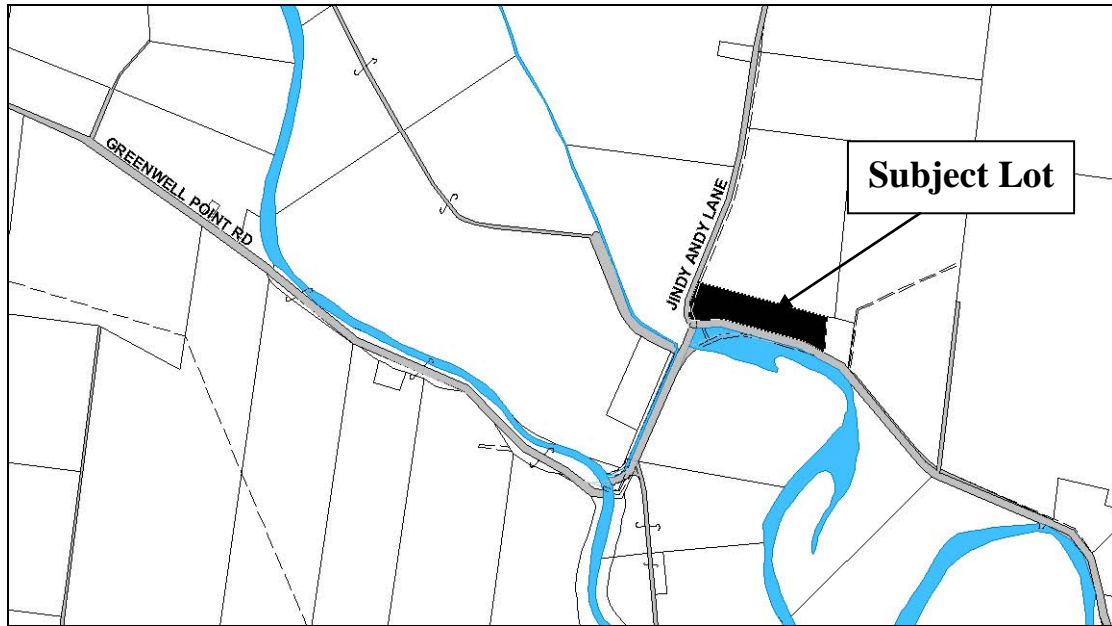


G A Napper
GENERAL MANAGER

1998



ATTACHMENT "A"



DA09-1995

Sharnah Coulthart
Mill Produce Fair
PO Box 95
Currarong NSW 2540

Andrew Lissenden / James Bohner
Development & Environmental Services Group
Shoalhaven City Council
Bridge Street
Nowra NSW 2451

Remit

Friday, July 31

To with whom it may concern,

[REDACTED] and supporting documents, plans and photos required for review and approval to undertake a [REDACTED] Greenwell Point Road Pyree.

On behalf of the Jindy Andy Mill owner Sally Marshman and business operators who have formed a working group I will operate in a volunteer sense to coordinate the Produce Fair on an ongoing basis.

I have a strong background in events management and fresh produce Marketing and development. My passion is the Shoalhaven and it is because of this I have offered my time.

The concept and basis of the Mill Produce Fair is to provide a platform for local producers to promote and sell their produce to local residents and visiting tourists to the Shoalhaven region. The Produce Fair aims to bring a positive community atmosphere to the Jindy Andy Mill village.

The evolution of produce fairs across the country in recent months has become a major trend and attraction for the general public as they seek to support their local area and meet their local grower/producer. Produce Fairs not only help stimulate the local economy but promote health and wellbeing, a sense of community and encourage healthy eating habits.

I accept and take on the responsibility of the Fair operations, this includes the administration required to run the Fair, such as:

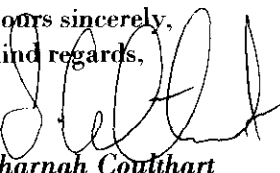
- Manage all commercial functions with community organisations and regulatory bodies
- Report and record keeping
- Maintenance of database and Fair records
- Assist stallholders with compliance issues
- Maintain relationships with stallholders, recruit stallholders
- Assess and maintain product quality
- Assign and manage stallholder spaces
- Dispute resolution
- Open Fair and aid set-up

- Close Fair and supervise clean-up
- Handle emergencies and stallholder / customer complaints
- Enforce all pertinent rules and regulations
- Supervise site management – traffic flow, parking, garbage, security
- Ensure an awareness of the Occupational Health and Safety policies and procedures and monitor compliance.
- Coordinate publicity, advertising and media
- Plan and manage yearly calendar
- Conduct stallholder and customer research
- Liaise with the media and build close relationships to promote the Mill Produce Fair and encourage community involvement and awareness.
- Professionally represent the Mill Produce Fair when liaising with the media on the Fair or other initiatives.

Against current interest from local producers I anticipate that we will attract up to 15 stallholders.

The Fair would operate between 8.30am and 1.00pm on the second Saturday of each month.

Yours sincerely,
Kind regards,



Sharnah Coulthart

Voluntary Produce Fair Manager

0428 491 408

Profile of Sharnah Coulthart

Raised in the coastal village of Currarong I have been working in the fresh produce industry for over four years. Currently my full time job is as Manager for the Australian Produce Group (APG) a marketing consultancy that offers end to end marketing services to growers across the country. I have worked with the likes of the Batlow Fruit Co-operative Ltd, Abbotsleigh Citrus, the Australian Strawberry Distributors, Sunwest Citrus and the Mulgowie Farming Company to name a few.

I have extensive marketing and events experience spanning over 10 years. It is with this knowledge that I believe I can provide what is required to enable the Mill Produce Fair to take place.

I hope the Mill Produce Fair will encourage locals and visitors alike to embark on Jindy Andy Mill, grab a piece of Shoalhaven through locally grown or made products, enjoy a coffee from the The Mill Café and browse in the shops before heading home to cook up a weekend meal made with items from the Fair to be shared with friends and family.

I look forward to igniting a passion for quality fresh produce, boutique gourmet offerings and a love of the Shoalhaven region to every person who attends the Fair.

SUPPORT INFORMATION REQUIRED

DA Summary:

- **Why am I applying for a DA:** to conduct a Produce Fair on the private grounds of Jindy Andy Mill, Greenwell Point Road, Pyree
- **When:** 2nd Saturday of each month from September 2009 pending approval
- **Time space required for:** 8.30am – 1.00pm each 2nd Saturday of each month from September 2009 pending approval
- **Construction:** Trestle table per stallholder – up to 15, set up and operated by stallholders within the designated area. For more information please refer to the map and images enclosed.
- **Event description:** The Mill Produce Fair is a low key event that will enable local growers and producers to promote and sell their products to the local Shoalhaven residents and visitors alike.

Meeting the DA requirements:

- I. Detailed sketch/plan of where you will operate the Mill Produce Fair**
 - a. See enclosed related documents
- II. Hours of operation**
 - a. 8.30am – 1.00pm, on the second Saturday of each month from September pending council approval
- III. Portable toilets for the guests, and/or if residential/commercial toilet facilities are to be provided**
 - a. Jindy Andy Mill has permanent toilet facilities for visitors, these are accessible via ramp access and include male, female and disabled toilets
- IV. If any additional garbage bins are required for the event and where they are to be placed and disposed of (waste minimisation & management plan)**
 - a. All stallholders will be responsible for the removal of their own waste at the conclusion of each Produce Fair
 - b. Visitors to the fair will have access to five garbage and five recycling bins with any excess rubbish being removed by the Fair Manager and taken to the local rubbish tip
 - c. The Fair Manager will monitor and manage waste throughout the Fair times
 - d. Waste will be minimal as the majority/90% of stallholders will be supplying 'not for immediate consumption' produce.
- V. Parking for visitors (car parking plan)**
 - a. Jindy Andy Mill has ample parking (100+ cars) in one of the four car parking areas available on location. There are four separate areas, with areas, one, two and three filling first before if required the four parking area is opened up.
 - b. Parking area one is the most commonly used by visitors the Jindy Andy Mill and even during busy times does it call for the other car park areas to be used.
 - c. Parking is easy and very accessible, ample room is on offer for entering and existing the property.
- VI. Traffic Management Plan**
 - a. It is anticipated that the Produce Fair will capture already passing and regular traffic that travels along Greenwell Point Road from and to Nowra from the seaside villages of Greenwell Point, Culburra Beach, Currarong, and Callala Bay & Beach. Greenwell Point is a main thoroughfare and handles traffic well.

- b. Being an already established commercial area, The Jindy Andy Mill is well signed and provides appropriate opportunity for visitors to enter and exit the property from both directions.
 - c. The Fair Manager will erect visible signage to provide direction to visitors on parking areas once they have entered the property. The Fair Manager will also direct visitors personally once they enter the property creating ease and flow of cars.
- VII. Ingress and egress for stallholder vehicles**
- a. All stallholders must be on the property before the commencement of the Fair at 8.30am. All stallholder vehicles must park in car park area one.
 - b. There is no vehicle access to the stallholder zoned area inside the fence line.
 - c. All stallholders enter and exit the property via the main access point from Greenwell Point Road.
- VIII. Details of security and emergency procedures;**
- a. The Fair Manager will act as the security and emergency contact for Police and other emergency services.
- IX. Details if alcohol if applicable (note: if we get any interest from a vendor who wishes to sell alcohol they will need to have the appropriate liquor license before they can commence trade at the Mill Produce Fair);**
- a. No sale of alcohol by the glass is permitted. Sampling of wines is a possibility should a local wine producer take up the opportunity to have a stall. However the wine producer is solely responsible for this and must abide by all NSW Office of Liquor, Gaming & Racing regulations.
 - b. All wine producers will only be allowed to trade if they have a license to serve/sample/sell alcohol.
 - c. All wine producers will need to have at minimum one staff members who carry's their Responsible Service of Alcohol Certification (RSA). Certification must be provide to the Produce Fair Management before they can commence trade.
 - d. All required notifications and certificates will need to be on public display by any individual stallholder.
 - e. The Mill Produce Market organiser's including the Jindy Andy Mill working group or the Fair Manager will not promote nor sell any alcoholic related products.
 - f. At the point of this DA application submission we do not have any registered interest from local wine producers to participate. At the point of submission stallholders were food based products only.

