

8 December 2021

Dear Panel Member,

You are kindly requested to attend the Wingecarribee Local Planning Panel to be held in **Nattai Room, Civic Centre, Elizabeth Street, Moss Vale** on **Wednesday 15 December 2021** commencing at **3.30pm**

Yours faithfully



Geoff King
Director Communities and Place



Business

- 1. OPENING OF THE MEETING**
- 2. ACKNOWLEDGEMENT OF COUNTRY**
- 3. PRAYER**
- 4. APOLOGIES**
Nil
- 5. DECLARATIONS OF INTEREST 1**

- 6. DEVELOPMENT APPLICATIONS**
 - 6.1 8.2 Review of Determination DA 21/0208.01 - Demolition of Dwelling and Construction of Boarding House at Lot 1 DP 1251538, 14 Lousia Street, Mittagong 2
 - 6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo 67

- 7. CLOSED COUNCIL**
Nil
- 8. MEETING CLOSURE**

Our Mission, Our Vision, Our Values

OUR MISSION

To create and nurture a vibrant and diverse community growing and working in harmony with our urban, agricultural and natural environments

OUR VISION

Leadership: *'An innovative and effective organisation with strong leadership'*

People: *'A vibrant and diverse community living harmoniously, supported by innovative services and effective communication with Council'*

Places: *'Places that are safe, maintained, accessible, sympathetic to the built and natural environment, that supports the needs of the community'*

Environment: *'A community that values and protects the natural environment enhancing its health and diversity'*

Economy: *'A strong local economy that encourages and provides employment, business opportunities and tourism'*

OUR VALUES

Integrity, trust and respect

Responsibility and accountability

Communication and teamwork

Service quality



Council Chambers

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The meeting must not be recorded by others.

Please ensure that all electronic devices including mobile phones are switched to silent.

The Council Chamber has 24 Hour Video Surveillance.

ACKNOWLEDGEMENT OF COUNTRY

“Wingecarribee Shire Council acknowledge the Gundungurra and Tharawal people as the traditional custodians of this land we now call the Wingecarribee Shire. I pay my respect to Elders both past, present and emerging. I would also like to extend that respect to all Aboriginal and Torres Straight Islanders present here today.”

APOLOGIES

Nil at time of print.

DECLARATIONS OF INTEREST

101/3, 101/3.1

The provisions of Chapter 14 of the *Local Government Act 1993* regulate the way in which Panel Members and nominated staff of Council conduct themselves to ensure that there is no conflict between their private interests and their public trust.

The Act prescribes that where a member of Council (or a Committee of Council) has a direct or indirect financial (pecuniary) interest in a matter to be considered at a meeting of the Council (or Committee), that interest and the reasons for declaring such interest must be disclosed as soon as practicable after the start of the meeting.

As members are aware, the provisions of the Local Government Act restrict any member who has declared a pecuniary interest in any matter from participating in the discussions or voting on that matter and further require that the member vacate the Meeting.

Council’s Code of Conduct provides that if members have a non-pecuniary conflict of interest, the nature of the conflict must be disclosed. The Code also provides for a number of ways in which a member may manage non pecuniary conflicts of interest.

6 DEVELOPMENT APPLICATIONS

6.1 8.2 Review of Determination DA 21/0208.01 - Demolition of Dwelling and Construction of Boarding House at Lot 1 DP 1251538, 14 Louisa Street, Mittagong

Reference: DA21.0208.01
 Report Author: Consultant Town Planner
 Authoriser: Manager Development Assessment

PURPOSE

This report of this report is to consider a Review of Determination of Development Application 21/0208.01 which seeks development consent for the demolition of an existing dwelling and the construction of a Boarding House containing nine (9) single rooms, detached room, five (5) off-street car parking spaces, 2 motorcycle spaces and associated works at Lot 1 DP 1251538, 14 Louisa Street, Mittagong. The subject application was determined by way of refusal at the Independent Advisory Planning Assessment Panel on 5 May 2021.

Consultants:	Jim Allman - Architect
Applicant:	Jim Allman
Land owner:	Nimish Patel
Land zoning:	R2 Low Density Residential
Applicant's estimated cost of proposed development:	\$458,228
Notification period:	27 July – 28 August 2021
Number of submissions:	5 submissions objecting to the Review of Determination
Political donations:	None identified
Reason for referral to Panel:	Review of Determination where original decision made by Independent Advisory Planning Assessment Panel

RECOMMENDATION

THAT the Local Planning Panel determines Review of Determination DA 21/0208.01 – Proposed demolition of an existing dwelling and the construction of a Boarding House containing nine (9) single rooms, detached room, five (5) off-street car parking spaces, 2 motorcycle spaces and associated works at Lot 1 DP 1251538 being 14 Louisa Street, Mittagong by REFUSAL, subject to the recommended reasons for refusal specified in Attachment 1 to the report.

REPORT

Executive Summary

An 8.2 review of determination has been lodged by the applicant to the refusal of Development Application (**DA**) 21/0208.01 for the demolition of an existing dwelling and construction of a Boarding House at 14 Louisa Street, Mittagong.

On 5 May 2021 the Independent Advisory Planning Assessment Panel considered the determination of the DA and resolved to refuse the application for the following reasons:

1. *The proposal will have an adverse impact on the heritage significance of the heritage conservation area and adjacent heritage item (clause 5.10 Wingecarribee LEP 2010);*
2. *The proposed design of the development does not demonstrate compatibility with the character of the local area (Clause 30A SEPP) Affordable Rental Housing) 2009);*
3. *The heritage statement is inadequate;*
4. *The proposed built form is poor quality design and the plans contain multiple inconsistencies;*
5. *The communal living room is inadequate for the number of living units and the communal living room does not address solar access requirements of the SEPP;*
6. *The pattern of materials and colour palette are not defined on the plans;*
7. *Both road frontages need to be defined by appropriate fencing and detailed landscape documentation;*
8. *Hard surface carparking areas with nil setback to adjoining properties is an unsatisfactory outcome.*

The applicant has submitted additional information, including amended plans, Heritage Impact Statement and other supporting information to address reasons for refusal. (See **Attachment 5**)

The review of determination was notified between 27 July and 28 August 2021 and 5 submissions were received objecting to the application.

Whilst the applicant has made improvements to the design, the proposed development is not supported for the following reasons:

- The development is an overdevelopment of the site, in particular the proposed development does not comply with the minimum landscaped area requirements;
- The proposed built form is too high and out of character with the existing built form within the surrounding area; and
- The proposed development includes extensive hardstand within the front setback to both Louisa St and Leopold Lane.

Site Description and Locality

The subject site (**the site**) is legally described as Lot 1 DP 1251538, and known as 14 Louisa Street, Mittagong.

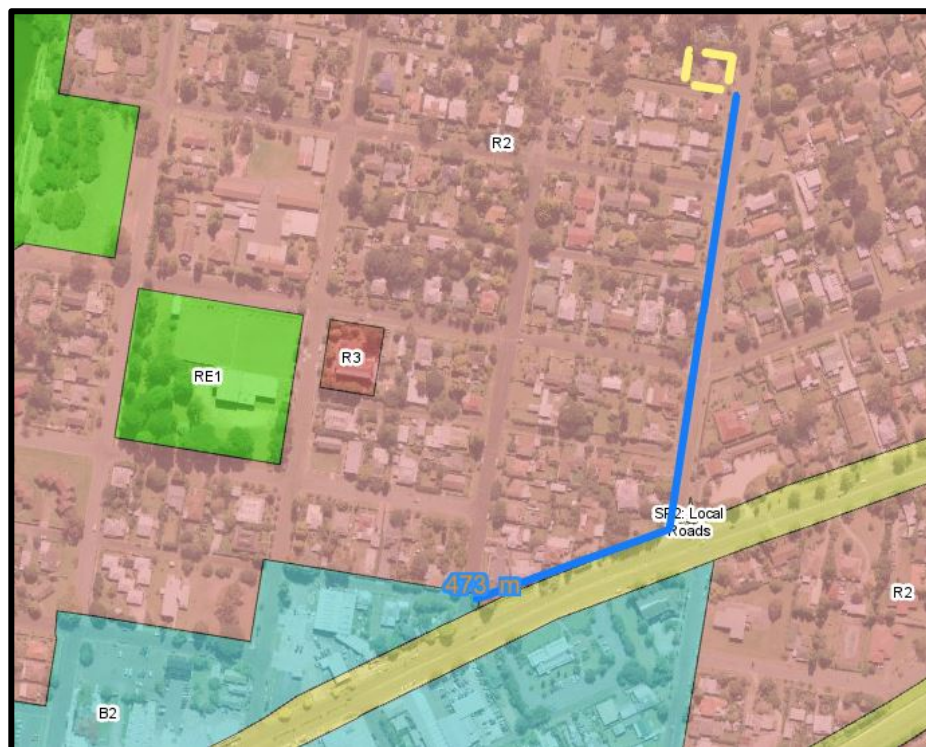
The site is a corner lot with frontage to both Louisa Street (25.14m) and Leopold Lane (32.4m).

The site is located within a R2 Low Density Residential zone under the LEP and is located within the Mittagong Heritage Conservation Area.

The adjoining property to the north is a locally listed heritage item (I1488) (16 Louisa St)

Figures 1 and 2 illustrate the site's location and context including detailing the walking distance of the subject site to the B2 zoned land. The walking distance to the B2 zoned land will be discussed further in the report. (see also **Attachment 3**).

Figures 3 through to 7 provide context photos of the subject site and surrounding locality (see also **Attachment 4**)



**Figure 1: Locality Map with walking distance to B2 zone (Attachment 3
(Source: Planning Portal))**



Figure 2: Aerial Photo of Subject Site (Attachment 3 (Source: Six Maps))



Figure 3: Photo of Subject Site Looking West towards Leopold Lane (Attachment 4 (Source: Google Street view))



Figure 4: Photo Looking South along Louisa Street (Attachment 4 (Source: Google Street view))

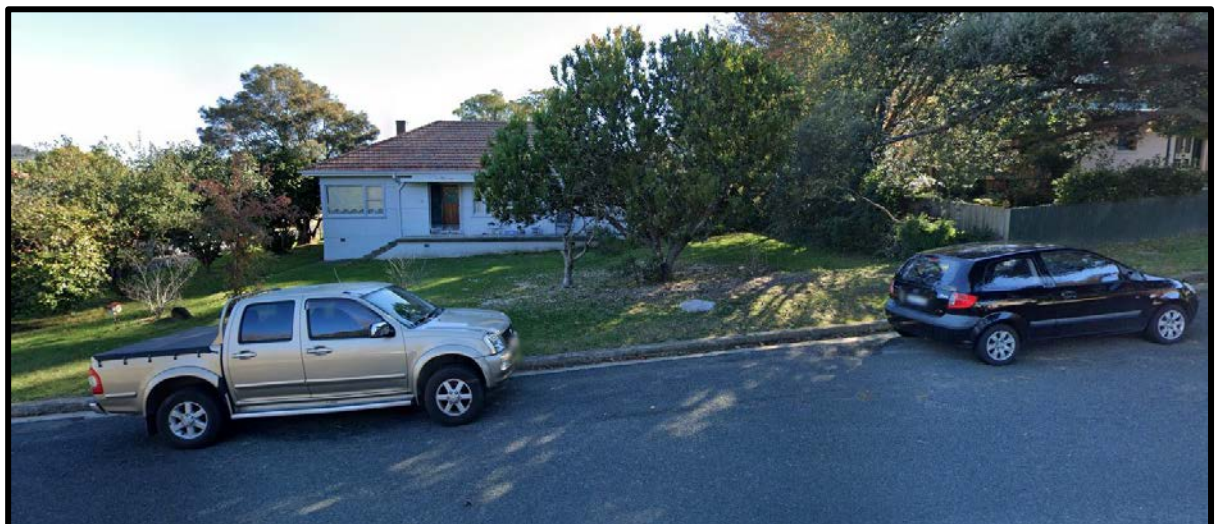


Figure 5: Photo of Subject Site (Attachment 4 (Source: Google Street view))



Figure 6: Photo of Adjoining Heritage Item (Attachment 4 (Source: Google Street view))



Figure 7: Photo Looking East along Leopold Lane (Attachment 4 (Source: Google Street view))

Application for Review of Determination

The applicant has lodged a Review of Determination under the provisions of Section 8.2 of the *Environmental Planning and Assessment Act, 1979*.

Clause 8.2(1)(a) of the Environmental Planning and Assessment Act, 1979 states:

“(1) The following determinations or decisions of a consent authority under Part 4 are subject to review under this division –

- (a) The determination of an application for development consent by a council, by a local planning panel, by a Sydney district or regional planning panel or by any person acting as delegate of the Minister (other than the Independent Planning Commission or the Planning Secretary)”*

Consequently, the purpose of this report is to consider a review of the determination having regard to the provisions of Section 4.15 of the *Environmental Planning and Assessment Act, 1979*.

The applicant has submitted additional information, including amended plans, Heritage Impact Statement and other supporting information to address reasons for refusal.

Description of Proposed Development

The proposed development seeks development consent for the demolition of an existing dwelling and the construction of a Boarding House containing nine (9) single rooms, detached room, five (5) off-street car parking spaces, 2 motorcycle spaces and associated works.

The boarding house consists of:

- 9 self-contained rooms each with a bathroom/laundry, kitchenette, and single bed.
- On the north-eastern corner of the building is a communal living area.
- The individual rooms are located to the north and south of a central hallway running from the entry door on the eastern façade fronting Louisa Street.
- Parking for 5 cars including 1 accessible space is provided fronting both Louisa Street and Leopold Lane.
- 2 motorcycle parking spaces are provided 1 to each frontage.
- Bicycle parking is provided fronting Louisa Street.
- A garbage bin storage is provided fronting Louisa Street.
- A shed/room with bathroom facilities is provided in the north west corner of the site.

It is agreed that the amended application is an improvement in its design. However it is considered that the proposed development will still result in adverse environmental impacts on the heritage conservation area because the proposed development is:

- An overdevelopment of the site, in particular the proposed development does not comply with the minimum landscaped area requirement;
- Too high and out of character with the existing built form within the surrounding area
- Unacceptable in respect of extensive hardstand within the front setback to both Louisa St, and Leopold Lane.

2. *The proposed design of the development does not demonstrate compatibility with the character of the local area (Clause 30A SEPP) Affordable Rental Housing (2009);*

The applicant states:

The design of the amended proposal provides a residential scale and detailing which is entirely compatible with existing residential development in the area. The articulation of the facades and roof together with traditional detailing (roof pitch, materials and proportions) continues the strong residential development theme evidenced in the streetscape and positively contributes to the overall character of the area.

Comment

Firstly, it is noted that the applicant has submitted the DA and review of determination under the Affordable Rental Housing SEPP. As detailed in the assessment of the SEPP controls, it is considered that the subject site is not located within 400m walking distance of the B2 Local Centre and therefore Clause 30A technically does not apply.

Notwithstanding, an assessment has been undertaken of the proposed development and its compatibility with the character of the local area.

It is considered that the proposed development is not compatible with the character of the local area because:

- The development is an overdevelopment of the site, in particular the proposed development does not comply with the minimum landscaped area requirements;
- The proposed built form is too high and out of character with the existing built form within the surrounding area; and
- The proposed development includes extensive hardstand within the front setback to both Louisa St and Leopold Lane.

3. *The heritage statement is inadequate*

The applicant states:

The heritage statement thoroughly analyses the existing heritage setting of the area and the significance of the adjacent locally listed heritage item at 16 Louisa Street and

provides a detailed interpretation of the existing building, adjacent development, streetscape and predominant architectural forms. It then analyses the appropriateness of the heritage response of the proposed development to these features and gives an assessment of their success. It is our view that the revised statement more than adequately analyses the relevant heritage significance of the area and the proposal's response.

Comment

The applicant has submitted a more detailed Heritage Impact Statement with the review of determination which is considered acceptable for the assessment of the review of determination.

4. *The proposed built form is poor quality design and the plans contain multiple inconsistencies*

The applicant states:

The amended proposal is highly detailed and carefully considers the architectural form, mass, scale and proportion in relation to the heritage setting of the site and adjacent development. Most importantly, the proposal responds positively to the existing streetscape, selection of materials and finishes to provide a high quality building which is a vast improvement architecturally compared the the existing building and the original proposal. All inconsistencies have been resolved on the amended proposal.

Comment

It is agreed that the amended application is an improvement in its design. However, it is considered that the proposed development will still result in adverse environmental impacts on the heritage conservation area because the proposed development is:

- An overdevelopment of the site, in particular the proposed development does not comply with the minimum landscaped area requirement;
 - Too high and out of character with the existing built form within the surrounding area
 - Unacceptable in respect of extensive hardstand within the front setback to both Louisa St, and Leopold Lane.
5. *The communal living room is inadequate for the number of living units and the communal living room does not address solar access requirements of the SEPP*

The applicant states:

The original proposal provided a communal room measuring 2.5m wide by 3.5m deep and no northerly windows. The amended proposal vastly improves this arrangement, enlarging the space by a factor of 1.7 to provide a space which measures 4.31m by 3.47m and a northerly window 2.6m wide. This space is more than adequate to cater for the occupants of the proposed nine rooms in the development and will provide them with a comfortable, sunny, well ventilated room for their communal enjoyment.

Comment

The applicant has increased the size of the communal living room with dimensions of 4.31m x 3.49m with a total area of 15m². The room also has added a north facing

window. However, it is considered that the communal living room is still unacceptable as the room is not well connected to the outdoor open space.

6. *The pattern of materials and colour palette are not defined on the plans.*

The applicant states:

The architectural drawings show clearly the colours and materials proposed for the development and a schedule of external finishes is provided. Textures of materials on the elevation and perspective renderings clearly portray the proposed finishes of the building, all of which are compatible with the heritage setting and appropriate to the residential form of the building.

Comment

The applicant has identified the colours and materials in the amended plans and provided a schedule of external finishes.

7. *Both road frontages need to be defined by appropriate fencing and detailed landscape documentation.*

The applicant states:

The amended proposal includes 1m high picket fencing compatible with residential development in heritage conservation areas and sets this fencing back 1m within the site so that perimeter landscaping of low height hedging and shrubs soften the interface between the site and surrounding streetscape. The landscape plan provided with the amended proposal clearly sets out the proposed planting scheme and provides ample planting with variation to define the various portions of the proposal and differentiate public from private open space.

Comment

The applicant has proposed a 1m high picket fence which addresses the requirement for an appropriate fence. The applicant has provided a landscape plan in support of the review of determination which has been prepared by the Architect. The landscape plan provides a legend of proposed landscaping however there is insufficient detail on the landscape plan including pot size.

8. *Hard surface car parking areas will nil setback to adjoining properties is an unsatisfactory outcome.*

The applicant states:

Hard paved surfaces are set back from adjacent boundaries by 1m and provided with hedge and shrub planting typical of residential development in the vicinity. This planting softens the boundary treatment and provides visual separation with adjacent residential development. Hard paved surfaces are restricted to the north eastern and south western corners of the site leaving the important south eastern street front corner dominated by existing trees and new planting. This proposal optimises the development response to the street scape and heritage setting of the site.

Comment

The applicant has amended the design to provide a setback of the hard surface car parking to adjoining properties. The applicant has provided a setback of 900mm

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however it is questionable whether the landscaping on the boundary will be achievable given the car parking width on the side boundary is the minimum width and would conflict with the ability to open a car door. In addition, the hardstand on both road frontages is extensive and out of character with the surrounding area.

Assessment

The application has been considered with regard to the matters for consideration specified by section 4.15 (1) of the Environmental Planning and Assessment Act 1979, as detailed below.

Section 4.15 (1) (a) (i)—The provisions of any environmental planning instrument that apply to the land

State Environmental Planning Policy No 55—Remediation of Land

Clause 7 of SEPP 55 requires the consent authority to consider whether land is contaminated prior to granting consent to the carrying out of any development on that land, and to be satisfied that the land is suitable for the proposed use. After undertaking a desktop search using Council's Property and Rating database, Council is satisfied the land is not a site of possible contamination and therefore no further assessment is required.

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

The development is located on land to which SEPP (Sydney Drinking Water Catchment) 2011 applies and is a Module 1 development. The application is a Module 1 under Table A1 of the NorBE Assessment Guidelines, so concurrence is delegated to Council.

Subject to appropriate conditions the application could be demonstrated to comply with CI 10 of the SEPP.

State Environmental Planning Policy (Affordable Rental Housing) 2009

The proposed development seeks to utilise the provisions of the State Environmental Planning Policy (Affordable Rental Housing) 2009. This State policy provides specific planning controls for the development of boarding houses. The State Policy prevails in the case of any inconsistency between it and the local planning control.

An assessment of the proposed development against the Affordable Rental Housing SEPP is provided below:

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Clause	Control	Discussion	Compliance
26 – Land to which Division applies	<p>This Division applies to land within any of the following land use zones or within a land use zone that is equivalent to any of those zones—</p> <ul style="list-style-type: none"> (a) Zone R1 General Residential, (b) Zone R2 Low Density Residential, (c) Zone R3 Medium Density Residential, (d) Zone R4 High Density Residential, (e) Zone B1 Neighbourhood Centre, (f) Zone B2 Local Centre, (g) Zone B4 Mixed Use. 	<p>The site is located within an R2 Low Density Residential Zone.</p>	<p>Yes</p>
27 – Development to which Division applies	<p>(1) This Division applies to development, on land to which this Division applies, for the purposes of boarding houses.</p> <p>(2) Despite subclause (1), clauses 29, 30 and 30A do not apply to development on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone in the Greater Sydney region unless the land is within an accessible area.</p> <p>(3) Despite subclause (1), clauses 29, 30 and 30A do not apply to development on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone that is not in the Greater Sydney region unless all or part of the development is within 400 metres walking distance of land within Zone B2 Local Centre or Zone B4 Mixed Use or within a land use zone that is equivalent to any of those zones.</p>	<p>The subject site is not within the Greater Sydney Region.</p> <p>As detailed in Figure 1, the subject site is 473m walking distance of B2 Local Centre zone.</p> <p>Walking distance is defined in the SEPP as follows:</p> <p><i>walking distance means the shortest distance between 2 points</i></p>	<p>NA</p> <p>No</p>

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		<p><i>measured along a route that may be safely walked by a pedestrian using, as far as reasonably practicable, public footpaths and pedestrian crossings.</i></p> <p>The applicant relies upon land on the other side of Old Hume Highway to be located 400m within land zoned B2 however the clause specifically requires the land to be within 400m walking distance which would require a person to cross a 4 lane highway with multiple intersections with no pedestrian crossing or traffic lights and noting that the route does not have any footpath.</p>	
<p>29 – Standards that cannot be used to refuse consent</p>	<p>(1) A consent authority must not refuse consent to development to which this Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than—</p> <p>(a) the existing maximum floor space ratio for any form of residential accommodation permitted on the land, or</p> <p>(b) if the development is on land within a zone in which no residential accommodation is permitted—the existing maximum floor space ratio for any form of development permitted on the land, or</p>	<p>In accordance with Clause 27(3) as the site is not located within 400m walking distance of land zoned B2 Local Centre Clause 29 does not apply.</p>	<p>NA</p>

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	<p>(c) if the development is on land within a zone in which residential flat buildings are permitted and the land does not contain a heritage item that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register—the existing maximum floor space ratio for any form of residential accommodation permitted on the land, plus—</p> <p>(i) 0.5:1, if the existing maximum floor space ratio is 2.5:1 or less, or</p> <p>(ii) 20% of the existing maximum floor space ratio, if the existing maximum floor space ratio is greater than 2.5:1.</p> <p>A consent authority must not refuse consent to development to which this Division applies on any of the following grounds—</p> <p>(a) building height</p> <p>if the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for any building on the land,</p> <p>(b) landscaped area</p> <p>if the landscape treatment of the front setback area is compatible with the streetscape in which the building is located,</p> <p>(c) solar access</p> <p>where the development provides for one or more communal living rooms, if at least one of those rooms receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter,</p> <p>(d) private open space</p> <p>if at least the following private open space areas are provided (other than the front setback area)—</p> <p>one area of at least 20 square</p>		
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	<p>metres with a minimum dimension of 3 metres is provided for the use of the lodgers,</p> <p>if accommodation is provided on site for a boarding house manager—one area of at least 8 square metres with a minimum dimension of 2.5 metres is provided adjacent to that accommodation,</p> <p>(e) parking</p> <p>if—</p> <p>(i) in the case of development carried out by or on behalf of a social housing provider in an accessible area—at least 0.2 parking spaces are provided for each boarding room, and</p> <p>(ii) in the case of development carried out by or on behalf of a social housing provider not in an accessible area—at least 0.4 parking spaces are provided for each boarding room, and</p> <p>(iia) in the case of development not carried out by or on behalf of a social housing provider—at least 0.5 parking spaces are provided for each boarding room, and</p> <p>(iii) in the case of any development—not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site,</p> <p>(f) accommodation size</p> <p>if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least—</p> <p>(i) 12 square metres in the case of a boarding room intended to be used by a single lodger, or</p> <p>(ii) 16 square metres in any other case.</p> <p>(3) A boarding house may have</p>		
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	<p>private kitchen or bathroom facilities in each boarding room but is not required to have those facilities in any boarding room.</p> <p>(4) A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (1) or (2).</p> <p>(5) In this clause—</p> <p>social housing provider does not include a registered community housing provider unless the registered community housing provider is a registered entity within the meaning of the <i>Australian Charities and Not-for-profits Commission Act 2012</i> of the Commonwealth.</p>		
<p>30 Standards for boarding houses</p>	<p>A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following—</p> <p>if a boarding house has 5 or more boarding rooms, at least one communal living room will be provided,</p> <p>no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres,</p> <p>no boarding room will be occupied by more than 2 adult lodgers,</p> <p>adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger,</p> <p>if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager,</p> <p>(Repealed)</p> <p>if the boarding house is on land</p>	<p>In accordance with Clause 27(3) as the site is not located within 400m walking distance of land zoned B2 Local Centre Clause 29 does not apply.</p>	<p>NA</p>

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	<p>zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use,</p> <p>at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.</p> <p>Subclause (1) does not apply to development for the purposes of minor alterations or additions to an existing boarding house.</p>		
30AA – Boarding Houses in Zone R2 Low Density Residential	<p>A consent authority must not grant development consent to a boarding house on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone unless it is satisfied that the boarding house has no more than 12 boarding rooms.</p>	<p>The boarding house has 9 boarding rooms.</p>	<p>Yes</p>
30A – Character of local area	<p>A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.</p>	<p>In accordance with Clause 27(3) as the site is not located within 400m walking distance of land zoned B2 Local Centre Clause 29 does not apply.</p>	<p>NA</p>

Wingecarribee Local Environmental Plan 2010 (the LEP)

The relevant provisions of the LEP are addressed in the table below.

Clause	Control	Discussion	Compliance
2.3 – Zone objectives and Land Use Table	<p>The land is zoned R2 Low Density Residential, and the objectives of the zone are:</p> <ul style="list-style-type: none"> To provide for the housing needs of the community within a low-density residential environment. To enable other land uses that 	<p>The proposed development is permissible with consent.</p>	<p>Yes</p>

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	provide facilities or services to meet the day to day needs of residents.		
5.10 - Heritage Conservation	<p>(2) Development consent is required for any of the following—</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—</p> <p>(f) subdividing land—</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(4) The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned.</p> <p>(5) The consent authority may, before granting consent to any development—</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>The applicant has submitted a more detailed Heritage Impact Statement with the review of determination which is considered acceptable for the assessment of the review of determination.</p> <p>The proposed development is considered unacceptable from a heritage perspective because it:</p> <ul style="list-style-type: none"> • The development is an overdevelopment of the site, in particular the proposed development does not comply with the minimum landscaped area requirements; • The proposed built form is too high and out of character with the existing built form within the surrounding area; and • The proposed development includes extensive hardstand within the front setback to both Louisa St and Leopold Lane. 	No

Section 4.15 (1) (a) (ii)—The provisions of any proposed instrument that apply to the land

No draft instrument is relevant to the proposed development.

Section 4.15 (1) (a) (iii)—The provisions of any development control plan that apply to the land

The Mittagong Township DCP is the applicable DCP with the relevant provisions of the DCP are addressed in the table below:

Clause	Control	Discussion	Compliance
C1.5 - Height of Buildings	For single (1) storey development, six (6) metres.	The proposed development is single storey however has an overall height of 7.69m.	No.
C1.6 Building Materials	A detailed exterior colour scheme must be presented to allow Council to assess the proposed colours against the existing streetscape.	The applicant has identified the colours and materials in the amended plans and provided a schedule of external finishes	Yes.
C2.4 Development Density and Scale	Maximum Area of Development Footprint 50% of the site area. Minimum Area of Open space 50% of the site area.	65% 42.87%	No. No.
C2.6 – Front Setbacks	<ul style="list-style-type: none"> - Consistent with immediate dwellings. - Minimum of 4.5 to both street frontages. 	The front setback of the built form is considered acceptable however cars parking in parking spaces 4 & 5.	No.
C2.7 – Side Setbacks	900mm	Minimum of 900m provided to car spaces.	Yes
C2.8 – Rear Setbacks	3m – 8m depending on building height. On Corner allotments, the side setback may be used instead of the rear setback.	A minimum of 1.5m is provided to the rear, noting the site is a corner allotment. This setback is considered unacceptable and a	No.

AGENDA FOR THE LOCAL PLANNING PANEL

Wednesday 15 December 2021

DEVELOPMENT APPLICATIONS



		greater setback would be required and is symptomatic of an overdevelopment of the site, when balanced against the other controls for the site.	
C2.9 – Building Height in Storeys	Maximum height of a dwelling houses shall not exceed one (1) storey.	The proposed development does not exceed 1 storey.	Yes
C2.10 – Roof Forms	In heritage conservation areas, roof pitches should be no less than 27.5 degrees.	The roof pitch is 35 degrees.	Yes.
C4.3 – Controls for Boarding Houses	<p>(a) The proposed development shall comply with all relevant design controls contained in previous section of Part C of this Plan.</p> <p>(b) A Landscape Plan shall be provided for all development other than detached dwellings.</p> <p>(c) On-site private open space shall be provided to improve the residential amenity of the development.</p> <p>(d) Access to the subject site shall be located to ensure adequate vehicular and pedestrian safety.</p>	<p>Noted.</p> <p>A landscape plan has been provided however lacks detail and has not been prepared by a landscape architect.</p> <p>On site private open space has been provided but is not well connected to the communal living room.</p> <p>Access to the site is provided.</p>	<p>No</p> <p>Yes.</p> <p>No.</p> <p>Yes.</p>
C14 – Central Heritage Precinct	(c) Front gardens must not be extensively paved, concreted or made impermeable to water. Hard paving, including	The proposed development includes extensive paved and hardstand area in	No.

AGENDA FOR THE LOCAL PLANNING PANEL

Wednesday 15 December 2021

DEVELOPMENT APPLICATIONS



	<p>driveways and paths etc should not exceed 20% of the area forward of the building.</p> <p>(d) Driveways that are visible to the street should preferably consist of two wheel tracks made of bricks, gravel, concrete strips or compacted material. Full width driveways should be generally less than 2.5m wide. Extensive use of poured concrete should be avoided where visible from the street, unless there is no feasible alternative.</p> <p>(h) Single storey development predominates in the conservation area. No building shall exceed one storey plus pitched roof with dormer windows.</p>	<p>front of the site which is calculated at 30%.</p> <p>The proposed driveways are extensive and include 3 cars wide which is out of character with the area.</p> <p>Single storey proposed.</p>	<p>No.</p> <p>Yes.</p>
--	--	--	------------------------

Section 4.15 (1) (a) (iv)—The provisions of any planning agreement that apply to the land

No planning agreement or draft planning agreement applies to the land.

Section 4.15 (1) (a) (v)—The provisions of the regulations (to the extent that they prescribe matters for the purposes of this paragraph) that apply to the land

No provisions of Division 8 of Part 6 of the Environmental Planning and Assessment Regulation 2000 are relevant to the proposed development.

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

The impacts of the proposed development are discussed in the Assessment Against Reasons for Refusal section of this report.

Section 4.15 (1) (c)—The suitability of the site for the development

The key issues have been identified which may impact upon the suitability of the site for the development and discussed in the Assessment Against Reasons for Refusal section of this report.

Section 4.15 (1) (d)—Any submissions made in accordance with the Act or the regulations

Notification of the review of determination was undertaken in accordance with Council's Community Engagement Strategy. Refer to the consultation section of this report for discussion on both internal and external submissions received.

Section 4.15 (1) (e)—The public interest

The public interest is considered in the consultation section of this report below.

AGENDA FOR THE LOCAL PLANNING PANEL

Wednesday 15 December 2021

DEVELOPMENT APPLICATIONS



COMMUNICATION AND CONSULTATION

Internal Referrals

Environmental Health Officer	No objection, subject to appropriate conditions of consent.
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External Referrals

Nil

Public Notification

The review of determination was publicly notified in accordance with Council's Community Participation Plan from 27 July 2021 to 28 August 2021. Council received 5 submissions, objecting to the proposed development.

The issues raised in the submissions have been summarised and considered below:

Issues	Response
Lack of justification for the need for the Boarding House.	Boarding houses are permissible with consent within the R2 Low Density residential zone under Council's LEP.
Violation of Clause 17 of the ARHSEPP	Clause 17 is not applicable in this application.
The enlarged building foot print contravenes planning stipulations.	Agree and addressed previously in this report.
The applicant has misrepresented the walking distance to the nearest B2 of B4 zone.	Agree and addressed previously in this report.
Leopold Lane is just that, a laneway, therefore will have unacceptable traffic impact and insufficient parking is provided.	Agree that Leopold Lane is a laneway. The proposed parking arrangement is considered unacceptable and is not in character with the area.

AGENDA FOR THE LOCAL PLANNING PANEL

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DEVELOPMENT APPLICATIONS



The resubmitted plans don't increase the communal living space sufficiently.	Agree and addressed previously in this report.
The plans have not been modified sufficiently to address the Panel's reasons for refusal.	Agree and addressed previously in this report.
No plan of management has been submitted	Agree and for a development like this would be normally expected.
The locality is a heritage conservation area with no footpaths	Agree.
If approved, the application will set an undesirable precedent on the character of the area.	The proposed development is considered out of character with the area and recommended for refusal.

CONCLUSION

Whilst the applicant has attempted to address the Panel's reasons for refusal it is considered that the proposed development remains unacceptable and does not comply with key planning controls that ensure the proposed development fits within the heritage conservation zone and therefore remains unacceptable when considered against the matters specified by Section 4.15(1) of the Environmental Planning and Assessment Act 1979. It is recommended that the Panel determines the application by refusing the application, subject to the reasons specified in **Attachment 1**.

ATTACHMENTS

1. Draft Reason for Refusal
2. Proposed Plans
3. Locality Map and Aerial Photo
4. Photos of Site and Surrounds
5. Applicant's Heritage Impact Statement



Our Ref: 21/0208.01

TBA

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BOWRAL NSW 2576



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Moss Vale NSW 2577
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02 4868 0888
mail@wsc.nsw.gov.au
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NOTICE OF DETERMINATION OF A REVIEW OF DETERMINATION
Pursuant to section 8.2 of the *Environmental Planning and Assessment Act 1979*

APPLICATION NO:	21/0208.01
DA NO:	21/0208
DA DETERMINATION DATE:	6 May 2021
APPLICANT:	JIM ALLMAN
OWNER:	N PATEL & D PATEL
PROPERTY DESCRIPTION:	Lot 1 DP 1251538
PROPERTY ADDRESS:	14 LOUISA STREET MITTAGONG NSW 2575
PROPOSED DEVELOPMENT:	Demolition of existing dwelling and erection of Boarding House containing nine (9) single rooms, five (5) off-street car parking spaces, 2 motorcycle spaces and associated works.
DETERMINATION:	Determined by way of REFUSAL
DATE OF DETERMINATION:	TBA

Note: The reasons for refusal are listed in Schedule 1.

Rights of Appeal

If you are dissatisfied with the determination of Council (including determination of a review under section 8.2 of the *Environmental Planning and Assessment Act 1979*, you may appeal to the New South Wales Land and Environment Court within 6 months after the date on which you receive the notice of determination or review, if your application was lodged after 27th February 2011. Otherwise the right to appeal is exercisable in accordance with the rules of the New South Wales Land and Environment Court.

TBA

TBA

TBA

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WINGECARRIBEE - A COAL MINING FREE SHIRE

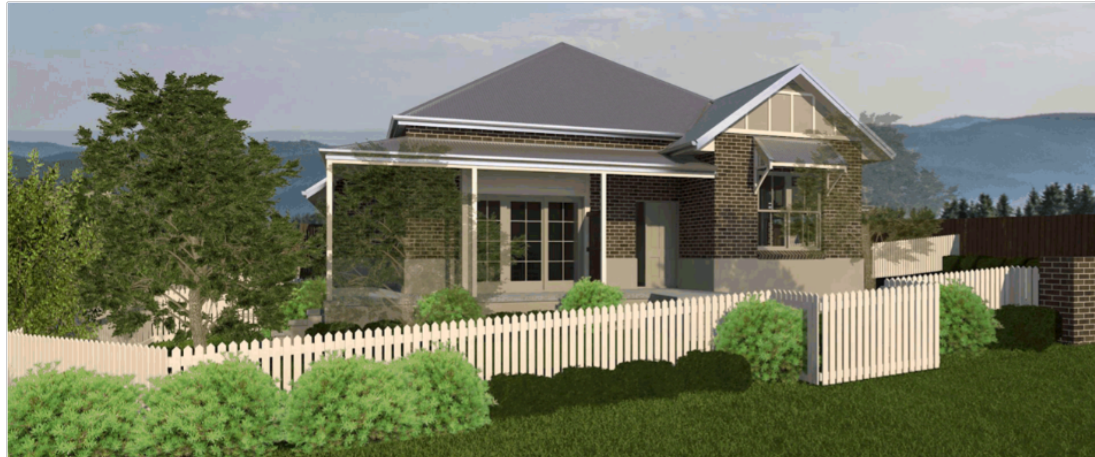


21/0208.01

SCHEDULE 1 Reasons for Refusal

1. The proposed development does not satisfy Clause 27 of State Environmental Planning Policy (Affordable Rental Housing) 2009 as the subject site is not 400m walking distance of land zoned B2 Local Centre.
2. The proposed development will have an adverse impact on the heritage significance of the heritage conservation area and adjacent heritage item (Clause 5.10 Wingecarribee LEP 2010).
3. The proposed development is not compatible with the character of the local area.
4. The proposed development is an overdevelopment of the site.
5. The proposed development does not comply with Clause C1.5 of the Mittagong Township DCP which specifies a height for single storey development of 6m and the overall height of the development is 7.69m.
6. The proposed development does not comply with Clause C2.4 of the Mittagong Township DCP as the maximum area of development footprint is exceeded and the minimum area of landscaped open space is not provided for.
7. The proposed development does not comply with Clause C2.6 Front Setbacks and C14 – Central Heritage Precinct because of the extensive hardstand area included parking and driveways which is out of character with the area.
8. The landscape plan is insufficient to properly detail the landscaping proposed and ameliorate the impacts of the proposed development
9. The communal living room is not well connected to the private open space for the occupants to enjoy.
10. The proposed development is not in the public interest.