OPERATION OF MARKETS

Policy Number: POL07/127 • Adopted: 15/07/1994 • Revised: 25/07/2006, 18/12/2007 • Minute Number: MIN94.1490, MIN06.948, MIN07.1773 • File: 4528 • Produced By: Development & Environmental Services Group • Review Date: 30/09/2008

RE: The Mill Produce Fair to be held at Jindyandy Mill, 719 Greenwell Point Road, Pyree.

Attachment A - Site Requirements for Markets

<i>Aims of Requirements</i>	<i>Requirements</i>	
<ul style="list-style-type: none"> <input type="checkbox"/> To reinforce existing retail centres. <input type="checkbox"/> To provide for both vehicular and pedestrian access, amenities and car parking. <input type="checkbox"/> To prevent traffic levels that may adversely affect traffic safety or the amenity of the locality. 	<ul style="list-style-type: none"> <input type="checkbox"/> Markets should be located within 250 metres walking distance of public car parking or provide sufficient area on site for vehicle parking. In this regard, the minimum level of off-street car parking to be provided, where a market is located outside 250 metres of a public car park, 2.5 car parking spaces shall be allocated per stall. <input type="checkbox"/> Car parking areas to be used by markets are not to use direct vehicle access to a main or arterial road. If access to markets is off main road, a semi-formal access arrangement is to be allowed for practicality purposes. <input type="checkbox"/> Maintain a minimum of 2 metres clear width on footpath areas, where applicable. <input type="checkbox"/> All car park areas are to be controlled by marshals and, where appropriate, sufficient 	<p>[REDACTED]</p> <p>There are (4) four car parking areas on site, (2) two main parking areas as indicated on plans/photographs included. Furthermore there is two overflow parking areas available for use. At an estimate there is 100 car spaces available on site. This is to service up to 15 stalls.</p> <p>The entry and exit driveway area of the site allows for easy entry from Greenwell Point Road.</p> <p>Car parking areas are fenced from any footpath/pedestrian areas.</p> <p>The Fair Manager or member of the Jindyandy working group as designated by the Fair Manager will control car parking areas. All car</p>

	<p>markings both during and immediately after the market to ensure traffic safety is Maintained</p>	<p>parking areas will be appropriately signed.</p>
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Attachment B – Amenity

<i>Aims of Requirements</i>	<i>Requirements</i>	<i>[REDACTED]</i>
<p><input type="checkbox"/> To protect the amenity of the local area.</p>	<p>Hours of Operation <input type="checkbox"/> Markets will be confined to one (1) hour after sunrise to one (1) hour before sunset within the limits of midday Saturday to sunset Sunday and daylight hours on public holiday.</p> <p>Noise <input type="checkbox"/> If any form of music and/ or musical instrument/s is/are to be played, market operators must ensure that there is no undue impact on neighbouring residents.</p> <p>Amenities <input type="checkbox"/> Adequate public amenities are to be available within a reasonable proximity of the proposed market or adequate provision is made on-site for temporary toilet facilities to the satisfaction of the Development and Environmental Services Group.</p>	<p>The Mill Produce Fair will operate between 8.30am and 1.00pm on the 2nd Saturday of each month from approval.</p> <p>The Mill Produce market is based in a non built up residential area with farming areas surrounding the site. Whilst live music is not on the agenda for the Fair music from a radio may be played at a low level.</p> <p>Public toilet amenities block is located approximately 100 metres from the Fair site and includes ramp access, a ladies, men's and disabled toilet facilities. Facilities made comfortable with soap and hand towels.</p>

Attachment C - Economic Considerations

<i>Aims of Requirements</i>	<i>Requirements</i>	<i>Comments</i>
<p>To ensure that developments comply with the statutory requirements of Shoalhaven Local Environmental Plan 1985 with regard to the temporary use of land.</p> <p><input type="checkbox"/> To minimise the economic impacts that markets have on existing established shops and retail centres.</p> <p><input type="checkbox"/> To recognise markets as an important source of income for local community/charity groups.</p>	<p>Frequency of Markets</p> <p><input type="checkbox"/> All applications will be limited to an approval of 12 months initially, which can then be extended to a period of up to five (5) years, to reduce the need for annual renewal of a consent.</p> <p><input type="checkbox"/> There will be a maximum of one market per month per locality, e.g. town, suburb or village. Where a second market per month is proposed in a locality the applicant shall clearly demonstrate that the market will be beneficial to the community, does not impact on financial viability of existing businesses as well as have a majority of the stalls that meet a "Make it, Bake it, Sew it, Grow it" criteria.</p> <p><input type="checkbox"/> Note Clause 39C of <i>SLEP 1985</i>.</p>	<p>REDACTED</p> <p>The Mill Produce Fair will take place on the 2nd Saturday of each month from approval for the limited period of 12 months with the view to take up the extension period at the conclusion of the 12 month period.</p> <p>There is currently one "market" Pyree Village market based on the last Sunday of each month.</p> <p>The Mill Produce Fair, is not a market it is a produce fair that does not sell anything other than local region produce including fresh produce and value-added produce i.e. jams.</p> <p>The Shoalhaven is abundant with beautiful produce from many small to medium sized producers. The concept behind the Mill Produce Fair is to provide local Shoalhaven residents and visitors to the area a chance to purchase local goods direct from the producers.</p> <p>We hope this provides stimulated business for local producers and encourages them to continue in their businesses. Potentially this could stimulate jobs within the local region and furthermore we believe that the Mill Produce Fair could be a major tourist attraction, stimulating not just local producers but other businesses based in the Shoalhaven</p>

	<p>Type of Products/Articles and Merchandise to be Sold</p> <p><input type="checkbox"/> There is no constraint to the products, articles to be sold, or from where they were obtained provided that such merchandise has been legally obtained and are not considered to be unsightly, objectionable or offensive to public morality. Any goods or services offered for sale are to conform to the requirements of <i>the Fair Trading Act 1987</i>, the <i>Trade Practices Act 1974</i>, the <i>National Measurement Act 1960</i> and other applicable legislation.</p> <p><input type="checkbox"/> A condition of consent for the markets will be that the licensee retains a register containing the names, address and description of goods of all stall holders for</p>	<p>as well.</p> <p>We believe it will help put Pyree on the map and have it become known as a food bowl in the Shoalhaven.</p> <p>Being two weeks apart from the current Pyree Market who whilst we offer a different offering will enhance participation from locals and tourists alike at both.</p> <p>All goods sold will be produced or derived from goods produced in the Shoalhaven region.</p> <p>Fair trade act will be abided by the Produce Fair coordinating group and Produce Fair vendors.</p> <p>A tentative list of vendors has already been established and will be kept by the Produce Fair Manager.</p>
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	<p>a period of twelve months.</p> <p><input type="checkbox"/> The applicant and market operator shall demonstrate that they will have a majority of the stalls that meet a “Make it, Bake it, Sew it, Grow it” criteria.</p> <p>Purpose of Market Day</p> <p><input type="checkbox"/> Markets may be for fund raising or commercial purposes. The latter only when resulting from a market carried out by a local Chamber of Commerce or Business Chamber.</p>	<p>Only those that grow it or bake it will be allowed to participate in the Produce Fair. There is NO craft allowed at this Produce Fair. It is strictly food/wine only. All potential vendors will have to complete an application form before being allowed to take part in the Produce Fair.</p> <p>The markets are being coordinated by the Jindyandy Mill Working Group and voluntary run by Sharnah Coulthart in the Produce Fair Manager position.</p> <p>Funds received will go toward paying for the administration costs behind running such as Fair and toward marketing and advertising of the Produce Fair.</p>
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Attachment D – Standard Conditions of Consent for the Operation of Markets

<i>Aims of Requirements</i>	<i>Requirements</i>	<i>[REDACTED]</i>
<p><input type="checkbox"/> To ensure that any consent issued by Council for the operation of markets, the applicant for development must ensure that goods and services offered for sale at the markets are legal.</p>	<p>Standard Consent Conditions</p> <p><input type="checkbox"/> For markets on private land, no goods shall be offered for sale on the footpath or any public place;</p> <p><input type="checkbox"/> All goods exposed for sale shall be sold by normal retail means, and no goods shall be sold by auction or any other means;</p>	<p>No goods sold on footpath, only in the designated area as shown on the planning photos.</p> <p>Agreed.</p>

<p><input type="checkbox"/> To provide public safety measure</p>	<p><input type="checkbox"/> Tables and/ or trestles and/ or goods displayed shall be laid out in an orderly manner to allow the free movement of pedestrians and all activities are to be contained wholly within the site;</p> <p><input type="checkbox"/> Whenever possible, local retailers shall be invited to participate in the market;</p> <p><input type="checkbox"/> Products/articles for sale shall have been legally obtained and shall not be considered to be unsightly, objectionable or offensive to public morality; and</p> <p><input type="checkbox"/> Any goods or services offered for sale are to conform to the requirements of the <i>Fair Trading Act 1987</i>, the <i>Trade Practices Act 1974</i>, the <i>National Measurement Act 1960</i> and other applicable legislation.</p> <p><input type="checkbox"/> Dogs or other animals shall not be permitted within the defined area of the markets, except where the dogs or other animals are part of an amusement, market stall or display, or where they are an "assistance animal" (ie guide dog).</p>	<p>See planning map for where stallholders will be allowed to set up their stall. Each stallholder receives a space approximate to 3m x 3m.</p> <p>This Produce Fair is open to local producers ONLY.</p> <p>Agreed.</p> <p>Agreed.</p> <p>Agreed.</p>
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ladies / mens / disabled

Jindyardy Mill
719 Greenwell Point Road, Pyree



Entrance
exit

car park area
4
(overflow)

car park area
2
'main car park'

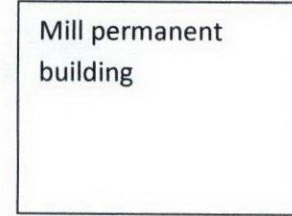
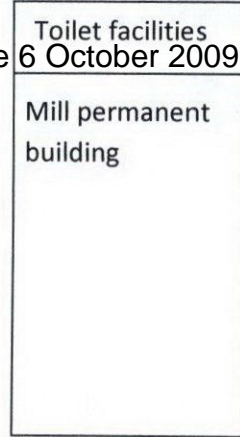
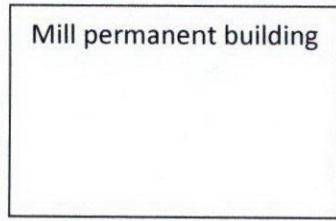
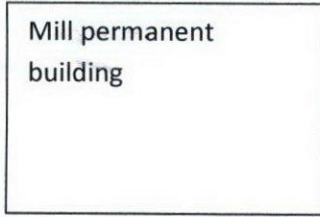
car park area # 1
'main car park'

car park area # 3
(overflow)

Attachment B

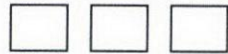
Development Committee 6 October 2009 - Item 13

See photos following plan.



FENCE LINE

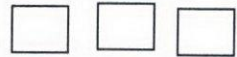
FENCE LINE



Fair stallholder positions

- Trestle table arrangement or at the maximum use of a 3x3 marquee.

to car park "de 3 flow"



FENCE

FENCE

FENCE

FENCE

FENCE

PARKING AREA # 2

PARKING AREA # 1

TO PARKING AREA # 4 (overton)



ENTRY EXIT

PARKING AREA # 4

ATTACHMENT 'A'

PART A

CONDITIONS OF A GENERAL NATURE, INCLUDING A DESCRIPTION OF THE PROPOSED DEVELOPMENT

Deferred Commencement

1. Pursuant to section 80(3) of the Act, this development application has been determined by granting of “**Deferred Commencement**” **Consent**, subject to the following matter(s) being resolved:
 - i) Provision of open form powder coated security fencing (i.e. no chain wire/weldmesh fencing) around the site (i.e. DP 1113050);
 - ii) Modification of the external design of the equipment shelter so as to improve and enhance the buildings external appearance/presentation having regard for the sites location at the entry point to Callala Bay;
 - iii) Re-location of the vehicle access and associated turning head so it is adjacent to the south eastern boundary of the site;
 - iv) Modification of the submitted landscape plan so as to:
 - a) Increase the quantity/density of landscaping in the vicinity of the sites north western boundary;
 - b) Ensure that proposed landscaping will have no impact on the existing Shoalhaven Water trunk main that is adjacent to the sites south western boundary (i.e. plantings are clear of the trunk main and will allow access for maintenance and/or repair) and provision of advice from a suitably qualified landscape consultant that the species proposed have non evasive roots and will not pose a risk to Council's assets;
 - c) So as to comply with the requirements of Appendix 5 of 'Planning for Bushfire Protection 2006' and the Rural Fire Service 'Standards for asset protection zones'; and
 - d) Provide details on the location of all existing and proposed plantings, species (listed by botanical name and common name), quantities of each species, pot sizes, the estimated size of the plant at maturity and a maintenance plan for a minimum period of 26 weeks.

The maximum amount of time that Council will allow for these matters to be resolved is two (2) years from the date of this consent.

This consent shall not operate until the applicant has satisfied Council with respect to the above matters. Details must be submitted to Council for approval by the Development and Environmental Services Manager.

Note:

*An application under Section 96 of the Environmental Planning and Assessment Act, 1979 **must** be lodged with Council prior to expiration of the above period if additional time is required to resolve the outstanding matters.*

*Upon resolution of the abovementioned matter(s), an application under Section 96 of the Environmental Planning and Assessment Act, 1979 **must** be lodged with Council to effect deletion of this condition. An operational consent will then be issued.*

General

2. This consent relates to a **mobile telecommunication base station (comprising a 40m high monopole and associated headframe with 3 panel antennas and 6 tower mounted amplifiers, an equipment building, security fencing and associated landscaping** as illustrated on the plans, specifications and supporting documentation stamped with reference to this consent, as modified by the following conditions. The development shall be carried out in accordance with this consent.

Notes:

- *Any alteration to the plans and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s96 of the Act, or a fresh development application. No works, other than those approved under this consent, shall be carried out without the prior approval of Council.*
 - *Where there is an inconsistency between the documents lodged with this application and the following conditions, the conditions shall prevail to the extent of that inconsistency.*
3. The approved development shall not be occupied or the use shall not commence until all relevant conditions of development consent have been met or unless other satisfactory arrangements have been made with council (i.e. a security).

Occupation Certificate

4. An **Occupation Certificate** shall be issued by the Principal Certifying Authority (PCA) before the approved building/development is used or occupied.

Note: Refer to Part F of this development consent for additional requirements in relation to this condition.

PART B

CONDITIONS THAT MUST BE COMPLIED WITH BEFORE WORK CAN COMMENCE

Notice of commencement

5. Notice must be given to Council **at least two (2) days** prior to the commencement of building work.

Principal Certifying Authority/Construction Certificate

6. The following must be undertaken **before any building works can commence**:
 - a) A Principal Certifying Authority (PCA) must be appointed; and
 - b) A Construction Certificate must be obtained from either Council or an accredited certifier.

Builders' toilet

7. Before commencing building operations, a builder's water closet accommodation must be provided to Council's satisfaction. A chemical toilet may be used on the site or alternatively the site may be provided with temporary closet accommodation connected to Council's sewer where sewer is available and operational.

Under no circumstances will pit toilets or similar be accepted by Council.

Existing services and damage to public assets

8. Prior to the commencement of any work(s) associated with this development:
 - a) The developer or his agent shall undertake a site inspection of the adjacent kerbs, gutters, footpaths, walkways, carriageway, reserves and the like and document evidence of any damage to existing assets. Failure to identify existing damage will result in all damage detected after completion of the building work being repaired at the applicant's expense. Any damage to the adjacent kerb, gutter, footpath/road reserve area, carriageway and the like that occurs during development works shall be repaired by the applicant; and
 - b) The developer or his agent must check that the proposed works are not affected by any Council, Integral Energy, telecommunications, gas service or other services. Any required alterations to services will be at the developer's expense.

Soil and water management

9. The relevant sedimentation and erosion controls required by this consent (refer to Condition 12) must be implemented **prior to commencement of any work** and maintained until the work is completed and the site stabilised. Soil and water management including siltation and erosion controls shall be inspected and approved prior to the commencement of any site works.

Supervision of works

10. **Prior to the commencement of any works**, Council shall be advised in writing of the name of a designated person/company nominated by the applicant to be responsible for construction of all engineering works including erosion and sediment control measures.

Protection of existing vegetation

11. **Prior to the commencement of any works**, all existing trees/vegetation that are within 6 metres of any works on the subject site, are to be marked with temporary barrier fencing (i.e. external to the base of the tree). This must be inspected and approved by the Principal Certifying Authority.

PART C

CONDITIONS THAT MUST BE COMPLIED WITH BEFORE A CONSTRUCTION CERTIFICATE CAN BE ISSUED

Erosion and sediment control plan

12. An Erosion and Sediment Control Plan (ESCP) and accompanying specifications for the construction phase of the works, prepared by a suitably qualified/experienced person

and based on the Landcom manual “*Soils and Construction, Managing Urban Stormwater, Vol 1 4th Edition, March 2004*”, shall be lodged for approval with the application for a Construction Certificate. The ESCP controls shall be implemented, inspected and approved prior to the commencement of any site works and maintained for the life of the construction period and until revegetation measures have taken hold. The ESCP shall include, but not be limited to location and type of proposed erosion and sediment control measures.

Works within the road reserve

13. Prior to issuing of a Construction Certificate the contractor/developer must obtain the approval of Council under Section 138 of the Roads Act, 1993. Refer to ‘Part G’ of this development consent for further details.

HMAS Albatross

14. Prior to the issuing of the Construction Certificate HMAS Albatross shall be informed of the construction timeframe.

PART D

CONDITIONS RELATING TO THE APPROVED WORK AND SITE MANAGEMENT

Building Code of Australia

15. All building work must be carried out in accordance with the requirements of the Building Code of Australia.

Note: *This condition is prescribed under the Environmental Planning and Assessment Regulation 2000.*

Design and construction

16. All design and construction shall be in accordance with DCP 100 – Subdivision Code.

17. New construction shall comply with the following:

- a) Australian Standard AS3959-1999 ‘Construction of buildings in bush fire-prone areas’ Level 3;
- b) External doors are to be sealed with draft excluders or weather strips to prevent the entry of embers;
- c) Vents and weepholes shall be screened with corrosive resistant steel mesh with an aperture not greater than 1.5m; and
- d) All new fencing shall be non-combustible.

Road reserve to be kept clear of debris

18. The road, open drain and nature strip area adjacent to and nearby the site shall be kept clear of soil and debris.

Soil and water management

19. All practical measures must be taken to ensure erosion and subsequent sediment movement off-site does not occur.

In particular, a silt fence or equivalent must be provided downhill from the cut and fill area (or any other disturbed area). The fence must be regularly inspected and cleaned out and/or repaired as necessary and all collected silt must be disposed of to the satisfaction of the Principal Certifying Authority (PCA).

Unnecessary disturbance of the site (eg excessive vehicular access) must not occur.

Waste minimisation and management

20. All waste must be contained within the site during construction and then be recycled in accordance with the approved Waste Minimisation and Management Plan (WMMP) or removed to an authorised waste disposal facility (i.e. West Nowra Tip). No waste shall be placed in any location or in any manner that would allow it to fall, descend, blow, wash, percolate or otherwise escape from the site.

Compliance with the WMMP shall be demonstrated by the retention of relevant receipts. These must be submitted to Council, upon request.

21. All excavated surplus material shall be hauled to an approved landfill site.

Construction hours/storage

22. To limit the impact of the development on adjoining owners, *all* construction work shall be restricted to the hours of 7.00am to 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays. No construction work shall take place on Sundays or Public Holidays.