6.1 8.2 Review of Determination DA 21/0208.01 - Demolition of Dwelling and Construction of Boarding House at Lot 1 DP 1251538, 14 Louisa Street, Mittagong
 ATTACHMENT 2 Proposed Plans




EASTERN PERSPECTIVE

**PROPOSED BOARDING HOUSE
 AT LOT 1 DP 1251538
 14 LOUISA STREET
 MITTAGONG NSW 2575
 FOR NIMISH PATEL**

SHEET INDEX	
ID	NAME
A.0001	COVER PAGE
A.0101	LEGEND OF ABBREVIATIONS AND SYMBOLS
A.0201	SITE CONTEXT AND LEP CONSTRAINTS
A.1001	SITE PLAN
A.1301	LANDSCAPING PLAN
A.2001	BOARDING HOUSE FLOOR PLAN
A.2002	SHED DRAWINGS
A.3001	ELEVATIONS
A.3002	ELEVATIONS
A.3101	SECTION
A.5001	SCHEDULES



SOUTH EASTERN PERSPECTIVE

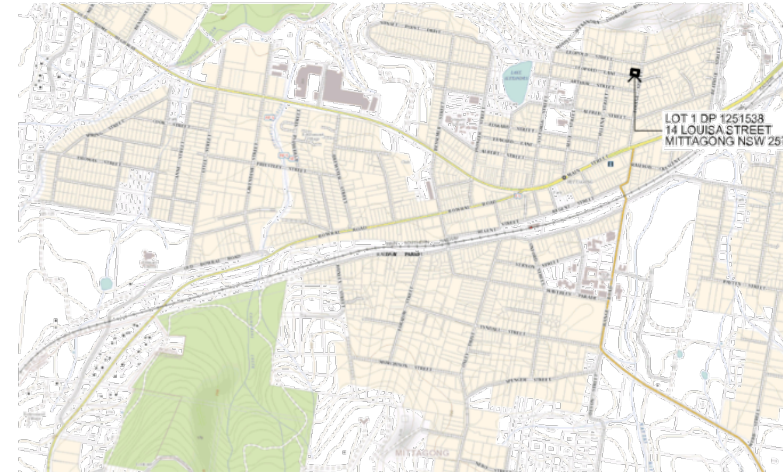
 <p>Allman Johnston ARCHITECTS ph: 604 499 6044 nsw 2574 www.allmanjohnston.com.au reception: 02 4842 1138 jim.allman - Registration No. 5155</p>	<ul style="list-style-type: none"> The contractor is to check all dimensions on site & if in doubt, contact the architect for clarification. Use noted dimensions in preference to scaled measurements of the drawings. This drawing is to be read in conjunction with all other relevant drawings and specifications. This drawing is subject to copyright. 	REV: A	DATE: 10/06/21	DETAILS: COUNCIL SUBMISSION	Client: NIMISH PATEL	Project: PROPOSED BOARDING HOUSE	Sheet Title: COVER PAGE
		Location: LOT 1 DP 1251538 14 LOUISA STREET MITTAGONG NSW 2575	Drawn: BH	Checked: JA	Scale(s):	Size: A3	Job No: 20-1100

FILE: 210208.01-100-100-Plan-Boarding House at 14 Louisa Street DA 21/0208.01-100-100-A.0001 - DATE PRINTED: 15/12/2021

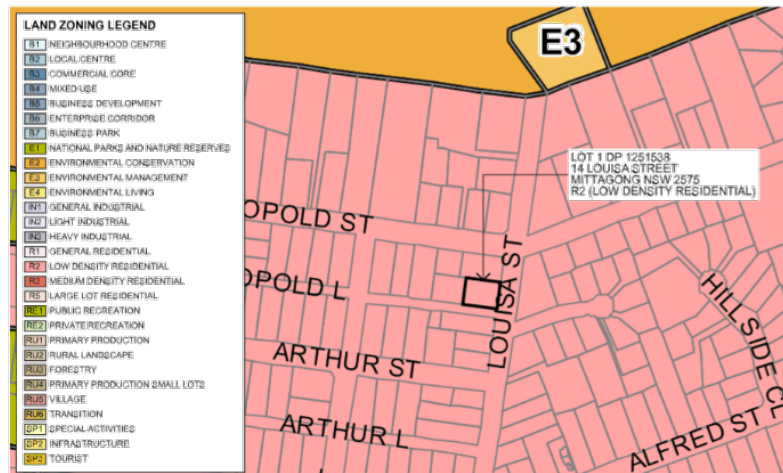
6.1 8.2 Review of Determination DA 21/0208.01 - Demolition of Dwelling and Construction of Boarding House at Lot 1 DP 1251538, 14 Louisa Street, Mittagong
 ATTACHMENT 2 Proposed Plans



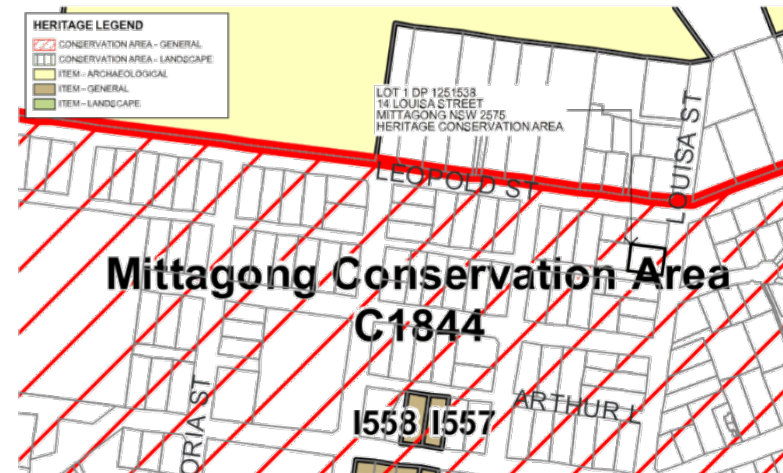
AERIAL VIEW



LOCATION MAP



LAND ZONING MAP



HERITAGE MAP



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 facsimile: 02 4862 1198
 jim allman - Registration No. 5355

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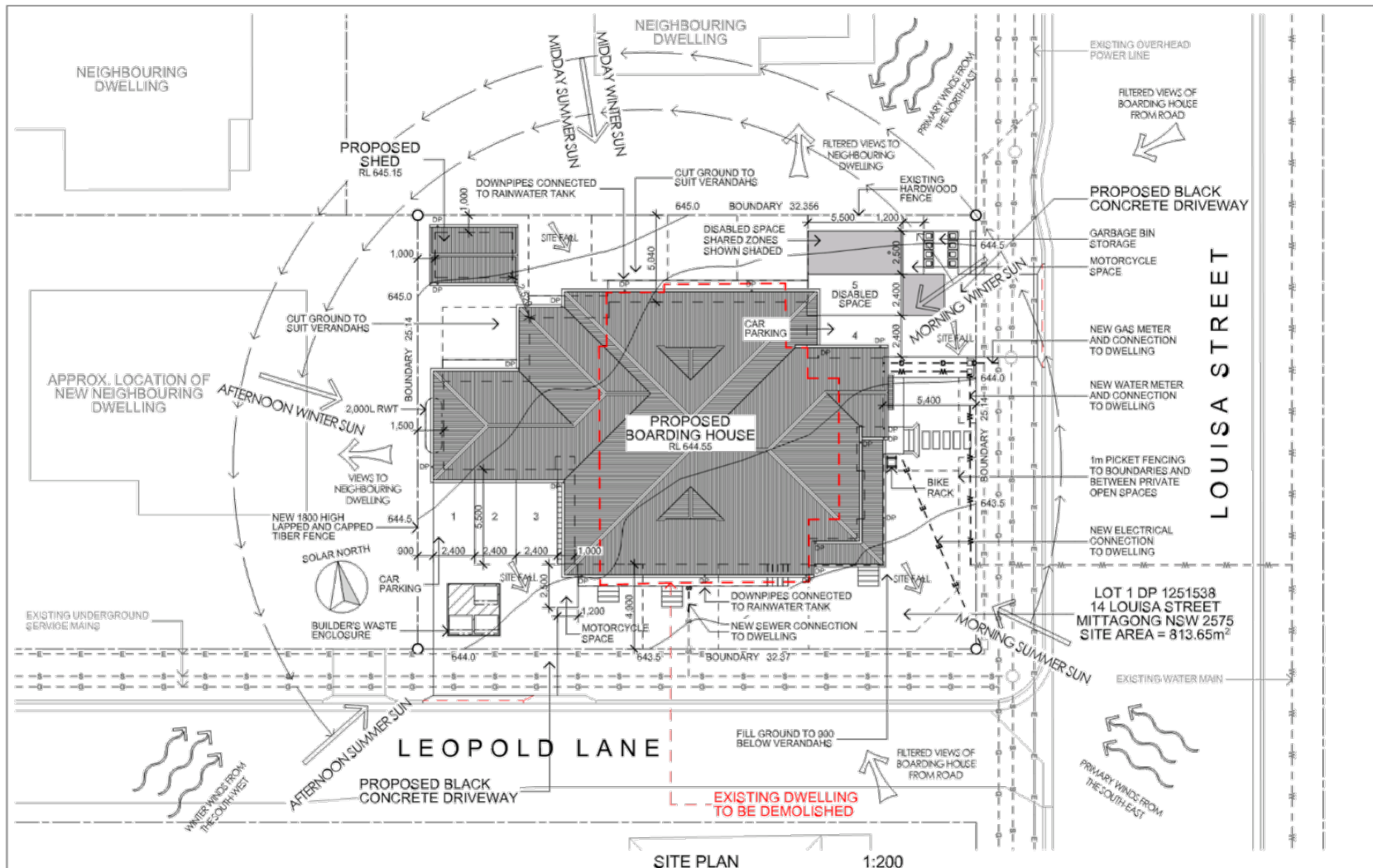
REV.	DATE	DETAILS
A	10/06/21	COUNCIL SUBMISSION

Client: NIMISH PATEL
 Location: LOT 1 DP 1251538, 14 LOUISA STREET, MITTAGONG NSW 2575

Project: PROPOSED BOARDING HOUSE
 Drawn: BH
 Checked: JA
 Scale(s):

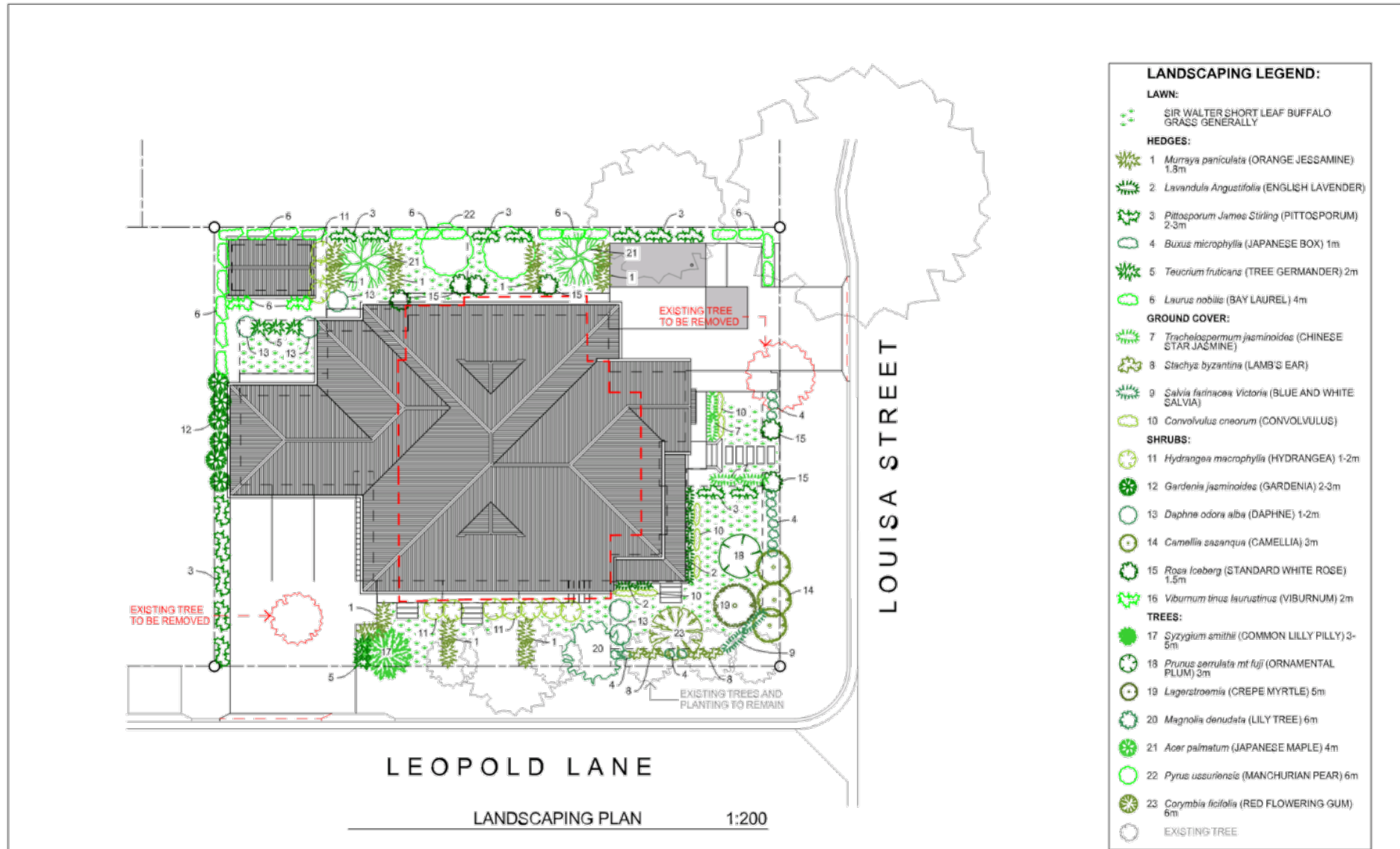
Sheet Title: SITE CONTEXT AND LEP CONSTRAINTS
 Job No: 20-1100
 Sheet No: DA-A.0201
 Issue: A

6.1 8.2 Review of Determination DA 21/0208.01 - Demolition of Dwelling and Construction of Boarding House at Lot 1 DP 1251538, 14 Louisa Street, Mittagong
 ATTACHMENT 2 Proposed Plans

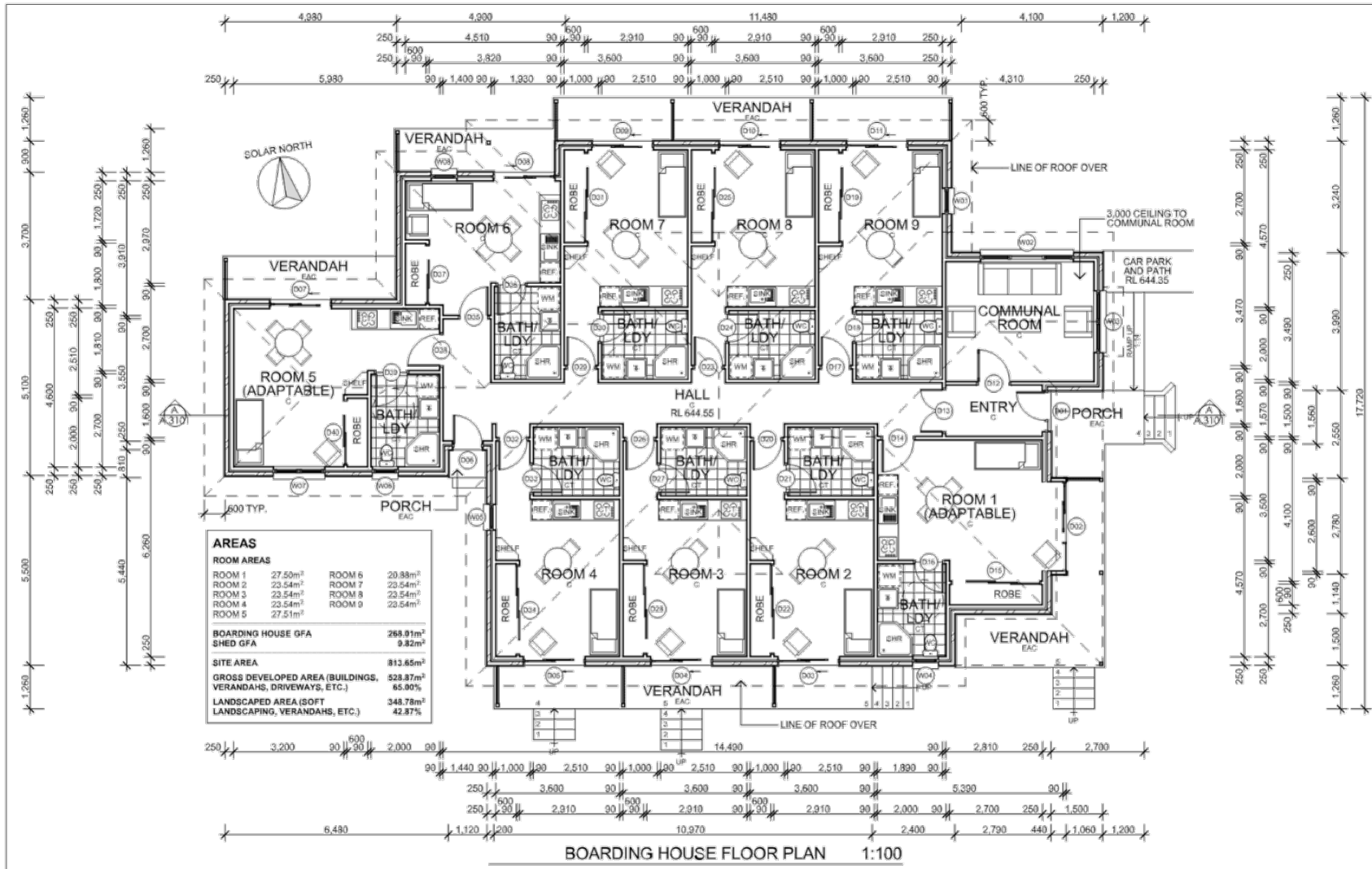


<p>Allman Johnston ARCHITECTS po box 499 bowral nsw 2576 www.allmanjohnston.com.au ph: 02 4842 1198 reception@allmanjohnston.com.au jim.allman - Registration No. 5155</p>	The contractor is to check all dimensions on site & if in doubt, contact the architect for clarification. Use noted dimensions in preference to scaled measurements of the drawing. This drawing is to be read in conjunction with all other relevant drawings and specifications. This drawing is subject to copyright.		REV. DATE DETAILS A 10/06/21 COUNCIL SUBMISSION	Client: NIMISH PATEL Location: LOT 1 DP 1251538 14 LOUISA STREET MITTAGONG NSW 2575	Project: PROPOSED BOARDING HOUSE	Sheet Title: SITE PLAN
	Drawn: BH Checked: JA Scale(s): 1:200 Site: A3 Job No: 20-1100 Sheet No: DA-A.1001 Issue: A	SITE PLAN 1:200				

6.1 8.2 Review of Determination DA 21/0208.01 - Demolition of Dwelling and Construction of Boarding House at Lot 1 DP 1251538, 14 Louisa Street, Mittagong
 ATTACHMENT 2 Proposed Plans

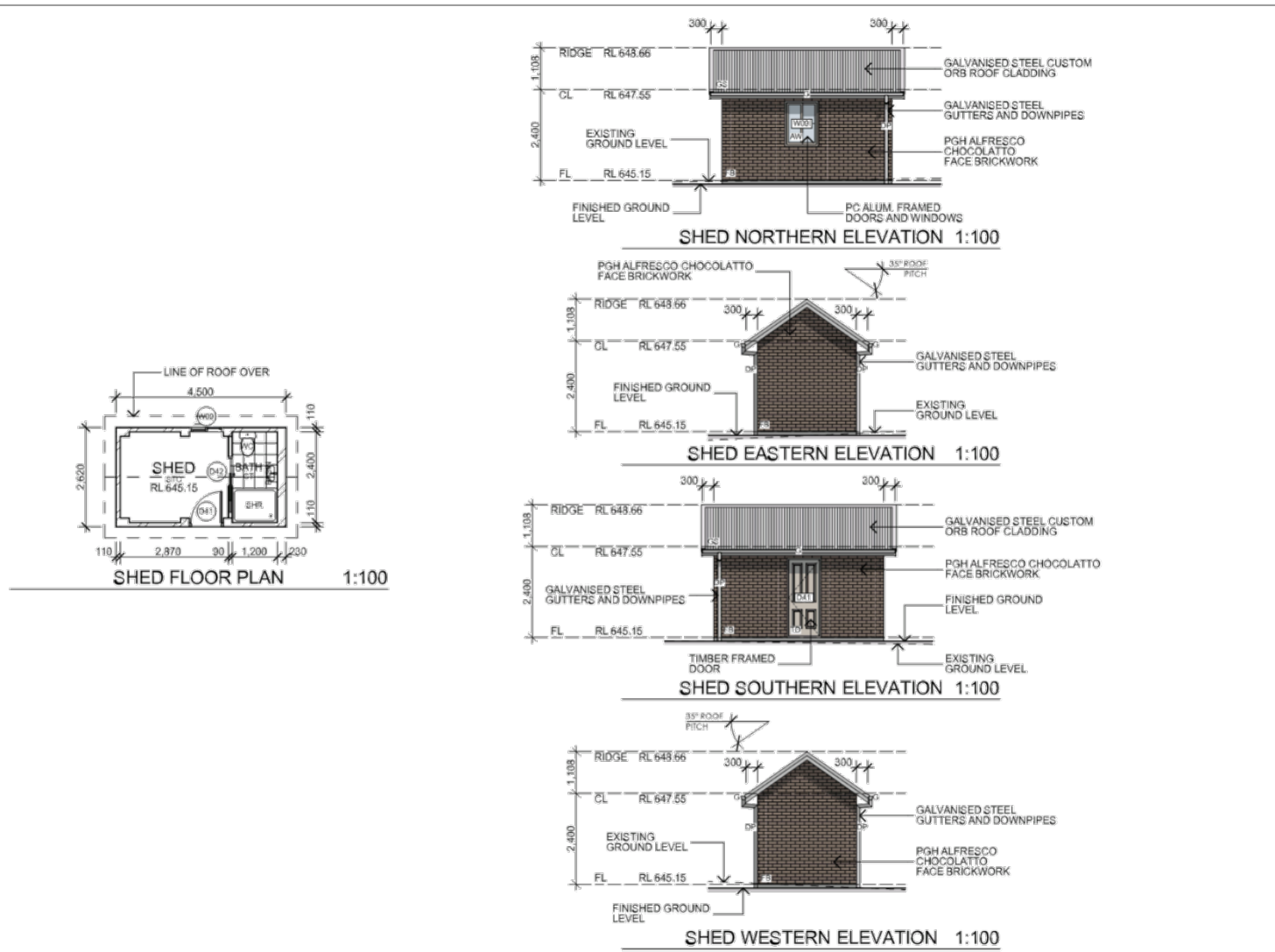


6.1 8.2 Review of Determination DA 21/0208.01 - Demolition of Dwelling and Construction of Boarding House at Lot 1 DP 1251538, 14 Lousia Street, Mittagong
 ATTACHMENT 2 Proposed Plans



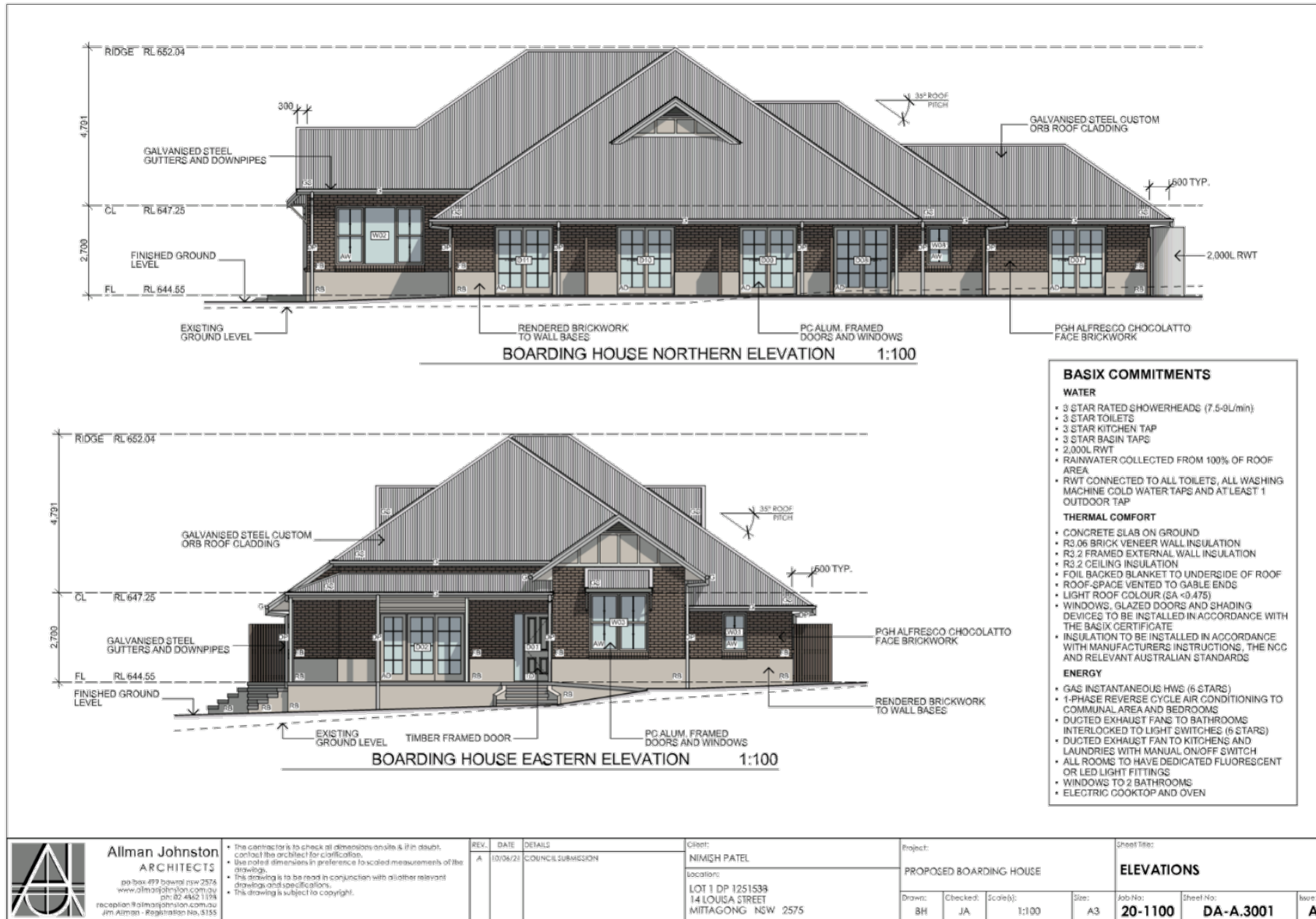
<p>Allman Johnston ARCHITECTS po box 499 Berrara NSW 2576 www.allmanjohnston.com.au ph: 02 4842 1194 reception@allmanjohnston.com.au jim.allman - Registration No. 5135</p>	The contractor is to check all dimensions and if in doubt, contact the architect for clarification. Live noted dimensions in preference to scaled measurements of the drawings. This drawing is to be read in conjunction with all other relevant drawings and specifications. This drawing is subject to copyright.	REV: A DATE: 10/06/21 DETAILS: COUNCIL SUBMISSION	Case#: NIMISH PATEL Location: LOT 1 DP 1251538 14 LOUSIA STREET MITTAGONG NSW 2575	Project: PROPOSED BOARDING HOUSE Drawn: BH Checked: JA Scale(s): 1:100 Size: A3	Sheet title: BOARDING HOUSE FLOOR PLAN Job No: 20-1100 Sheet No: DA-A.2001 Issue: A
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6.1 8.2 Review of Determination DA 21/0208.01 - Demolition of Dwelling and Construction of Boarding House at Lot 1 DP 1251538, 14 Lousia Street, Mittagong
 ATTACHMENT 2 Proposed Plans



<p>Allman Johnston ARCHITECTS p: 0499 499 1000 www.allmanjohnston.com.au reception@allmanjohnston.com.au jim.allman - Registration No. 3155</p>	<ul style="list-style-type: none"> The contractor to check all dimensions on site & if in doubt, contact the architect for clarification. Use noted dimensions in preference to scaled measurements of the drawings. The drawing is to be read in conjunction with all other relevant drawings and specifications. This drawing is subject to copyright. 	REV.	DATE	DETAILS	Client:	Project:	Sheet Title:					
		A	10/06/21	COUNCIL SUBMISSION	NIMISH PATEL	PROPOSED BOARDING HOUSE	SHED DRAWINGS					
					Location:	Drawn:	Checked:	Scale(s):	Site:	Job No:	Sheet No:	Issue:
					LOT 1 DP 1251538 14 LOUSIA STREET MITTAGONG NSW 2575	BH	JA	1:100	A3	20-1100	DA-A.2002	A

6.1 8.2 Review of Determination DA 21/0208.01 - Demolition of Dwelling and Construction of Boarding House at Lot 1 DP 1251538, 14 Lousia Street, Mittagong
 ATTACHMENT 2 Proposed Plans



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REV.	DATE	DETAILS
A	10/06/21	COUNCIL SUBMISSION

Client: NIMISH PATEL
 Location: LOT 1 DP 1251538, 14 LOUSIA STREET, MITTAGONG, NSW 2575

Project: PROPOSED BOARDING HOUSE
 Drawn: BH Checked: JA Scale(s): 1:100 Site: A3

Sheet Title: ELEVATIONS
 Job No: 20-1100 Sheet No: DA-A.3001 Issue: A



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		A 18/06/21 COUNCIL SUBMISSION	NIMISH PATEL	PROPOSED BOARDING HOUSE	ELEVATIONS
			location: LOT 1 DP 1251538 14 LOUSIA STREET MITTAGONG NSW 2575	Drawn: BH Checked: JA Scale(s): Size: A3 Job No: 20-1100 Sheet No: DA-A.3002 Issue: A	

6.1 8.2 Review of Determination DA 21/0208.01 - Demolition of Dwelling and Construction of Boarding House at Lot 1 DP 1251538, 14 Lousia Street, Mittagong
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		A	10/06/21	COUNCIL SUBMISSION	NIMISH PATEL	PROPOSED BOARDING HOUSE	SECTION					
					Location:	Drawn:	Checked:	Scale(s):	Site:	Job No:	Sheet No:	Issue:
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6.1 8.2 Review of Determination DA 21/0208.01 - Demolition of Dwelling and Construction of Boarding House at Lot 1 DP 1251538, 14 Lousia Street, Mittagong
 ATTACHMENT 2 Proposed Plans



DOOR SCHEDULE													
ID	D01	D02	D03	D04	D05	D06	D07	D08	D09	D10	D11	D12	D13
ELEVATION													
HEAD HEIGHT	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
SILL HEIGHT	0	0	0	0	0	0	0	0	0	0	0	0	0
NOMINAL AREA	2.62	5.46	3.78	3.78	3.78	1.89	3.78	3.78	3.78	3.78	3.78	2.10	2.77
GLAZED AREA	0.71	-	-	-	-	N/A	-	-	-	-	-	N/A	N/A
ORIENTATION	E	E	S	S	S	S	N	N	N	N	N	N/A	N/A
NOTES	TIMBER FRAMED SWINGING DOOR WITH SHELIGHT WINDOW	PC ALUM. FRAMED SLIDING GLASS DOOR WITH GLAZING BARS	PC ALUM. FRAMED SLIDING GLASS DOOR WITH GLAZING BARS	PC ALUM. FRAMED SLIDING GLASS DOOR WITH GLAZING BARS	PC ALUM. FRAMED SLIDING GLASS DOOR WITH GLAZING BARS	TIMBER FRAMED SWINGING DOOR	PC ALUM. FRAMED SLIDING GLASS DOOR WITH GLAZING BARS	PC ALUM. FRAMED SLIDING GLASS DOOR WITH GLAZING BARS	PC ALUM. FRAMED SLIDING GLASS DOOR WITH GLAZING BARS	PC ALUM. FRAMED SLIDING GLASS DOOR WITH GLAZING BARS	PC ALUM. FRAMED SLIDING GLASS DOOR WITH GLAZING BARS	TIMBER FRAMED SWINGING GLASS DOOR	TIMBER FRAMED SWINGING DOORS

DOOR SCHEDULE													
ID	D14	D15	D16	D17	D18	D19	D20	D21	D22	D23	D24	D25	D27
ELEVATION													
HEAD HEIGHT	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
SILL HEIGHT	0	0	0	0	0	0	0	0	0	0	0	0	0
NOMINAL AREA	3.10	5.50	1.89	1.89	1.89	5.50	1.89	1.89	5.50	1.89	1.89	5.50	1.89
GLAZED AREA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ORIENTATION	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NOTES	TIMBER FRAMED SWINGING DOOR	PC ALUM. FRAMED ROBE DOORS	TIMBER FRAMED SWINGING DOOR	TIMBER FRAMED SWINGING DOOR	TIMBER FRAMED SWINGING DOOR	PC ALUM. FRAMED ROBE DOORS	TIMBER FRAMED SWINGING DOOR	TIMBER FRAMED SWINGING DOOR	PC ALUM. FRAMED ROBE DOORS	TIMBER FRAMED SWINGING DOOR	TIMBER FRAMED SWINGING DOOR	PC ALUM. FRAMED ROBE DOORS	TIMBER FRAMED SWINGING DOOR

DOOR SCHEDULE															
ID	D28	D29	D30	D31	D32	D33	D34	D35	D36	D37	D38	D39	D40	D41	D42
ELEVATION															
HEAD HEIGHT	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
SILL HEIGHT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NOMINAL AREA	5.50	1.89	1.89	5.50	1.89	1.89	5.50	1.89	1.89	3.97	2.10	2.10	3.90	1.89	1.89
GLAZED AREA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ORIENTATION	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NOTES	PC ALUM. FRAMED ROBE DOORS	TIMBER FRAMED SWINGING DOOR	TIMBER FRAMED SWINGING DOOR	PC ALUM. FRAMED ROBE DOORS	TIMBER FRAMED SWINGING DOOR	TIMBER FRAMED SWINGING DOOR	PC ALUM. FRAMED ROBE DOORS	TIMBER FRAMED SWINGING DOOR	TIMBER FRAMED SWINGING DOOR	PC ALUM. FRAMED ROBE DOORS	TIMBER FRAMED SWINGING DOOR	TIMBER FRAMED SWINGING DOOR	PC ALUM. FRAMED ROBE DOORS	TIMBER FRAMED SWINGING DOOR	TIMBER FRAMED SWINGING DOOR

WINDOW SCHEDULE									
ID	W01	W02	W03	W04	W05	W06	W07	W08	W09
ELEVATION									
HEAD HEIGHT	2,100	2,700	2,700	2,100	2,100	2,100	2,100	2,100	2,100
SILL HEIGHT	900	900	900	900	900	900	900	900	900
NOMINAL AREA	0.90	4.96	3.24	0.90	0.90	0.90	1.80	0.90	1.98
GLAZED AREA	-	-	-	-	-	-	-	-	-
ORIENTATION	E	N	E	S	W	S	S	S	N
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<p>Allman Johnston ARCHITECTS po box 497 bawval nsw 2574 www.allmanjohnston.com.au ph:02 4842 1188 reception@allmanjohnston.com.au Jim Allman - Registration No. 5155</p>	<ul style="list-style-type: none"> The contractor to check all dimensions on site & if in doubt, contact the architect for clarification. Use noted dimensions in preference to scaled measurements of the drawings. This drawing is to be read in conjunction with all other relevant drawings and specifications. This drawing is subject to copyright. 	REV.	DATE	DETAILS	Client:	Sheet Title:
		A	10/04/21	COUNCIL SUBMISSION	NIMIGH PATEL	SCHEDULES
			Project:	PROPOSED BOARDING HOUSE		
			Location:	LOT 1 DP 1251538 14 LOUSIA STREET MITTAGONG NSW 2575		
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REVISED STATEMENT OF ENVIRONMENTAL EFFECTS AND STATEMENT OF HERITAGE IMPACT

For a proposed Boarding House Development

at

Lot 1 DP 1251538
14 LOUISA STREET NSW, 2576



Street front elevation of proposed development

for
Mr Nimish Patel

Prepared by
Allman Johnston Architects

Dated: 9TH June 2021
Job No: 20-1100



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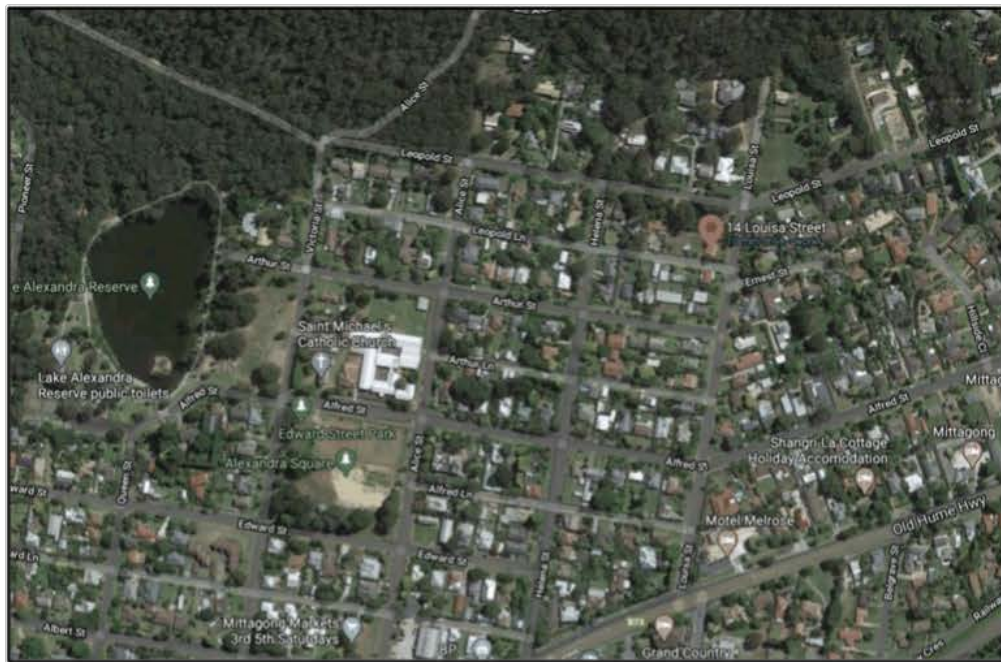


Existing Residence Louisia Street Façade.