23. The parking of machinery/vehicles or the storing of building/landscaping materials, soil, spoil, or rubbish, within the fenced area around trees to be retained (i.e. as required by Condition 11) is prohibited.

Electromagnetic energy levels

24. The applicant is to provide certification of the operation of the communication facility in accordance with the approved electromagnetic energy (EME) levels, prior to commissioning of the facility (i.e. levels at distances from the facility do not exceed the predicated EME levels).

Exterior materials/colour schedule

25. a) The development must be constructed in accordance with the approved schedule of colours and building materials and finishes; and
b) Exterior materials are to be non-reflective and of a texture and colour which blend with the existing surroundings.

Internal driveway and manoeuvring area

26. The internal driveway and turning bay shall be:

a) Constructed to an all-weather gravel standard, with a minimum compacted pavement thickness of 200mm. The driveway carriageway within the site shall be 3.0m wide with 0.5m wide gravel shoulders; and
b) Constructed flush with the existing surface levels so as not to affect the overland flow of stormwater runoff.

Landscaping

27. The landscaping adjacent to the site must have regard for the following:

- a) The planting of plant species listed on the Weeds Australia NSW weeds list (www.weeds.org.au) is prohibited for the life of the development; and
- b) No exotic perennial grasses listed on the Final Determination of the NSW Scientific Committee for the key threatening process *Invasion of native plant communities by exotic perennial grasses*, shall be sown around the facility for the life of the development. Native grasses must be sown in these areas, as this is the interface between disturbed areas and the remaining native vegetation.

28. All landscaping, including plantings, mulch and barriers must be carried out in accordance with the approved plan

Tree trimming

29. Tree trimming or pruning must be carried out in accordance with AS 4373-1996 "Pruning of Amenity Trees". In this regard trees to be lopped must be done so as to not damage or harm trees to be retained in and around the development site.

Department of Defence requirements

30. The approved development (i.e. monopole structure) is to be obstacle marked and obstacle lit in accordance with the requirements outlined in the CASA Manual of Standards 139 (MOS 139).

31. Prior to the use/rigging of cranes the Executive Officer (XO) at HMAS Albatross shall be advised.

Note: *The XO at HMAS Albatross can be contacted on (02) 4424 1130.*

32. The applicant is to provide the RAAF Aeronautical Information Service (RAAF AIS) with "as constructed" details.

PART E

CONDITIONS THAT RELATE TO ONGOING MANAGEMENT OF THE PROPOSED DEVELOPMENT

Site management and maintenance

33. The proprietor shall at all times be responsible for on-going site management and maintenance in accordance with the following:

- a) The use of the approved development must not:
 - Cause transmission of vibration to any place of different occupancy;
 - Cause 'Offensive Noise' as defined in the Protection of the Environment Operations Act 1997;
 - impact upon the amenity of any adjoining property or tenancy by reason of the emission of noise, dust, fumes, odour, vibration, electrical interference or otherwise;
- b) maintenance and replacement (if necessary) of all landscaping in accordance with the approved Landscape Plan.

Noise

34. The L_{A10} (Source) noise level emitted from the Telecommunications facility shall not exceed the background noise level in any octave band (measured using the L_{90} noise level descriptor) by more than 5 dB(A) when measured at the boundary of the nearest affected residence.

Emission levels

35. The telecommunications facility is to comply with the Australian Radiation Protection and Nuclear Safety Agency Protection Standard – Maximum exposure levels to radiofrequency fields – 3kHz to 300Hz as amended from time to time.
36. A validation report shall be submitted to Council within 12 months of the facility commencing operations. This report shall demonstrate that emissions levels for adjoining areas (i.e. at the distances as shown in the 'Summary of Estimated RF EME Levels around the Proposed Mobile Phone Base Stations at Callal Bay Road, Callala Bay') comply with the Australian Radiation Protection and Nuclear Safety Agency Protection Standard – Maximum exposure levels to radiofrequency fields – 3kHz to 300Hz as amended from time to time.

PART F

CONDITIONS THAT MUST BE COMPLIED WITH BEFORE AN OCCUPATION CERTIFICATE CAN BE ISSUED

37. Prior to the issue of an Occupation Certificate for the approved development the requirements of conditions 17 (Design and construction), 24 (Electromagnetic energy levels), 25 (Exterior materials/colour schedule), 26 (Internal driveway and manoeuvring areas), 28 (Landscaping), 30 (Department of Defence requirements), 32 (Department of Defence requirements) and 35 (Emission levels) shall be complied with and completed.

PART G

REASONS FOR CONDITIONS

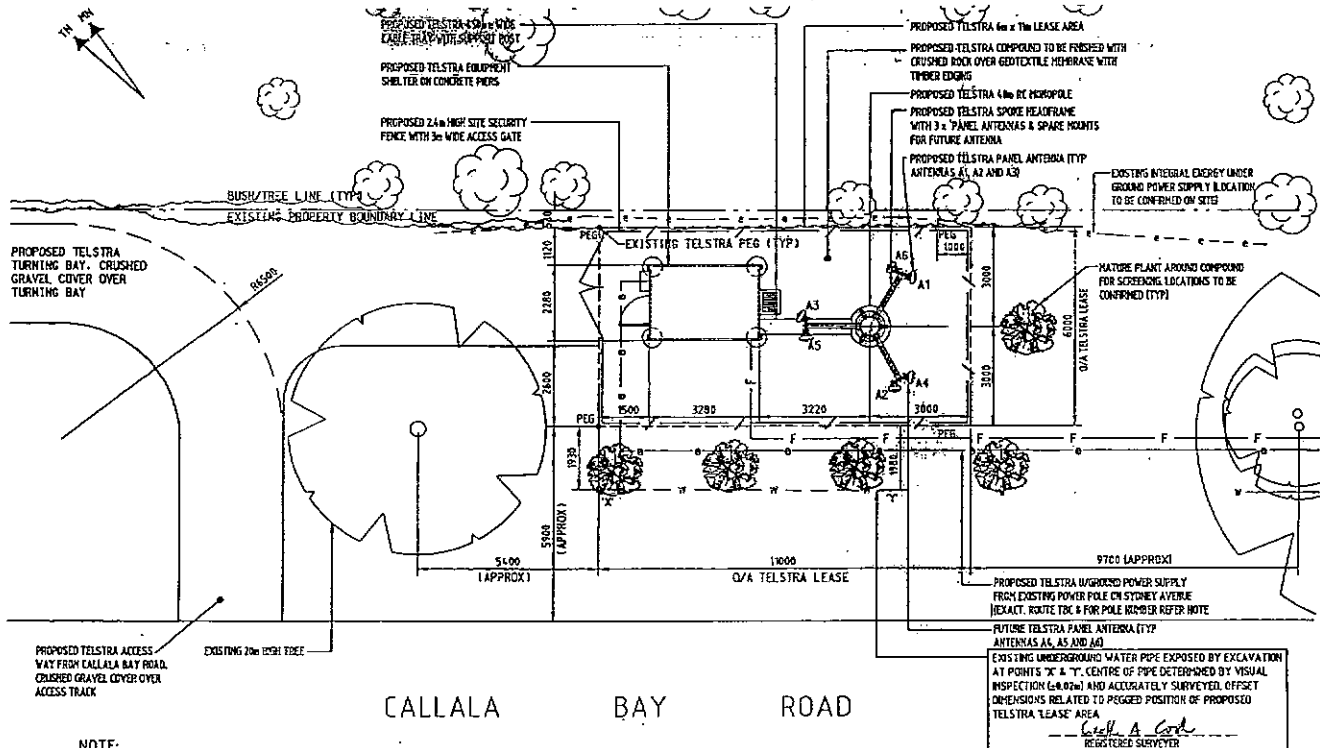
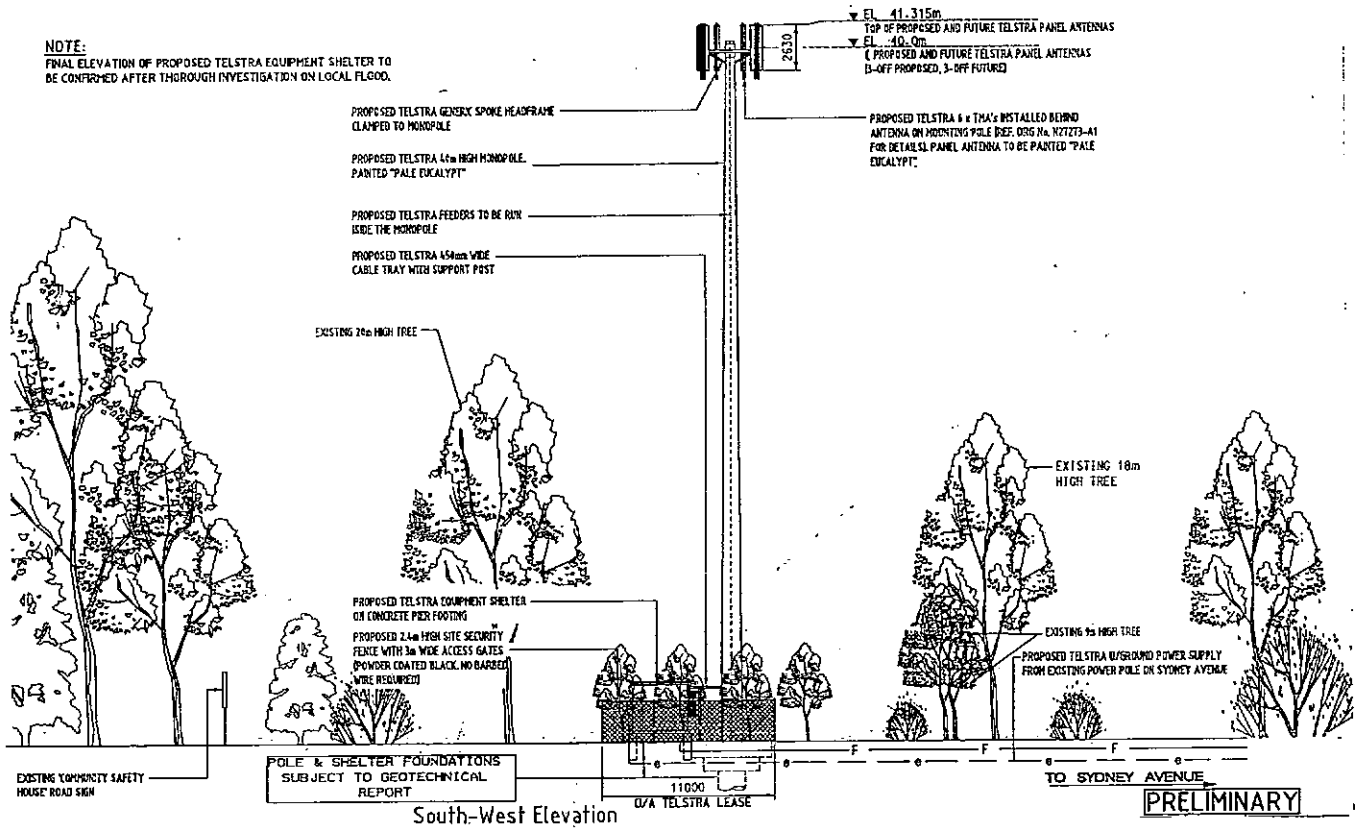
Conditions of consent have been imposed to:

1. Ensure the proposed development:
 - a) achieves the objects of the Environmental Planning and Assessment Act, 1979;
 - b) complies with the provisions of all relevant environmental planning instruments;
 - c) is consistent with the aims and objectives of Council's Development Control Plans, Codes and Policies.
2. Ensure that the relevant public authorities and the water supply authority have been consulted and their requirements met or arrangements made for the provision of services to the satisfaction of those authorities.
3. Meet the increased demand for public amenities and services attributable to the development in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979.

4. Ensure the protection of the amenity and character of land adjoining and in the locality of the proposed development.
5. Minimise any potential adverse environmental, social or economic impacts of the proposed development.
6. Ensure that all traffic, carparking and access requirements arising from the development are addressed.
7. Ensure the development does not conflict with the public interest.

NOTE:

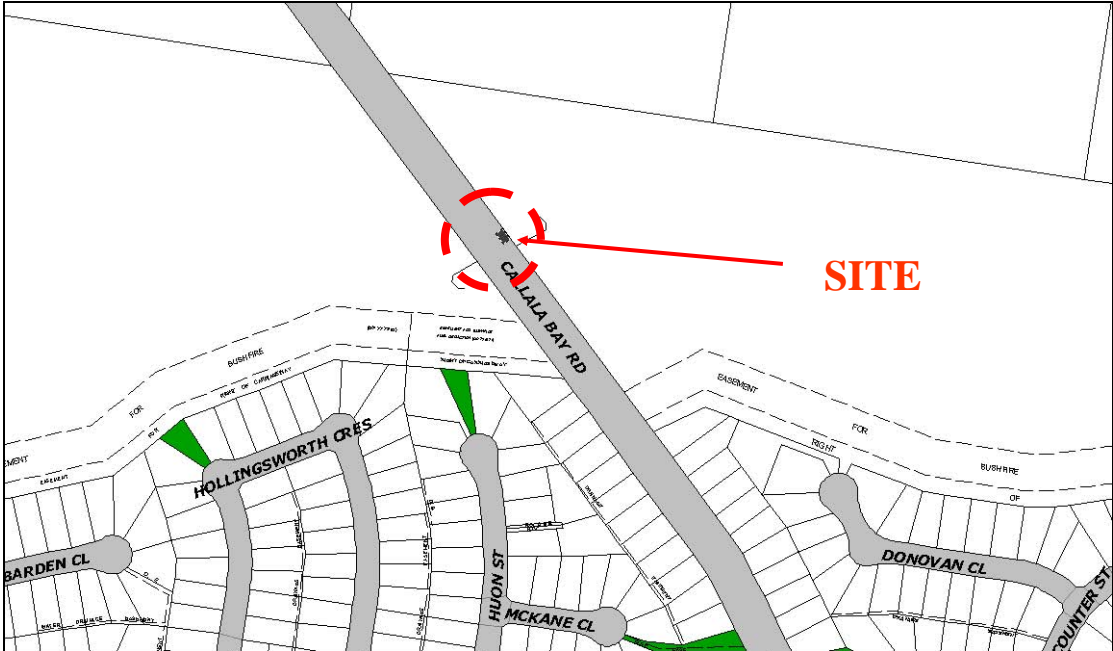
FINAL ELEVATION OF PROPOSED TELSTRA EQUIPMENT SHELTER TO BE CONFIRMED AFTER THOROUGH INVESTIGATION ON LOCAL FLOOD.



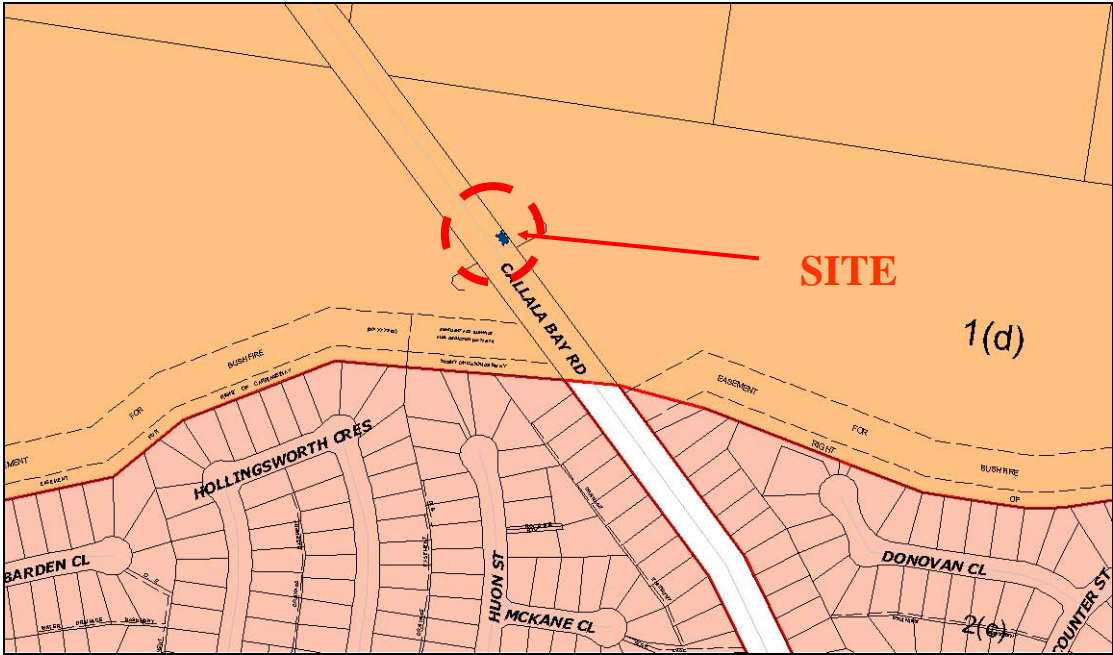
NOTE:

SOURCE POLE IS ADJACENT TO POLE No. 300188 & POLE No. 300187 AT INTERSECTION OF SYDNEY DRIVE AND CALLALA BAY ROAD.

ATTACHMENT 'C'

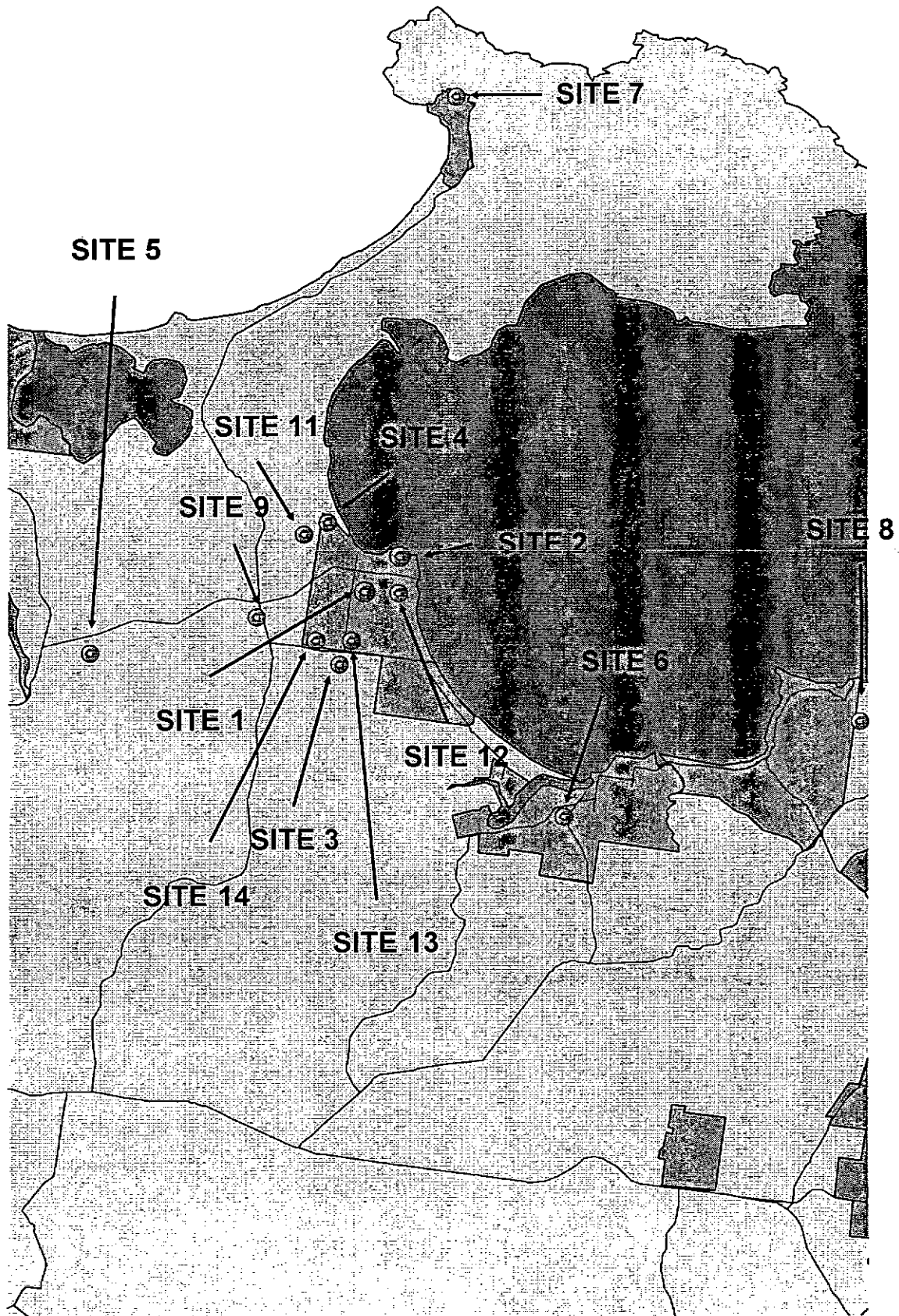


ATTACHMENT 'D'



Alternative Site Locations

Attachment E



ATTACHMENT 'F'

Section 79C (1) Assessment

The following provides an assessment of the submitted application against the matters for consideration under 79C of the Environmental Planning and Assessment Act 1979 (EP&A Act). It should be read in conjunction with the related Council report.