1.0 Introduction

- This revised Statement has been prepared on behalf of the current owners of the land in response to the rejection of the development application by the dependent advisory planning assessment panel meeting held on Wednesday fifth of May 2021.
- Despite the Council planner's recommendation for development consent to be granted, the independent advisory planning assessment panel refused the application on a number of grounds which are addressed in this revised submission. Deficiencies in the original application were identified in terms of adverse heritage impact in the heritage precinct, inadequate landscape design and buffering to adjacent properties and an undersized communal living area in the building.
- Following the planning assessment panels refusal of the development application, Allman Johnston architects were engaged to examine ways in which the design could be improved to address these issues. The firm has had an association with heritage projects in Wingecarribee Shire for over 30 years and has undertaken many heritage reports and conservation management plans on behalf of building owners in the district.
- In response to the planning assessment panels refusal, the project has been largely redesigned specifically in relation to its architectural appearance, overall landscape design and boundary treatments. As a result of these changes, it is felt that the revised proposal adequately addresses the reasons for refusal and as a result, a section 8.2 review is requested as outlined in the Environmental Planning and Assessment Act 1979.
- The amended development is identical to the original in terms of the proposed site use and occupation (a nine-room boarding house replacing an existing cottage with five car parking spaces) and the overall building only slightly larger in size and footprint on the site to provide greater amenity to the occupants.
- The purpose of this report is to outline the amended proposal both in terms of environmental and heritage impact .
- An outline of the amended approach taken by the designer in response to the heritage significance of the property is provided, followed by an analysis of the impact of the proposal in relation to the following criteria:
 - The heritage significance of the existing building on the lot and the impact of its replacement by the proposed boarding house building.
 - An assessment of the impact of the development in relation to the heritage setting noting that the site falls within the heritage conservation zone of Mittagong.
 - The appropriateness of the design of the development in relation to the existing heritage setting and adjacent locally listed residence lying immediately to the north of the site.
 - The impacts of the development on the existing streetscape and maintenance of the heritage setting.
- In general, new developments within a heritage context need to ensure that the heritage significance of the surrounds are not diminished by the new development, and that new development is sensitive and respectful to adjacent heritage items and their contribution to the character and setting of their locality.
- Owners of land in heritage precincts have a responsibility to ensure that the heritage significance of the precinct is maintained and not adversely affected by proposed development of their properties.

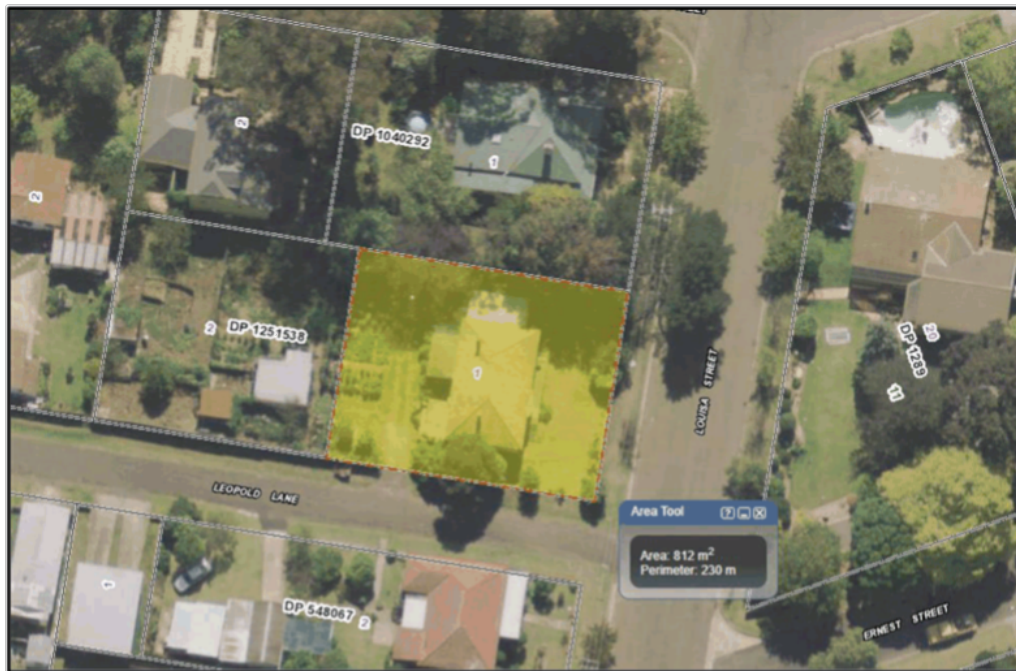


Google Earth Aerial Map

2.0 Site Description

2.1 Lot Identification

- The site is identified as Lot 1, DP 1251538, 14 Louisa Street Mittagong and lies on the south-eastern corner of the land bounded to the north by Leopold Street, the east by Louisa Street, the South by Leopold Lane, and to the west by Helena Street.
- The lot has a frontage to Louisa Street of approximately 25.14 metres and contains a single-story fibre cement clad residence on privately owned land. The site has a frontage of 32.37 m to Leopold Lane.
- The site is zoned R2, low density residential zone under Wingecarribee Shire's LEP 2010, and is within a heritage precinct identified on Council's heritage map known as the Mittagong Conservation Area (sheet 007F).
- Although the site is not specifically listed in council's heritage inventory, the adjoining site immediately to the north contains a locally listed heritage item (16 Louisa Street Mittagong) – inventory number I 1488.



Cadastral Map showing approximate site area

2.2 Existing development of the site

- 14 Louisa Street is occupied by a single storey detached residence with a driveway entering the site on the southern boundary fronting Leopold Lane approximately 23 m from its intersection with Louisa Street.
- The cottage on 14 Louisa Street consists of a rectangular detached cottage constructed in the early to mid-1950s in a simple post war bungalow style with several skillion (Lean-to) veranda additions to the original floor plan on the northern and western façades.
- The cottage is clad in fibre cement sheeting with Battened sheet joints and has a patterned coloured concrete tiled roof. It is centrally located on its site which has an area of approximately 814 m². It has a raised concrete front veranda facing Louisa Street with a low decorative steel rail balustrade and timber framed double hung windows.
- The residence is set back 8 m from the Louisa Street front boundary, 4 m to the northern boundary, 3.9 m to the southern boundary and 10.1 m to the western boundary. Existing residence has a developed footprint of approximately 221 m² with the he killer access from Leopold Lane in the South Western corner of the site.
- The site has boundaries of 25 m north to south and 32 m east to west in a simple rectangular lot.
- The site is effectively flat with a slight fall to the east and south and has scattered planting of shrubs and trees with most of the undeveloped site being open lawned area. The eastern and southern Street front boundaries are unfenced.



Rear Yard and adjacent to proposed development along Leopold Lane.

2.3 Streetscape, setting and Adjacent Development

- The streetscape of Louisa Street is characterised by single storey cottages with representative examples of housing styles from the early to mid-20th century to the modern period. There are a substantial number of examples from the mid-20th century in brick, fibre cement or weatherboard cladding. The existing residence at 14 Louisa Street is therefore a typical representative of residential style within the streetscape.
- The heritage listed property immediately to the north (16 Louisa Street) dates from the Victorian era and is a unique representative of this architectural style in Louisa Street.
- Opposite the site across Leopold Lane lies a simple hipped roof post war (circa 1950's) full brick and concrete tile cottage. This cottage is aligned with the northern boundary of its allotment with no boundary setback on that side.



Leopold Lane entry from Louisa Street

- Immediately opposite the site at 17 Louisa Street lies a substantial residence with rendered brick and tile finish constructed in the modern era on a large (1657 m²) parcel of land, developed possibly within the past 20 years.
- Residential development on Louisa Street is characterised by small to medium sized residential cottages on rectangular blocks of land with lot areas ranging from 500 m² to 1000 m². The subject allotment represents typical development and lot size within the heritage conservation area.
- Leopold Street lies 28m to the north of the site and represents the northern extremity of the Mittagong conservation area. The heritage listed property to the north of the subject site fronts Leopold Street and is therefore a northerly outlier of the conservation area. The Mittagong conservation area extends to Beatrice Street approximately 350 m to the east.



View of adjacent residential development adjacent to subject site at Leopold Lane intersection).



Adjacent locally listed heritage item at 16 Louisa Street.



3.0 Assessment of Significance

3.1 Historical Significance

- The significance of Louisa Street in terms of its heritage value to the Mittagong township lies in the variety of architectural styles and consistent, uniform scale of the existing residential development. As mentioned above, most existing houses on the street were built between the early to mid-20th century and modern era with scattered examples of older building styles dating back to the Victorian era. The adjacent house to the north of the site at 16 Louisa Street is probably the oldest remaining intact house in the street.
- Existing residential development in the area is typically small, single storey cottages on small allotments built for the convenience of townspeople living near the business district of the town.
- The subject site falls within both the Mittagong residential heritage precinct and the Mittagong conservation area.
- Significant residential design attributes of the residential precinct and conservation area of Mittagong are:
 - the predominance of exposed façades to street frontages and gardened setbacks
 - uniform detached single-story development with reasonably pitched traditional roof forms (gables and hips)
 - alignment of housing with the town grid pattern and Street alignments
 - typically, timber framed windows and doors (or matching a traditional timber style in terms of frame thickness) with vertically proportioned components
 - appropriately selected colour schemes and materials suited to traditional residential development in the precinct



Examples of pre 1950's residential development along Louisa Street (south of subject site).

- The existing residence at 16 Louisa Street lying immediately to the north of the subject site is a late 19th-century Victorian era design with steeply pitched iron roof with decorative barge board detailing and finials and a front veranda separately pitched on the Louisa Street façade.



- 16 Louisa Street was originally developed with a residence in about 1893 and was known as 'Hillside'. The original owner, James Watt Blackadder was apparently a retired doctor although documents indicate that he may have also been an engineer. After his death in 1907, his wife lived alone in the house for many years. Following the death of Mrs Blackadder, the house was occupied by Albert Boswell together with his son Reg who had been seriously wounded in World War I and was in constant pain. The landscaping work around Mittagong pool was done by Albert and the park adjacent to the pool was named in his honour. His son Reg worked at the pool kiosk.
- Initially, Hillside occupied the existing land between Louisa Street and Helena Street to the east and west and Leopold Street and Leopold Lane to the north and south, incorporating the existing site at 14 Louisa Street. Originally, the land was to be divided into three blocks running at right angles to Leopold Street however in 1954 William Jones, the owner of the land at that time, subdivided it into two long rectangular lots running parallel with Leopold Street. The southern portion was sold to his nephew, William Cunynghame who built the existing cottage at 14 Louisa Street shortly after purchasing the land in 1954 with his wife Dorothy.
- The heritage listed property at 16 Louisa Street is visually screened from surrounding properties to the south, west and north by established trees and shrubs, most of which have been planted or grown on the property in the past 30 - 40 years. Only the front façade facing Louisa Street is visible from the public domain in the north-eastern corner of the site.

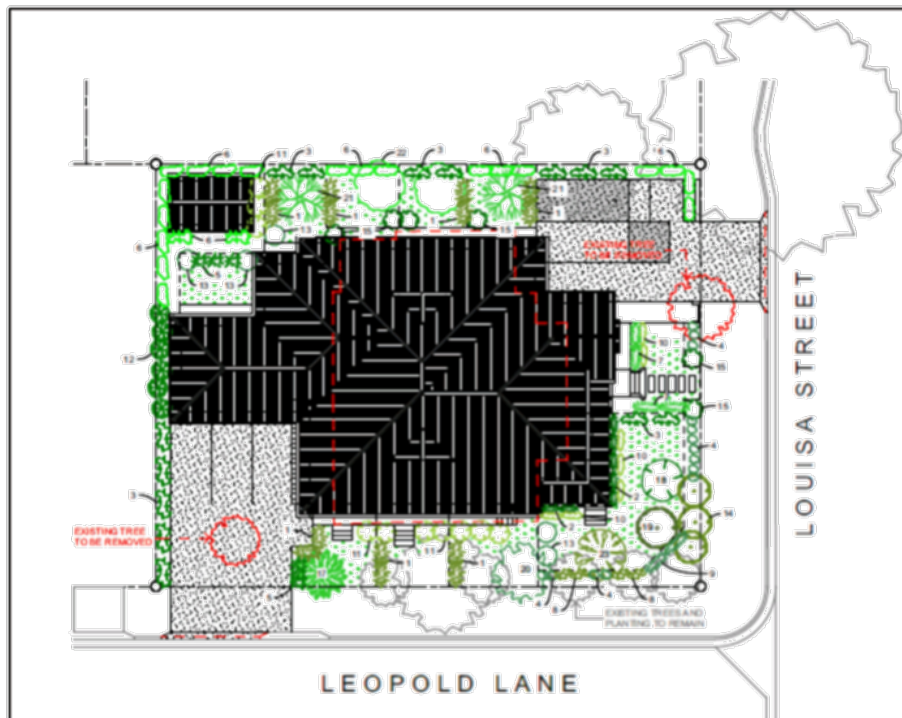
3.2. Architectural Significance

- The house occupying 14 Louisa Street is a typical representative of post war development in the area. It has a simple rectangular form built for economy with hipped roof form and coloured concrete roof tiles. The fibre cement sheet cladding (commonly containing asbestos fibres) was typically used on smaller inexpensive cottages of the era and its timber framed windows are double hung with fixed picture windows.
- The existing house at 14 Louisa Street is typical of post-war era residential development throughout Australia. Typically, standard houses of this era were mass produced with simple layouts on the periphery of towns to accommodate returned soldiers and their families as well as the influx of migrants into the country. They were built for economy and practicality and represent the struggle faced by many families and the country population in general to regain a sense of normality after the deprivations and shortages (particularly of building materials) during and after the second world war.
- Despite being a good representative example of its kind, the existing house is not considered to be of great architectural significance due to its simple building form, standard construction technique and choice of finishes. Although relatively intact, it is by no means a rare example of its kind. It is probable that there were several or many examples of this architectural style and construction on Louisa Street and in the surrounding area which have subsequently been demolished, rebuilt, or substantially altered and re-clad over the intervening years.
- The garden setting of the site is by no means unusual or exceptional and the location of the house on its site is typical of development in the street. Unfortunately, houses built in this era (post-war development) are typically difficult to heat and cool with minimal or no insulation, have relatively poor quality windows and door joinery and smaller rooms with hallways not suited to modern living styles which allow greater natural light penetration and outlook.
- The contribution of the existing house to its heritage setting lies in its simple cottage form in a open garden setting without fencing. All these attributes could be applied to a modern residential



building style with higher quality construction providing future occupants with greater comfort levels and improved lifestyle.

- The existing simple building form and existing landscaping assist in separating the building from its heritage listed and finer detailed neighbour to the north at 16 Louisa Street. This ensures that the Victorian era listed property to the north (Hillside) maintains pride of place in the streetscape and this is also assisted by the rise in level to the north of the street frontage.



Landscape Plan of proposed development.

3.3. Streetscape and Precinct Significance

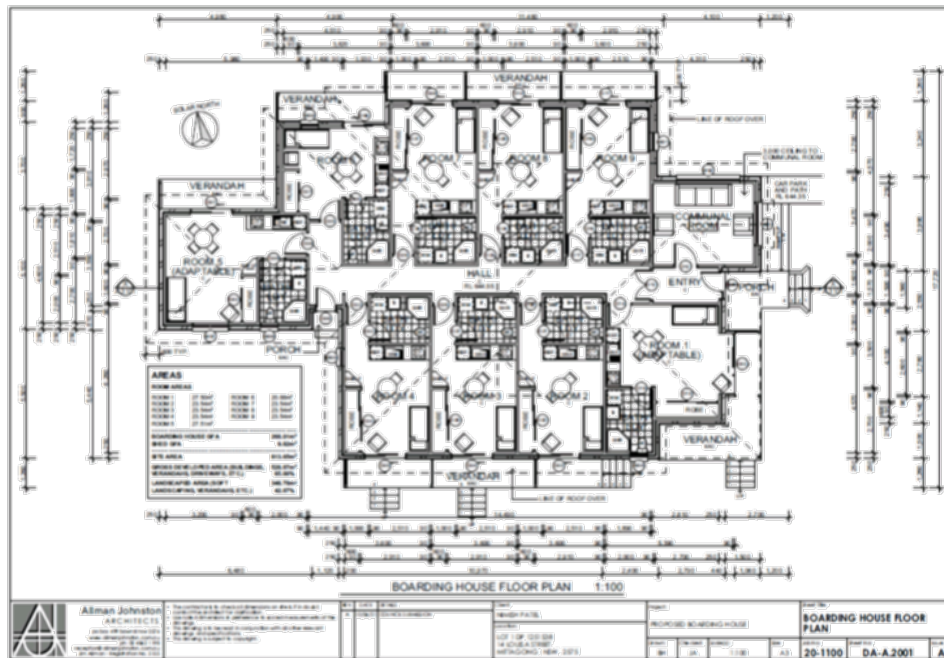
- As mentioned above, it is not the individual examples of buildings which are considered to be of significance but rather the range of simple representative residential building styles and compact dwelling forms built for occupants close to the town centre, which distinguishes the precinct.
- It is interesting to note that the house at 16 Louisa Street is an outlying example of a listed property in the Mittagong Heritage conservation area with the majority of other listed properties lying well to the south-west and closer to the town centre and main street. 16 Louisa Street is the only heritage listed property in the vicinity of the subject site, the closest other example being 250 m to the south-west.
- There are no other individual heritage listed items in the proximity of the subject site and it is the overall setting and streetscape which is considered fundamental to the conservation area. In this regard the primary heritage concern is the impact of new development on the existing streetscape rather than the preservation of the individual building.



4.0 Impact of Proposed Development

4.1. Outline of Proposal

- The proposed development consists of a single building containing nine self-contained rooms each with a bathroom/laundry and kitchenette. On the north-eastern corner of the building, a communal living area is provided. The individual rooms are located to the north and south of a central hallway running from the entry door on the eastern façade fronting Louisa Street with an exit on the south western corner adjacent to the second car parking area. A small storage shed is provided in the north-western corner of the property.
- Vehicles enter the site on the north-eastern and south-western corners with car spaces provided adjacent to each entry point. A total of five car parking spaces has been provided, 2 on the north eastern corner (one being for disabled access with a shared zone and three on the south western corner.
- Small terraces are provided to each room of the boarding house overlooking landscaped private open spaces defined by separating picket fencing.



Floor Plan of proposed development.

- The building is set back from the Street front boundary by distance of approximately 5.4 m and from the northern and southern boundaries by a minimum of 4.8 m. A setback to the rear boundary (West) of 1.5m has been provided.

4.2 Proposed Development Architectural design

- The design of the building is effectively a modern replacement of a traditional bungalow built between the two world wars with detailing matching this type.
- The Street front appearance retains the impression of an individual cottage, matching the existing streetscape in terms of scale and visual impact.
- The building design has simple hipped and gabled roof forms with vertically proportioned windows providing a similar built form to the existing residence but with greater attention to heritage detailing.

- The architectural style is relatively simple with modern dark brickwork contrasted with off white window frames and rendered wall base colouring. Timber framed windows are proposed to maintain a feature typical of the heritage conservation area. The roof and guttering will be corrugated galvanised steel left to naturally oxidise to a grey tone. The use of contrasting tones between walls, roof and fascia is considered appropriate and typical of development in Louisa Street.
- The façades of the building have been articulated by the use of a recessed front porch and veranda at the entry and around the south-eastern corner separately pitched to the main roof and terraces with steps to private outdoor landscaped space to the north and south façades natural earthy tones have been selected generally with a darker roof edge to define the interface between wall and roof.
- The roof design has a traditional 35° pitch typical of bungalow cottages in the interwar years. The gable roof fronting Louisa Street is provided with vertical battens and a gable vent with a skillion awning roof supported on wall mounted brackets either side of the front pair of windows adjacent to the entry.
- The main roof is broken up into portions to provide greater articulation to the building and break up the mass of the building. Roof venting is provided on the northern and southern façades with gable dormers to facilitate cross ventilation of the roof space.

4.3 Streetscape and Site Context

- The existing context of the site shows an area which has been developed for residential occupation and gradually improved over the years. Louisa Street is typified by a range of residential styles dating from the early 20th century to the modern era and it is evident that over the years, older houses have been replaced and updated or substantially altered in around 50% of the existing housing stock.



View of Louisa Street at Leopold Street intersection looking south.

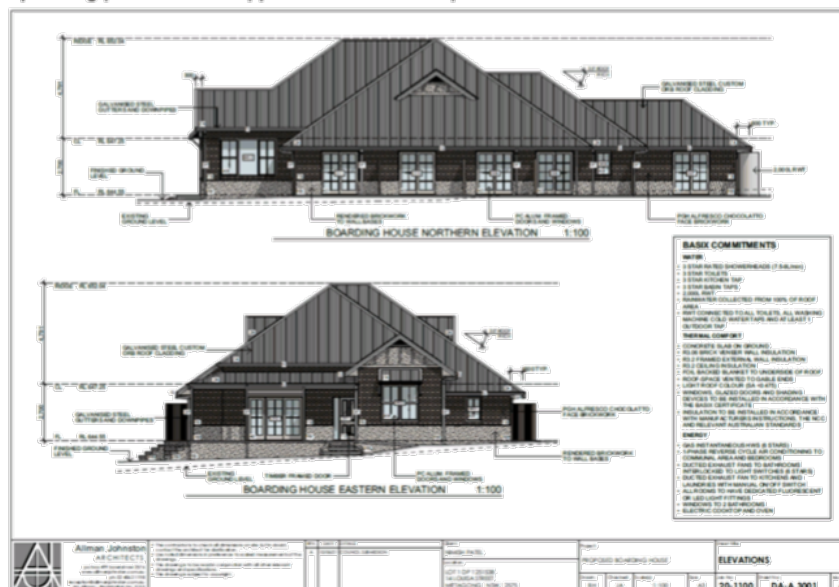
- The proposed dwelling maintains the relationship of the existing building to the streetscape and the context of the existing site. The amended architectural form provides an earlier bungalow style to the 1950s cottage which it replaces and the colour palette selected for the new building ensures that it will be recessive in the streetscape without dominating adjacent development nor the adjacent heritage listed property at 16 Louisa Street.
- Proposed building setbacks are similar to the existing residence and the building is surrounded by private open landscaped space. A full description of the landscape design is provided later in this report.
- In general, the proposed development reflects the scale and a stronger traditional style to the existing cottage on the site and in so doing, maintains and improves the site context.
- The impact of the proposed development on the adjacent heritage listed residence immediately to the north of the site will be minimal. Being similar in scale, height and architectural style to the existing house which it replaces, there will be no additional negative impacts on the heritage item,



nor will the proposal dominate the streetscape or diminish the heritage significance of the adjacent listed property or the heritage setting of the conservation area. We consider the amended design to contribute positively to the streetscape and believe it will be superior to the existing cottage in terms of heritage appeal (one of the major reasons for refusal of the original application).

4.4 Interpretation of Existing and revised Proposed Development on heritage grounds

- The existing development at 14 Louisa Street is a simple, unembellished example of post-war residential development. As such, its contribution to the conservation area of Mittagong is considered to be of low value together with its architectural style which is neither unique nor an important contributor to the quality of the existing streetscape. Many examples of similar era buildings are present in the district and these are regularly upgraded or replaced by higher quality modern housing with greater comfort levels and amenity for their occupants.
- Whilst this development proposes nine self-contained units within a single building compared to the original single residence on the site, the scale of the development and architectural form of both are similar and from an environmental impact perspective, the context of the site in relation to its historic development is retained with this development.
- The mass and scale of the proposed building when perceived from the Louisa Street frontage is entirely compatible with existing development on the streetscape and reflects the historic development setting. The architectural detailing is compatible with the predominant architectural theme of the streetscape with styling similar to other development in the heritage precinct undertaken in the interwar years.
- In response to comments made by council's heritage adviser and the planning assessment panel and their criticism of the original scheme submitted for approval, the architectural design and detailing of the building has been modified accordingly to provide a building which provides the appearance of a bungalow cottage constructed in the interwar period (1920s and 1930s).
- Acceptable development within a heritage context can be approached in two different ways: firstly, new or infill buildings can echo the form and detailing of earlier architectural styles reflecting the period of development of the area or secondly, provide a contemporary interpretation of earlier styles in an unashamedly modern approach which nevertheless maintains the context of the area through appropriate scale, form and proportion. Based on the comments and criticisms made against the rejected proposal, it is evident that the former approach is preferable to Council and the planning panel and this approach has been adopted in the amended scheme.



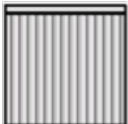
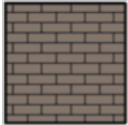


Northern and Eastern Elevations of proposed development.



5.0 Statement of Heritage Impact

- The main objective for new development within a heritage context is to ensure compatibility of the proposal within the existing heritage setting.
- This proposal is for the demolition of a residential building which has negligible heritage significance nor does it contribute positively to the quality of the development on Louisa Street. Whilst it is a typical, simple residential style of its era, this is not an adequate argument to support its retention or listing as an item of significance. Its removal and replacement by a similarly scaled and detailed residential building ensures that the new development does not negatively impact on the heritage significance of the conservation area nor the streetscape.
- The main criteria for heritage listing of the precinct is the historic residential context and streetscape rather than individual examples of heritage items. Louisa Street has a combination of Heritage styles from the early 20th century to post-World War II and the modern era which followed. Other than the neighbouring building at number 16 Louisa Street, there are no other properties which are individually heritage listed. The house at 16 Louisa Street is an unusual and unique example of its kind in the streetscape. As noted above, the nearest other listed residential property to the proposed development site lies 250 m to the south-west.
- Historical development along Louisa Street shows the spread of residential development from the town centre with more modern examples on the periphery. The development site lies close to the edge of the conservation area beyond which, mainly contemporary examples of residential styles exist. Although a listed heritage item exists on the northern boundary of the development site, this is a rare outlier with no other listed items in the vicinity of the site. Louisa Street has a range of historic residential styles and most of the adjacent sites have been upgraded, modified or been totally replaced over the intervening years. The development site is in this regard typical of development which has occurred along Louisa Street over the past 50 years.
- Critically, the new development and the amended architectural design recognises the importance of the streetscape and maintains an appropriate scale, front boundary setback and simple architectural detailing whilst presenting a small-scale front facade to the street frontage which matches the historic development of the area.
- The proposed development does not diminish the existing heritage setting nor does it negatively impact on the historic site context or adjacent listed heritage item. Arguably, the heritage detailing of the building will contribute positively to the heritage precinct by providing a building which has more interesting traditional detailing and architectural form than the building which it replaces.
- The proposed development maintains a residential use of the land with adequate boundary setbacks and landscaping.
- The proposed finishes (exterior cladding and selected colours) are considered to be compatible with the existing heritage setting and appropriate to the streetscape, echoing the approach taken by adjacent past residential development.



<h2 style="text-align: center;">SCHEDULE OF EXTERNAL FINISHES</h2>	
	<p>GALVANISED STEEL CUSTOM ORB ROOFING, FLASHING, GUTTERS AND DOWNPIPES</p>
	<p>PGH ALFRESCO CHOCOLATTO FACE BRICKWORK</p>
	<p>COLORBOND DUNE PAINTED RENDERED BRICKWORK</p>
	<p>COLORBOND DUNE DOOR AND WINDOW FRAMES</p>

Proposed Finishes

6.0 Summary and Conclusion

- The redevelopment of the site for this amended proposal is considered to be compatible with the existing development and streetscape and a significant improvement to the architectural treatment of the rejected scheme.
- The residential development proposed echoes the existing development along Louisa Street which has evolved over time by replacement of older simpler residential buildings with more modern, better appointed examples. Allowing this modest and reasonably scaled residential development will maintain the low density and low scale residential character of the Street.
- The architectural scale and mass and overall detailing is considered to be appropriate to the heritage setting and colours and finishes are compatible with the existing streetscape.
- The appearance of the development on the Louisa Street frontage matches the existing development of a single residence. The Street front facades match the scale of an individual cottage typical of the interwar years and reflecting development which would have occurred in the heritage conservation area in the past and this assists in interpreting the development within its residential heritage precinct.
- There are no adverse impacts upon the heritage precinct, its historical setting and use, or the curtilage of adjacent residential properties.
- The proposed development is considered sympathetic in architectural form and scale.
- Councils support and approval of the proposal on Heritage Impact grounds is recommended.



7.0 Revised Statement of Environmental Effects

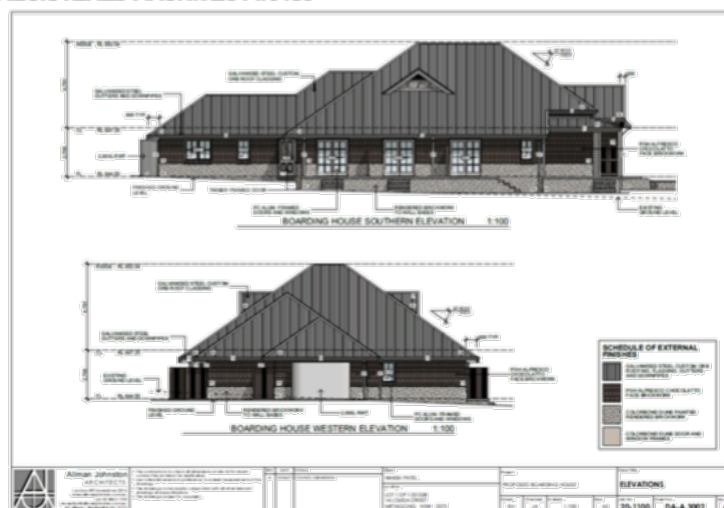
- Council's planning staff have provided a thorough assessment of the documentation submitted for the development (the original version of which was subsequently refused by the planning assessment panel) in relation to its response to the local environmental plan, State environmental planning policy (affordable rental Housing) 2009 and the Mittagong development control plan. The Council assessment concluded that the development satisfied all of the planning requirements, was allowable within the zone and that all relevant matters had been addressed. In conclusion, the town planners report indicated that all issues raised in public submissions relating to the development had been examined, considered and responded to satisfactorily and recommended an approval of the development. Notwithstanding the above, the current proposal responds positively to the objections raised and addresses the reasons for refusal by the planning panel in the following ways:
 1. the architectural appearance of the building has been significantly modified by the introduction of traditional detailing which echoes architectural forms typical in the heritage conservation area built in the interwar period (1920s to 1930s). For example, the main (Louisa Street) façade has a distinctive traditional gable front with bracketed awning roof protecting doubled sash windows, timber battening and gable top ventilator, separate lower pitched veranda roof below a steeply pitched (35°) galvanised steel roof and sashed window frames with vertical proportions.
 2. The bulk of the building and its mass have been deliberately broken up by greater articulation of the façades, reducing the bulk of the building on its northern and southern façades with stepped roofs.
 3. The main roof planes on the north and south of the building have been broken up using traditional roof ventilator dormers.
 4. A detailed landscaping plan has been submitted which clearly provides buffering to perimeter boundary frontages in the form of hedge planting. Picket fencing is used as a traditional building element to define the boundaries and these are set back to allow Street front planting to soften the appearance of the development. Car parking and hard paved areas are set back from perimeter boundaries by 1 m to allow boundary planting in selected hedge plant species. Existing trees and shrubs along the southern boundary are retained in the amended scheme so that there will be instant softening of the southern façade.
 5. A garbage bin storage area for up to 8 garbage bins is provided and screened from view by proposed planting and letterbox placement.
 6. The communal living space provided within the building has been enlarged and now measures 3.5 m x 4.3 m. It is provided with large windows to the north and east to maximise solar access and outlook and in accordance with requirements, is provided with two cavity sliding glass doors.
 7. Entrances to each of the self-contained rooms is more clearly defined by recessing the entry doors of each. These recesses will be spotlight to provide a more interesting central hallway to avoid an institutional 'feel' to the building.
 8. Proposed finishes include the use of corrugated galvanised steel sheet roofing and quad gutters, face brickwork external walls with rendered and painted base and well proportioned windows and doors. All of these features help to break up the mass of the building and provided with a residential scale enabling the building to sit comfortably within the heritage conservation area and surrounding residential development.
 9. Motorcycle and bicycle parking (two spaces for each) is discreetly provided and hidden from public view via proposed planting.
 10. An access ramp leading to the entry porch at a gradient of 1 to 14 maximum is provided from the entrance driveway and a separate gateway entrance with steps is provided from Louisa Street clearly defining the frontage of the building.



8.0 Summary and Conclusion

- As the two articles appended to this report show, there is a large and growing need for social and affordable rental housing in New South Wales. According to the CEO of The Community Housing Industry Association of New South Wales, there is currently a shortfall of more than 200,000 social and affordable homes and 50,000 households waiting for social housing to become available to them. Interestingly, data from the Australian Institute of Health and Welfare (AIHW) reveals that women comprised more than two thirds of all people seeking homelessness support in the past 12 months. In December, AIHW figures indicated that in 2019 - 2020, 260 people each day were seeking homelessness support but missed out and two thirds of these (67%) were women or girls. In 2016, Homelessness in women over the age of 50 increased by 31% since 2011.
- There seems to be a prejudiced view that occupants of boarding houses are typically socially undesirable people who will have a negative impact on the amenity of residents in an area and this view is not borne out by the facts. This development provides an opportunity for socially disadvantaged people who through no fault of their own have difficulty in affording more affluent lifestyles and accommodation by providing compact but adequate accommodation at greatly reduced rents.
- The amended design addresses all of the issues raised in criticism against the original application and vastly improves the heritage appeal of the development. The new building will also significantly improve the quality of development on the site by replacing an older building having minimal architectural appeal by a finely detailed and proportioned replacement which sensitively responds to the heritage context of the site.
- The proposed colours and finishes and landscape plan contribute positively to the streetscape and will provide a more attractive appearance to the site than currently exists.
- We consider that the amended design strongly addresses all of the issues raised against the original proposal and provides a development solution which will be acceptable to all parties and therefore should be approved by Council.

JAMES G. ALLMAN
NOMINATED REGISTERED ARCHITECT #5155



Southern and Western Elevations of proposed development.



9.0 Appendices

Appendix 1

Community Housing Industry Association NSW media release 6/3/21

NSW needs to build at least 5000 more social housing properties a year for the next decade - Community Housing Industry Association

again, well beyond the immediate crisis.

NSW needs to build at least 5000 more social housing properties a year for the next decade

New figures showing a surge in demand for homelessness services and housing highlight the urgent investment social and affordable rental housing in NSW; the state's peak not for profit housing body said today.

CHIA NSW CEO Mark Degotardi said today's NCOSS report shows housing costs were impacting young people, workers and families with children before COVID-19, with exponential increases in calls to tenants and homelessness information hotlines suggesting a huge increase in renters in distress as a result of the virus.

Mr Degotardi said demand would increase even further as more people are expected to experience homelessness and housing uncertainty in the next months and years while the economy recovers.

"There's a shortfall of more than 200,000 social and affordable homes in NSW right now, and 50,000 households waiting for social housing," said Mr Degotardi.

"Our members are already experiencing an increase in demand from renters who can no longer pay the rent because their financial situation has changed.

"The economic downturn expected as a result of COVID-19 will increase that need dramatically again, well beyond the immediate crisis."

CHIA NSW joined NCOSS in calling on the NSW Government to establish a Social and Affordable Housing Capital Fund that could fund an extra 5,000 social housing properties a year for the next 10 years, as well as additional affordable rental housing.

CHIA NSW also urges the government to identify more government-owned land and properties that could be converted to social housing to respond to growing

demand for permanent housing for thousands of people in NSW who are now in temporary shelter.

"Today's NCOSS report is a stark illustration that NSW cannot continue a business as usual approach to housing," Mr Degotardi said.

"Expecting the market to provide homes people could afford was not working before COVID-19 and it will be even more ineffective in the months to come.

"The NSW Government must invest in social housing, and affordable rental housing and implement planning reforms. This will create construction jobs and economic growth, provide safe, affordable homes for renters and build resilience in our communities as we recover from this crisis."

RELEASE ENDS

MEDIA CONTACT: Jenny Stokes 0478 504 280

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WARNING: Aboriginal and Torres Strait Islander people should be aware that this website contains imagery and names of Aboriginal and Torres Strait Islander people.



Appendix 2

Housing Crisis Female and Homeless, Australia's growing Crisis. Author: Dinah Lewis Boucher

Article originally posted at <https://theurbandevolver.com/articles/female-homeless-australias-housing-crisis>



Australia's ageing population, high cost of housing, and significant gap in wealth accumulation between men and women across their lifetimes is leading to increasing inequality.

Data from the Australian Institute of Health and Welfare (AIHW) reveals that women comprised more than two-thirds of all people seeking homelessness support and were not able to be helped last year.

And without solutions, this crisis will continue to snowball.

"[The] data shows that women continue to bear the brunt of any crisis, whether it be fires, a pandemic, or an economic recession," Chair of Homelessness Australia Jenny Smith says.

The AIHW December figures show that in 2019 to 2020, 260 people each day seeking homelessness support missed out. And more than two-thirds, or 67 per cent, of this group were women or girls.

"This includes many women who were presenting to homelessness services with young children," Smith says. "Last year, there were 11,201 children under ten who missed out on support."

More than 400,000 women over 45 are at risk

As demand for homelessness services continually exceeds capacity, women over the age of 45 are one of the fastest-growing groups of people who are homeless in Australia.

An estimated 405,000 women over the age of 45 were at risk of housing affordability stress and subsequently becoming homeless, reveals the "At Risk" policy report from Housing For the Aged Action Group (HAAG), and Social Ventures Australia.

And census figures show, there was an estimated near 7000 women over the age of 50 who were homeless in 2016, this figure reflecting a 31 per cent increase since 2011.

Kobi Maglen of HAAG national older persons homelessness prevention says this represents the "tip of the iceberg" as older women don't tend to present at homelessness services.

"But instead make do by missing meals or medication, staying with friends, or house-sitting," she says.

Women retire with lower average superannuation balances than men due to a range of social and economic factors including the gender wage gap and time taken

out of the workforce to care for children or family members.

Female-dominated industries are more likely to be low paid, casual or part-time, while experiences of family violence, gender and age discrimination more likely to impact their work.

Maglen says this problem is exacerbated by Australia's lack of appropriate and affordable housing.

"And this means that increasing numbers of older women are left with nowhere to go," she says.

"This is an unfolding crisis compounded by the economic, social and health impacts of Covid-19. It also highlights the critical link between safe, secure and affordable housing and good health and wellbeing, particularly in older age."

The number of people unable to be assisted in 2020

Age group	Male		Female	
	Number	Per cent	Number	Per cent
0-9	5,479	24.9	5,722	12.1
10-14	1,951	8.9	2,487	5.5
15-17	2,133	9.7	3,255	7.3
18-24	2,830	12.9	7,311	16.1
25-34	3,124	14.2	10,843	24.1
35-44	3,195	14.5	9,020	20.1

	Male	Female
45-54	2,232	4,300
55-64	699	1,383
65+	324	476
Total	21,967	44,783

*Australian Institute of Health and Welfare (AIHW) December 2020 data

Australia's homeless women are our mothers, aunts, neighbours, sisters: 'Like you or me'



▲ Marie: was 55 when she first faced homelessness. More than 400,000 women over 45 are at risk of homelessness. *Not her real name. Image: iStock.

"I never ever imagined I would find myself in this situation. Ever," Marie says.

"Everything changed when my husband and I separated. I had to stop work for health reasons and my



relationship could not stand the strain as I was the main earner," she says.

At the time, Marie was 55 when she faced homelessness. She had owned homes in the UK and Australia.

The majority of women that homeless services are in contact with are like "you or me". They have led "conventional lives". Marie is educated and has typically worked in management roles.

"I had \$30,000 in superannuation. My share of our matrimonial home settlement was not enough for me to buy anything, so I put it into my superannuation," she says.

"I had been a stay-at-home Mum, which is rarer these days, but my main earning period was between the age of 40-53, hence the low Super.

"Then followed three years of temporary, insecure housing situations including housesitting, informal "rentals", living with friends, staying with my son, and a spell in a caravan park.

"I made 18 moves and the toll on both my physical and mental health was huge."

Womens' Housing Company chief executive Debbie Georgopoulos says access to safe and secure housing is a fundamental human right.

"Homeless women in Australia are the women we know. They are our Mothers, our aunts, our neighbours, our sisters," Georgopoulos says.

"It can happen to anyone."

"The solution to homelessness is more housing, it is as simple as that."

Tackling the housing crisis?

Minimal construction for most of the past 25 years means that national social housing supply has effectively halved since the 1990s.

A UNSW City Futures Centre study, commissioned by the Housing Productivity Research Consortium, found that among the best ways to broaden Australia's economic recovery strategy would be a large-scale national social housing program.

"A seven billion-dollar investment in social and affordable housing would unlock more than \$18 billion in economic expansion, creating more than 18,000 jobs a year over four years, and making a serious dent in homelessness," Kate Colvin, national spokesperson for Everybody's Home, says.

Colvin says the federal government would need to build 12,000 homes a year to help cover the shortfall for over 65s and that's not including the support needed for younger Australians.

"This is a great time for the federal government to be building social housing because every dollar they spend on that construction activity, generates a \$1.50 for the economy. So while the economy is still struggling this is something that delivers a double benefit."

"A better-balanced housing system is the right thing to do. It also happens to be the smart thing to do."

6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo

Reference: 22/0222
 Report Author: Consultant Planner
 Authoriser: Manager Development Assessment

PURPOSE

This report presents Development Application 22/0222 for the Panel's consideration and recommends approval subject to conditions specified in **Attachment 1**.

Consultants:	<ul style="list-style-type: none"> • Northrop Wollongong; • BPS Surveyors; • Landscape Martrix Pty Ltd; • Phillips Marler; • Austral Archaeology Pty Ltd;
Applicant:	Wingecarribee Shire Council
Land Owner:	Wingecarribee Shire Council
Land Zoning:	E3- Environmental Management
Applicants Estimated Cost of Works:	\$75,000
Notification Period:	30/08/2021 to 20/09/2021
Number of Submissions	One (1)
Political Donations:	None Declared
Reason for referral to Panel:	<p>Council's Draft Code of Conduct states:</p> <p>CI 3.15</p> <p style="padding-left: 40px;">(b) development for which the applicant or land owner is:</p> <p style="padding-left: 80px;">(i) the council,</p> <p>CI 3.16 The assessment of development applications referred to in clause 3.15 must be undertaken by external consultants who have no pecuniary or non-pecuniary interest (as defined in this code) in the application. Such consultants are to prepare and provide an assessment report to the local planning panel to consider in determining the application.</p>

RECOMMENDATION

THAT the Wingecarribee local Planning Panel determines development application 22/0222 for Lot 22 DP 1225783, Moss Vale Road Burradoo for the construction of approx. 50m of concrete pathway, relocation of Obelisk, signage, seating, removal of twenty-one (21) trees and landscaping by way of APPROVAL subject to conditions specified in ATTACHMENT 1 to this report.

REPORT

EXECUTIVE SUMMARY

The application is referred to the Wingecarribee Local Planning Panel (WLPP) as required under Schedule 1 of the Local Planning Panels Direction as the land is owned by Wingecarribee Shire Council.

Development Application 22/0222 seeks consent for the construction of approx. 50m of concrete pathway, relocation of Obelisk, signage, seating, removal of twenty-one (21) trees and landscaping. This DA is for Stage 1A of the development on Lot 22 DP 1225783, Moss Vale Road Burradoo commonly known as Bong Bong Common. The adjacent works in the road reserve have been assessed under the provisions of the SEPP (infrastructure) via a review of environment factors. Only the works within property Lot 22 in DP 1225783 are the subject of this development application.

This application was considered by the Panel at its meeting on 01 December 2021 when the Panel determined:

THAT the development application be deferred, and a revised assessment report be resubmitted to the next local planning panel clarifying what development consent is being sought and providing an assessment of the heritage impacts of the proposal.

This report has been resubmitted for the Panels determination.

The subject site is a large common area of Council land used for public recreation as well as a section of road reserve along the edge of Moss Vale Road. The site is to the western side of Moss Vale Road, Burradoo and is bounded by the Wingecarribee River on its southern side, and the Cecil Hoskins Nature reserve on the northern side. The area is commonly referred to as the Bong Bong Common and contains the remains of a convict period settlement that dates from approximately 1821 to 1843. The Council purchased the land in 2013 and the development is progressing under the adopted Plan of Management for Bong Bong Common (Micris Management Services Pty Ltd 2012) and its associated Masterplan (Rappoport Pty Ltd 2008).

The DA was notified to neighbours in accordance with Council's Community Participation Plan, and one (1) submission was received. The DA was referred to a number of officers within and external to Council. No objections were raised by the referral officers. Further details on these processes are also provided in the body of the report.

The DA has been considered under the 'Matters for consideration' listed in Section 4.15(1) of the *Environmental Planning & Assessment Act 1979* and is generally considered to be satisfactory. Approval is recommended subject to conditions.



Figure 1: Location of proposed works

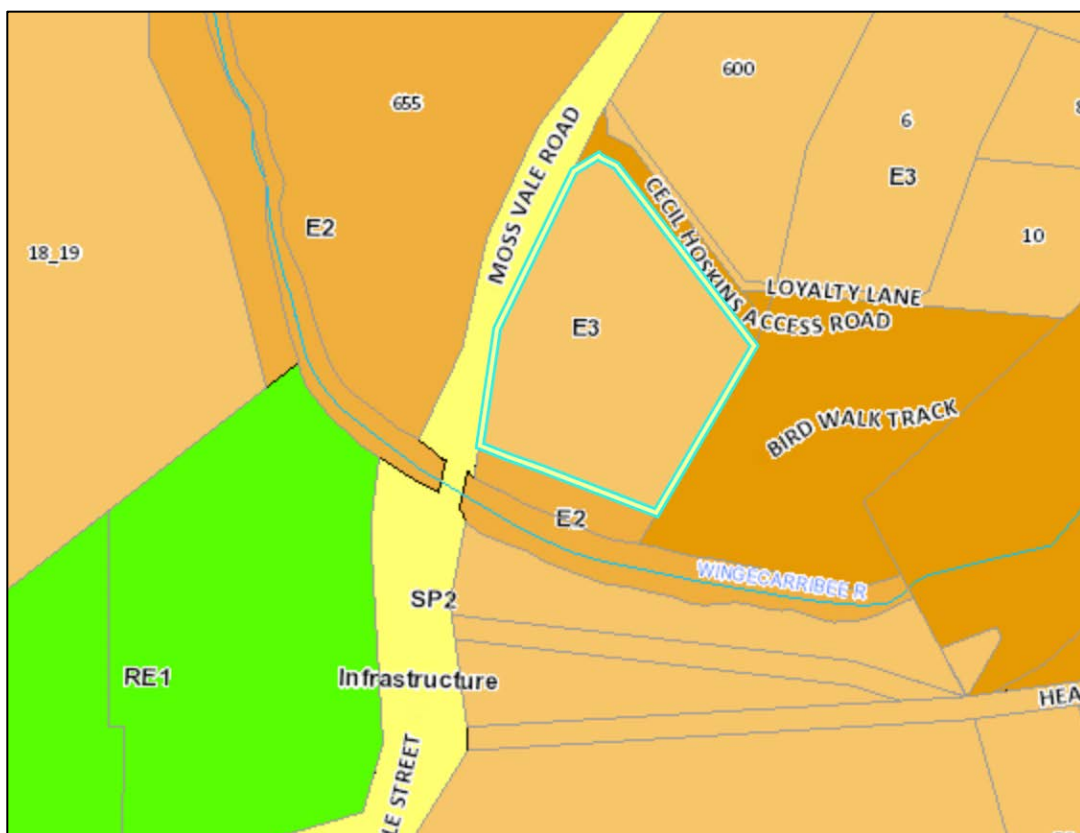


Figure 2: Zoning Map

SITE DESCRIPTION AND LOCALITY.

Figure 1 illustrates the land's location and general layout. The site is legally described as Lot 22 in DP 1225783, Moss Vale Road, Burradoo and part of the road reserve to Moss Vale Road. The main section of the subject site is a large common area of Council land used for public recreation. The site is located to the western side of Moss Vale Road, Burradoo and bounded by the Wingecarribee River on the southern side, and the Cecil Hoskins Nature reserve on the northern side. The area is commonly referred to as the 'Bong Bong Common' and contains the remains of a convict period settlement that dates from approximately 1821 to 1843. The Council purchased the land in 2013 and the development is progressing under the adopted Plan of Management for Bong Bong Common (Micris Management Services Pty Ltd 2012) and its associated Masterplan (Rappoport Pty Ltd 2008).

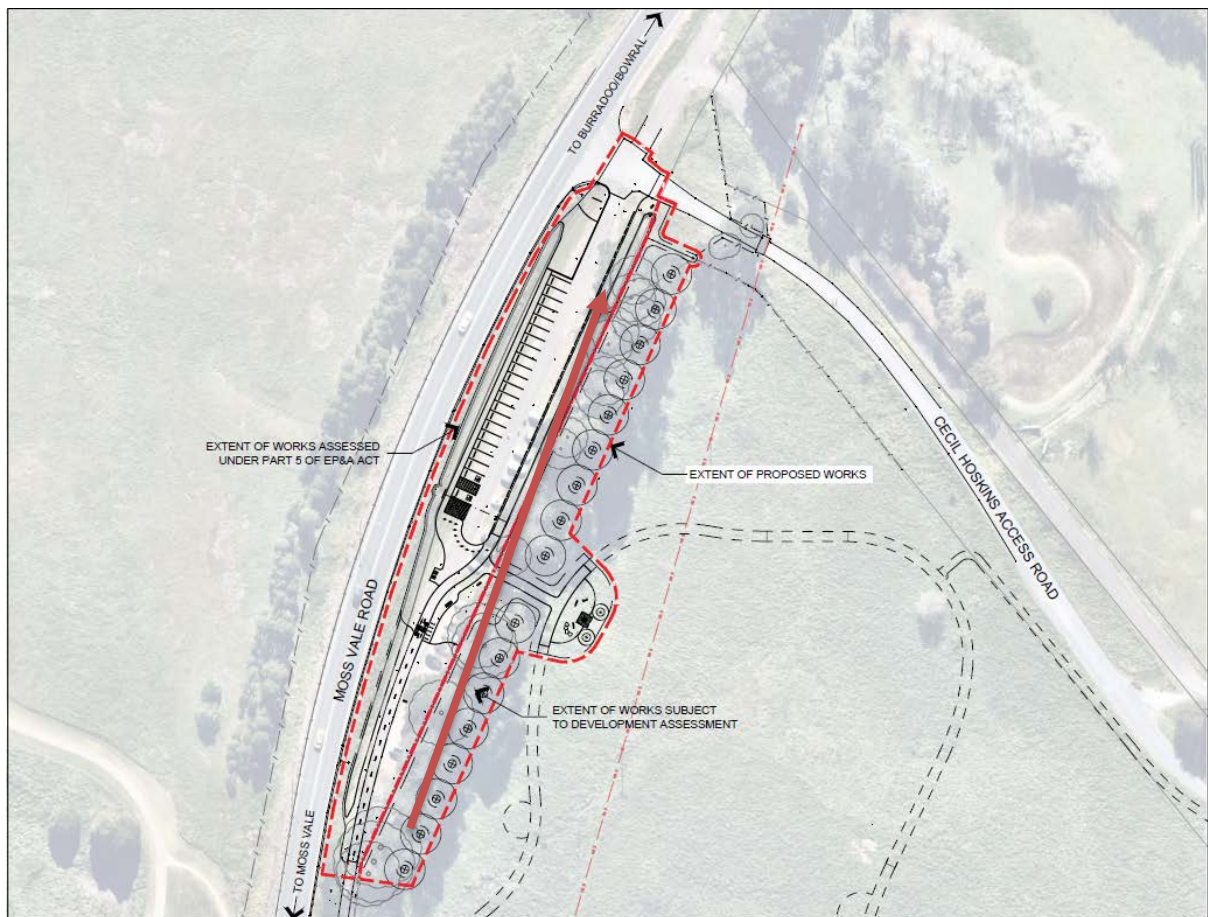


Figure 3: Shows extent of works subject to this development consent and works proposed under approval under Part 5 of the EP&A Act.

HISTORY – BONG BONG COMMON

The Bong Bong Common has high historical significance at the State level as it incorporates the site of Bong Bong township, the original European settlement in the Southern Highlands. As the first government settlement south of the Cumberland Plain and at the frontier of colonial pastoralism, the Bong Bong Common is important in the history of expansion of NSW in the 1820's and 1830's.

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The area was visited by Governor Macquarie in 1820 and he allocated the area for a township which was to be a government stronghold in the district of Argyle. It demonstrates the way in which the central government reacted to the challenges of maintaining law and order in the far-reaching colony.

The Bong Bong Common has local historical significance as the area was used for grazing by Dr Charles Throsby and eventually became part of the Throsby family estate centres on Throsby Park.

Bong Bong Common has high significance at the State level for its associations with Dr Charles Throsby and Governor Macquarie. Dr Charles Throsby was a naval surgeon, magistrate, famed explorer and member of the first Legislative Council. His exploratory journeys, which not only earned him Government favour and wealth, resulted in the expansion of the Colony into the Southern Tablelands. Throsby was the first European to settle in the Bong Bong Common locality in 1817 and was also a District Magistrate at Bong Bong. Governor Macquarie travelled through the area in 1820, named Throsby Park while visiting Dr Throsby and camped in the area he set aside for the government township.

Further, the area has high local significance as it is associated with Charles Throsby Jnr, who took over the estate of his uncle in 1828 and was also a large local landholder and magistrate. In 1844 he purchased the site of the township.

The Bong Bong Common has high local aesthetic significance as the existing open, grassed cultural landscape has remained such for almost 190 years, since at least the early 1820's. This aesthetic significance is derived from its setting. The components of its setting are: the undulating nature of the topography; the Wingecarribee River with its associated ponds and the causeway; open grassland; and uncluttered view corridors south-west across the site from the Moss Vale Road (Old Argyle Road) and from the higher ground of the Common south and west to the Wingecarribee River and south-east towards Moss Vale and from the floodplain to adjacent and distant ridges. Further, it has distinctive pastoral quality which contributes to its "genus locii" or sense of place.

The Bong Bong Common site has high research potential at the State level. It could potentially yield valuable information about the settlement at Bong Bong and early colonial government towns generally as the site should contain intact archaeological remains deposited over a short period of time, (i.e. 1821-c1843). When the settlement was abandoned the buildings quickly became dilapidated and disappeared. The ruins would have eventually been covered by flood born silt and buried. As there has been no building on the site and it is unlikely it has ever been intensively cropped, there has been minimal disturbance to the site since the 1860's and as such the integrity of the sub-surface remains would be high.

The causeway of the Old Argyle Road over the Wingecarribee River also has high research potential at the State level as it is the earliest surviving in the State and therefore has the ability to provide information on early construction techniques for river crossings.

The Bong Bong Common, including the causeway, is rare at the State level in that the original settlement at Bong Bong was almost entirely an official settlement with no private residential component. The area did not thrive like other settlements of the colonial period and although there was an Inn, there was limited private enterprise in the locality.

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It is the oldest settlement in the Southern Highlands and there are no other settlements of the period that did not constitute a private residential and/or strong commercial component from its establishment. The causeway is thought to be the oldest river crossing of its construction type in the state.

DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed works to be undertaken in Stage 1A is to upgrade access to the Eastern Precinct arrival of the Bong Bong Common. The site was purchased by Council in 2013. The eastern precinct provides the parking and the main arrival for the site.

Adjacent to the proposed development, is an area of road reserve on which includes a proposal to formalise and upgrade the existing car park at the eastern precinct of the Common. This has been assessed under the provisions of Part 5 of the *Environmental Planning and Assessment Act 1979* Act. This creates a highly legible car park for visitors to experience the new arrival area for the Bong Bong Common Interpretive walk as outlined in the Masterplan prepared in 2019. This information is provided to inform the panel only and does not form part of this application.

This application relates to the works detailed below which include:

- Re-profiled Swales and drainage;
- Gathering Space/Pedestrian entry into Precinct;
- Relocation of obelisk;
- Extended Shared Path, and
- New Boundary Fence.

By relocating the obelisk, visitors to the Common are provided with an opportunity for an arrival place at the Common to experience the eastern archaeological site at the former Bong Bong settlement.

New works for Stage 1A will also link up with existing walking track connections into Cecil Hoskins Reserve to the east and the main areas of Bong Bong Common to the west and will allow for the connections of future walking tracks and interpretive settings that will allow for greater exploration and understanding of the archaeology in the Eastern Precinct.

The list of major works Stage 1A is as follows:

Re-profiled Swales and drainage.

- The car park will be edged by two open drainage swales that have been slightly excavated and re-profiled to improve drainage flow.
 - The swales will be lined with coir matting to prevent erosion.
 - The swales will be planted with native and locally occurring wetland sedges that will have a high tolerance for drought and frost.
 - New head walls and a larger drainage pipe under the car park will connect the two swales and will provide improved stormwater dispersion in flooding and heavy rainfall events.
 - The southern end of the swale will be turfed.

Gathering Space/Pedestrian entry into Precinct.

- At the southern end of the car park, a gathering space on a concrete slab will provide connections into the Eastern Precinct as well as link with existing connections to the western Precinct and Cecil Hoskins Nature Reserve.
- The gathering space will also include the following amenities/park furniture:
 - 11xhardwood timber bollards separating the car park from the gathering space. 2 x bollards will be removable, allowing for maintenance and emergency vehicle access.
 - 1 bench seat.
 - 2xbin enclosures for general waste, with a dog bag dispenser attached.
 - 5x steel bike hoops for bicycle parking.
- New planting of native grasses and sedges on the east and west sides of the Gathering Space highlighting the area as a formal entry space.

Extended Shared Path.

- A new concrete shared path will connect the southern end of the gathering space with the existing shared path to the south of the site.
 - It will replace the remaining bitumen left between the gathering space and the existing shared path.
 - Loose gravel areas either side of the new shared path will be re-turfed
 - The shared path will be line marked as per section 12 of the RMS delineation guidelines (Pavement markings for bicycle facilities).
 - New signage at the southern end of the gathering space will mark the end of shared path and will indicate for cyclists to dismount before entering the space.
 - Provision has been made to extend the shared path through the gathering space and 2.5m of free (turfed) space between the car park and eastern swale has been provided, allowing for the possible future extension of the shared path/cycleway link north to connect with the suburbs of Burradoo and Bowral.

New Boundary Fence

- The car park edge to the west will be re-fenced. The existing agricultural fence with timber posts, star pickets, barbed wire dog mesh will be removed and replaced with a new 1.2 metre high fence that will demarcate the Common site from the car park and consist of the following:
 - 300mm dia hardwood timber strainer posts with stays on the ends and corners.
 - 150mm dia hardwood timber intermediate posts every 12 metres.
 - Steel star pickets at 3 metre intervals between each timber intermediate post.
 - 4 strands of galvanised plain wire at 200mm intervals from the top of the posts.

Details of works to be carried out under DA 22/0222 include:

Interpretation Setting/Relocated Obelisk

- An interpretive space for the relocated Obelisk will be located to the east of the car park, set approximately 20 metres into the Eastern Precinct.
 - The large stone Obelisk, which marks the location of the original settlement will be relocated from the edge of the car park into the interpretive setting within the paddock. OHM Consultants have prepared a Conservation and Recommendations report which has detailed each element and condition of the Obelisk.
 - The Obelisk will be relocated approximately 25 metres from its current location. It will be moved in one section with its footing, in a protective frame to prevent damage. The item will be lifted into position in the same orientation as its current setting and grouted onto a new footing beneath its original footing.
 - The Obelisk is noted as being in good condition, with the lettering of the element needing infill colouring, general cleaning and repairs required to the pointing, after its relocation.
 - 4 connecting concrete stone block seats will be located in the interpretive area. This highly elemental piece was inspired by the blocks of stone found within the causeway located in the Western Precinct and is designed to be robust and low maintenance.
 - 2 Water Gums (*Tristaniopsis laurina* 'Luscious') will be placed in the turf behind the relocated Obelisk, emulating the positioning of the Lombardy Poplars that were previously located behind the original location of the Obelisk.
 - The existing plaques commemorating the planting of the original Lombardy Poplar trees will be relocated and placed into the new concrete slab, one adjacent to each side of the Obelisk. Context for the plaques will be provided on the nearby interpretive signage.

New tree Planting/Wind Break.

- The existing stand of Monterey Pines (*Pinus radiata*) will need to be thinned as some specimens are failing.
 - As per the Arboricultural report, 17 specimens have been recommended for removal for the Stage 1A works.
 - A new stand of trees consisting of 17 Himalayan Cedars (*Cedrus deodara*), will be located slightly set back from the original alignment.
 - The remaining Monterey Pines (*Pinus radiata*) will be crown raised by 10 metres to allow sufficient light and air for the new trees to grow and will be eventually removed during future stages of work or when they reach 'end of life'.

Interpretation Signage

- The site will have a family of interpretive and wayfinding signage with information and graphics direct printed on powder-coated aluminium plates attached to steel frames and footings which will consist of the following:
 - 1x Main Entry/Naming sign (ID1) 'Bong Bong Common' at the Moss Vale Road entry.
 - 1x Trail Head sign (ID2) with site map and interpretation info adjacent to the pedestrian path connecting to the new Obelisk setting.
 - 2x Information Signs (ID3) at the entry to the car park and new shared path connection with supplementary wayfinding and regulatory information.
 - 1x Large Interpretive Sign (IN1) in the interpretation setting for the relocated Obelisk.
 - 2x Ground Plane Signs (GP1) in the interpretation Setting for the Relocated Obelisk. Embossed precast concrete panels with lettering set into the concrete slab.

PLANNING ASSESSMENT

Assessment against the provisions of the various environmental planning instruments applicable to the site /and the proposed development is undertaken in the following section.

Section 4.15(1)(a)(i) – The provision of any environmental planning instrument that apply to the land.

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

The catchment SEPP aims:

- (a) to provide for healthy water catchments that will deliver high quality water while permitting development that is compatible with that goal.
- (b) to provide that a consent authority must not grant consent to a proposed development unless it is satisfied that the proposed development will have a neutral or beneficial effect on water quality.
- (c) to support the maintenance or achievement of the water quality objectives for the Sydney drinking water catchment.

The application was referred to Water NSW who have provided their concurrence under Clause 11 of the *State Environmental Planning Policy (Sydney Drinking Water Catchment (2011))* for a proposal for the construction of approximately 50 metres of concrete pathway, relocation of Obelisk, signage, seating, removal of trees (21) and landscaping by letter dated 24 September 2021.

State Environmental Planning Policy No 55 – Remediation of Land

Clause 7 of SEPP 55 requires the consent authority to consider whether the land is contaminated and whether the land is or can be made suitable for the purpose for which development is proposed.

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Based on Council's records, the site and immediately adjoining property have been historically used firstly as a convict settlement and then for recreational purposes. There is no evidence to suggest any potentially contaminating activities have taken place on or near the site. Accordingly, the site is considered suitable for the proposed recreational use and satisfies the provisions of SEPP 55.

State Environmental Planning Policy (Koala Habitat Protection) 2021

SEPP (Koala Habitat Protection) 2021 aims to encourage the conservation and management of area of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.

Clause 12 of this SEPP provides as follows:

Development assessment process-other land

A council is not prevented from granting consent to a development application for consent to carry out development on land if-

(a) the land does not have an approved koala plan of management applying to the land, or

(b) the council is satisfied that the land is not core koala habitat.

Comment: The subject site does not have a koala plan of management and is not core koala habitat. The proposed development is for the removal of trees that are not core koala habitat and will be supervised by a fauna handler. Accordingly, the proposal is acceptable in terms of SEPP (Koala Habitat Protection) 2021.

Wingecarribee Local Environmental plan 2010 (WLEP)

The land is in Zone E3 Environmental management. The Land Use Table at the end of Part 2 of the LEP specifies developments for the purpose of *Recreation Areas* are permitted with consent in Zone E3. The wider site includes SP2 land (road reserve) as shown on the mapping extract previously included.

The proposal is consistent with the specific objectives of the zone in that the proposed activity enables the land to provide a range of recreational settings and activities and compatible land uses.

Clause	Control	Assessment	Compliance
2.3 Land Objectives and Land Use Table	<i>Provides objectives and permissible/prohibited landuses for the various zones under WLEP 2010</i>	The site E3 Environmental Management and the proposed development is permissible with development consent	Yes
5.10 Heritage Conservation	<i>(a) To conserve the environmental heritage of Wingecarribee</i> <i>(b) To conserve the heritage significance of heritage items and heritage conservation area, including associated</i>	The proposed development will conserve the environmental heritage of the site	Yes

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	<i>fabric, settings and views.</i>		
	(c) <i>To conserve archaeological sites.</i>		

CONSERVATION AREA – ARCHAEOLOGY

The subject site is identified in the WLEP 2010 as being within a Conservation Area – Archaeology. Austral Archaeology Pty Ltd were commissioned to undertake a Historical Archaeological Assessment (HAA) for the proposed works associated with Stage 1A of the Bong Bong Common Masterplan.

The purpose of the HAA is to assess the potential impact of the development on the significance of any archaeological values that may be present within or in the vicinity of the study area.

The study area contains the remains of a convict period settlement that dates from approximately 1821 to 1843 which consisted predominantly of government buildings where soldiers and public servants would have worked and lived. The settlement was progressively abandoned from 1837 in favour of the new settlement at Berrima, with only 2 buildings remaining in 1843. The second phase of use occurred at one of the buildings which became known as Dove's store and operated until 1863. The settlement was subject to frequent flooding and is likely to have become buried in flood-borne silts that will have preserved the archaeological remains. Much of the study area has not been subsequently built on or used for agriculture, with impacts to archaeological resources being limited to the realignment of Argyle Road (now Moss Vale Road) which cuts through the original township boundaries and may have impacted the barracks and one other structure.

An airstrip constructed during the 1970's may have also truncated or displaced the upper soil profiles associated with the burial ground. The only above-ground element of the settlement to remain is the c. 1817 causeway, which is considered to be the oldest known surviving causeway in NSW and probably Australia. Given the period of occupation, its role as an early administrative centre, the likely intactness of the archaeological resource and its corresponding research potential, the study area has been assessed as possessing State significance.

This assessment has identified that the Plan of Management for Bong Bong Common and its associated Masterplan is based on mapping of heritage sites that are subject to a significant degree of potential inaccuracy due to the nature of the historical sources utilised. This has resulted in a degree of risk that implementing the strategies in these documents will impact relics that are protected under the *NSW Heritage Act 1977* (Heritage Act).

The Stage 1A works, being the focus of this assessment, have the potential to impact upon the location of the barracks and Commandant's residence, both of which are likely to be located within or close to the proposed works. Given the proximity of the works to these structures, there is the potential for unmapped archaeological remains to also occur. This assessment has concluded that harm to archaeological remains can be mitigated by confirming areas of high archaeological potential through a program of archaeological testing, redesigning the proposed works where necessary to avoid any identified archaeological remains of State significance and monitoring of works in areas outside these areas of high archaeological potential as a precaution.

Recommendations

To mitigate the harm documented in this assessment, it is recommended that:

1. Given that the proposed works have the potential to harm archaeological remains, an excavation permit is required under the *NSW Heritage Act 1977*. A research design detailing the proposed methodology for undertaking archaeological investigations within the study area is presented in the appendices of this report, and the proponent should apply for a Section 140 Excavation Permit. A suitably accredited Excavation Director who is approved by Heritage NSW to oversee the excavation of sites of State significance will need to be nominated as Excavation Director.
2. If Aboriginal archaeological material or deposits are encountered during earthworks, all works affecting that material or deposits must cease immediately to allow an archaeologist to make an assessment of the find. The archaeologist may need to consult with the Office of Environment and Heritage and the relevant Aboriginal stakeholders regarding the find. Section 89A of the *National Parks & Wildlife Act 1974* requires that the Heritage NSW must be notified of any Aboriginal objects discovered within a reasonable time.
3. Should the proposed development be altered significantly from designs and specifications outlined in this report and detailed in Appendix A, then a reassessment of heritage/archaeological impacts may be required. This includes any impacts not explicitly stated in Section 7.
4. A copy of this assessment should be lodged by the proponent in the local history section of the local library, and in the library maintained by Heritage NSW.

Applicants Response

The applicant engaged Austral Archaeology to undertake an archaeological testing program to identify the nature and extent of the archaeological resources associated with the historic town of Bong Bong.

The historical test excavations were completed in accordance with the Section 140 approval (ID#223) and the associated Archaeological Research design (Austral Archaeology Pty Ltd. The methodology aimed to utilize 6 test trenches to identify the archaeological remains associated with the historic town of Bong Bong but identifying the locations of the goal, Barracks and Commandants quarters.

Following the testing program, the following recommendations were made:

1. It is recommended that the Bong Bong Masterplan (Phillips Marler & Peter Campbell Design 2019) be updated to reflect the revised location for the township of Bong Bong. Subsequent Section 140 approvals will need to be made for any further stages of the Masterplan associated with the Bong Bong Common.
2. Earthworks associated with the car park will need to be modified to ensure that impacts below the aggregate base below the bitumen are mitigated. Archaeological horizons within this location are approximately 100-200 millimeters below the bitumen and cannot be removed. Given the variable heights in the archaeological



profiles, any removal of the bitumen and aggregate in these locations will need to be monitored and subject to detailed archaeological recording.

3. Archaeological features have been identified have been identified in relation to the relocation of the obelisk, these are located approximately 200millimeters below the ground surface and earthworks in this location will need to be subject to a program of archaeological monitoring.
4. The Bong Bong Masterplan (Phillips Marler & Peter Campbell Design 2019) includes interpretive elements relating to the various elements of the township. It is recommended that any proposed interpretive media be updated to reflect results of the archaeological program. This includes the following:
 - a. Adjust the locations of signs to reflect probable building locations;
 - b. Landscape elements to reflect the location of the buildings such as shallow-rooted plantings and surface treatments, where possible;
 - c. An interpretation of the barrack block and other buildings in the surface treatment for the car park, walking tracks and associated landscaping works. This could consist of engravings or different colours of concrete that correspond with identified foundations and features;
 - d. Use of artefacts identified as part of the archaeological program in interpretive displays;
 - e. Interpretive media detailing the results of the archaeological program and how this has informed our understanding of the town of Bong Bong.

Appropriate conditions have been provided in the draft Conditions of Consent (**Condition 14**).

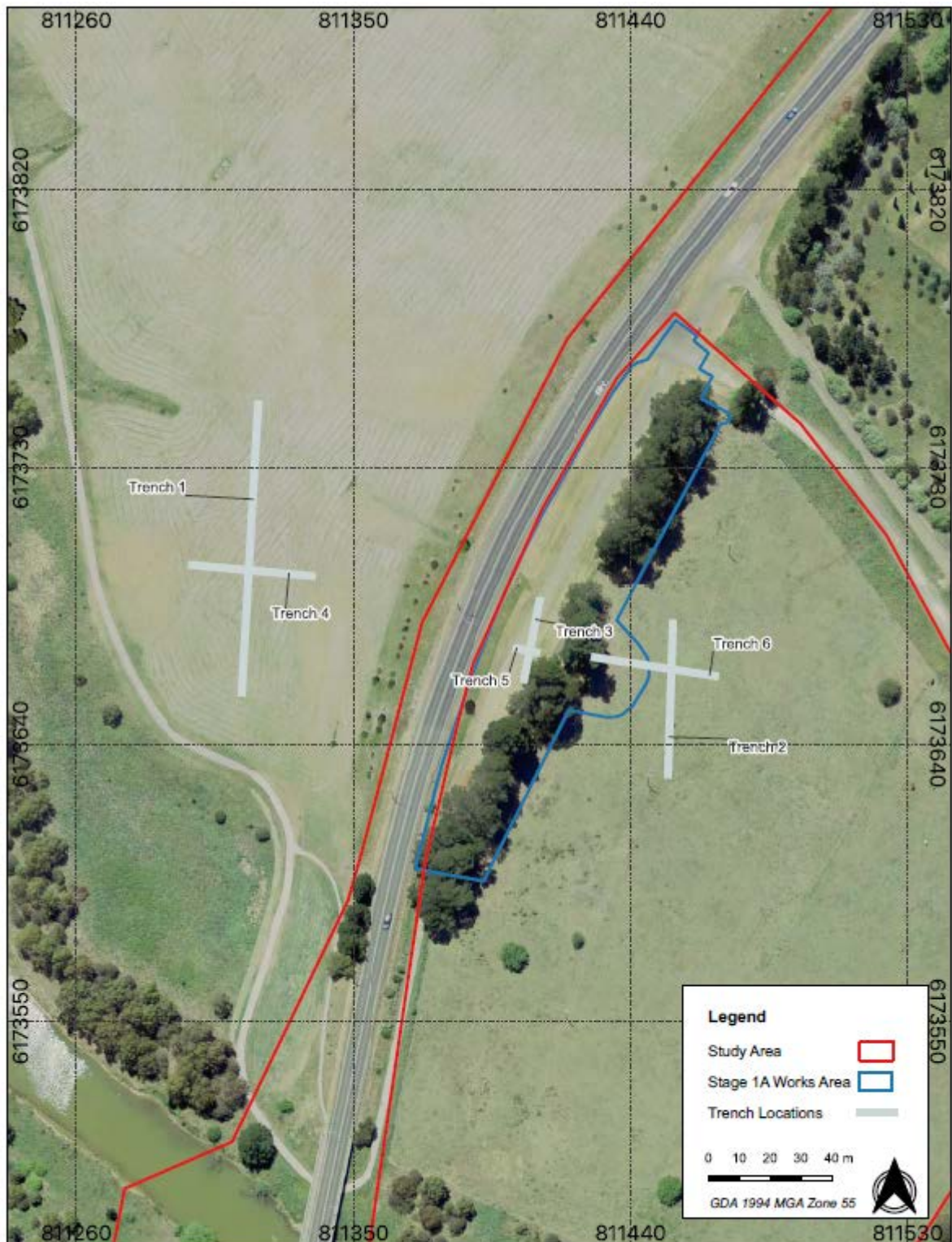


Figure 1 - Location of test trenches

21072 - Bong Bong Common Interim Report

Source: NSW Department of Lands

Drawn by: AJB Date: 2021-11-02



AUSTRAL
ARCHAEOLOGY

AGENDA FOR THE LOCAL PLANNING PANEL

Wednesday 15 December 2021

DEVELOPMENT APPLICATIONS



The Rural Lands DCP provisions are structured into two components: objectives and controls. The objectives provide the framework for assessment under each requirement and outline key outcomes that a development is expected to achieve. The controls contain both numerical standards and qualitative provisions. Any proposed variations from the controls may be considered only where the applicant successfully demonstrates that an alternative solution could result in a more desirable planning and urban design outcome.

The relevant provisions of the Rural Lands DCP are addressed below:

DCP Compliance Table			
Part A – All Land			
Section 2 – General Objectives			
Control	Standard	Proposed	Compliance
A2.2.6 Visual Amenity	Every new development generates an impact on the visual amenity of the immediate environment which can in turn, affect the environment of the surrounding area.	The proposed removal of trees will have a visual impact upon the environment whilst the new trees are growing, however, the new trees will ameliorate this impact in time.	Yes

ENVIRONMENTAL ASSESSMENT

The site has been inspected (05 October 2021) and the application has been assessed having regard to Section 4.15 of the *Environmental Planning and Assessment Act, 1979*, as amended.

Section 4.15 'Matters for Consideration	Comments
Section 4.15 (1)(a)(iia) – Provision of any Planning Agreement or draft Planning Agreement.	No planning agreement has been entered into or proposed under section 7.4 of the <i>Environmental Planning and Assessment Act 1979</i> in relation to the land
Section 4.15 (1)(a)(iv) – Provisions of the Regulations.	No provisions of Division 8 of Part 6 of the <i>Environmental Planning and Assessment Regulation 2000</i> are relevant to the proposed development.
Section 4.15 (1)(b) – The likely impacts of the development, including environmental impacts on the natural and built environment and social and	The environmental impacts of the proposed development on the natural and built environment have been addressed in this report.