(a) Any planning instrument, draft instrument, DCPs and regulations that apply to the land.

- **State Environmental Planning Policy (Infrastructure) 2007 (SEPP2007):** The provisions of SEPP 2007 apply to the proposed development as the proposed facility is consistent with the SEPP definition of 'telecommunications facility'. In accordance with the requirements of SEPP 2007, the proposal does not satisfy the criteria of Clause 114 (Development permitted without consent) and therefore requires development consent. The applicant lodging this current application to obtain the required development consent.
- **State Environmental Planning Policy No.71 – Coastal Protection (SEPP 71):** The provisions of SEPP 71 apply to the site. The subject site being within the 'coastal zone' as defined by SEPP71 (i.e. one kilometre landward of the western boundary of coastal waters). SEPP 71 requires Council to take certain matters into account when determining a development application that is located within the coastal zone. The matters that need to be considered are detailed in Clause 8 (Matters for consideration). It is considered that the proposal is consistent with the requirements of this clause as:
 - It does not impact or impinge on public access to or along the coastal foreshore.
 - It is located approximately 1km landward of the coastal foreshore (i.e. Hare Bay). As such it is considered to be suitable development subject to applicant being requested to modify the proposal as detailed in this report.
 - It will not lead to excessive overshadowing of foreshore areas.
 - It will not diminish the scenic qualities of the area subject to applicant being requested to modify the proposal as detailed in this report.
 - It will not have an adverse impact upon flora and fauna.
 - It will not impact upon wildlife corridors.
 - It will not lead to a conflict between land based and water based coastal activities.
 - It will not impact upon the water quality of coastal waterbodies.
 - The proposal will not impact upon aboriginal heritage.

In addition the proposal does not conflict with the requirements of Clauses 14, 15 and 16 and is not affected by the other parts of SEPP 71 which relate to "significant coastal development" and "master plans".

In summary it is considered that the proposed development does not conflict with the aims and provisions of SEPP 71.

• **Jervis Bay Regional Environmental Plan (JBREP) (Deemed SEPP):**

The JBREP is not affected by any height restrictions, however it contains a number of provisions and objectives which are relevant to this development application. The clauses/matters contained in the JBREP that have relevance to this application are overviewed below:

- Clause 9 (How to use this plan): Any development application submitted must address points (a) to (d). In terms of cultural values Council's records do not show any areas of significance within close proximity to the site. However, the site and its immediate surroundings do have natural values. In this regard the applicant has submitted a flora and fauna assessment. The site although heavily disturbed still does contain remnant vegetation. According to the submitted flora and fauna information the proposal will have a negligible impact on flora and fauna communities, with Council's Threatened Species officer providing advice to confirm the above;
- Clause 10 (How does this plan affect you): It is considered that overall the submitted proposal will not adversely impact upon the natural and cultural values of the area and therefore does not conflict with the general aims of the JBREP (i.e. as outlined in Clause 4);
- Clause 11 (Catchment protection): The submitted proposal should not adversely impact upon water quality subject to a sediment and erosion control plan being prepared and implemented prior to the commencement of any works. This to be conditioned on any issued development consent;
- Clause 12 (Landscape quality): The submitted proposal will not affect the visual quality of any waterbody, wetland or dune and will not impact on existing communities. The proposal will however result in a structure being a feature outside the existing settlement, though the existing tree canopy around the site will continue to dominate the scenic amenity of the locality. This to be further enhanced through the provision of additional plantings of endemic species within the road reserve area adjacent to the development site. This to be conditioned on any issued development consent;
- Clause 13 (Cultural Heritage): The submitted proposal is not situated within a coastal sand dune area, on a rocky headland or on a flat, well drained area along a major creek line. Furthermore the subject site is not located within proximity to Point Perpendicular or the Tapalla Point Rock Platform;
- Clause 14 (Habitat Corridors): The subject land is not identified as a Habitat Corridor and is therefore not affected by this clause;
- Clause 15 (Disturbed habitat and vegetation): The subject land is not identified as disturbed habitat or vegetation and therefore is not affected by this clause;
- Clause 16 (New urban releases): The submitted proposal is within the area identified on the supporting map for new urban releases. Since the JBREP's gazettal in 1996 additional studies have been

undertaken by the now know Department of Planning (i.e. Jervis Bay Settlement Strategy) which has recognized that a large portion of the new urban release area as identified under the JBREP has environmental constraints (i.e. contains wetlands and significant flora/fauna). As such, the Jervis Bay Settlement Strategy has only nominated a small part of the area identified by the JBREP as an urban release area for potential urban expansion. This area being located to the north west of the existing Callala Bay community and approximately 430m from the proposed development site. Lands adjoining the proposed development site based on environmental constraints are unlikely to be part of any future urban release;

- Clause 17 (Tourism development): The submitted proposal is not a tourism development and is therefore not affected by this clause; and
- Clause 18 (A National Park): The proposal is not identified as National Park, proposed National Park or within the vicinity of land so zoned and is therefore not affected by this clause.

In summary, it is considered that the proposed development does not conflict with the aims and relevant provisions of the JBREP and will achieve the applicable outcomes.

• **Shoalhaven Local Environmental Plan 1985 - as amended (SLEP 1985)**: The provisions of SLEP 1985 apply to this site. The

clauses/matters contained in SLEP 1985 that have relevance to this application are overviewed below:

- Clause 2 (Aims and objectives): The submitted proposal satisfies the general aims and objectives as outlined in this clause;
- Clause 9 (Zone objectives and development control table): The subject land is zoned 1(d) (Rural "D" (General Rural) Zone) under SLEP 1985. The proposed development as described on the development application form (mobile phone telecommunication facility) is not listed as a prohibited use and is therefore permissible within the zone subject to development consent from Council;
- Clause 28 (Danger of bushfire): A review of Council records has indicated that the subject site is identified as bushfire prone on Council's Bushfire Prone Lands Map. The applicant has submitted a bushfire assessment as part of the application. An assessment against the requirements of Clause 28 (1), (2), (3) and (4) has been undertaken as well as an assessment against applicable requirements in *Planning for Bushfire Protection 2006*. The applicant during the assessment process has provided additional information so as to demonstrate that there will be no works, such as an asset protection zone, required on adjoining lands as the construction materials to be used can meet flame zone construction standards. It is important to note that there are no deemed to satisfy arrangements for construction in the flame zone. It is however considered that as the built structures are not habitable and given that the proposal is not classified as 'critical infrastructure' that the applicant has provided sufficient detail to indicate that the measures proposed can be

implemented to mitigate the threat from bushfire (i.e. defensible space, construction materials, etc), satisfies the objectives of *Planning for Bushfire Protection 2006* and should not result in a significant adverse impact on service personal or emergency services. In addition advice was obtained from the Rural Fire Service (local). The RFS advising that they had no concerns with the proposed development subject to the imposition of a recommended conditions on any issued development consent (i.e. provision of pedestrian access around the shed, design/construction requirements and landscaping requirements); and

- Clause 37A (Notification of certain development): The submitted application was notified in accordance with Council's Community Consultation Policy. Refer to Community Consultation section for further details.

In summary, it is considered that the proposed development does not conflict with the aims and relevant provisions of SLEP 1985.

- **Development Control Plan 93 - Controls for Waste Minimisation and Management (DCP 93):** The provisions of DCP 93 apply to this development. A waste minimisation and management plan (WMMP) for both the construction and the on-going use of the proposed development has not been submitted with the development application. In accordance with the requirements of DCP 93 a WMMP is not required at the development application stage and shall be required prior to the release of the Construction Certificate.

In summary, it is considered that the proposed development, subject to the imposition of a condition on any issued development consent requiring the preparation of a WMMP, does not conflict with the aims and relevant provisions of DCP 93.

(b) Likely impact of that development on the natural and built environment and social and economic impacts in the locality.

- **Flora/Fauna:** The initial assessment of the application identified potential impacts on adjoining trees which have been noted as Yellow-bellied Glider feed trees as well as potential impacts on Osprey. Additional information has subsequently been provided by the applicant in relation to both issues. Specifically, a plan has been provided which accurately identifies the location of Yellow-bellied Glider incised feed trees in close proximity to the development and has confirmed that they will not be impacted on by the proposed works (i.e. the equipment shed can be constructed to a standard that is sufficient so as not to require any vegetation removal on lands adjacent to the site). In addition, the applicant has provided advice to satisfy Council that the monopole design is unlikely to provide a nesting habitat for Osprey. As such, it is considered that the proposed development is unlikely to have a significant effect on threatened species, populations, ecological communities and their habitats. Conditions should however be imposed

on any issued development consent to ensure all trees in close proximity to the development site are protected during construction and advice included that there are penalties for harming threatened species, endangered ecological communities and their habitats.