AGENDA FOR THE LOCAL PLANNING PANEL

Wednesday 15 December 2021

DEVELOPMENT APPLICATIONS



economic impacts in the locality.	<p>The proposed development is consistent with the dominant character in the locality.</p> <p>The proposal will not result in detrimental social or economic impacts on the locality.</p>
Section 4.15 (1)(c) – The suitability of the site for the development.	<p>The site is located in close proximity to local services. The site has sufficient area to accommodate the proposed land-use and associated structure. Therefore, the site is considered suitable for the proposed development.</p>
Section 4.15 (1)(d) – Any submissions made in accordance with the EP&A Act or EP&A Regulation.	<p>There was one submission made in regard to the Development Application</p>
Section 4.15 (1)(e) – The public interest.	<p>The proposal promotes the objectives of the zone and will not result in any significant adverse environmental, social or economic impacts on the locality. Accordingly, the proposal is considered to be in the public interest.</p>

COMMUNITY CONSULTATION

The owners of adjoining and likely affected neighbouring properties were notified of the proposed development in accordance the Notification of Development Proposals Policy – 14 November 2018. The application was notified from 30 August 2021 to 20 September 2021. There was one (1) submission received as a result of the notification process:

- Greg Boardley – Address not provided.

	<p>I noticed on the advertisement that it is proposed to remove 20 pine trees? Surely most of these trees don't need to be cut down. I don't think we realise how old these trees are to get this big and they provide shade and habitat.</p>
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Comment: An arborist report has been provided that supports the removal of the trees and the replacement of those trees as they have reached their end of life. The trees will be removed under supervision of a fauna handler.

INTERNAL AND EXTERNAL COMMUNICATIONS

External Referrals.

1. Water NSW

Water NSW have provided their concurrence under Clause 11 of *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* dated 24 September 2021 subject to conditions.

2. Transport for NSW

Transport for NSW has reviewed documents for the proposed development and requested additional information as detailed below along with comments from the applicant.

TfNSW Request - A further description of the development which outlines what the existing space is currently being used for;

Applicant response:

- The works which are the subject of the development application are solely located with Lot 22, DP 1225783 and include construction of approximately 50m of concrete pathway, relocation of the obelisk, signage, seating, the removal of 21 trees, and landscaping. All other works are the subject of an environmental assessment under Part 5 of the EP&A Act and rely on previous consultations with RMS, Crown and other stakeholders to inform the assessment. The Part 5 assessment considers the provisions of the ISEPP in relation to “development for the purpose of a road or road infrastructure facilities” by a public authority. The area within Lot 22 DP 1225783 is currently a disused pasture paddock.
- The area assessed under Part 5 is currently being used as an informal carpark that provides access to the Bong Bong Cycle track, Wingecarribee River and the Cecil Hoskins Nature Reserve walking trails. The informal carpark makes use of the road pavement from the abandoned previous road alignment. This forms the access road (carpark aisle) and supports perpendicular vehicle parking on the eastern grassed verge and parallel parking on the western grassed verge. A recent count of vehicles indicated 30 vehicles parked within the area.

TfNSW Request - Existing and proposed traffic generation for the junction of Moss Vale Road and the access road;

Applicant response:

- The traffic generation at the junction of Moss Vale Road and the access road has been determined as nil under the environmental assessment conducted under Part 5 of the EP&A act. This has been informed by Councils



discussions with the RMS during the development of the Bong Bong Common Masterplan. It was identified that the (then) RMS could accept an existing parking capacity of 22 vehicles and it was agreed that if Council were to develop Stage 1A of the Bong Bong Common Masterplan with no more than 22 carpark spaces that this would not constitute 'traffic generating development'. Council does have plans to develop Stage 1b, 2 and 3 but these do not form part of this development application. When these stages progress, they will be the subject of a separate development application which will include a BAR arrangement for the junction with Moss Vale Road and the access road. To confirm, the current proposal has been determined as not traffic generating development and this has been based on the input of RMS.

- The works which are the subject of the development application (i.e. approximately 50m of concrete pathway, relocation of the obelisk, signage, seating, the removal of 21 trees, and landscaping) are not expected to generate traffic.

TfNSW notes there have been vehicle crashes in this location. It is also noted there is currently an RPA type arrangement at the junction of Moss Vale Road and the access road; has there been any consideration to upgrades to this intersection, e.g. BAR treatment to allow through vehicles to pass right turning vehicles into the access road.

Applicant response:

- The environmental assessment conducted under Part 5 of the EP&A act did consider the need for a BAR and took into consideration the input from RMS in determining this was not required for this stage of the works.
- Stage 1b, 2 and 3 are planned as a separate development application. It is expected that these stages will generate traffic and that a BAR treatment of the junction of Moss Vale Road and the access road will be included in the works. It is noted that Council is in the final stages of securing grant funding to progress with designing and then constructing Stages 1b and 2, so a BAR treatment would likely be developed in the next 2-3 years. Given that the current development application is not 'traffic generating development' a BAR treatment is not considered necessary as part of these works.

As a concluding comment, please note that Council is committed to continue to work with TfNSW in the ongoing development of the Bong Bong Common Precinct. It is expected that Stages 1B, 2 and 3 of the Masterplan will generate traffic and that a BAR and potentially other traffic treatments may be required as part of subsequent stages. We are committed to working with TfNSW to ensure these are properly planned, designed and implemented as the development warrants them.

TfNSW have provided the following advice dated 19 October 2021:

- The works which are the subject of this DA (Stage 1A) are located within Lot 22 DP 1225783. This includes the construction of a concrete pathway, relocation of the obelisk, signage, seating, the removal of trees, and landscaping;
- All other works included in Stage 1A e.g. Formalisation of existing car park, footpath, signage, and landscaping works within the road reserve, are subject of a separate environmental assessment under Part 5 of the EP&A Act;
- TfNSW also notes the subsequent stages (Stage 1b, 2 and 3) for this site are planned by Council as a separate DA. It is expected that these stages will generate traffic and that BAR treatment of the junction of Moss Vale Road and the access road will be included in these works, which have been based on previous discussions with TfNSW;

Given the above, TfNSW does not believe the subject development will have a significant impact on Moss Vale Road. On this basis, TfNSW does not object to the development application.

Internal Referrals.

1. Development Engineer Referral response dated 06 October 2021

The application is considered to be satisfactory in relation to Engineering matters subject to conditions being imposed on the notice of determination.

2. Environment & Sustainability Referral response dated 02 October 2021

The application is considered to be satisfactory in relation to biodiversity subject to the following conditions being imposed on the notice of determination.

*I note the proposal is to remove *Pinus radiata* and this is listed as an environmental weed. However, large trees can be breeding habitat for protected fauna. Protected fauna are listed under [Schedule 5](#) of the Biodiversity Conservation Act 2016.*

Based on previous experience, this tree can support nests of bird species such as Magpie and Currawong. Being close to Wingecarribee River, other birds may also use these trees for nests at different times. If tree hollows are present, then microbats may be using these.

Fauna occupation can be seasonal, and if checked today, changes may occur closer to tree removal time.

On this basis, I would suggest that the applicant provide a set of safeguard/mitigation measures that address:

Preclearing survey by an ecologist to detect if protected fauna are using these trees for reproductive habitat. Survey to occur 1 week before planned tree removal. If fauna occupying trees, then identification and nesting duration will assist with programming of tree works to avoid harm to such fauna;

Staged tree removal, to first determine if tree removal can be delayed until there is no longer a dependency of fauna on these trees (e.g. offspring have fledged – nest

no longer required); if delay not possible, then remove trees not required for habitat leaving habitat trees until there is no longer a dependency. Preclearing survey may be required again;

Tree removal with fauna handler will be required if avoiding cannot be achieved. Fauna handler recommendations to be followed including delay of works in extreme weather conditions. Fauna handler must have all relevant approvals, licences and permits for these works including a biodiversity Conservation licence, and Animal Ethics approvals.

Unintentional harm, in case an animal is injured or orphaned during works, there needs to be a plan of how the fauna will be treated or cared for.

Conditions have been provided in the draft consent conditions to cover these recommendations. **(Condition 8).**

3. Heritage Advisor Referral response dated 28 September 2021

The application is considered to be satisfactory in relation to heritage matters with the following comments:

Heritage Exemption for obelisk relocation.

- As council heritage advisor, I endorse a heritage exemption for the obelisk relocation, provided that an archaeological check of the new obelisk location is done;*
- Most practical could be for the archaeologist to monitor the excavation for the new obelisk location.*
- A costlier alternative could be for a hand dug archaeological test pit at the new obelisk location (before the mechanical excavator moves in).*

DISCUSSION OF KEY ISSUES

In 2019 Wingecarribee Shire Council prepared a Masterplan for a multi stage upgrade of the Bong Bong Common.

The Stage 1A being undertaken is to upgrade the access to the Eastern Precinct arrival of the Bong Bong Common. The Eastern Precinct provides the parking and the main arrival for the site.

The formalisation of the existing car park (not part of this application) at the Eastern Precinct of the Common creates a highly legible car park for visitors to experience the new arrival area for the Bong Bong Common interpretive walk outlined in the Masterplan in 2019.

By relocating the Obelisk, visitors to the Common are provided with an opportunity for an arrival place at the Common to experience the eastern archaeological site of the former Bong Bong settlement. New works for Stage 1A will also link up with existing walking track connections into Cecil Hoskins Reserve to the east and the main areas of Bong Bong Common to the west and will allow for the connection of future walking tracks and interpretive settings that will allow for greater exploration and understanding of the archaeology in the Eastern Precinct.

CONCLUSION

The proposed development has been assessed using the 'Matters for consideration' listed in Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* and is found to be satisfactory.

That Development Application 22/0222 for Lot 22 DP 1225783, Moss Vale Road, Burradoo be APPROVED subject to conditions for the construction of Stage 1A foot paving, landscaping, tree removal, relocation of obelisk and interpretive signage in association with the proposed adjacent works in the road reserve that have been assessed under Part 5 of the *Environmental Planning and Assessment Act 1979*.

- The proposal is consistent with the relevant objectives contained within the Wingecarribee Local Environmental Plan 2010 and the relevant requirements of the Rural Lands Development Control Plan.
- The proposal is consistent with the specific objectives of the E3 Environmental Management zone in that the proposed works will have a low impact on the site, elements within it and the potential sub-surface archaeology. The transformation of the car park, and integration of the Eastern precinct into Bong Bong Common will create a highly legible arrival space for visitors to experience and provide a greater understanding of the site's relationship with the Western Precinct of Bong Bong Common.

ATTACHMENTS

1. Draft Conditions of Development Consent
2. Bong Bong Common Masterplan
3. Stage 1A Landscape Plan
4. Interim Archaeological Report
5. Bong Bong Common Development Plans
6. Tree Removal Details



15 December 2021



WINGECARRIBEE SHIRE COUNCIL
PO Box 141
MOSS VALE NSW 2577

Civic Centre, 68 Elizabeth St,
Moss Vale NSW 2577
PO Box 141, Moss Vale
02 4868 0888
mail@wsc.nsw.gov.au
ABN 49 546 344 354

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION
Pursuant to section 4.16 of the Environmental Planning and Assessment Act 1979

APPLICATION NO:	22/0222
APPLICANT:	WINGECARRIBEE SHIRE COUNCIL
OWNER:	WINGECARRIBEE SHIRE COUNCIL
PROPERTY DESCRIPTION:	Lot 22 DP 1225783
PROPERTY ADDRESS:	MOSS VALE ROAD BURRADOO NSW 2576
PROPOSED DEVELOPMENT:	Earthworks, tree removal and infrastructure upgrade
DETERMINATION:	Approval subject to conditions
CONSENT TO OPERATE FROM:	15 December 2021
CONSENT TO LAPSE ON:	15 December 2026

Rights of Appeal

Pursuant to Section 8.7 of the *Environmental Planning and Assessment Act 1979*, an applicant for development consent who is dissatisfied with the determination of the application by Council authority may appeal to the Court against the determination. Pursuant to Section 8.10, an appeal may be made only within 12 months after the date the decision appealed against is notified.

Review of Determination

You have the right to request a review of determination under section 8.2 of the *Environmental Planning and Assessment Act 1979*, subject to the provisions of Division 8.2 Reviews.

Ross Jauncey
Development Assessment Planner

15 December 2021
Date of Determination

Working with you

WSC.NSW.GOV.AU

WINGECARRIBEE - A COAL MINING FREE SHIRE



22/0222, Lot 22 DP 1225783

SCHEDULE 1 CONDITIONS OF DEVELOPMENT CONSENT

ADMINISTRATION CONDITIONS

1. Development in Accordance with Plans and Documents

The development shall be implemented in accordance with the approved plans and supporting documents set out in the following table except where modified by any conditions of development consent.

Plan Title / Supporting Document	Reference / Version	Prepared By	Dated
Drawing Index & location Plan	Job No: 220242, Dwg: LOO, Issue C	Northrop	05.03.2021
Key Plan	Job No: 220242, Dwg: LOO.01, Issue C	Northrop	05.03.2021
Demolition & Excavation Plan 1 of 4	Job No: 220242, Dwg: LO1.1, Issue C	Northrop	05.03.2021
Demolition & Excavation Plan 2 of 4	Job No: 220242, Dwg: LO1.2, Issue C	Northrop	05.03.2021
Demolition & Excavation Plan 3 of 4	Job No: 220242, Dwg: LO1.3, Issue C	Northrop	05.03.2021
Demolition & Excavation Plan 4 of 4	Job No: 220242, Dwg: LO1.4, Issue C	Northrop	05.03.2021
Finishes & levels Plan 1 of 4	Job No: 220242, Dwg: LO4.1, Issue C	Northrop	05.03.2021
Finishes & levels Plan 2 of 4	Job No: 220242, Dwg: LO4.2, Issue C	Northrop	05.03.2021
Finishes & levels Plan 3 of 4	Job No: 220242, Dwg: LO4.3, Issue C	Northrop	05.03.2021
Finishes & levels Plan 4 of 4	Job No: 220242, Dwg: LO4.4, Issue C	Northrop	05.03.2021
Sections – Key Plan	Job No: 220242, Dwg: LO5.0, Issue C	Northrop	05.03.2021
Sections 1	Job No: 220242, Dwg: LO5.1, Issue C	Northrop	05.03.2021
Planting Palette & Schedules	Job No: 220242, Dwg: LO6.0, Issue C	Northrop	05.03.2021
Planting Plan 1 of 3	Job No: 220242, Dwg: LO6.1, Issue C	Northrop	05.03.2021
Planting Plan 2 of 3	Job No: 220242, Dwg: LO6.2, Issue C	Northrop	05.03.2021
Planting Plan 3 of 3	Job No: 220242, Dwg: LO6.3, Issue C	Northrop	05.03.2021

6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct
Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road
Burradoo



ATTACHMENT 1 Draft Conditions of Development Consent

22/0222, Lot 22 DP 1225783

Details 1 of 4	Job No: 220242, Dwg: LO7.0, Issue C	Northrop	05.03.2021
Details 2 of 4	Job No: 220242, Dwg: LO7.1, Issue C	Northrop	05.03.2021
Details 3 of 4	Job No: 220242, Dwg: LO7.2, Issue C	Northrop	05.03.2021
Details 4 of 4	Job No: 220242, Dwg: LO7.2, Issue C	Northrop	05.03.2021
Detail & Contour Survey	Plan Ref: 1510-DET1 Issue A Sheet 1 of 13	BPS Surveyors	05/08/2020
Detail & Contour Survey	Plan Ref: 1510-DET1 Issue A Sheet 2 of 13	BPS Surveyors	05/08/2020
Detail & Contour Survey	Plan Ref: 1510-DET1 Issue A Sheet 3 of 13	BPS Surveyors	05/08/2020
Detail & Contour Survey	Plan Ref: 1510-DET1 Issue A Sheet 4 of 13	BPS Surveyors	05/08/2020
Detail & Contour Survey	Plan Ref: 1510-DET1 Issue A Sheet 5 of 13	BPS Surveyors	05/08/2020
Detail & Contour Survey	Plan Ref: 1510-DET1 Issue A Sheet 6 of 13	BPS Surveyors	05/08/2020
Detail & Contour Survey	Plan Ref: 1510-DET1 Issue A Sheet 7 of 13	BPS Surveyors	05/08/2020
Detail & Contour Survey	Plan Ref: 1510-DET1 Issue A Sheet 8 of 13	BPS Surveyors	05/08/2020
Detail & Contour Survey	Plan Ref: 1510-DET1 Issue A Sheet 9 of 13	BPS Surveyors	05/08/2020
Detail & Contour Survey	Plan Ref: 1510-DET1 Issue A Sheet 10 of 13	BPS Surveyors	05/08/2020
Detail & Contour Survey	Plan Ref: 1510-DET1 Issue A Sheet 11 of 13	BPS Surveyors	05/08/2020
Detail & Contour Survey	Plan Ref: 1510-DET1 Issue A Sheet 12 of 13	BPS Surveyors	05/08/2020
Detail & Contour Survey	Plan Ref: 1510-DET1 Issue A Sheet 13 of 13	BPS Surveyors	05/08/2020

6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct
Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road
Burradoo



ATTACHMENT 1 Draft Conditions of Development Consent

22/0222, Lot 22 DP 1225783

Coversheet, Drawing Schedule and Locality Plan	Job No: 201806, Dwg No: C1.01 Rev: 3	Northrop	04.03.2021
Specification Notes – Sheet 1	Job No: 201806, Dwg No: C1.11 Rev: 3	Northrop	04.03.2021
Specification Notes – Sheet 2	Job No: 201806, Dwg No: C1.12 Rev: 2	Northrop	29.01.2021
General Arrangement Plan	Job No: 201806, Dwg No: C1.21 Rev: 1	Northrop	10.11.2020
Concept Sediment and Erosion Control and details	Job No: 201806, Dwg No: C2.01 Rev: 3	Northrop	04.03.2021
Siteworks and Stormwater Management Plan – Sheet 1	Job No: 201806, Dwg No: C3.01 Rev: 4	Northrop	04.03.2021
Siteworks and Stormwater Management Plan – Sheet 2	Job No: 201806, Dwg No: C3.02 Rev: 4	Northrop	04.03.2021
Stormwater Culvert and Headwall Details	Job No: 201806, Dwg No: C3.11 Rev: 1	Northrop	04.03.2021
Pavement & Jointing Plan	Job No: 201806, Dwg No: C4.01 Rev: 3	Northrop	02.02.2021
Typical details	Job No: 201806, Dwg No: C5.01 Rev: 3	Northrop	29.01.2021
Arboricultural Impact report	Not Referenced	Landscape Matrix Pty Ltd	14.09.2020
Environmental Assessment Form	FRM-ENV-ALL-001	Wingecarribee Shire Council	04.06.2021
Historical Archeological Assessment	21072	Austral Archaeology	12.07.2021
Draft Statement of Heritage Impact	Not Referenced	PhillipsMarler	17.03.2021

Reason: *To ensure the development is carried out in accordance with the approved plans and documentation.*

2. Inconsistency between documents

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

Reason: *To ensure that the development is undertaken in accordance with the*

6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct
Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road

Burradoo

ATTACHMENT 1 Draft Conditions of Development Consent

22/0222, Lot 22 DP 1225783

submitted plans and documents (as amended).

3. Erection of Signs

A sign must be erected in a prominent position on any site on which building work, is being carried out:

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

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

Reason: *The condition is prescribed under clause 98A of the Environmental Planning and Assessment Regulation 2000.*

4. Compliance with Disability Discrimination Act 1992

This approval does not protect or guarantee against a possible claim of discrimination (intentional or unintentional) under the *Disability Discrimination Act 1992*, and the applicant/owner is therefore advised to investigate their liability under this Act.

Reason: *To inform of relevant access requirements for persons with a disability.*

Note: *Disability (Access to Premises - Buildings) Standards 2010 -As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.*

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

5. Application for a Construction Certificate (Building Works)

The applicant shall apply to Council or a Principal Certifier (PC) for a Construction Certificate to carry out the relevant building works in accordance with this consent. The details to be included in the application for a Construction Certificate are:

- (a) Architectural plans and building specifications complying with the National Construction Code (NCC) relevant Australian Standards, and the development consent and conditions.
- (b) If Council or a Principal Certifier (PC) issues the Construction Certificate, engineering details must be submitted for approval for all structural elements, including but not limited to, piers, footings, reinforced concrete slab, first floor joist layout, roof trusses, steel beams and the like. The details must be prepared by a qualified chartered professional practicing consulting structural engineer. Also a certificate from the engineer must be included certifying that the design fully complies with appropriate SAA Codes and Standards and the Building Code of Australia requirements.
- (c) Disabled access provisions to common and public areas in accordance with AS1428

6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct
Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road
Burradoo



ATTACHMENT 1 Draft Conditions of Development Consent

22/0222, Lot 22 DP 1225783

Design for Access and Mobility and the Premises Code.

Reason: *A requirement under the provisions of the Environmental Planning and Assessment Act 1979.*

Note: *Construction work may only commence upon the issue of a Construction Certificate, appointment of a Principal Certifier (PC), and lodgement of Notice of Commencement.*

Note: *Please note that if demolition works forms part of the extent of works approved in the same application, then demolition must not commence prior to the issue of a Construction Certificate.*

6. Appointment of Principal Certifier (PC)

No work shall commence in connection with this Development Consent until:

- (a) A Construction Certificate for the building work has been issued by:
 - (i) the consent authority; or
 - (ii) a Principal Certifier (PC); and
- (b) the person having the benefit of the development consent has:
 - (i) appointed a Principal Certifier (PC) for the building work, and
 - (ii) notified the Principal Certifier (PC) that the person will carry out the building work as an owner-builder, if that is the case, and
- (b1) the Principal Certifier (PC) has, no later than 2 days before the building work commences:
 - (i) notified the Council of his or her appointment, and
 - (ii) notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
- (b2) the person having the benefit of the development consent, if not carrying out the work as an owner builder, has:
 - (i) appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved, and
 - (ii) notified the Principal Certifier (PC) of such appointment, and
 - (iii) unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
- (c) the person having the person having the benefit of the development consent has given at least 2 days' notice to the Council of the person's intention to commence the erection of the building.

Reason: *To ensure that there is certainty as to the consent applying to the land.*

7. Section 138 Roads Act 1993 Approval

Where works are proposed within the road reserve, the developer must obtain approval from



22/0222, Lot 22 DP 1225783

Council (as the Roads Authority and/or as required under Section 138 of the *Roads Act 1993*) before any works are undertaken. Works within the road reserve may include activities such as erect a structure, dig up or disturb the surface of a public road, remove or interfere with a structure, or any other activities as defined within the *Roads Act 1993*.

The following details must be submitted to Council in order to obtain the Section 138 approval:

- A copy of approved design plans related to the development and proposed works to be undertaken.
- Traffic Control Plan (TCP) to provide protection for those within and adjacent to the work site, including the travelling and pedestrian public. The TCP must comply with the Roads and Traffic Authority's manual "Traffic Control at Work Sites". Warning and protective devices shall comply with the provisions of AS1742.3 - 2002 Traffic Control Devices for Works on Roads. The plan must be prepared and certified by a person holding the appropriate Roads and Traffic Authority accreditation, a copy of which is to be submitted with the plan.
- Insurance details - Public Liability Insurance to an amount of \$20 million, to be held by applicant / contractor undertaking the works.

Advice: *Where works are required within a Classified Road, the Developer must obtain the concurrence and / or the approval of the Roads and Maritime Services for engineering design plans, Traffic Control Plans and approvals under Section 138 of the Roads Act 1993.*

Reason: *Statutory requirement.*

8. Protection of Fauna

Prior to the issue of any Construction Certificate the applicant shall provide to Council a set of safeguard/mitigation measures that address:

- (a) **Preclearing survey** by an ecologist to detect if protected fauna are using these trees for reproductive habitat. Survey to occur one (1) week before planned tree removal. If fauna occupying trees, then identification and nesting duration will assist with programming of tree works to avoid harm to such fauna;
- (b) **Staged Tree Removal** to first determine if tree removal can be delayed until there is no longer a dependency of fauna on these trees (e.g. offspring have fledged – nest no longer required). If delay not possible, then remove trees not required for habitat leaving habitat trees until there is no longer a dependency. Preclearing survey may be required again.
- (c) **Unintentional harm**, in case an animal is injured or orphaned during works, there needs to be a plan of how the fauna will be treated or cared for.

Reason: *To ensure the protection of fauna that maybe using the trees for reproductive habitat.*

9. Accessible Car Parking Spaces

Two (2) of the car parking spaces provided as part of the total requirement shall be reserved for disabled persons.

These spaces shall be constructed and identified in accordance with Volume 1 of the National

6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct
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Burradoo



ATTACHMENT 1 Draft Conditions of Development Consent

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Construction Code (NCC) and AS/NZS 2890.6 - Parking Facilities; Off-street parking for people with disabilities.

Details to demonstrate compliance shall be submitted to and approved by the Certifying Authority prior to the issue of the Construction Certificate.

Reason: *To inform of relevant access requirements for persons with a disability.*

10. Pedestrian Safety

The Contractor shall endeavour to minimise disturbance to pedestrian / vehicle traffic in the vicinity of the site. If required by Council a hoarding shall be erected and consent required in accordance with Section 138 of *Roads Act 1993*.

Details shall be submitted to the Accredited Certifier prior to the issue of a Construction Certificate showing compliance with this condition.

Reason: *To ensure pedestrian and vehicular safety.*

11. Erosion and Sediment Control Plan

To minimise soil erosion and sediment movement during construction, the following measures shall be implemented:-

- (a) Erosion and sediment controls are to be in place before the disturbance of any soils on the site, and are to be maintained during the works and for as long as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside the worksite boundaries.
- (b) Topsoil stripped from the construction site shall be stockpiled and protected from erosion until re-use during landscaping. Soil is to be retained within the property.
- (c) Stockpiles of construction and landscaping materials, and of site debris shall be located clear of drainage lines and in such a position that they are protected from erosion and do not encroach upon any footpath, nature strip or roadway.
- (d) Final site spoil shall be disposed of to conform to the specifications and standards quoted and to any conditions of approval of those measures and must comply with any relevant NSW Department of Planning and Environment requirements.
- (e) Trenches shall be backfilled, capped with topsoil and compacted to a level at least 75mm above adjoining ground level.
- (f) Vehicular access shall be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site is muddy. Where sediment is deposited on adjoining roadways the same shall be removed by means other than washing. All material is to be removed as soon as possible and the collected material is to be disposed of in a manner which will prevent its mobilisation.
- (g) All disturbed areas shall be progressively stabilised and/or revegetated so that no areas remain exposed to potential erosion damage for more than 14 days or such other period as may be approved after earthworks cease. All driveways and parking areas shall be stabilised with compacted sub-grade as soon as possible after their formation.



22/0222, Lot 22 DP 1225783

- (h) Sediment control devices shall be installed prior to any site works being carried out and prior to construction work commencing and remain in position until the disturbed soils are turfed, 70% vegetated or otherwise stabilised.

Reason: *To minimise soil erosion and sediment movement during construction.*

CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF WORK

12. Notice of Commencement

No work shall commence until a notice of commencement form has been submitted (form will be attached with issue of a Construction Certificate or Subdivision Works Certificate or available from Council's website), giving the Principal Certifier (PC):

- (a) Not less than two (2) days' notice of the date on which it is proposed to commence work associated with this Development Consent.
- (b) Details of the appointment of a Principal Certifier (PC) (either Wingecarribee Council or another Principal Certifier).
- (c) Details of the Principal Contractor or Owner Builder:
 - Name
 - Builders Licence Number or Owner Builder Permit Number
 - Principal Contractor Company Name
 - Principal Contractor ABN
 - Address of Principal Contractor or Owner Builder
 - Email Address
- (d) Copy of the HBCF Insurance Certificate (if residential building works exceed \$20,000) or Owner Builder Permit.
- (e) Details demonstrating compliance with development consent conditions relevant prior to commencement of the development been satisfied.

Reason: *Statutory requirement.*

Advice: *Attached Notice of Commencement form to be completed.*

13. Construction Certificate

No work shall commence until a:

- (a) Construction Certificate is obtained from either the Wingecarribee Shire Council or an Accredited Certifier; and
- (b) Construction Certificate lodged with Council obtained from an Accredited Certifier (together with associated plans and documents) - a fee applies for this service.

Reason: *Statutory requirement.*

14. Protection of Archaeological Relics

To protect the archaeological resources associated with the historic town of Bong Bong the recommendations of the Interim Archaeological Report prepared by Austral Archaeology dated 02 November 2021 shall be complied with.

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Reason: *To ensure the preservation of Archaeological remnants of the Historic town of Bong Bong*

15. Approval Required for Work within Road Reserve - Section 138 Roads Act 1993

Prior to any works being undertaken within the road reserve, the Developer must obtain approval from Council (as the Roads Authority and / or as required under Section 138 of the *Roads Act 1993*). Works within the road reserve may include activities such as erect a structure, dig up or disturb the surface of a public road, remove or interfere with a structure, or any other activities as defined within the *Roads Act 1993*.

The following details must be submitted to Council in order to obtain the Section 138 approval:

- A copy of the approved development plans and proposed works to be undertaken.
- Plans and adequate documentation which validate that the required works are in accordance with Councils Engineering Plans and Specifications and relevant standards.
- Traffic Control Plan (TCP) to provide protection for those within and adjacent to the work site, including the travelling and pedestrian public. The TCP must comply with the Roads and Traffic Authority's manual "Traffic Control at Work Sites". Warning and protective devices shall comply with the provisions of AS1742.3 - 2002 Traffic Control Devices for Works on Roads. The plan must be prepared and certified by a person holding the appropriate Roads and Traffic Authority accreditation, a copy of which is to be submitted with the plan.
- Insurance details - Public Liability Insurance to an amount of \$20 million, to be held by applicant / contractor undertaking the works.

Advice: *Where works are required within a Classified Road, the Developer must obtain the concurrence and / or the approval of the Roads and Traffic Authority for engineering design plans, Traffic Control Plans and approvals under Section 138 of the Roads Act 1993.*

Reason: *Statutory requirement.*

16. Fencing of the Construction Site

A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works:

- (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- (b) could cause damage to adjoining lands by falling objects, or
- (c) involve the enclosure of a public place or part of a public place.

Reason: *To ensure that the safety of the public is not compromised.*

17. Tree Retention (Marking)

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All trees shown on the development consent to be "retained" shall be appropriately marked and protected prior to the commencement of construction works.

Reason: *To ensure that trees are retained without damage.*

18. Erosion and Sediment Control

Erosion and sediment control measures (as per the approved Erosion and Sediment Control Plan) shall be installed prior to the commencement of works.

Reason: *To ensure that sediment does not leave the site as a result of the construction of the development.*

19. Tree Clearing - Notice of Commencement

Where trees have been approved for removal in the development consent, Council shall be advised of the intended commencement date and time for these clearing works. Council staff will then inspect the site and will require the applicant and contractor/site supervisor to be present. No clearing works can commence until an approval is given. All trees specified as being retained on site on the approved plans are to be protected throughout construction activities in consultation with Council.

Reason: *To appropriately manage the removal of approved trees.*

CONDITIONS TO BE SATISFIED DURING THE CONSTRUCTION PHASE**20. Approved Plans to be available on site**

Endorsed Council approved plans, specifications, documentation and the consent shall be made available on site at all times during construction.

Reason: *To ensure compliance with approved plans.*

21. Disruption of Traffic

During any construction works on the public road that is associated with this approval, the Applicant shall provide appropriate signage and traffic control facilities as per the requirements of AS 1742.3-2009 Manual of uniform traffic control devices - Traffic control for works on roads and the RMS "Traffic Control at Works Sites" manual.

Reason: *Safety and information.*

22. Dust Control

Where a dust nuisance is likely to occur, suitable screens and/or barricades shall be erected during the demolition, excavation and building works. If necessary, water sprays shall be used on the site to reduce the emission of dust. Screening shall consist of minimum 2 metres height of shade cloth or similar material secured to a chain wire fence of the like.

Reason: *Environmental amenity*

23. Supervising Arborist

An arborist qualified to at least Australian Qualifications Framework (AQF) Certificate Level 4



22/0222, Lot 22 DP 1225783

shall be retained throughout all construction work to ensure to proper protection and management of the trees required to be retained and that any necessary pruning/root pruning is carried out in accordance with AS4973-1996 "Pruning of Amenity Trees" and AS4970-2009 "protection of Trees on Development Sites". This includes on site supervision of the erection of tree protection measures and, where approved, any works that are required within the Tree Protection Zone (TPZ) or Structural Root Zone (SRZ).

Reason: *To ensure to proper protection and management of the trees required to be retained and that any necessary pruning/root pruning is carried out in accordance with the relevant Australian Standards.*

24. Temporary Onsite Toilet

Toilet facilities shall be available or provided at the work site prior to the commencement of works and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

Each toilet shall:

- (a) be a standard flushing toilet connected to a public sewer, or
- (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
- (c) be a temporary chemical closet approved under the *Local Government Act 1993*.

Reason: *To ensure that there are appropriate facilities on-site for construction workers.*

25. Notification of discovery of an archaeological relic

A person who is aware or believes that he or she has discovered or located a relic (in any circumstances, and whether or not the person has been issued with a permit) shall:

- (a) within a reasonable time after a person first becomes aware or believes that the person has discovered or located that relic, notify the Office of Heritage of the location of the relic, unless the person believes on reasonable grounds that the Office of Heritage is aware of the location of the relic, and
- (b) within the period required by the Office of Heritage, furnish the Office of Heritage with such information concerning the relic as the Heritage Council may reasonably require.

Reason: *To comply with the provisions of the Heritage Act 1977.*

Note: *The relevant application form can be found at following website:*

www.environment.nsw.gov.au/resources/heritagebranch/heritage/S139-S146Frm2013.pdf

and mailed to:

The Heritage Council
C/- The Conservation Manager
Heritage Division
Office of Environment and Heritage
Locked Bag 5020
PARRAMATTA NSW 2124



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or emailed to: heritage@heritage.nsw.gov.au

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF AN INTERIM OR FINAL OCCUPATION CERTIFICATE

26. Occupation Certificate

In accordance with Section 6.9 of the *Environmental Planning and Assessment Act 1979*, an application for an Occupation Certificate, shall be made on completion of the works and the relevant application fee paid. All works specified in the development consent and approved Construction Certificate plans shall be completed and all development consent conditions complied with prior to the issue of the Occupation Certificate.

The Principal Certifier (PC) is required to be satisfied, amongst other things, that:

- All required inspections (including each applicable mandatory critical stage inspection) have been carried out; and
- Any preconditions to the issue of the certificate required by a development consent have been met.

Reason: *To comply with the provisions of the Environmental Planning and Assessment Act 1979.*

Note: *A person must not commence occupation or use (or change of use where an existing building) of the whole or any part of a new building (within the meaning of Section 6.10 of the Environmental Planning and Assessment Act 1979 unless an Occupation Certificate has been issued in relation to the building or part.*

Note: *The applicant is to ensure that works associated with the Section 138 (Roads Act) approval and Section 68 (Local Government Act) approval are completed and inspected by Council.*

27. Section 138 Roads Act Final

The applicant is to ensure that the works associated with the Section 138 approval for this development be completed and inspected by Council prior to the issue of any Occupation Certificate.

Reason: *To ensure that the development is completed as per this consent and the approved plans.*

28. Certification of Engineering Works

Prior to issue of the Occupation Certificate, the following documents shall be submitted to the Principal Certifier. These documents are:

- a) A Certificate from a Professional Engineer who meets the criteria for registration on the National Engineering Register (NER) and has appropriate experience and competence in the relevant registered area of practice, and
- b) A "Works - As - Executed" (WAE) plans of the engineering and/or drainage works.

The abovementioned Certificate shall certify that:

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- (i) the stormwater drainage system including OSD detention, and/or
- (ii) the car parking arrangement and area, and/or
- (iii) any related footpath crossing works, and/or
- (iv) the proposed basement pump and well system, and/or
- (v) the proposed driveway and layback, and/or
- (vi) water and sewer infrastructure, and/or
- (vii) other civil works have been constructed in accordance with the approved plans and details, satisfies the design intent and complies with Wingecarribee Shire Council Engineering Design and Construction Specifications, Drawings and relevant Standards.

Where Council is not the Principal Certifier, two (2) copies of the above documents are to be provided to Council prior to the issue of any Occupation Certificate. These documents are to be retained on Council's file.

Reason: *Asset management.*

29. Final Ecology Report

Prior to the issue of an Occupation Certificate, a final certification report providing documentary evidence of compliance for each stage of the development with all conditions of consent relating to ecology/trees/fauna management/nesting boxes must be prepared by the engaged Consulting Ecologist and forwarded to Council for review.

Reason: *To ensure compliance for each stage of the development with respect to tree/vegetation management.*

CONCURRENCE CONDITIONS

30. Concurrence - Water NSW

Concurrence has been granted by Water NSW for the development pursuant to *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011*. The conditions provided by Water NSW are provided below:



22/0222, Lot 22 DP 1225783



PO Box 398, Parramatta NSW 2124
Level 14, 169 Macquarie Street
Parramatta NSW 2150
www.waternsw.com.au
ABN 21 147 634 767

Water NSW's Concurrence Conditions
DA 22/0222; Lot 22 DP 1225783; Moss Vale Road, Burradoo

General

1. The site layout and works shall be as specified in the Environmental Assessment Form prepared by Wingecarribee Shire Council (dated 6 August 2021) and relevant on the Site Works and Stormwater Management Plan (Job No. 201806; Dwg. No. C1.01 Rev. 3; C3.01 and C3.02 Rev. 4, all dated 04.03.2021) prepared by Northrop. No revised site layout, staging or external works that will have impact on water quality, shall be permitted without the agreement of Water NSW.

Reason for Condition 1 - Water NSW has based its assessment under the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 on this version of the development.

Construction Activities

2. The Concept Erosion and Sediment Control Plan (Job No. 201806; Dwg. No. C2.01; Rev. 3, dated 04.03.2021) shall be updated to a Soil and Water Management Plan prepared by a person with knowledge and experience in the preparation of such plans. The Plan shall:
 - meet the requirements outlined in Chapter 2 of NSW Landcom's Soils and Construction: Managing Urban Stormwater (2004)
 - be prepared prior to issuance of a Construction Certificate and be to the satisfaction of Council
 - include controls to prevent sediment or polluted water leaving the construction area or entering any stormwater drain or natural drainage system, and
 - specify how suitable groundcover will be achieved within required timeframes
3. The final Soil and Water Management Plan shall be implemented, and no works shall commence until effective erosion and sediment controls have been installed. The controls shall be regularly inspected, maintained and retained until works have been completed and ground surface stabilised or groundcover re-established.