- **Traffic and Access:** Councils Traffic and Transport Unit have advised that the proposed works within the Council road reserve are outside the 'clear zone'. As such, the guard rail as initially proposed by the applicant is not required to address road design standards. The applicant has subsequently removed this from the application (refer to the related Council report for additional information in relation to this issue). In addition, it is considered that the proposed T-Head turnaround facility is appropriate in terms of its size to ensure service vehicles can enter and exit the site in a forward direction and no additional works are required within Callala Bay Road reserve area. Any issued development consent to be conditioned in relation to construction standards for the turnaround facility (i.e. all weather gravel standard).

During the construction phase, the proposed development will result in a small increase in traffic along Callala Bay Road and will require the stoppage of traffic at times to allow for the installation of the infrastructure. These impacts will be minimised through the preparation, approval and implementation of a traffic management plan. This requirement to be conditioned on any issued development consent (i.e. Section 138 approval being obtained from Council).

- **Noise:** Some noise will be created during the construction phase of the development, however the impact of this can be minimised through the imposition of a condition on any issued development consent limiting construction hours. It is anticipated that that the development once operational will not generate any noise and given the separation from the closest residential property boundary (approximately 96 metres) no impact should be had. The applicant advising that they will as part of the construction process notify nearby residents of the timing and duration of works. Any issued development consent should however be conditioned so as to limit any noise generated at the boundary of the nearest effected residence.
- **Context and Setting:** Refer to the related Council report for additional information on this issue.

Social Impacts: The proposed development will provide improved mobile phone coverage and wireless internet coverage to the surrounding areas. During the construction phase the proposed development will result in a small increase in traffic along Callala Bay Road. It is considered that Callala Bay Road is capable of dealing with the increased traffic generated. In addition, the proposed development will have a visual impact given the developments location at the entrance point to Callala Bay. It is considered that additional measures

proposed by the applicant (i.e. landscaping and revision of colour selection) as well as some additional modifications to the submitted design (i.e. relocation of the vehicle access, modification of equipment sheds external design, etc) will reduce any visual impact. In addition, the discharge of electro magnetic emissions (EME) and its associated health impacts has been raised as a potential social impact. The proposal as currently submitted is compliant with applicable regulations in relation to EME emissions, with the predicated EME levels being significantly below the Australian Communications and Media Authority Standard. Any issued development consent to be conditioned so as to require certification that the facility prior to the commencement of operations is complying with the predicated EME levels as well as requiring the provision of a validation report within 12 months of the facility commencing operations so as to ensure levels are not exceeding the predicated EME levels. Additional discussion on some of the above issues is provided in the related Council report.

In summary it is considered that the proposed development will have minimal adverse social impact.

- **Economic Impacts:** The proposed development will have a positive economic impact during the construction phase in that it will create some short term employment opportunities. In the longer term it is considered that the improved mobile phone coverage for the area would provide a benefit to the local communities economy as it will make available an additional service to the local community, tourists and business people which is currently not available. Improved mobile phone coverage will also increase the communication abilities of the local emergency service organisations which in turn has the potential to facilitate greater efficiency and reliability in their service.

(c) The suitability of the site for the development.

The proposed development is on the fringe of the Callala Bay township and is considered to be located a satisfactory distance from the nearest residential property (No.31 Callala Bay Road - approximately 96 metres to the boundary and 106m to the dwelling) and nearest community sensitive site (Callala Bay Pre School - approximately 242 meters to the boundary of 24 Callala Bay Road). In addition the site location within the road reserve will not pose a safety risk for vehicles given its position outside the clear zone. The site as proposed also meets Telstra's coverage objectives which will ensure it provides good quality telecommunication coverage for the area. As such, it is considered that the site is suitable for the proposed development.

(d) Any submissions made in accordance with the Act or the regulations.

- **Community Consultation and Comment**

In accordance with Council's Community Consultation Policy the development application was notified as follows:

- Individual property owners were notified of the proposal (all properties within a 850 metre radius of the site – 728 letters sent). The notification period was from 20/5/09 to 17/6/09 (28 days);
- The proposal was advertised in the Local Press (South Coast Register) on 20/5/2009 and 3/6/09; and
- The application and supporting documentation were on display at Council's City Administrative Centre, Nowra as well as on Council's website.

In addition to the above a Residents Briefing Meeting was held at the Callala Bay Community Centre on 22 July 2009.

A total of nineteen (19) submissions were received by council during the formal notification period (three of which have come from the same property owner). Fourteen (14) submissions objected to the proposed development (this including the 3 from the same property owner) and five (5) submissions supported the proposed development. At the Residents Briefing Meeting a further seven (7) days from the meeting date was allowed for residents to provide comments. A further twelve (12) submissions were received by council during this period. Nine (9) of these submissions objected to the proposal and three (3) submissions supported the proposal.

A summary of issues raised in the submissions that objected to the proposal is provided below:

- Electro magnetic emissions and associated health impacts -18 (i.e. proximity to residences and child care centre);
- Need to investigate alternative sites -15 (i.e. old tip site, neighboring bushland, sewer pump station, Callala Bay waste transfer site);
- Visual amenity impacts - 14 (i.e. location at the entrance to Callala Bay);
- Site selection process inadequate - 11;
- Inadequate community consultation - 6;
- Road safety concerns - 3;
- Inadequate environmental assessment undertaken -3;
- Errors/misleading statements in the submitted SEE - 2;
- Concerns with co-location of facilities on tower - 1 (i.e. increasing output);
- Impact on flora and fauna - 1;
- Conflict of interest - 1 (i.e. Council owns the land and is assessing the development application);
- Decrease in land values; and
- Need to improve mobile phone coverage - 7

Issues raised in those submissions that supported the proposal included:

- Proposed monopole similar to recently erected poles (i.e. Integral Energy power poles);
- Buffer zone adequate;
- Would not be visually unacceptable and any impact will be short lived;
- Need for improved telephone and internet services; and
- Increased safety benefits.

A number of the issues above are discussed in more detail in the related Council report.

(e) The public interest.

Refer to (d) above.

Other Issues

- Telecommunications Legislation/Requirements: The activities proposed by this application are subject to a range of Federal legislation which includes the *Commonwealth Telecommunications Act, 1997*, *Telecommunications Code of Practice 1997*, *Telecommunications Low Impact Determination 1997*, *Telecommunications Regulations 1997* and the *Australian Communications Industry Code of Practice 2004 (C564:2004)*. The proposal under the above legislation is not classified as a “low impact facility” (i.e. no development approval required) and is therefore classified as a “high impact” determination and subject to the provisions of the EP&A Act. In accordance with the Code of Practice the applicant has applied the precautionary principles in respect of site selection, designing the infrastructure and operation of the site in order to demonstrate compliance with the regulations regarding maximum human exposure limits for radio frequency fields and to take appropriate measures to restrict general public access to the radio frequency hazard areas.
- Co-location of facilities: The *Australian Communications Industry Code of Practice 2004 (C564:2004)* encourages the use of existing telecommunication sites to mitigate the effects of multiple facilities. The applicant in the submitted Statement of Environmental Effects has outlined that they have investigated the opportunity to collocate on existing telecommunication sites in the area (i.e. Currarong Fire Station, Vincentia Water Tower, Huskisson Waste Depot and Coonemia Water Tower). Their assessment of these sites indicating that they not provide the desired coverage objectives. This being due primarily to their distance from the proposed coverage area and/or the radio signal being blocked by natural topography. As such, co-location is not seen as a viable option.

The proposed site will however provide an opportunity for co-location. Any co-location on this site may not require development consent as it could be

classified as “low impact” under the schedule to the *Telecommunications (Low Impact Facility) Determination 1997*. In terms of additional impacts from the provision of further facilities, Council’s Communications and Electrical Services Manager has advised that “*If additional mobile phone carriers come onto this tower in the future the EME level will increase as a cumulative sum of the transmitter radiated powers. However, even with 3 carriers the total EME level at any location away from the tower will still be a very small percentage of the ARPANSA limit.*” Given the land that has been made available for the lease to Telstra, it is unlikely that any more than two carriers would be able to locate on this facility as sufficient space for the ancillary infrastructure would not be available.

- **Contamination:** An initial evaluation of the subject site has indicated that:
 - i) A potentially contaminating activity has not been previously conducted on the land;
 - ii) No records exist at Council to indicate/identify the land is contaminated; and
 - iii) There is no land use restrictions relating to possible contamination affecting the land

As such, there is no reason to suspect contamination and it is considered that the land is suitable for the proposed development.

- **Flooding:** The subject site is not identified as being flood prone on Councils mapping. As such, no further assessment has been undertaken.
- **Construction Materials:** The equipment shelter associated with the development is to be constructed from Bondor Insulated panels and is to be pale eucalyptus in colour. It is considered that these materials are satisfactory.

Referrals (Internal):

- **Building Surveyor:** No objection to the proposal subject to the imposition of recommended conditions on any issued development consent (i.e. PCA and CC requirements).
- **Development Engineer:** No objection to the proposal subject to the imposition of recommended conditions on any issued development consent (i.e. Internal driveway/manoeuvring area construction requirements, site drainage requirements).
- **Environmental Health Officer:** No objection to the proposal subject to the imposition of recommended conditions on any issued development consent (i.e. installation and operation of the facility in accordance with listed standards)
- **Communication and Electrical Services Manager:** No objection.
- **Threatened Species Officer:** No objection to the proposal and a number of conditions recommended for imposition on any issued development consent (i.e. no removal of trees within the road reserve without the prior

written consent of Council, marking of trees with temporary barrier fencing, no storage within fenced areas around trees, no p)recommended 2009. On receipt of the advice from the RFS it was confirmed that the APZ required for the development is no larger than that specified in the submitted Bushfire Assessment Report.

- Shoalhaven Water: No objection to the proposal subject to landscaping being clear of the trunk main and confirmation from an arborist/suitably qualified person that the proposed landscaping and its associated roots will not pose a risk to the trunk main.