Reason for Conditions 2 & 3 - To manage adverse environmental and water quality impacts during the construction phase of the development and to minimise the risk of erosion, sedimentation and pollution within or from the site during this construction phase.

END OF CONDITIONS



Bong Bong Common Masterplan

May 2019



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Introduction

Wingecarribee Shire Council, with the support of the Bong Bong Common Management Committee, seeks to develop a comprehensive Masterplan for the Bong Bong Common in Moss Vale.

With the recent purchase of a portion of land directly to the east of Moss Vale Road, all of the key areas of the first European settlement in the Southern Highlands are now in the ownership of Council.

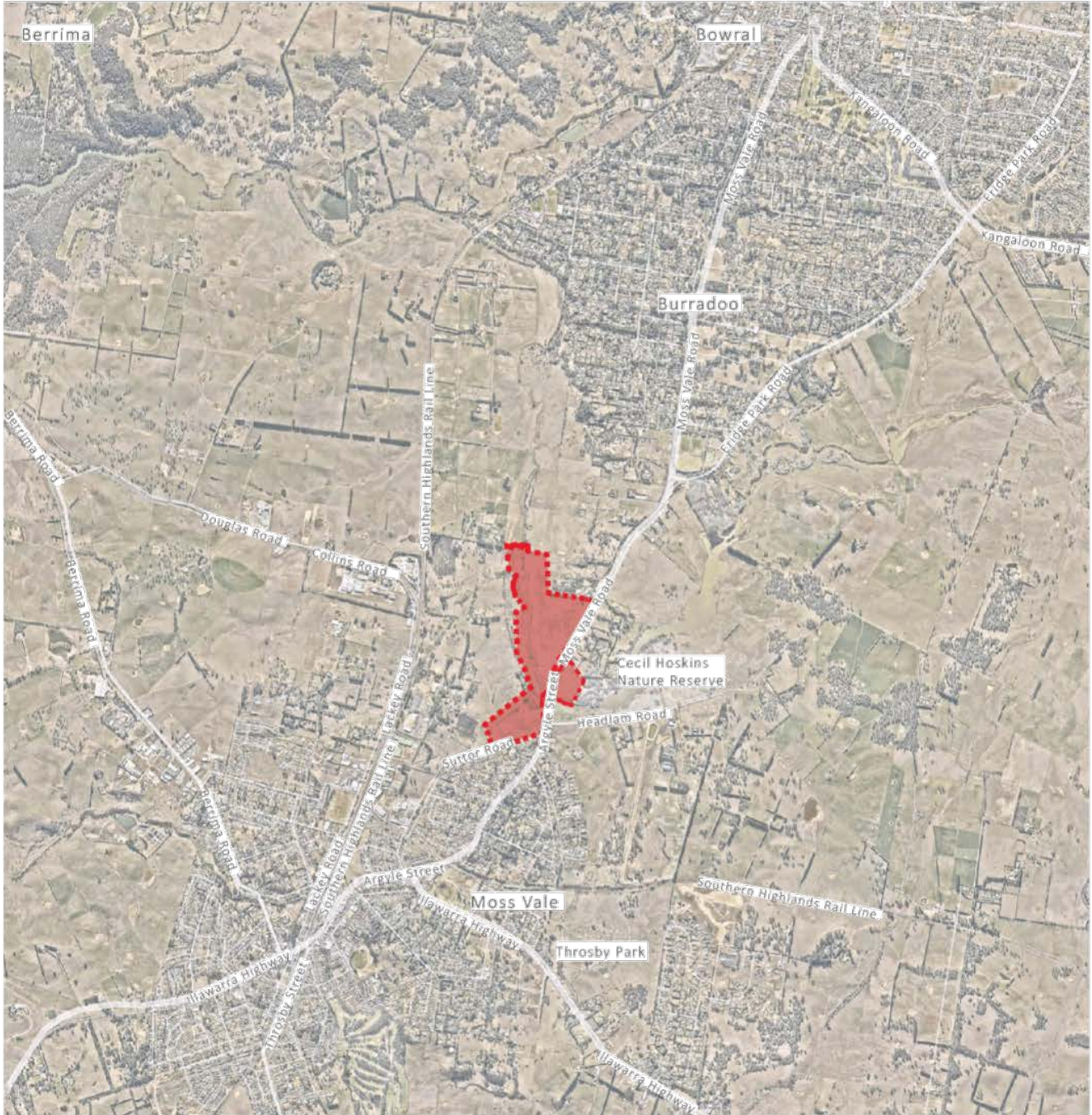
The principle aim of the proposed Masterplan is to sensitively improve the Common in order to protect the archaeological remnants of the historic settlement sites, while improving access and providing interpretive information for visitors.

The Masterplan has been developed with three stages in mind, being:

- Stage 1 – Short Term Priority
- Stage 2 – Medium Term Aspirational
- Stage 3 – Long Term Aspirational

Masterplans are visionary and intended to explore the possibilities of sites in order to develop and protect them in the most appropriate manner for each particular location.

The Bong Bong Common Masterplan indicates short, medium and long term projects, some of which are aspirational and subject to available funding, environmental impacts, legislative requirements and community feedback.



LEGEND

 Bong Bong Common

Scale 1:30000 @ A3



- ① **Entry Gates and Fencing**
 - Entry gates with post and rail fence to be retained at the northern entry.
 - Consideration for similar detail at new eastern precinct vehicle entry.
 - For long boundaries, use timber post and smooth-wire fencing (not barbed wire).
- ② **Pedestrian Entries**
 - New pedestrian paths from the south and the east to better connect the Common from Moss Vale.
 - Separating pedestrian arrival from car arrivals generally.
- ③ **Vehicle Access**
 - Control vehicles entering the Common with bollards and gates.
 - **3A.** Upgrade of existing parking adjacent to the eastern precinct.
 - **3B.** Consider new car park with access via Suitor Road, adjacent to the proposed roundabout with small amenities building.
 - **3C.** Aero Club north entry for arrival with disability parking behind the clubhouse.
- ④ **Pedestrian Access to the River**
 - New concrete shared path on the west side of the river following the Old Angyle Road alignment.
 - New decomposed granite paths linking existing shared path with river viewing areas on the east side.
- ⑤ **Pedestrian Bridge Across the River**
 - New pedestrian bridge connecting the new shared path on the west side of the river with the existing shared path on the east side.
- ⑥ **Seating and Passive Recreation**
 - Seating, picnic settings, possible shade structures at key vistas along the riverbank and overlooking the common.
- ⑦ **Buildings and Structures**
 - Refurbish Aero Club building and fit-out for visitor arrival experience.
 - Hubs for orientation, tours, and exhibitions at the Aero Club building and adjacent to the carpark within the eastern precinct.
 - New amenities close to Aero Club building.
- ⑧ **Interpretation and Archaeology**
 - Interpretation of archaeology - Bong Bong township, the Causeway and Bowmans Inn
- ⑨ **Obelisk and Plaques**
 - Relocate closer to the footprint of the former Barracks and new pedestrian entry point from the new carpark on the eastern land parcel.
 - Create a setting with signage, seating and two *Tristaniaopsis laurina* (Water Gum) to emulate the former setting of pine trees.



- ⑩ **Exotic Planting**
 - Consider gradual replacement of *Pinus radiata* with a more landmark and reliable conifer species such as *Cedrus deodora* (Himalayan Cedar).

- ⑪ **Native Vegetation & Regeneration**
 - Continue natural rehabilitation work of restoring riparian zones & native vegetation.
 - Continue work to identify and promote Bong Common for its association and importance in the wider bio-region.
 - Work with Crown on preventing erosion on river banks.

LEGEND

Entries	Paths	Structures	Landscape
Main Vehicle Entry	Existing Concrete Shared Paths	Historical Sites	Existing Model Airfield Fence
Main Pedestrian Entry	Existing Vehicle Access to Model Airfield	Obelisk Relocation	Open Grass Areas
Minor Pedestrian Entry	Existing Decomposed Granite Paths	Water Pump	Riparian Zones
	New Concrete Shared Paths	New Carparking Areas	New Tree Planting
	New Decomposed Granite Paths	Key vistas	
	New Mown Tracks	Timber Post & Rail Fences	

Scale 1:5000 @ A3



LEGEND

Paths	Structures	Signage	Landscaping
Existing Concrete Paths	Aero Club Building	Major Interpretation Settings	Large Directional Totem
Existing Vehicle Access to Model Airfield	Aero Club Field & Shelter	Medium Interpretation Settings	Medium Directional Totem
Existing Decomposed Granite Paths	Maintenance Shed	Small scale Interpretation Settings	Open Grass Areas
New Concrete Paths	Historical Sites	Major Entry Signs	Riparian Zones
New Decomposed Granite Paths	New Carparking Areas	Trail Head Signs	New Tree Planting
New Mown Tracks	Timber Post & Rail Fences	Secondary Entry Signs	



LEGEND

Paths	Structures	Signage	Landscape
Existing Concrete Paths	Proposed Amenities Building	Major Interpretation Settings	Open Grass Areas
Existing Vehicle Access to Model Airfield	Historical Sites	Medium Interpretation Settings	Riparian Zones
Existing Decomposed Granite Paths	New Carparking Areas	Small scale Interpretation Settings	New Tree Planting
New Concrete Paths	Timber Post & Rail Fences	Major Entry Signs	
New Decomposed Granite Paths		Trail Head Signs	
New Mown Tracks		Secondary Entry Signs	
			Large Directional Totem
			Medium Directional Totem

Key Plan Not to Scale



Scale 1:2500 @ A3





Scale 1:500 @ A3



8



Scale 1:200 @ A3
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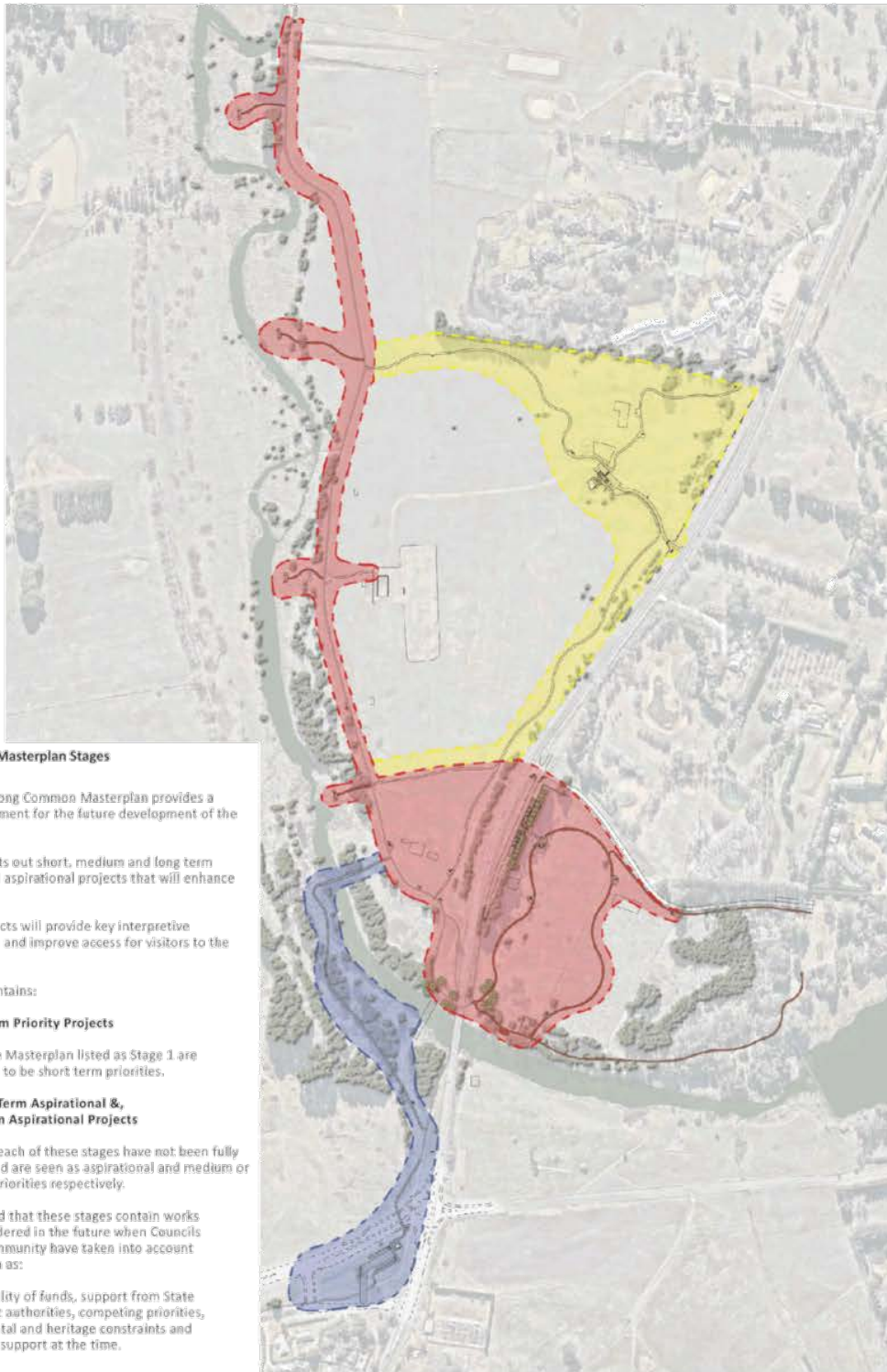


Issue: May 2019

Bong Bong Common - Masterplan
 Eastern Entry Plan







Definitions of the Masterplan Stages

- The Bong Bong Common Masterplan provides a vision statement for the future development of the Common.
- The Plan sets out short, medium and long term priority and aspirational projects that will enhance the site.
- These projects will provide key interpretive information and improve access for visitors to the Common.

The Masterplan contains:

Stage 1 - Short Term Priority Projects

- Items in the Masterplan listed as Stage 1 are determined to be short term priorities.

Stage 2 - Medium Term Aspirational, Stage 3 - Long Term Aspirational Projects

- Projects in each of these stages have not been fully explored and are seen as aspirational and medium or long term priorities respectively.
- It is stressed that these stages contain works to be considered in the future when Councils and the community have taken into account factors such as:
- The availability of funds, support from State government authorities, competing priorities, environmental and heritage constraints and community support at the time.

LEGEND

Scale 1:5000 @ A3



Stage 1 - Short Term Priority

- Eastern Precinct with extension to the western Archaeology Precinct and River.

Stage 2 - Medium Term Aspirational

- Suttor Road Entry, western shared path & pedestrian bridge.

Stage 3 - Long Term Aspirational

- Northern Entry & Car Park.

AN APPROACH TO VISUAL IDENTITY

A CRUCIAL ELEMENT IN DEVELOPING
AN ENGAGING PLACE

BONG BONG COMMON WORDMARK

There are a number of opinions as to origin of the name 'Bong Bong'. Whilst the truth is obscured by time, the name has a strongly onomatopoeic feel and a sense of physical movement about it.

In order to capture the energy of the name within its historical context we have used a strong serif font which is customised to evoke this kinetic spirit.

The font Enigma 2 is the starting point for a 'Wordmark' for Bong Bong Common. The heavy weight allows for legibility at small sizes.

**Bong
Bong
Common**



SEEKING A PLACE-BASED FORM TO INFORM GRAPHICS AND STRUCTURES

RELEVANT, ECONOMICAL, FLEXIBLE

In terms of physical remnants, the Common provides little tangible references to its interesting past.

In wandering the Common, the most recognisable, and probably most 'valuable' element from the past is the Causeway.

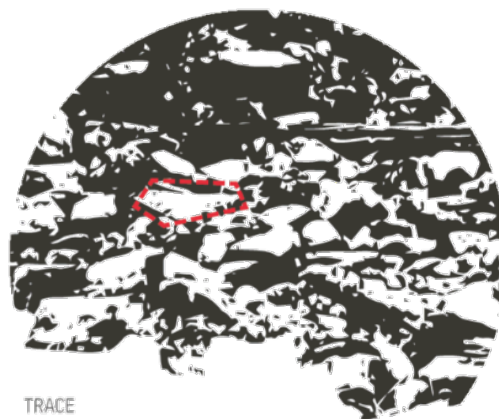
By selecting and stylising one of the forms discovered in the Causeway, we have isolated a graphic shape that may be used to subtly enliven both signage and physical installations by exploring the notion of 'packing and stacking' to create textures and a stable and useful surface.

The resulting system is proposed to be created from a single precast element which can be utilised in as seating, a plinth, a table – it can be grouped to form a low-level, place-specific bench; sunk into the earth to create a lower plinth or inverted to increase the possibilities for interesting arrangements.

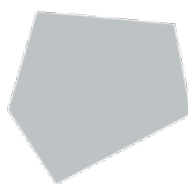
The images below explain the steps taken to get to the form.



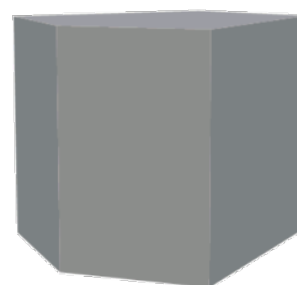
PHOTOGRAPH



TRACE



STYLISE

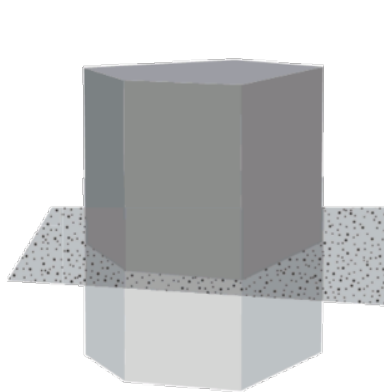


EXTRUDE

SEEKING A PLACE-BASED FORM TO INFORM GRAPHICS AND STRUCTURES

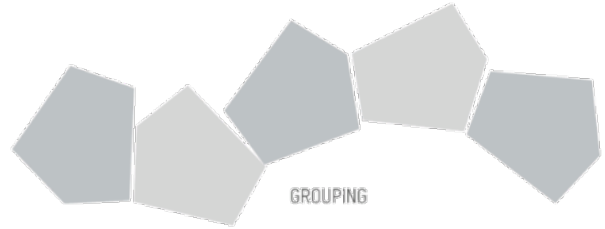
RELEVANT, ECONOMICAL, FLEXIBLE

THE MOCKUPS BELOW EXPLAIN THE CONCEPT FOR
STRUCTURES WITHIN THE INTERPRETIVE SETTINGS



FULL STRUCTURE SHOWING SIMPLE
INSERTION INTO THE GROUND.

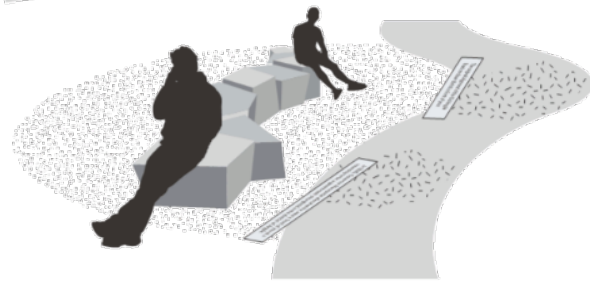
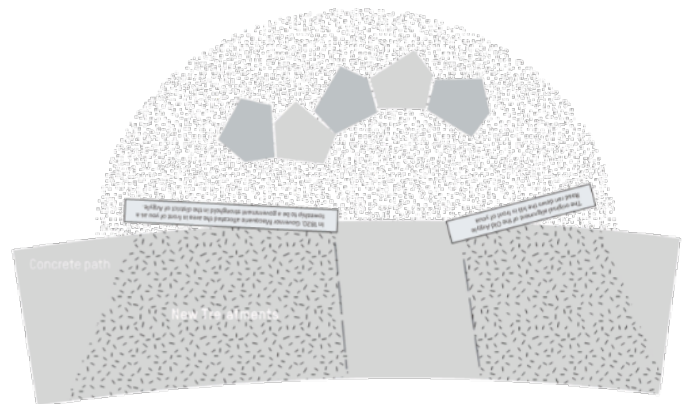
FORMS MAY BE INSERTED TO DIFFERENT
DEPTHS TO CREATE A VARIATION IN
HEIGHTS ACROSS A CLUSTER.



GROUPING



GROUPED SEATING



INTERPRETIVE SETTING

SIGNAGE RATIONALE: BONG BONG COMMON

THE PRINCIPLE AIM OF THE MASTER PLAN IS TO SENSITIVELY ENHANCE THE COMMON IN ORDER TO PROTECT THE ARCHAEOLOGICAL REMNANTS OF THE HISTORIC SETTLEMENT SITES, WHILE IMPROVING ACCESS AND PROVIDING INTERPRETIVE INFORMATION FOR VISITORS

This signage strategy addresses the needs of all users to the Bong Bong Common. Both first time visitors, frequent visitors and those on foot, bicycle or with disabilities (where feasible) should be equally well informed to ensure their visits are effective and enjoyable within the sectors.

Apart from local residents who are expected to use the facility frequently, visitors will come from NSW, interstate and even overseas to experience the Common. Four main types of user groups are expected to make up the majority of all people using the The Common:

- » Walkers, runners and cyclists
 - » Tourists (local, regional, interstate, international)
 - » Recreational users
 - » Health and fitness enthusiasts
- All of these user groups may include people with disabilities.

WHAT IS WAYFINDING?

Wayfinding is a spatial problem solving process.

The 'problem' is finding a way from a place to one or more destinations, and perhaps back to the original place.

It implies recognising that there IS a problem, and involves searching, decision-making and motion.

Wayfinding helps users become orientated in architectural, urban and regional space by building internal 'cognitive maps' by which they can navigate to destinations that might otherwise not be visited.

At Bong Bong Common, visitors need to know what is important about the 'place'; what they will find if they commit to taking a walk, how far they'll have to go to see something, how long it might take to get there and back to their car, how difficult the walk might be, whether there are various alternative tracks to consider and so on.

Helping people get orientated to their surroundings enables them to start enjoying themselves because increased legibility translates directly into increased satisfaction with their experience of a 'place'... in this case the Southern Highlands/ Bong Bong Common.

In essence every journey involves three activities:

- » Seeking information about the journey
- » Deciding which route to take for the journey
- » Moving through space to reach the desired goal.

CREATING USEFUL MAPS

Maps are small, edited abstractions of the real world; the purpose of the map, and its intended audience, determines what is included and what is edited out. Too much information can be as confusing as too little.

PORTABLE MAPS are used both 'off-location' as a tool for planning a journey, and carried to assist in finding the way to, and around, the destination. The convention on portable maps is to orient them so that UP is NORTH, DOWN is SOUTH. This is because the designer can never know the physical context in which they will be read.

MAPS ON SIGNS are most frequently of the 'You-Are-Here' (YAH) type and are placed within the environment they depict. Because these maps are static and location-specific, the physical location of both the map and the user can be indicated on the map itself, establishing the user's precise location in space.

Maps on signs are mostly installed vertically, and orientated so that they face the user when approached along a specified path.

In order to give the map user confidence that they understand where they are with respect to their surroundings, it is necessary to orientate the map to their position and field of view; this is called 'map-to-ground' or 'forward-up-alignment'.

On finding the YAH indicator, the user simply looks to the landscape to identify various landmarks that cognitively confirm their location.

MAPPING BONG BONG COMMON

The maps developed for Bong Bong Common are of two types:

- » Large scale map which is geographically correct and incorporates a full description of the site in cartographic terms
- » Small scale schematic map which reduces the site to simple linework for legibility at small scale – an example of a schematic map for Bong Bong Common is included on the next page.

SCHEMATIC MAP

WAYFINDING CONVENTION – MAP TO GROUND



SCHEMATIC MAP AT ACTUAL SIZE FOR THE MULTIPURPOSE TOTEM DIRECTIONAL SIGN TYPES C, G AND H

SIGN FAMILY

MINIMAL, MULTIPURPOSE, EFFECTIVE

The family of signs developed for Bong Bong Common is intentionally minimal.

The flat and open nature of the site demands that signage be kept low and discreet so that it does not become too visually dominant.

- » The largest signs in the family, Sign Types D and E, are to be utilised at primary entry points and Trail Heads, whilst the Sign Type F is used for locations where a smaller sign is appropriate, but the content demands a vertical surface
- » Sign Types C, G and H are based on a 150 x 150 x 4mm galvanised steel SHS. Digital print vinyl graphics, wrapped around sign totem, and include painted, low sheen anti graffiti coating
- » The family of Totem signs (C, G and H) come in three sizes to accommodate the various signage requirements across the site. Whilst their purpose is primarily directional, they will also be used as small scale totems in a number of locations where interpretation is minor
- » Sign Types A and B are dedicated to interpreting the site and have a maximum height of 800mm and 550mm respectively. These signs sit low to the ground to provide an uninterrupted view of the feature being interpreted, and to allow the visitor to sit whilst considering the vista
- » Sign Type J is the most flexible as it features soft ground treatments such as decomposed granite, combined with concrete treatments to the paths and in-ground interpretation where appropriate.

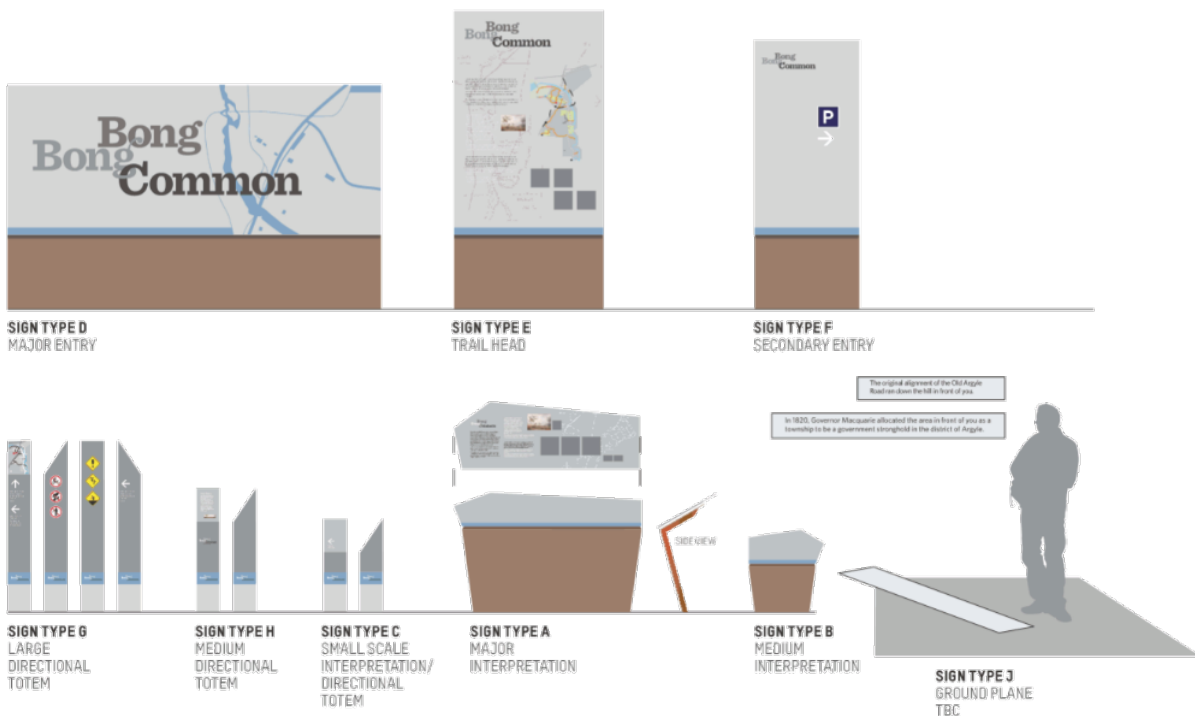
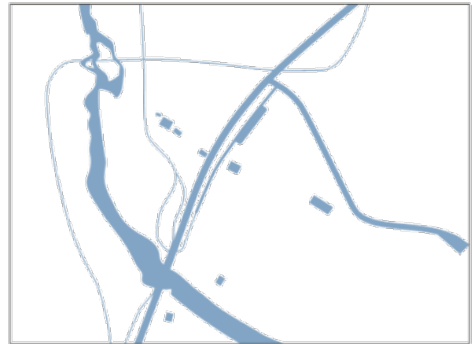
BONG BONG PLACE GRAPHIC

A SENSE OF PLACE



In order to provide a meaningful textural element on the ID1 Sign Type, the main area of archaeological interest has been rendered as a stylised map and used as a subtle background.

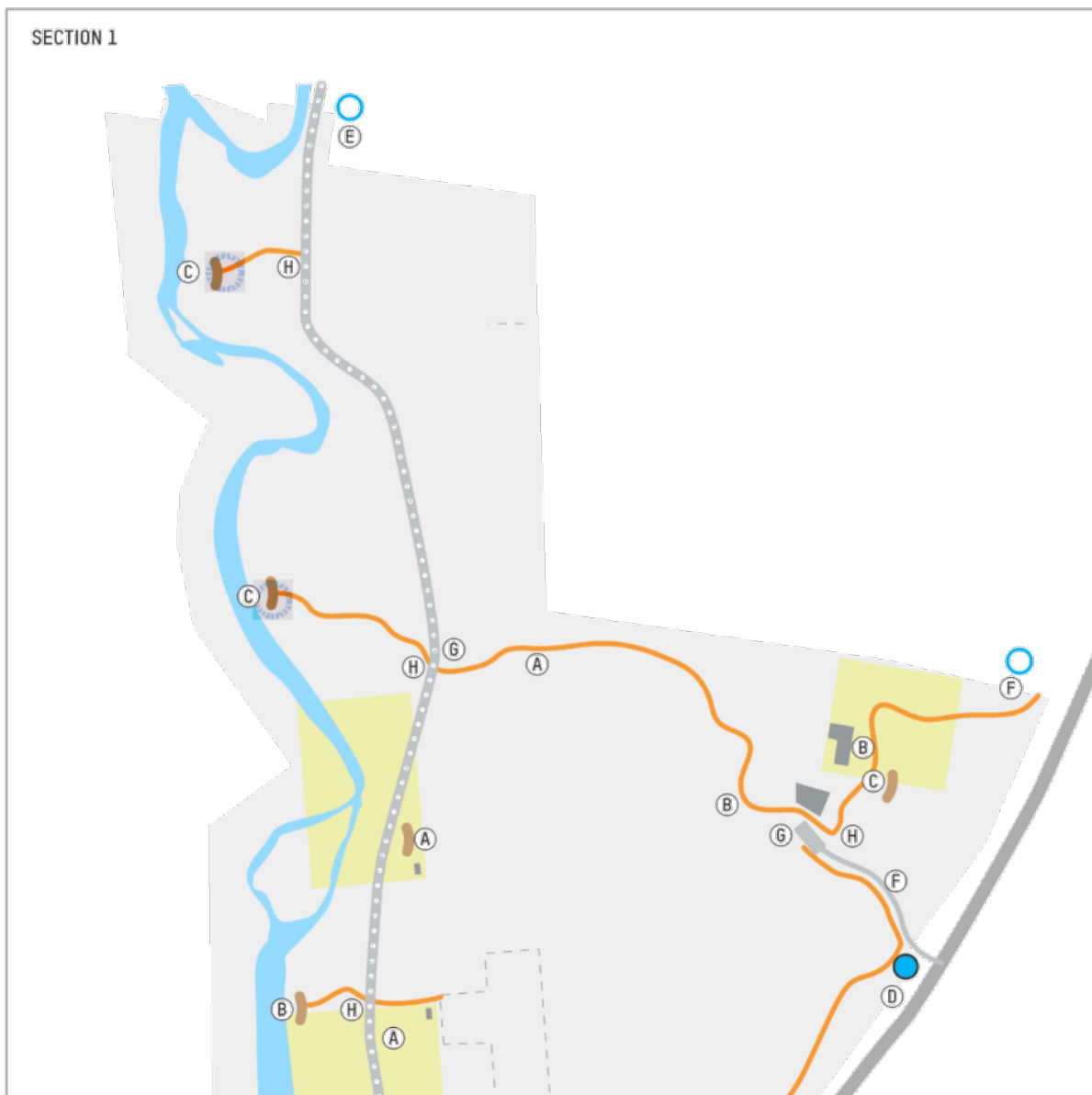
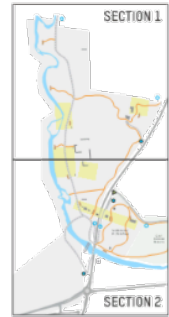
As a direct reference to First European Settlement heritage, the existing lively blue has been incorporated into the signage as a consistent element throughout the Sign Family.

The Bong Bong Place Graphic is rendered in this colour – Dulux reference 'Blue Ridge'.









SIGN LOCATION PLAN
NORTHERN PRECINCT

-  MAIN ENTRY POINT
-  SECONDARY ENTRY POINT
-  VEHICULAR ENTRY
-  BREAK OUT
-  GROUND PLANE TREATMENT
-  (A) MAJOR INTERPRETATION
-  (B) MEDIUM INTERPRETATION
-  (C) SMALL SCALE INTERPRETATION/DIRECTIONAL TOTEM
-  (D) MAJOR ENTRY
-  (E) TRAIL HEAD
-  (F) SECONDARY ENTRY
-  (G) LARGE DIRECTIONAL TOTEM
-  (H) MEDIUM DIRECTIONAL TOTEM
-  (J) GROUND PLANE



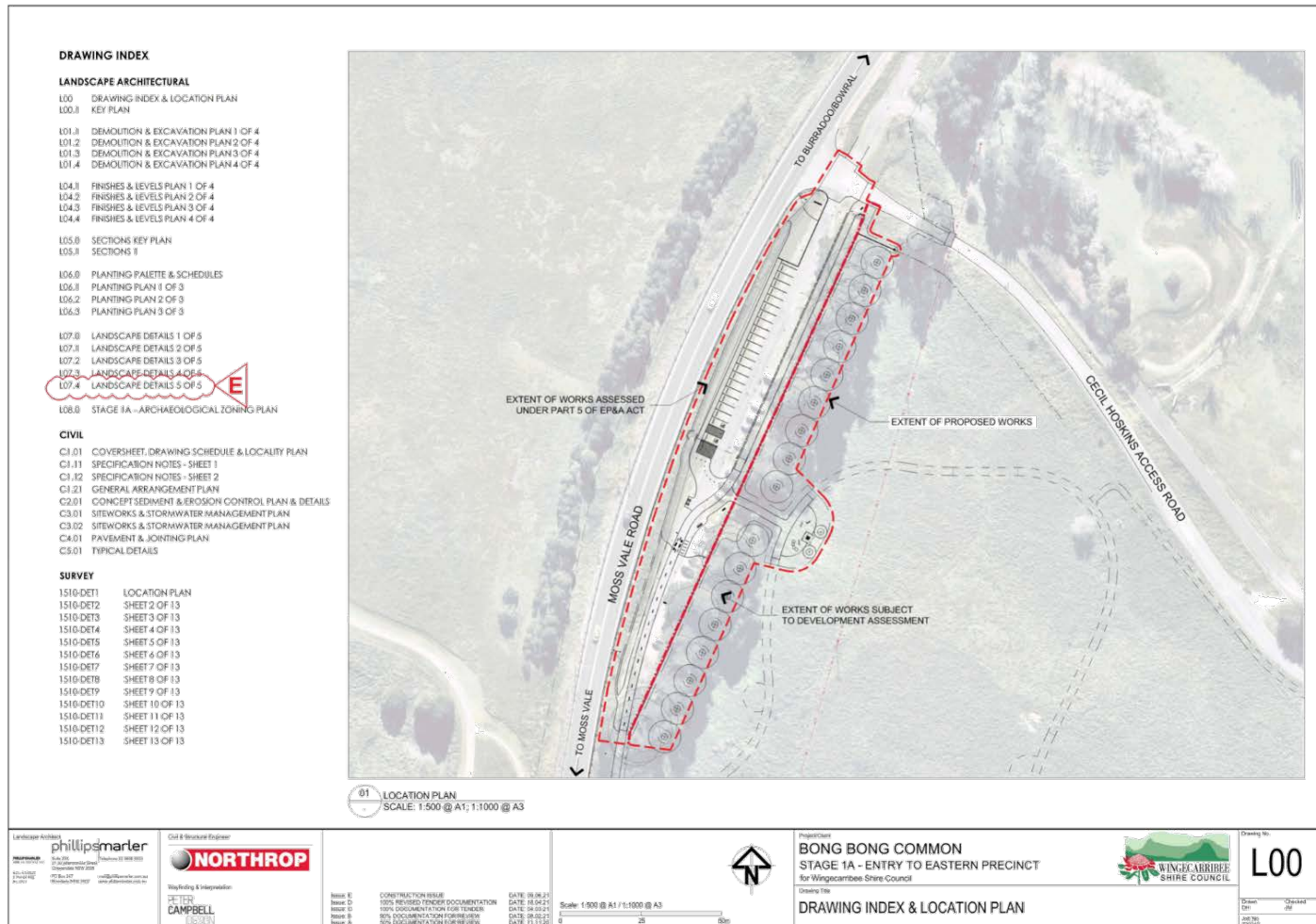
SIGN LOCATION PLAN

SOUTHERN PRECINCT

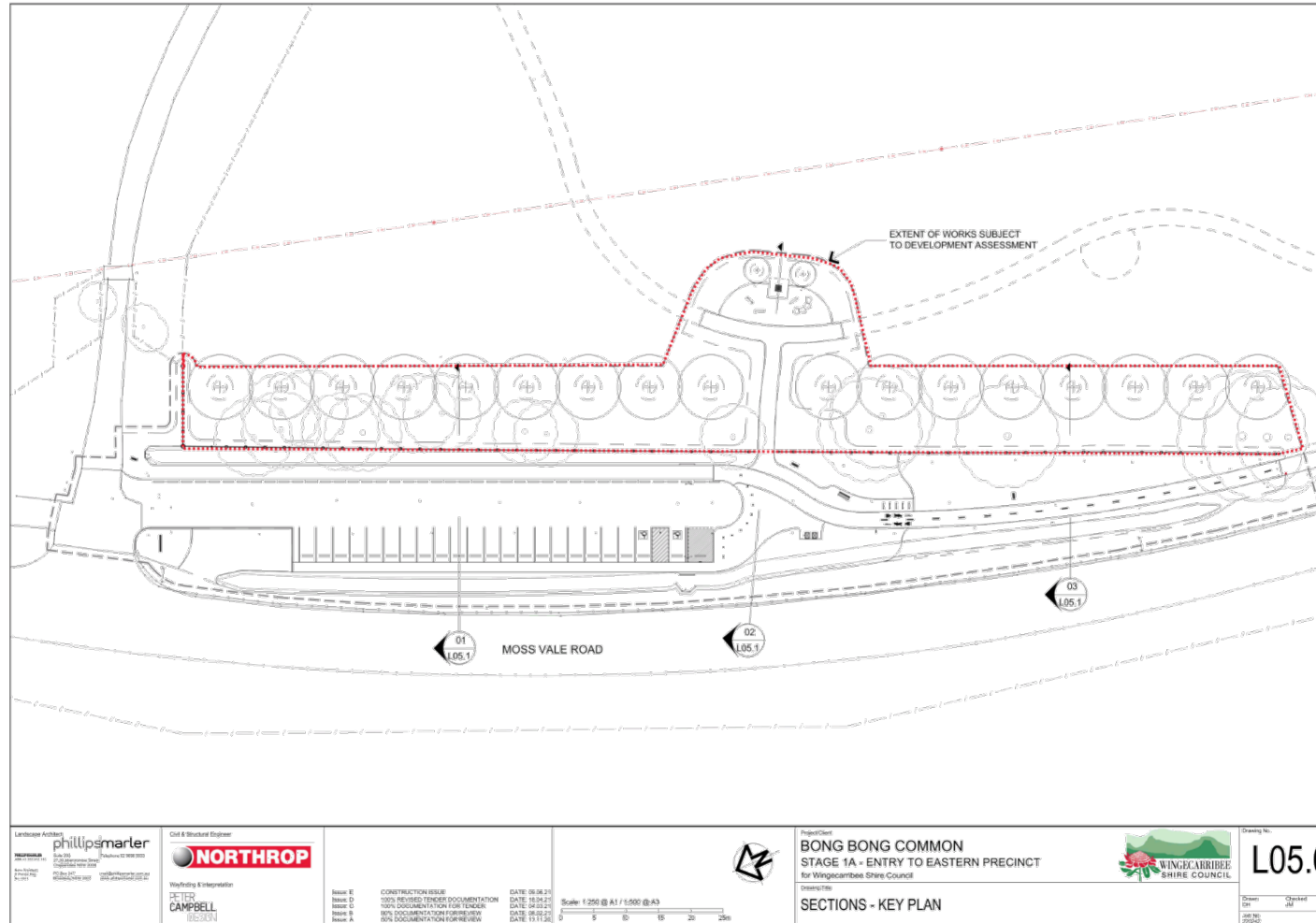
-  MAIN ENTRY POINT
-  SECONDARY ENTRY POINT
-  VEHICULAR ENTRY
-  BREAK-OUT
-  GROUND PLANE TREATMENT
-  (A) MAJOR INTERPRETATION
-  (B) MEDIUM INTERPRETATION
-  (C) SMALL SCALE INTERPRETATION/DIRECTIONAL TOTEM
-  (D) MAJOR ENTRY
-  (E) TRAIL HEAD
-  (F) SECONDARY ENTRY
-  (G) LARGE DIRECTIONAL TOTEM
-  (H) MEDIUM DIRECTIONAL TOTEM
-  (J) GROUND PLANE



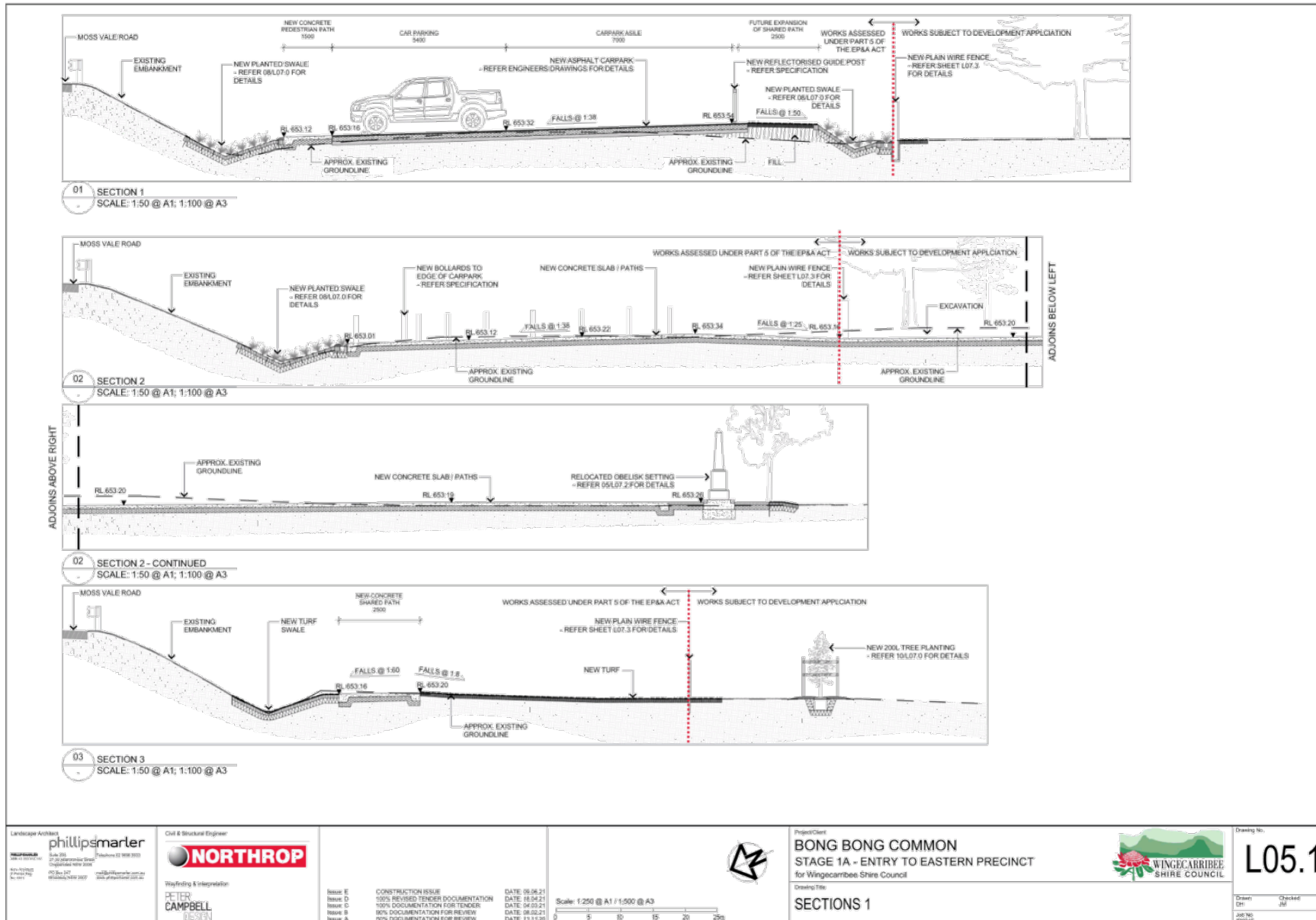
6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo
 ATTACHMENT 3 Stage 1A Landscape Plan



6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo
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Landscaping Architects
phillipsmarter
 10/11-12/11
 10/11-12/11
 10/11-12/11

Civil & Structural Engineer
NORTHROP

Working in conjunction with
DOUGLAS CAMPBELL
 08 5333 1633

Issue E CONSTRUCTION ISSUE DATE: 06.06.21
 Issue D 100% REVISED TENDER DOCUMENTATION DATE: 18.04.21
 Issue C 100% DOCUMENTATION FOR TENDER DATE: 04.03.21
 Issue B 80% DOCUMENTATION FOR REVIEW DATE: 08.02.21
 Issue A 90% DOCUMENTATION FOR REVIEW DATE: 11.11.20



Project/Client
BONG BONG COMMON
 STAGE 1A - ENTRY TO EASTERN PRECINCT
 for Wingecarribee Shire Council

Drawing Title
SECTIONS 1



Drawing No.
L05.1

Drawn	Checked
021	JW
22/0222	



Reference: 21072
2 November 2021

Albert Cerreto
Contracts Manager
DSA Contracting Pty Ltd
Email: albert.c@dsacontracting.com.au

Dear Albert,

**RE: INTERIM ARCHAEOLOGICAL REPORT FOR BONG BONG COMMON
STAGE 1A, BONG BONG COMMON, 606 MOSS VALE ROAD, BURRADOO,
NEW SOUTH WALES**

Austral Archaeology Pty Ltd (Austral) has been engaged by DSA Contracting Pty Ltd (DSA) on behalf of Wingecarribee Shire Council (Council) to complete historical archaeological test excavations as part of the Bong Bong Common Stage 1A project at Bong Bong, New South Wales (NSW).

The purpose of the archaeological testing program was to identify the nature and extent of the archaeological resource associated with the historic town of Bong Bong. This archaeological resource has been identified as having the potential to have State significance and therefore, impacts from Stage 1A and subsequent works proposed Bong Bong Common Masterplan needed to be identified and mitigated to allow the project to proceed. This report presents an interim summary of the archaeological testing program completed between 5 October and 18 October 2021 by Alexander Beben (Excavation Director), Jasmine Weston (Supervisor), Stephanie Moore (Supervisor) and Sophie O'Connor (Archaeologist). This interim report sets out recommendations for how the project can proceed. It also satisfies Condition 15 of the Section 140 approval (Permit ID 225).

1. METHODOLOGY AND IMPLEMENTATION

The historical archaeological test excavations were completed in accordance with the Section 140 approval (ID # 223) and the associated Archaeological Research Design (Austral Archaeology Pty Ltd 2021). The methodology aimed to utilise 6 test trenches to identify the archaeological remains associated with the historic town of Bong Bong but identifying the location of the Gaol, Barracks and Commandant's quarters. Due to inaccuracies and conflicting accounts in the historical maps and documentation for Bong Bong, the archaeological methodology allowed for the test trenches 1 – 3 to be increased in length up to 100 metres and for certain portions of a trench to be expanded up to 25 metres² to aid in the interpretation of features. A summary of the excavated test trenches and completed expansions are detailed in Table 1 with their locations in Figure 1.

Table 1 Analysis of test trench extents and rationale for expansion

Trench	Proposed length	Rationale for expansion
1	40m	Additional 60m extension due to a null result in the initial 40-metre trench.
2	40m	Additional 25m extension to the north due to no positive building footprint being identified and 25m ² expansion to confirm archaeological feature [222]. An additional 12 m ² to identify the extent of linear feature [224].
3	30m	10m ² expansion to quantify the western extent of Barrack obscured by modern service trench associated with the Moss Vale Trunk Main.
4	30m	12m ² extension to the west to identify the western extent of gaol.
5	30m	Reduced as building extent identified.
6	30m	12m ² extension to attempt to identify the return of robber trench [224].

ARCHAEOLOGY & HERITAGE SERVICES

SYDNEY

WOLLONGONG

SWAN HILL

CANBERRA

1

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2. SUMMARY OF ARCHAEOLOGICAL RESULTS

A summary of the archaeological results is detailed in Table 2, an overview of salient archaeological features is provided in Figure 2 to Figure 6.

Table 2 Summary of archaeological results by test trench

Trench No.	Summary of results
Western Trenches	
1	Trench 1 initially identified a series of mixed flood deposits present to a depth of 1 metre with no visible evidence of structural or depositional features. Unstratified historical and modern artefacts were identified indicating that the accumulation of these deposits was recent and post-dated the establishment of the historical settlement of Bong Bong. In the northernmost portion of the trench (>5 metres), a depositional change was noted with a well-drained yellow silty-clay present at a shallow depth, with several circular and rectangular features [106, 107 108] present. These features were half sectioned to positively identify them as post holes, most were devoid of any artefactual remains, except for one feature [106] that contained a partial black glass bottle base. This indicated that the historical mapping had placed Trench 1 too far south to identify the historical township, based on this result the trench was extended by 60 metres to identify whether any evidence of the gaol could be identified. This revealed that the yellow silty clay extended for approximately 20 metres before transitioning into mixed flood deposits for the remainder of the trench. The northernmost portion of the trench had been heavily disturbed by a modern concrete drainage pipe. The extension of the trench identified a further 5 post-holes / sub-rectangular features [113, 115, 126, 122, 124] extending for approximately 13 metres. These features were interpreted as representing the footprint of the gaol as this measurement corresponded with available accounts for the gaol. The absence of structural features (i.e., walls) or palisade appears to indicate that the gaol was not a substantial structure, but perhaps a series of smaller timber structures enclosed within a fence.
4	Trench 4 was placed across the centre of the identified post-holes within Trench 1 to identify the east to the west extent of the structure(s). This identified a further 7 post-holes and one rectilinear feature [139]. A series of linear features [129, 131] were identified in the eastern extent, these appear to represent robbed out wall trenches associated with an adjacent building. The trench was extended by 5 metres to the east and west to assist in identifying a termination point for the features that formed the footprint of the gaol complex and associated buildings.
Eastern Trenches	
2	Trench 2 identified shallow, poorly drained deposits overlaying a grey clay. The initial 40-metre trench identified three square post-holes [206, 208] and a large feature [205] that extended the entire width of the trench. The trench was expanded by 25m ² to identify the nature of this feature, revealing that it formed a rectangular feature with associated post-holes [214, 216, 218] and rectangular feature [224]. The (205), the fill of [224] was characterised by a dark grey humic deposit with handmade nails, glass, clay pipe stems, ceramic, and handmade brick inclusions. Several of these artefacts were present in the interface between (205) and the overlaying deposit (201) and were collected for analysis. Based on the appearance of the deposit, it appears that [224] is likely to be latrine, with (205) forming the upper backfill deposit. Due to the date range associated with the artefacts (early to mid-19 th century) this feature was not investigated further. As no structural remains were identified beyond [224], Trench 2 was extended by 25m to the north to attempt to identify the Commandant's quater. The trench identified a further three rectangular post-holes [210, 218, 220] and a narrow (0.2m wide) linear feature [222] that extended the width of the trench, characterised by partial hand-made brick fragments, bone and ceramic. Trench 2 was expanded to identify the nature of this feature, this indicated that it extended for a minimum of 10 metres, with no return visible.

Trench No.	Summary of results
6	Trench 6 was positioned based on the alignment of several post-holes [220, 218] located in Trench 2. This identified 16 rectangular post-holes on an east to west running on a similar alignment to the wall trench [224] located approximately 10 metres to the north. The trench was expanded by 5 metres to the east and west to determine whether these features terminated or formed a return with [224]. No return was able to be identified before tree roots to the west and the overhead service to the east resulted in the trench being abandoned. The results from Trench 2 and 6 appeared to correspond with those from Trench 1 and 4, that the township was located further to the north than originally predicted. The features within Trenches 1, 2, 4 and 6 all share a similar alignment, that is noticeably different to the historical plans and surveyors' records. Feature [224] is located noticeably to the north of the other features, but occupies a similar alignment and may be indicative of other unrecorded buildings or features located outside of the building line.
Central Trenches	
3	The position of Trench 3 was repositioned approximately 30 metres to the north to respond to the results from Trenches 1, 2, 4 and 6 and intercept any archaeological features located within the estimated alignment of the township. The adjusted trench location identified substantial archaeological features in the form of brick foundations [512, 518], wall trenches [508, 520] and post-holes [506, 510, 514]. These archaeological remains were located beneath the aggregate layer (505). Trench 3 was expanded to the east due to the presence of a large, modern service trench that bisected the archaeological remains making the archaeological remains hard to interpret. The northern portion of Trench 3 exhibited similar flood-affected deposits to Trench 1.
5	Trench 5 was reduced in size due to the narrow nature of the location of Trench 3 with the obelisk immediately to the east and table drains on both the eastern and western sides of the car park. The trench was expanded to reveal the handmade brick foundations [518], these formed an east to west foundation trench with two courses (minimum) of handmade bricks bonded with a lime mortar. The foundations were located approximately 150 – 200mm below the bitumen surface, directly below a layer of aggregate fill. All the archaeological deposits identified within Trenches 3 and 5 were highly compressed in nature, this is likely to be the result of the compaction of the ground surface through both the construction and use of the bitumen as a road and later as a carpark.

3. DISCUSSION

The results of the archaeological testing program indicate that the archaeological remains of the former township of Bong Bong largely consists of ephemeral cut features, mostly post-holes and foundation trenches associated with timber buildings. The archaeological remains of the township consist of a range of larger features associated with probable rubbish pits, latrines [224] and other features that were not recorded in historical accounts. The archaeological remains associated with Bong Bong once abandoned seem to have been utilised for other building projects with several foundation trenches [221, 129, 131] and most post-holes showing evidence of the original structural elements being removed. The most substantial structure corresponds with the location of the barracks, the foundations and associated features appear to have been preserved by virtue of being located under the former alignment of Moss Vale Road. This area was previously assessed as possessing moderate archaeological potential but will need to be revised to high potential based on the archaeological results. The archaeological program noted that there are substantial inaccuracies in the historical mapping that place the building line of the township approximately 40 metres north of the Dixon and Larmer plans and later interpretations (Howard 1945, Stephen 1947, Casey & Lowe Associates 2002). Based on the archaeological testing results the town of Bong Bong appears to have occupied a narrow, 20-metre-wide peninsula of land that was better drained than the surrounding flood plain associated with the Wingecarribee River. Either side of this peninsula the archaeological testing encountered waterlogged deposits that comprised a mosaic of silty-clay flood deposits that appear to have accumulated rapidly over the past 200-years. Likely, the inaccuracies in the historical maps and interpretations of the configuration of the town may be the result of a changing landscape where landscape features such as the Wingecarribee River have moved sufficiently that they are not a stable survey point. A revised interpretation for the extent of the town of Bong Bong is presented in Figure 7.

4. RECOMMENDATIONS

Based on the archaeological testing program the following recommendations can be made to ensure that the archaeological resource is preserved as part of the Stage 1A works:

1. It is recommended that the Bong Bong Masterplan (Phillips Marler & Peter Campbell Design 2019) be updated to reflect the revised location for the township of Bong Bong. Subsequent Section 140 approvals will need to be made for any further stages of the Masterplan associated with Bong Bong Common.
2. Earthworks associated with the car park will need to be modified to ensure that impacts below the aggregate base below the bitumen are mitigated. Archaeological horizons within this location are approximately 100 – 200 millimetres below the bitumen and cannot be removed. Given the variable heights in the archaeological profiles, any removal of the bitumen and aggregate in these locations will need to be monitored and subject to detailed archaeological recording.
3. Archaeological features have been identified in relation to the relocation of the obelisk, these are located approximately 200 millimetres below the ground surface and earthworks in this location will need to be subject to a program of archaeological monitoring.
4. The Bong Bong Masterplan (Phillips Marler & Peter Campbell Design 2019) includes interpretive elements relating to the various elements of the township. It is recommended that any proposed interpretive media be updated to reflect the results of the archaeological program. This includes the following:
 - a. Adjust the locations of signs to reflect probably building locations.
 - b. Landscape elements to reflect the location of the buildings such as shallow-rooted plantings and surface treatments, where possible.
 - c. An interpretation of the barrack block and other buildings in the surface treatment for the car park, walking tracks and associated landscaping works. This could consist of engravings or different colours of concrete that correspond with identified foundations and features.
 - d. Use of artefacts identified as part of the archaeological program in interpretive displays.
 - e. Interpretive media detailing the results of the archaeological program and how this has informed our understanding of the town of Bong Bong.

Please do not hesitate to contact me on 0490 190 290 if you wish to discuss any aspect of this submission.

Yours sincerely,



Alexander Beben

Director

Austral Archaeology Pty Ltd

ABN: 55 629 860 975

E: alexb@australarch.com.au



5. REFERENCES

Austral Archaeology Pty Ltd 2021, *Bong Bong Common, Moss Vale, New South Wales: Historical Archaeological Assessment.*, Report prepared for DSA Contracting / Wingecarribee Shire Council.

Casey & Lowe Associates 2002, 'Archaeological Assessment Bong Bong Reserve, Moss Vale for Bong Bong Reserve Management Committee and Wingecarribee Shire Council'.

Howard, Rev S.A. 1945, 'The Story of Bong Bong's "First 100 Years" 1798 - 1898, being S.A.H.'s Loseby Letter of 4/7/1945.'

Phillips Marler & Peter Campbell Design 2019, 'Bong Bong Common Masterplan'.

Stephen, AE 1947, 'Bong Bong Commemoration'.

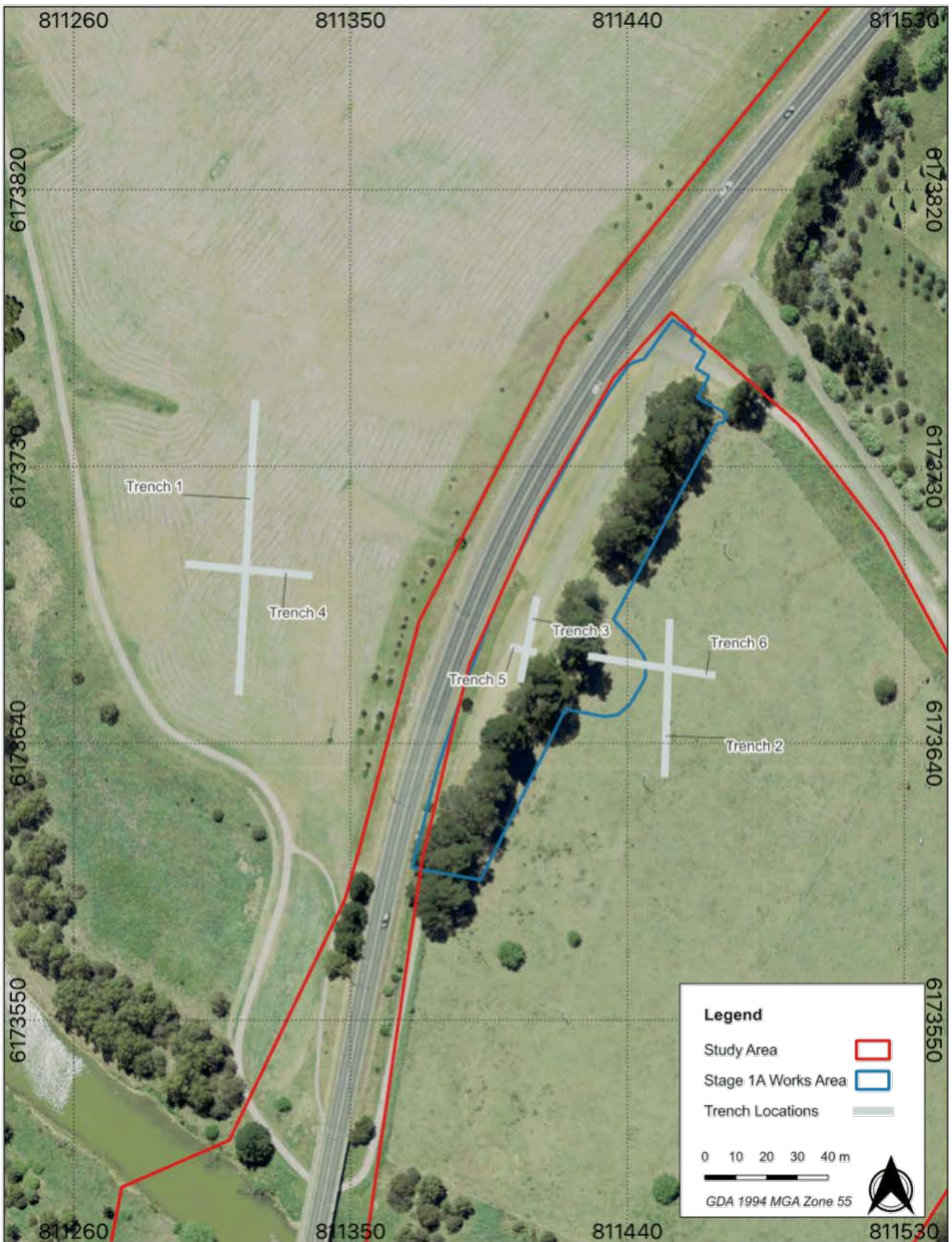
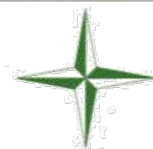


Figure 1 - Location of test trenches

21072 - Bong Bong Common Interim Report

Source: NSW Department of Lands

Drawn by: AJB Date: 2021-11-02



AUSTRAL
ARCHAEOLOGY



Figure 2 North facing photograph of [106] with bottle base in section in Trench 1.



Figure 3 East facing photograph of [129] and [131] in Trench 4.

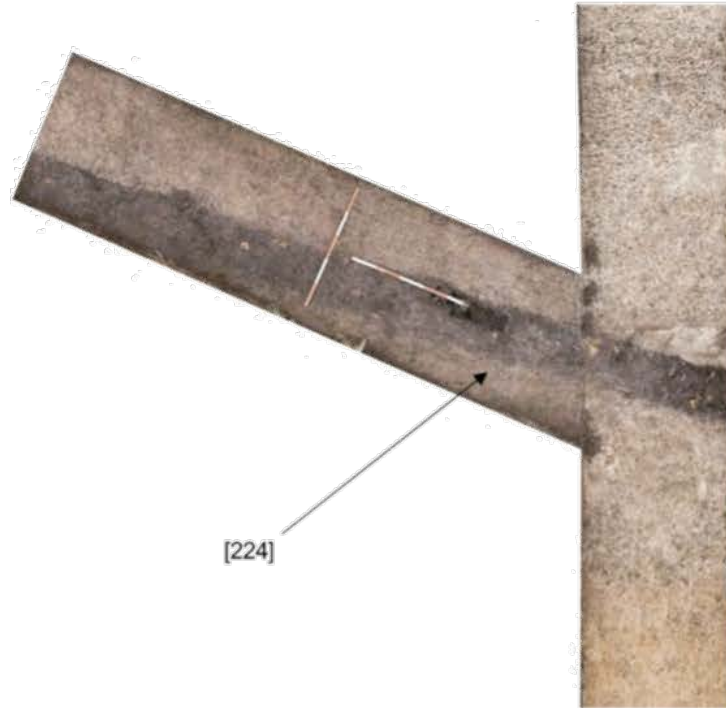


Figure 4 Orthophoto of [224] located within an expansion of Trench 2.

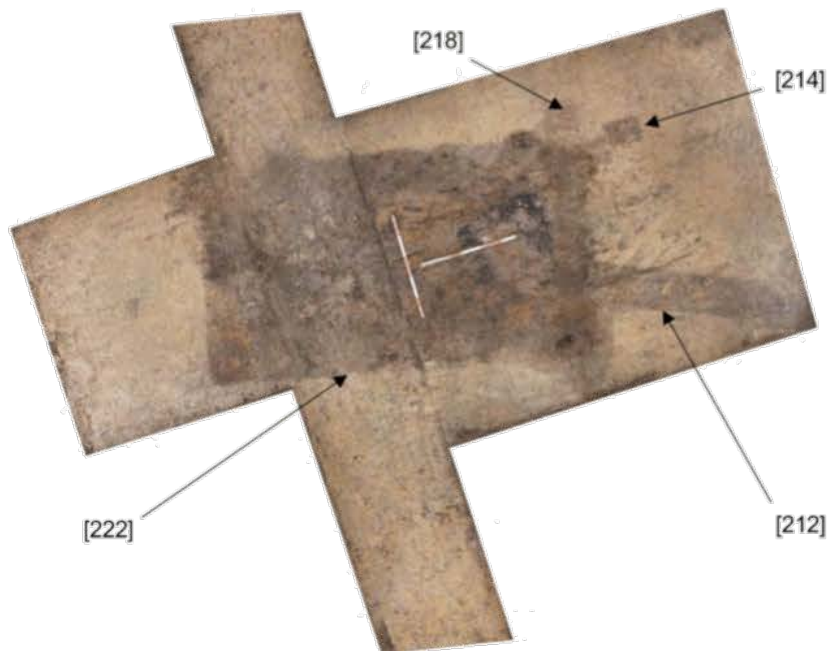


Figure 5 Orthophoto of [222] located within an expansion of Trench 2.

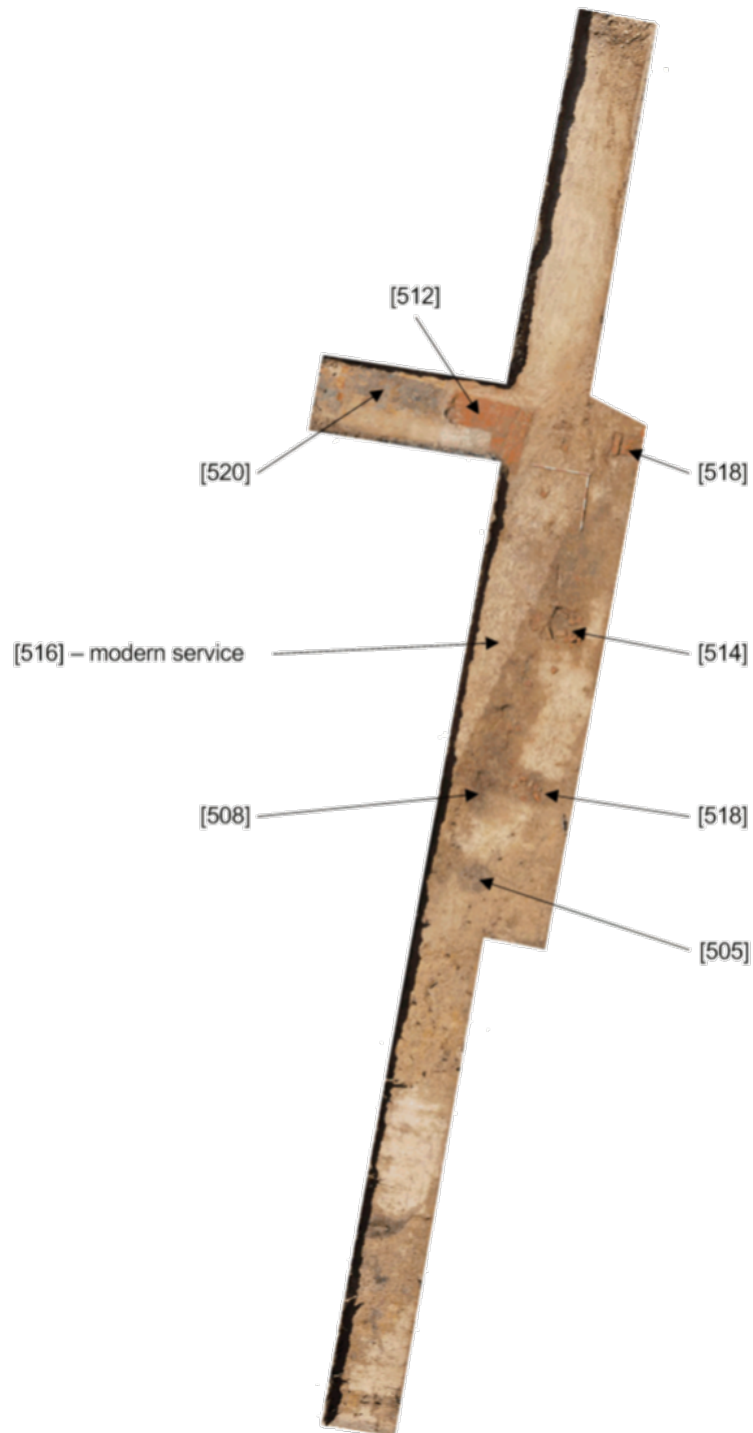


Figure 6 Features associated with Trenches 3 and 5 (orientated north)

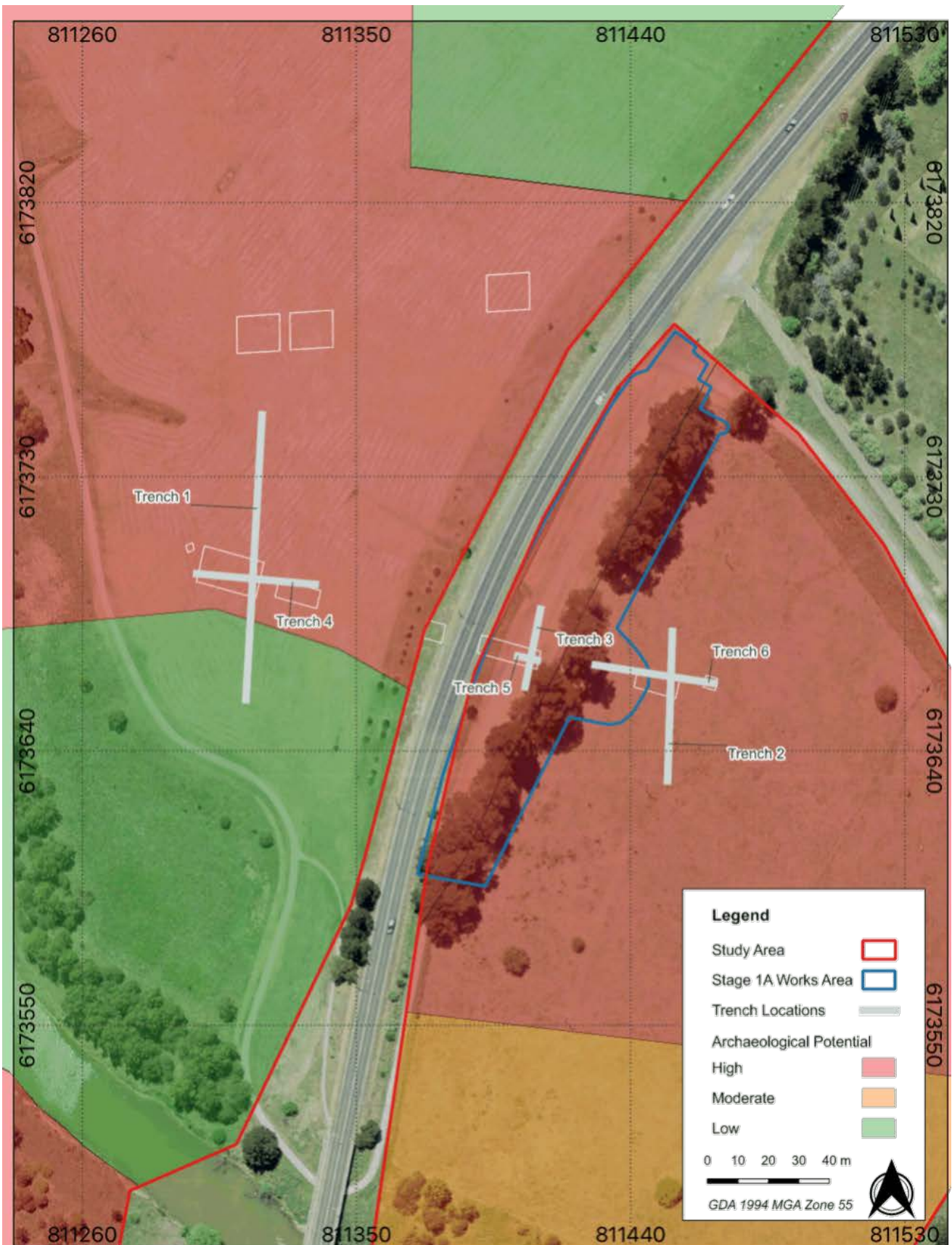


Figure 4 - Revised archaeological sensitivity
 21072 - Bong Bong Common Interim Report

Source: NSW Department of Lands

Drawn by: AJB Date: 2021-11-02



AUSTRAL
 ARCHAEOLOGY

6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo
 ATTACHMENT 5 Bong Bong Common Development Plans



DRAWING INDEX

LANDSCAPE ARCHITECTURAL

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 L00.1 KEY PLAN

L01.1 DEMOLITION & EXCAVATION PLAN 1 OF 4
 L01.2 DEMOLITION & EXCAVATION PLAN 2 OF 4
 L01.3 DEMOLITION & EXCAVATION PLAN 3 OF 4
 L01.4 DEMOLITION & EXCAVATION PLAN 4 OF 4

L03.1 SETOUT PLAN 1 OF 4 (NOT ISSUED)
 L03.2 SETOUT PLAN 2 OF 4 (NOT ISSUED)
 L03.3 SETOUT PLAN 3 OF 4 (NOT ISSUED)
 L03.4 SETOUT PLAN 4 OF 4 (NOT ISSUED)

L04.1 FINISHES & LEVELS PLAN 1 OF 4
 L04.2 FINISHES & LEVELS PLAN 2 OF 4
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L07.0 LANDSCAPE DETAILS 1 OF 4
 L07.1 LANDSCAPE DETAILS 2 OF 4
 L07.2 LANDSCAPE DETAILS 3 OF 4
 L07.3 LANDSCAPE DETAILS 4 OF 4

CIVIL

C1.01 COVERSHEET, DRAWING SCHEDULE & LOCALITY PLAN
 C1.11 SPECIFICATION NOTES - SHEET 1
 C1.12 SPECIFICATION NOTES - SHEET 2
 C1.21 GENERAL ARRANGEMENT PLAN
 C2.01 CONCEPT SEDIMENT & EROSION CONTROL PLAN & DETAILS
 C3.01 SITEWORKS & STORMWATER MANAGEMENT PLAN
 C3.02 SITEWORKS & STORMWATER MANAGEMENT PLAN
 C4.01 PAVEMENT & JOINTING PLAN
 C5.01 TYPICAL DETAILS

SURVEY

1S10-DET1 LOCATION PLAN
 1S10-DET2 SHEET 2 OF 13
 1S10-DET3 SHEET 3 OF 13
 1S10-DET4 SHEET 4 OF 13
 1S10-DET5 SHEET 5 OF 13
 1S10-DET6 SHEET 6 OF 13
 1S10-DET7 SHEET 7 OF 13
 1S10-DET8 SHEET 8 OF 13
 1S10-DET9 SHEET 9 OF 13
 1S10-DET10 SHEET 10 OF 13
 1S10-DET11 SHEET 11 OF 13
 1S10-DET12 SHEET 12 OF 13
 1S10-DET13 SHEET 13 OF 13

01 LOCATION PLAN
 SCALE: 1:500 @ A1; 1:1000 @ A3

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Issue: C 100% DOCUMENTATION FOR TENDER DATE: 05.03.21
 Issue: B 90% DOCUMENTATION FOR REVIEW DATE: 26.02.21
 Issue: A 50% DOCUMENTATION FOR REVIEW DATE: 11.11.20