Referrals (External):

- Rural Fire Service (RFS): RFS advised that they have no objection to the proposal subject to the imposition of recommended conditions on any issued development consent (i.e. provision of pedestrian access around the shed, design/construction requirements and landscaping requirements).
- Department of Defence: No objection to the proposal subject to the imposition of recommended conditions on any issued development consent (i.e. obstacle marking, provision of construction timeframe details and provision of "as constructed" details)

Alternative Site Investigation Summary

Site No.	Site Name	Site Address	Comments from Applicant
1	Light pole in playing field	Lot 24 DP 9063 The Corso (Off Emmett Street, Callala Bay)	<ul style="list-style-type: none"> • Telstra's preferred site considering merits such as utilisation of an existing structure, limitation of visual impact, and proximity to the coverage objective. • A 2m extension will be required to be fitted to the south eastern light pole on the playing field to support the proposed antennas. The compound was proposed at the edge of the bushland on the south eastern corner of the playing field. • Council has indicated that it does not support installation of a facility at this location. • Despite Telstra's operational preference for a site at this location it has agreed to pursue an alternative proposal in order to alleviate potential community and Council concerns.
2	Sewerage Treatment Facility	Lot 10 DP 9063 (No.98) Lackersteen Street, Callala Bay	<ul style="list-style-type: none"> • The site is low lying, poorly drained and may be flood prone. • Visual prominence/amenity issues as it is located within 200m of Hare Bay beach. • The site is located on the edge of an urban area and is approximately 30m from houses. • Council has indicated that it does not support this site without pursuing other options.
3	Unsealed track off Callala Beach Road and Emmett Street	Lot 103, (No.169B), Callala Beach Rd Callala Bay	<ul style="list-style-type: none"> • Would be reasonably well shielded by vegetation and is not located in close proximity to any other residents. • The proposal would be "High Impact" under relevant telecommunications legislation. • Although a suitable option, the landowners were not interested in the development of a mobile phone base station at this site. As such this option could not be progressed. • Potentially flood prone.
4	Old Landfill Site	Lot 53 DP 772178 off Callala Bay Road, Callala Bay	<ul style="list-style-type: none"> • Shoalhaven City Council has indicated that this site has been earmarked for future residential redevelopment. • This site is less than 1km from the coastline (600m) and is subject to SEPP71 and related visual impact concerns. • Located less than 50m from residences. The proposal would be "High Impact" under relevant telecommunications legislation. • It is understood that the landowners were not interested in developing this site.

Alternative Site Investigation Summary

Site No.	Site Name	Site Address	Comments from Applicant
5	Coonemia Water Tower	Lot 1 DP 632090, Coonemia Road	<ul style="list-style-type: none"> • The proposal would be “High Impact” under relevant telecommunications legislation. • No residential properties in close proximity. • Based on a Telstra RF Engineers analysis the installation of antenna on the existing tower will not meet the desired coverage objectives even with a 20m extension (i.e. lattice tower).
6	Huskisson Waste Depot	Lot 17 DP 857006 (No.235), Huskisson Road, Huskisson	<ul style="list-style-type: none"> • Telstra RF Engineers have indicated that this site is not a viable option. Their analysis shows that it will not meet the desired coverage objectives.
7	Currarong Rural Fire Station	Lot 114 DP 44317 No.56), Fishery Road, Currarong	<ul style="list-style-type: none"> • Telstra RF Engineers have indicated that this site is not a viable option. Their analysis shows that it will not meet the desired coverage objectives.
8	Vincentia Water Tower	Lot 1551 DP 8515, Birriga Road, Vincentia	<ul style="list-style-type: none"> • Telstra RF Engineers have indicated that this site is not a viable option. Their analysis shows that it will not meet the desired coverage objectives.
9	Callala Bay	DP 14959, Corner of Currarong Rd & Callala Bay Rd	<ul style="list-style-type: none"> • This site was suggested during the community consultation and was investigated separately in terms of coverage only. The conclusions of the investigation were that: <ol style="list-style-type: none"> 1. To achieve this coverage objective the location of the proposed site needs to be as close to the township as possible. In addition it needs to tie in with our existing site at Huskisson. This site would require the provision of a larger tower (i.e. 50m lattice tower) 2. Moving the proposed site 1.6km away from Callala Bay township towards Currarong Rd will severely degrade the level of coverage the site will provide to Callala Bay township. Indoor coverage will be basically non existent and outdoor coverage will also be poor in some parts as this site will no longer compliment the coverage being provided by our existing Huskisson site. 3. The reason for the degraded coverage is due to terrain limitations including the thick tree growth in the area as well as physical distance from the township. 4. Moving the proposed site 1.6km away from Callala Bay township does not enable the coverage objectives outlined above to be fulfilled.

Alternative Site Investigation Summary

Site No.	Site Name	Site Address	Comments from Applicant
10	Callala Bay Road (Current Site)	DP 1113050, Callala Bay Rd, Callala Bay	<ul style="list-style-type: none"> • The proposal would be “High Impact” under relevant telecommunications legislation. • This site was ranked as the preferred option.

Sites Investigated Post Residents’ Briefing Meeting

11	Callala Bay	Lot 53 DP 772178 accessed from Sealark Road	<ul style="list-style-type: none"> • Land is in private land and owner will not entertain access by carries. • Eastern side adjoins National Park. Mobile site is not permissible within the easement of the HV power lines at this site. Integral Energy will not allow co-location of a mobile facility on to the existing HV timber poles. • Property adjoining the HV easement is privately owned and no tenure arrangements could be progressed
12	Callala Bay	Lot 11 DP 9063 Sec 2A Lackersteen Street	<ul style="list-style-type: none"> • Low lying private land of 2,000m2 currently for private sale. • Site is directly adjacent to existing residential properties. • We have previously ranked Council pump station approx 150metres to the South. • Unlikely to be commercially viable for owner to encumber there property. • Concerns regarding flood levels and proximity to high water table.
13	Callala Bay	Lot 129 DP 1127610 Corner of Emmett and Callala Beach Roads.	<ul style="list-style-type: none"> • Private land on the S/E corner partially cleared. • Road verge is Council owned and sits over the main sewer. • Land adjoining the road verge on the eastern side is privately owned and no tenure arrangements could be progressed.
14	Callala Bay	Lot 9 DP253793 Callala Beach Road	<ul style="list-style-type: none"> • Land adjoining the road verge on the eastern side is privately owned and no tenure arrangements could be progressed. • Road verge adjoining is Council owned and sits over the main sewer lines for Callala Bay area. • Due to the distance from the target area and the density of the bushland that exists between the site location and target area, most of the northern, eastern and south-eastern part of the defined target area will not be covered by this site and therefore it does not meet the desired coverage objectives.

Attachment A - Indexation % Comparison of local indexation rates

Indexation	Last 11 years	2006-2009
Implicit Price Deflator	59.92%	17.51%
Sydney CPI	36.42%	9.26%
Canberra CPI	38.83%	10.64%
General Construction NSW	51.32%	11.45%
Road & Bridge Construction NSW	49.00%	12.91%

Attachment B - Current residential project rates

Development type	ETs Applied	Relevant community infrastructure levied
Single detached / rural dwelling / Subdivision dual occupancy	1.0	<ul style="list-style-type: none"> • AREC (Active recreation) • CFAC (Com. facilities) • DRAI (Drainage) • FIRE (Fire) • MGMT (Plan Management) • OREC (Passive recreation) • ROAD (Road & traffic)
Multi unit / dual occupancy - 1 bedroom	0.4	
Multi unit / dual occupancy - 2 bedroom	0.6	
Multi unit / dual occupancy - 3 bedroom	0.8	
Multi unit / dual occupancy- 4 bedroom	1.0	

Development that is not currently levied any contribution projects are:

- residential development on land zoned 2(a1) and 2(a2).
- residential land defined in Council's LEP as a "1964 holding".
- Residential development in rural areas is not levied OREC (Passive recreation) contribution projects.

Attachment C - Current tourism project rates

Manufactured home estates (Man) / caravan parks (CP) development	Man ETs	CP Long Term ETs	CP Short Term ETs	Relevant community infrastructure levied
Managers Residence	1	1	1	<ul style="list-style-type: none"> • AREC (Active recreation) • CFAC (Community facilities)* • DRAI (Drainage) • FIRE (Fire) • MGMT (Plan Management) • OREC (Passive recreation)** • ROAD (Road & traffic)
1 bedroom unit	0.4			
2 bedroom unit	0.6			
3 bedroom unit	0.8			
4 bedroom unit	1.0			
Per site		0.4	0.25	

*CFAC only levied on Managers Residence

**OREC only levied on Manufactured home estates

Motel / Hotel (M/H), Tourist Accommodation (TA), Bed & Breakfast (B&B) development	M/H ETs	TA ETs	B&B ETs	Relevant community infrastructure levied
Managers Residence	1	1		<ul style="list-style-type: none"> • CARP (Car park)* • FIRE (Fire) • MGMT (Plan Management) • OREC (Passive recreation)** • ROAD (Road & traffic)
1 bedroom unit	0.25		0	
2 bedroom unit			0	
3 bedroom unit			0.4	
4 bedroom unit			0.6	
5 bedroom unit			0.8	
6+ bedroom unit			1	
Unit / Cabin		0.4		
Hotel (100m2)	1			

*CARP only levied on Motel / Hotel and based on car parking code

**OREC only applies to Bed & Breakfast

Attachment D - Current commercial project rates

Commercial development per individual lot	ETs Applied	Relevant community infrastructure levied
Retail (per 10m ² gross floor area)	1	<ul style="list-style-type: none"> • CARP (Car park)* • DRAI (Drainage)** • FIRE (Fire) • MGMT (Plan Management)*** • ROAD (Road & traffic)
Office (per 100m ² gross floor area)	1	
Hotel / Restaurant (per 10m ² gross floor area)	0.66	

*CARP (Car park) based on car parking code

**DRAI (Drainage) based on m²

*** MGMT (Plan Management based on GFA m²)

Attachment E - Current industrial project rates

ETs Applied	Relevant community infrastructure levied
N/A (m ²)	DRAI (Drainage)
1	FIRE (Fire) – Per 200m ²
N/A (GFA m ²)	MGMT (Plan Management)
1	ROAD (Road & traffic) – Per 200m ²