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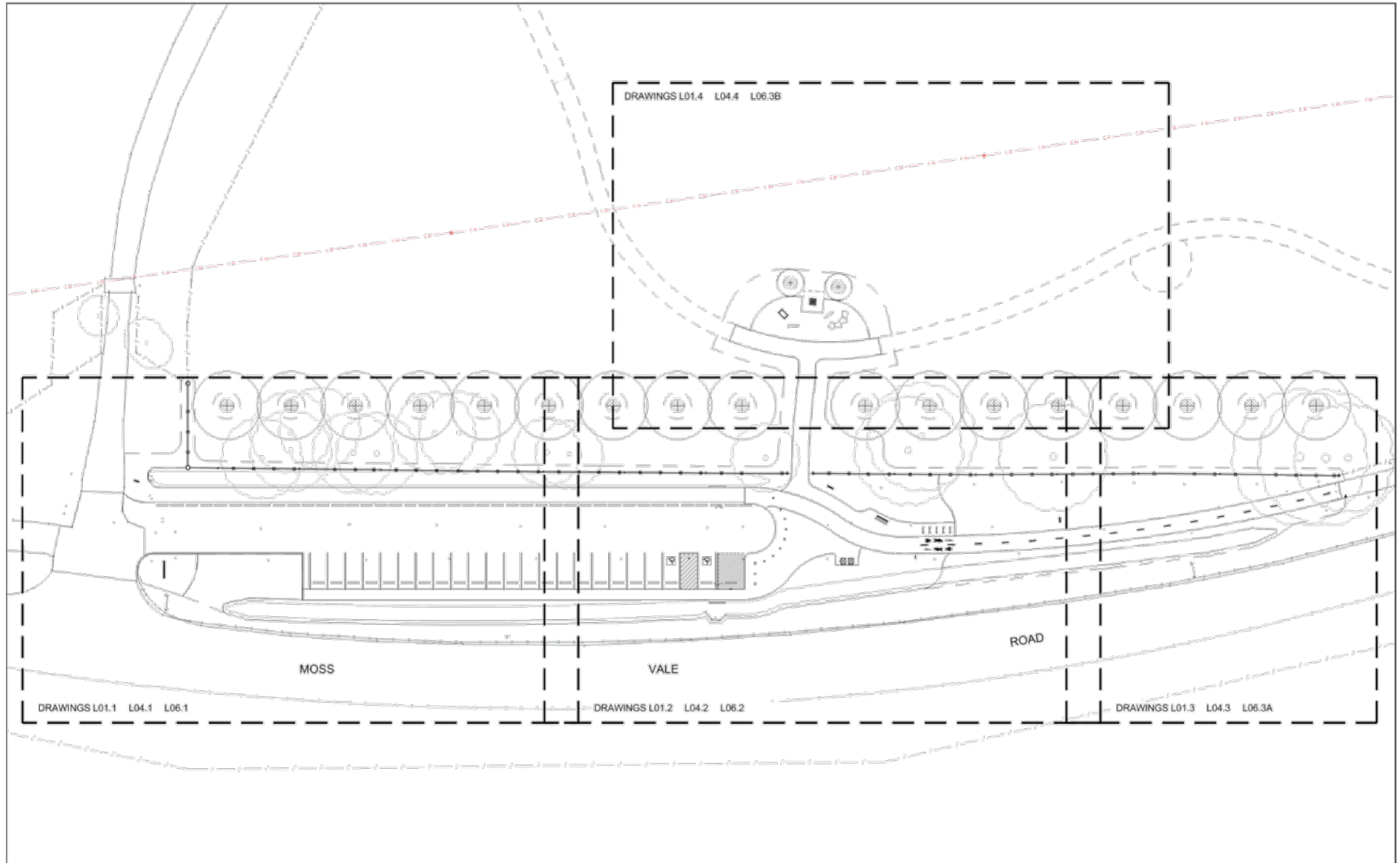
Project/Client
BONG BONG COMMON
 STAGE 1A - ENTRY TO EASTERN PRECINCT
 for Wingecarribee Shire Council

Drawing Title
DRAWING INDEX & LOCATION PLAN

Drawing No.
L00

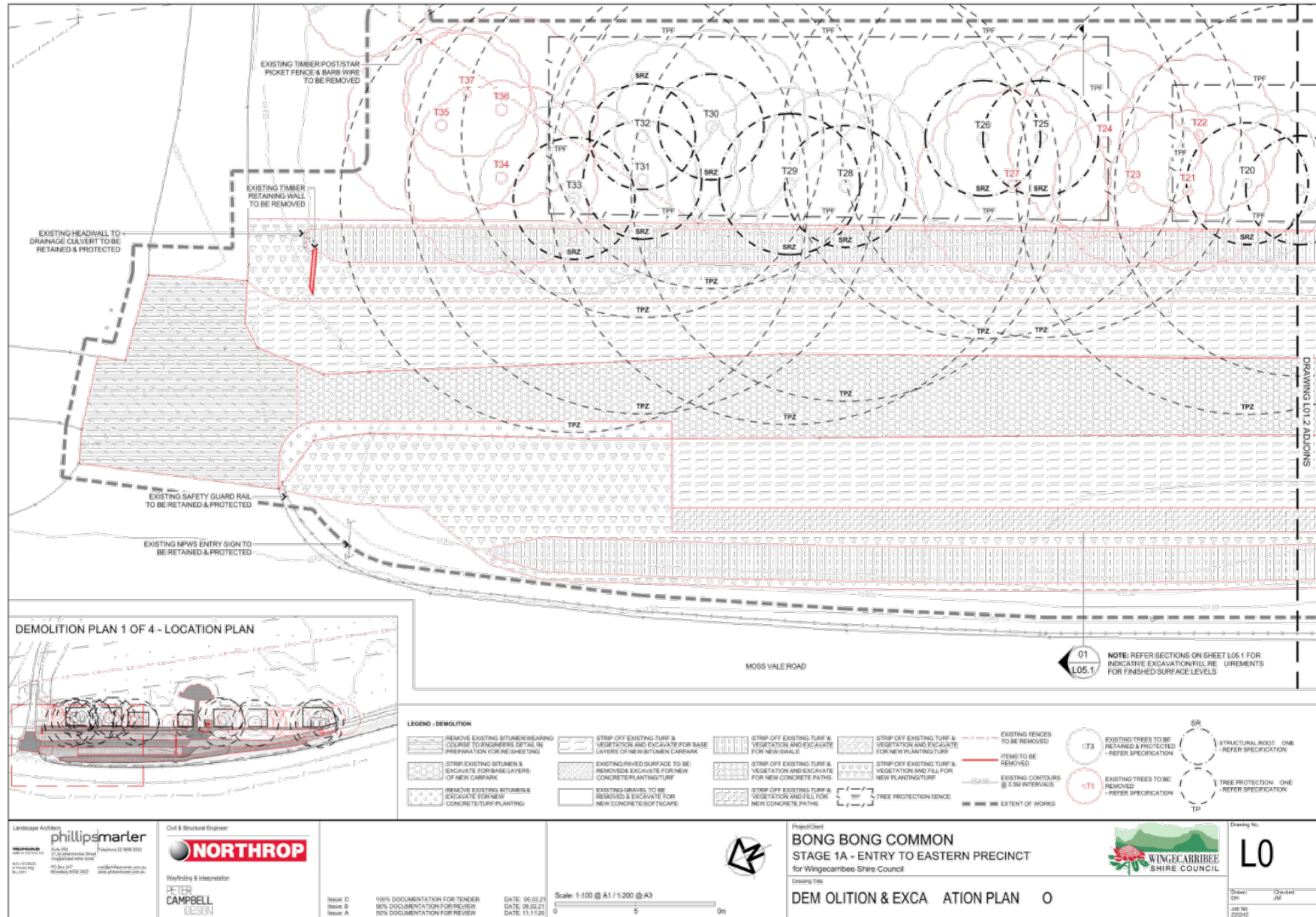
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6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo
 ATTACHMENT 5 Bong Bong Common Development Plans

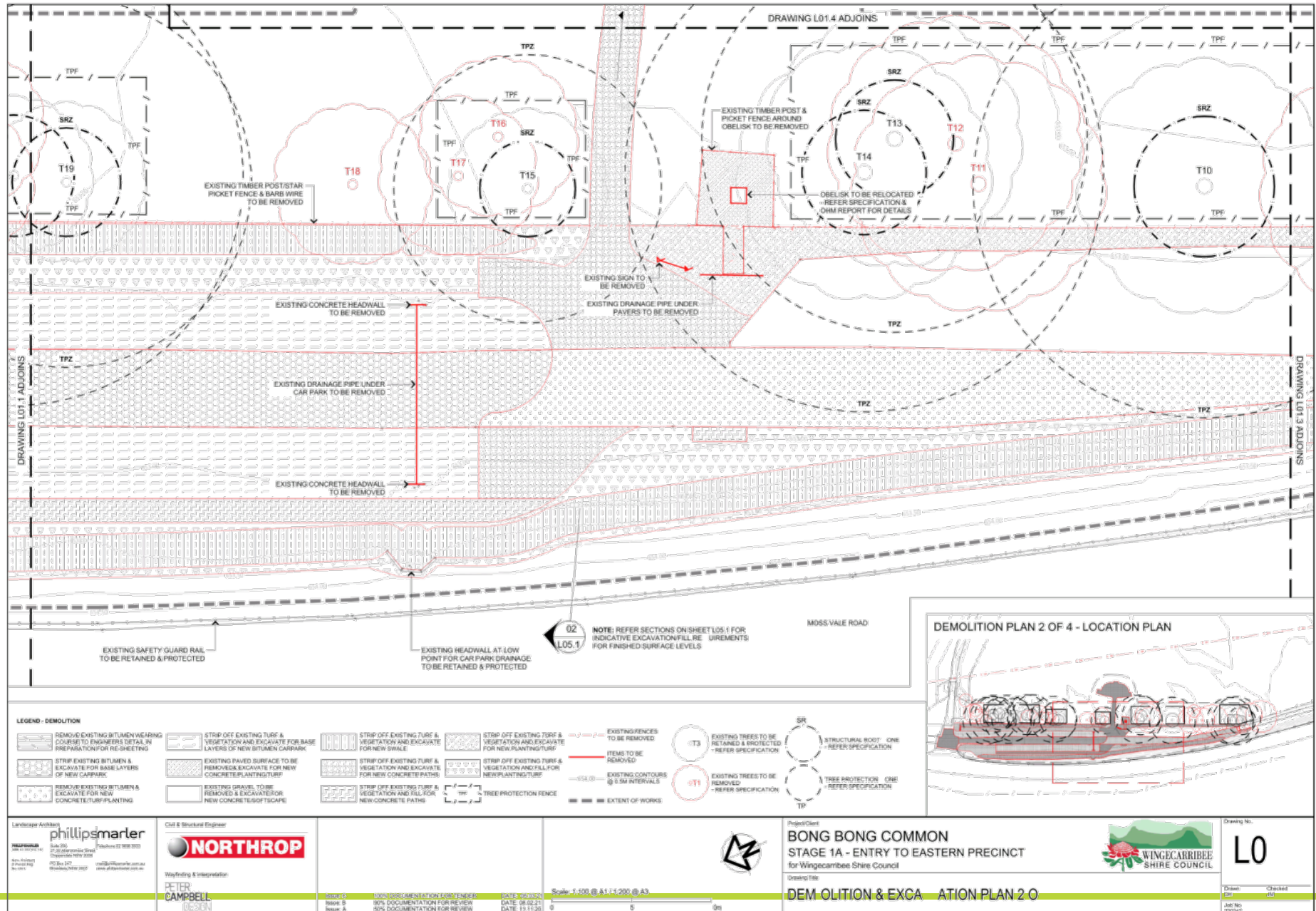


<p>Landscape Architect phillipsmarter 100-110 Pitt Street Sydney NSW 2000 Ph: 02 9251 1111 Fax: 02 9251 1112 Email: info@phillipsmarter.com.au www.phillipsmarter.com.au</p>	<p>Civil & Structural Engineer NORTHROP 100-110 Pitt Street Sydney NSW 2000 Ph: 02 9251 1111 Fax: 02 9251 1112 Email: info@northrop.com.au www.northrop.com.au</p>	<p>Blending, Collaboration PETER CAMPBELL DESIGN</p>	<p>Issue: C 100% DOCUMENTATION FOR TENDER DATE: 06.03.21 Issue: B 90% DOCUMENTATION FOR REVIEW DATE: 08.02.21 Issue: A 50% DOCUMENTATION FOR REVIEW DATE: 11.11.20</p> <p>Scale: 1:250 @ A1 / 1:500 @ A3 0 5 10 15 20 25m</p>	<p>Project/Client BONG BONG COMMON STAGE 1A - ENTRY TO EASTERN PRECINCT for Wingecarribee Shire Council</p>	<p>Drawing No. L00</p>	<p>WINGECARRIBEE SHIRE COUNCIL</p>	<p>Driven: JMK Checked: JMK Date: 08/12/21</p>
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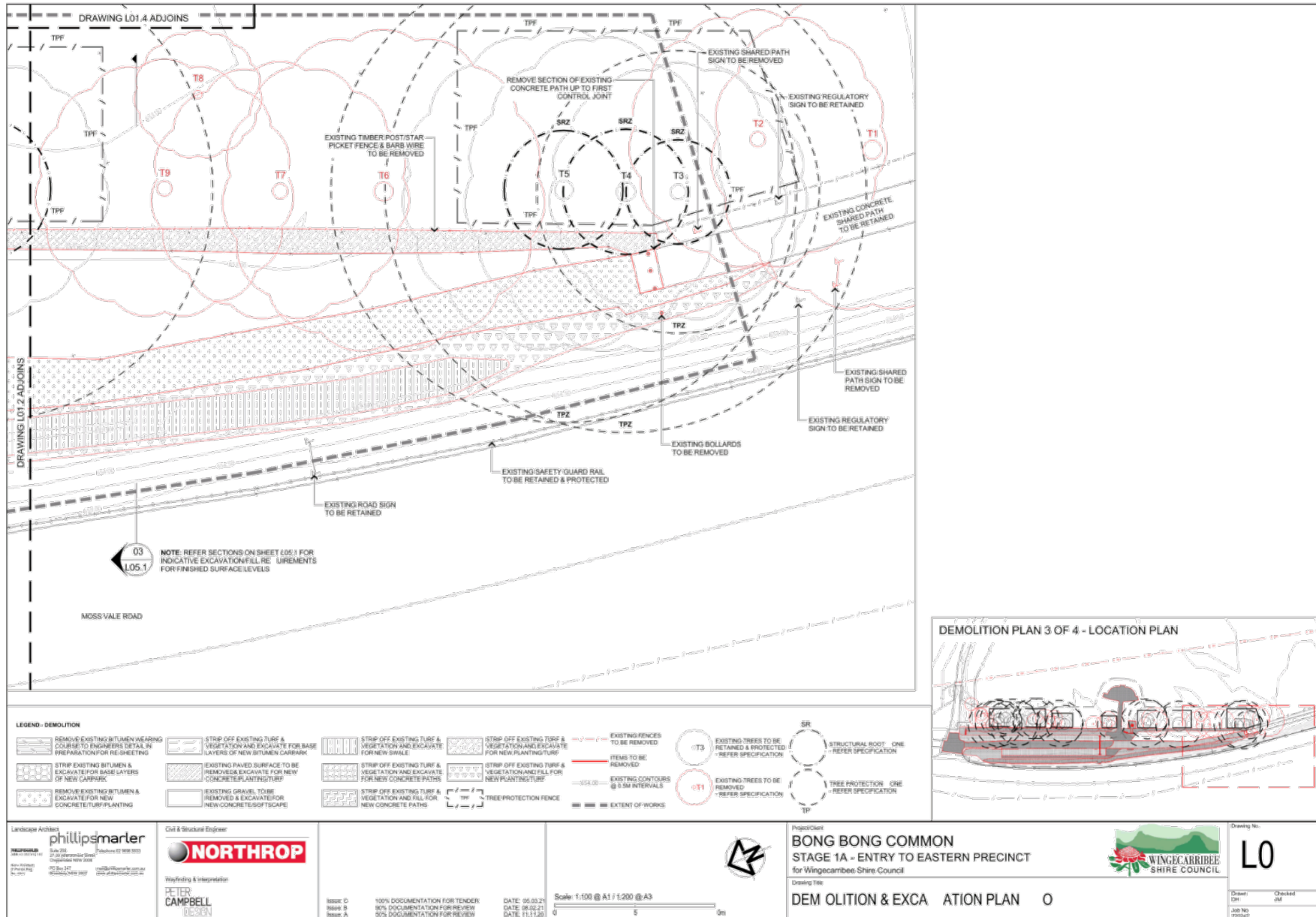
6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo
 ATTACHMENT 5 Bong Bong Common Development Plans



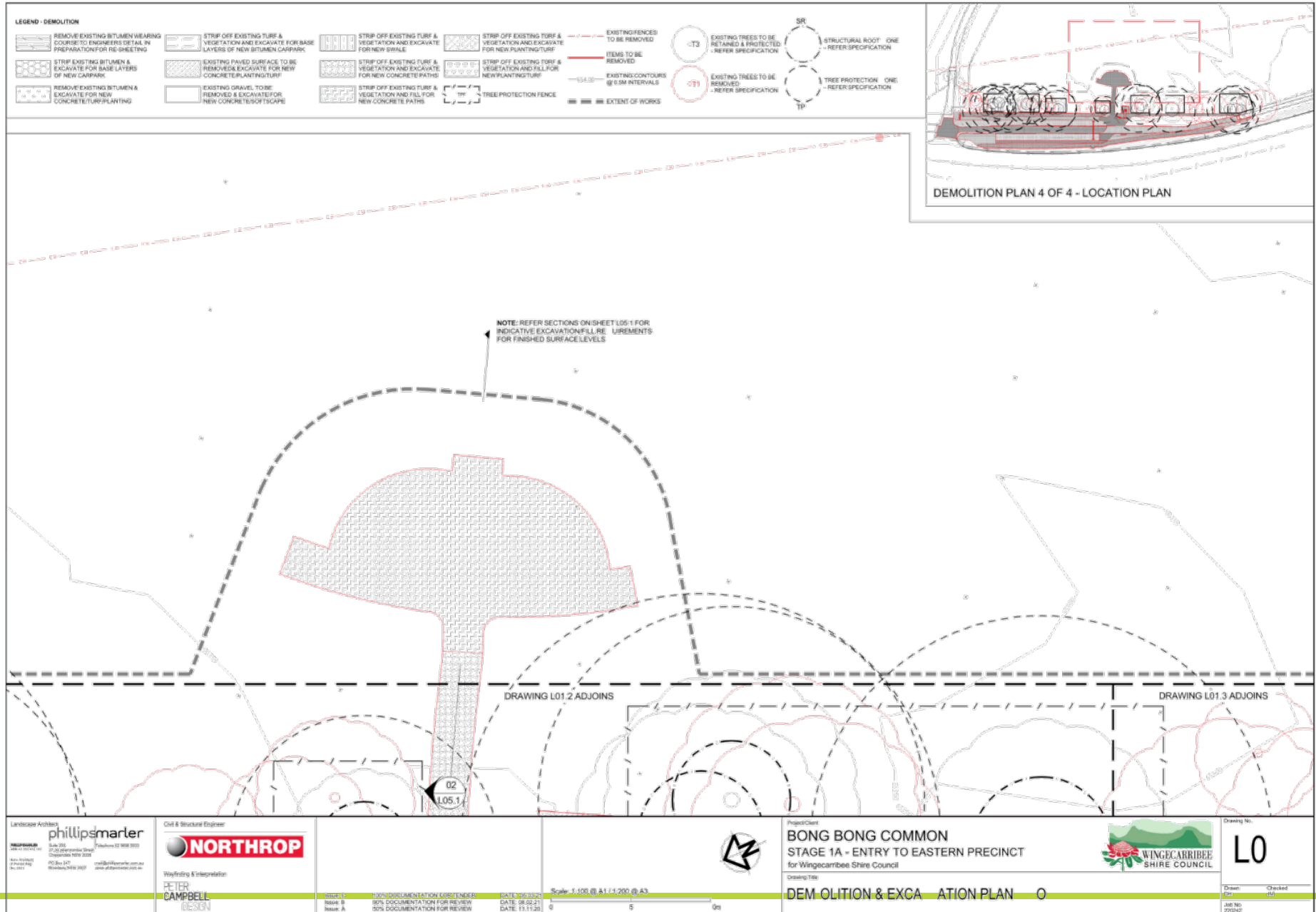
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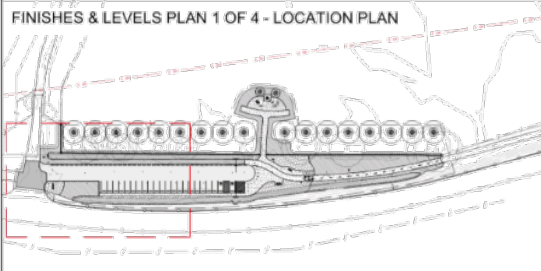
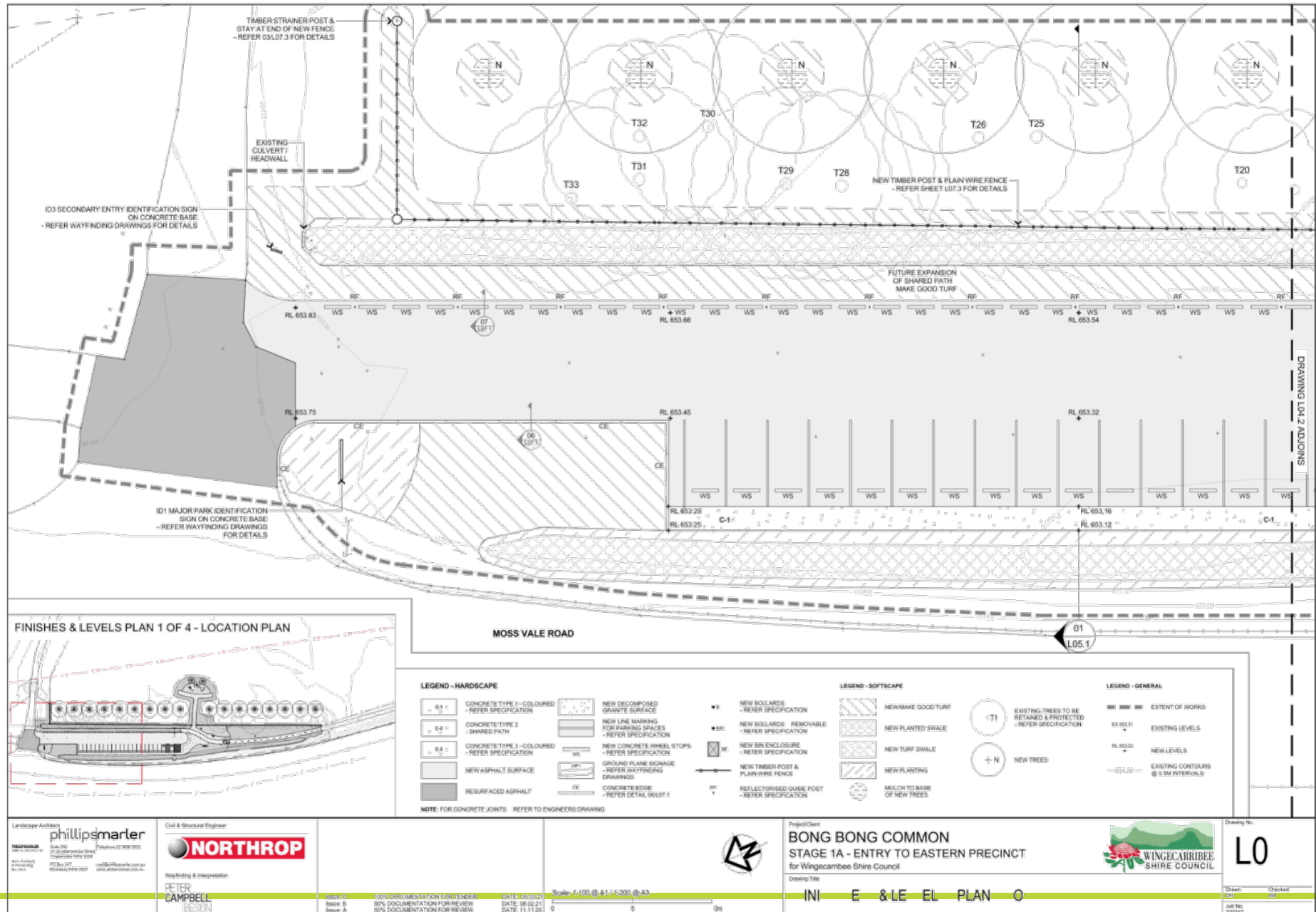
6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo
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6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo
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6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo
 ATTACHMENT 5 Bong Bong Common Development Plans



LEGEND - HARDSCAPE		LEGEND - SOFTSCAPE		LEGEND - GENERAL	
CS 1	CONCRETE TYPE 1 - COLOURED - REFER SPECIFICATION	NEW DECOMPOSED GRANITE SURFACE - REFER SPECIFICATION	NEWMAK GOOD TURF	T1	EXISTING TREES TO BE RETAINED & PROTECTED - REFER SPECIFICATION
CS 2	CONCRETE TYPE 2 - SHARED PATH - REFER SPECIFICATION	NEW LINE MARKING FOR PARKING SPACES - REFER SPECIFICATION	NEW PLANTED SWALE	EX 03.31	EXISTING LEVELS
CS 3	CONCRETE TYPE 3 - COLOURED - REFER SPECIFICATION	NEW CONCRETE WHEEL STOPS - REFER SPECIFICATION	NEW TURF SWALE	RL 03.02	NEW LEVELS
AS	NEW ASPHALT SURFACE	GP1	NEW PLANTING	03.00	EXISTING CONTOURS @ 0.5M INTERVALS
ASUR	RESURFACED ASPHALT	CE	MULCH TO BASE OF NEW TREES		
	NOTE: FOR CONCRETE JOINTS - REFER TO ENGINEERS DRAWING	BS	NEW BOLLARDS - REFER SPECIFICATION		
		BSR	NEW BOLLARDS - REMOVABLE - REFER SPECIFICATION		
		BE	NEW BRN ENCLOSURE - REFER SPECIFICATION		
		RF	NEW TIMBER POST & PLAN WIRE FENCE		
		RP	REFLECTORISED GUIDE POST - REFER SPECIFICATION		

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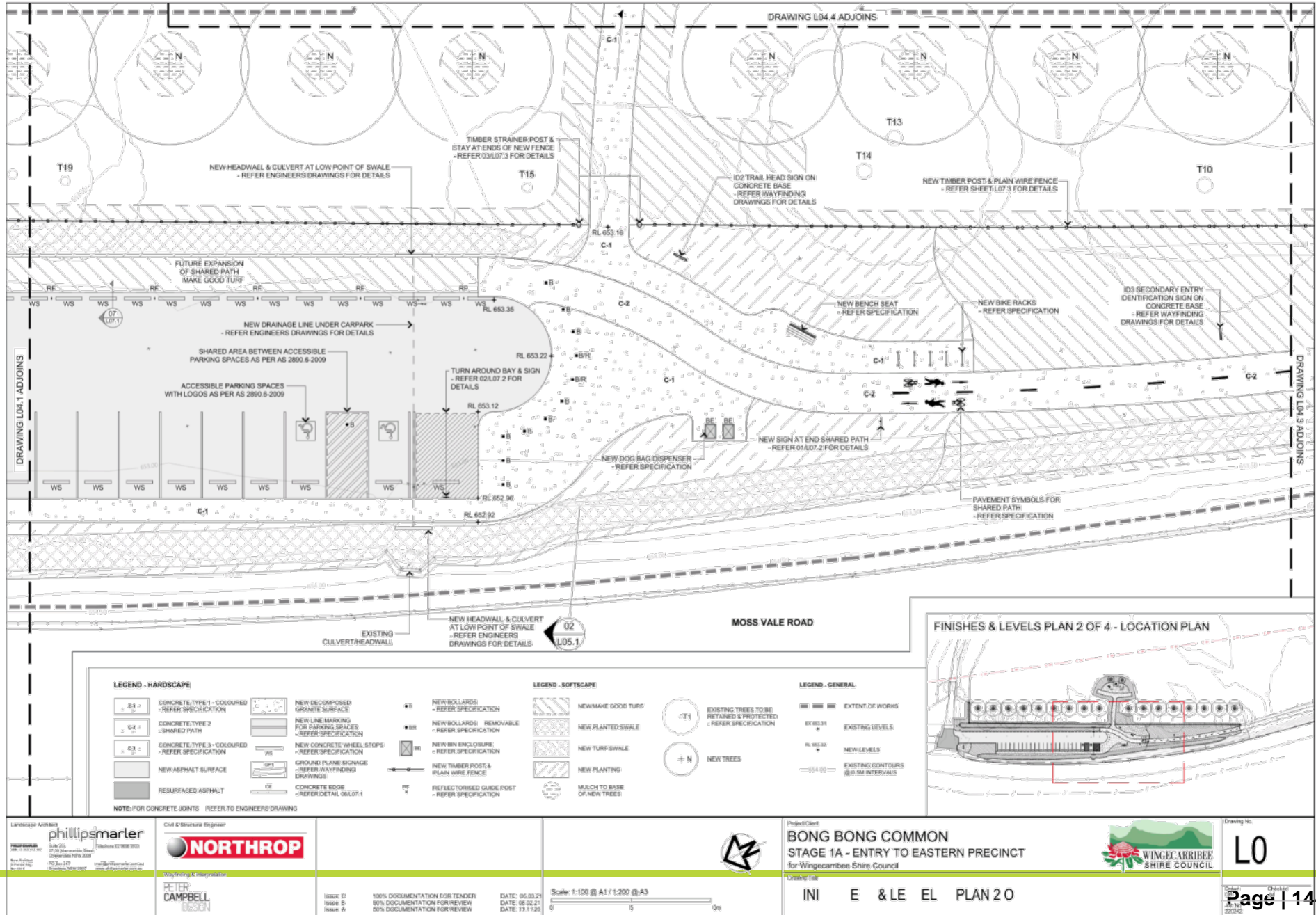
Civil & Structural Engineer
NORTHROP
 Wayfinding & Interpretation
PETER CAMPBELL
 DESIGN

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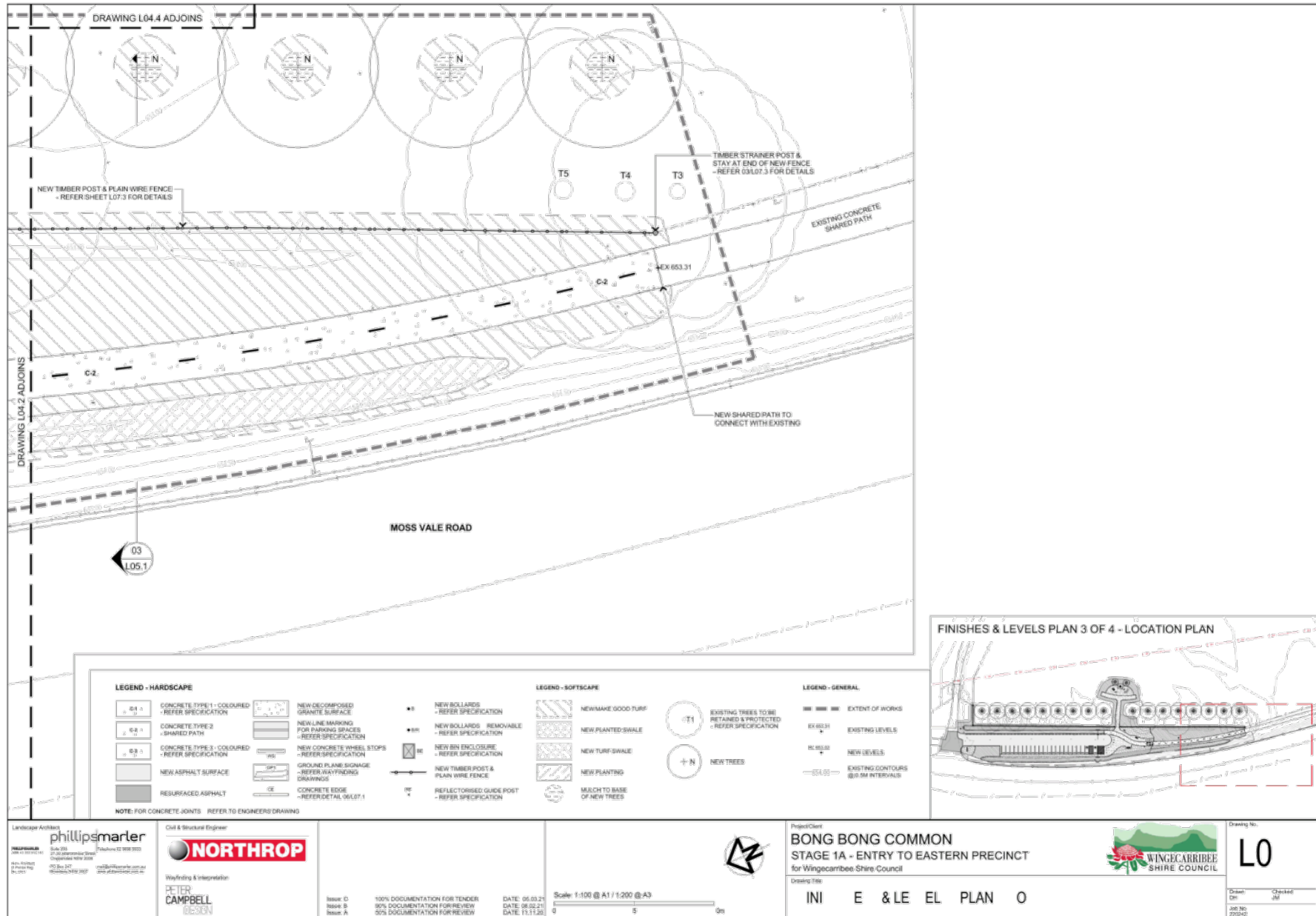
Project Client
BONG BONG COMMON
 STAGE 1A - ENTRY TO EASTERN PRECINCT
 for Wingecarribee Shire Council
 Drawing Title
INI E & LE EL PLAN O

WINGECARRIBEE SHIRE COUNCIL
 Drawing No.
L0
 Drawn: [] Checked: []
 Job No: 22006

6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo
 ATTACHMENT 5 Bong Bong Common Development Plans



6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo
 ATTACHMENT 5 Bong Bong Common Development Plans



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Issue: C 100% DOCUMENTATION FOR TENDER DATE: 05.03.21
 Issue: B 90% DOCUMENTATION FOR REVIEW DATE: 08.02.21
 Issue: A 50% DOCUMENTATION FOR REVIEW DATE: 11.11.20

Scale: 1:100 @ A1 / 1:200 @ A3
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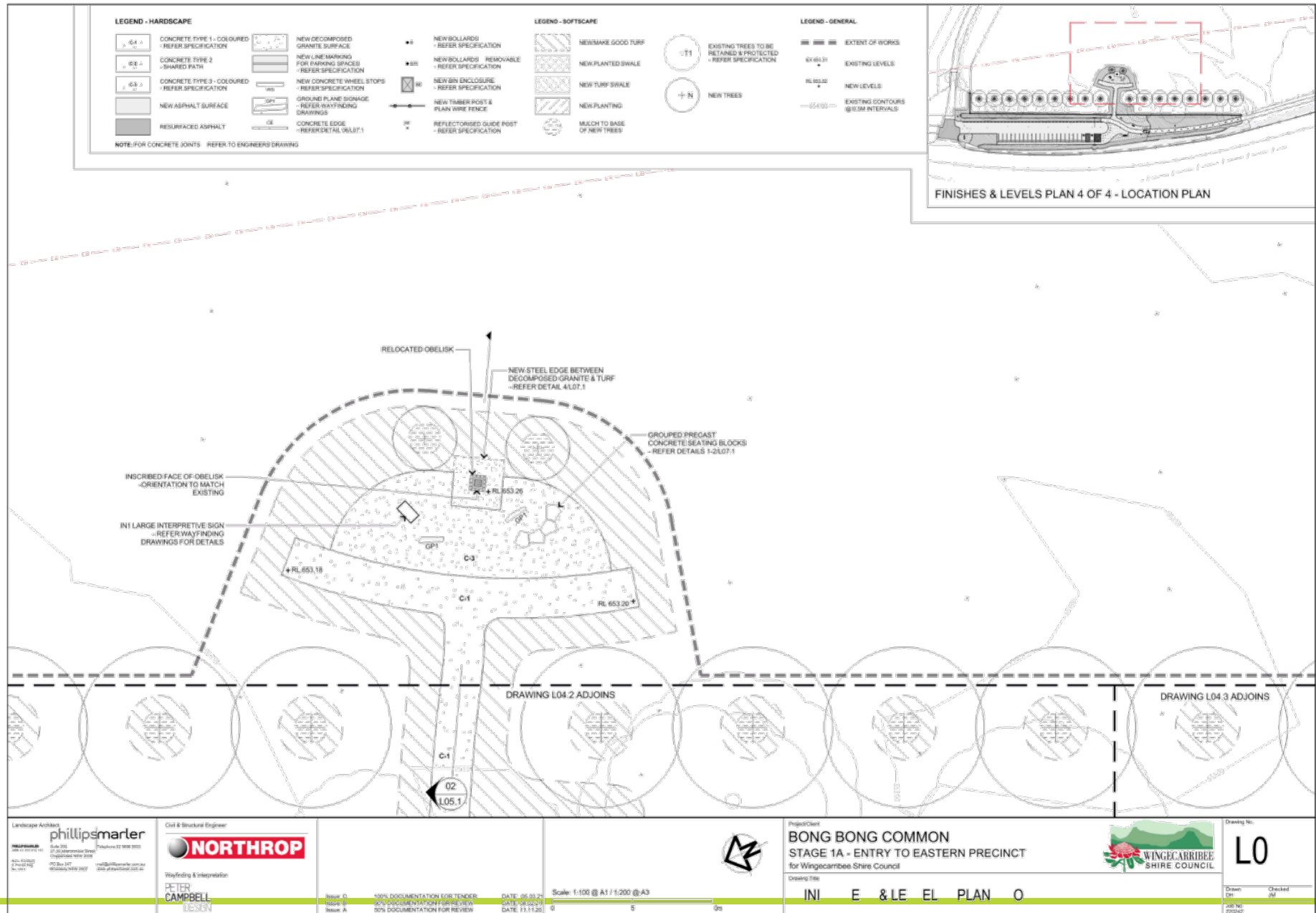
Project/Client
BONG BONG COMMON
 STAGE 1A - ENTRY TO EASTERN PRECINCT
 for Wingecarribee Shire Council

Drawing Title
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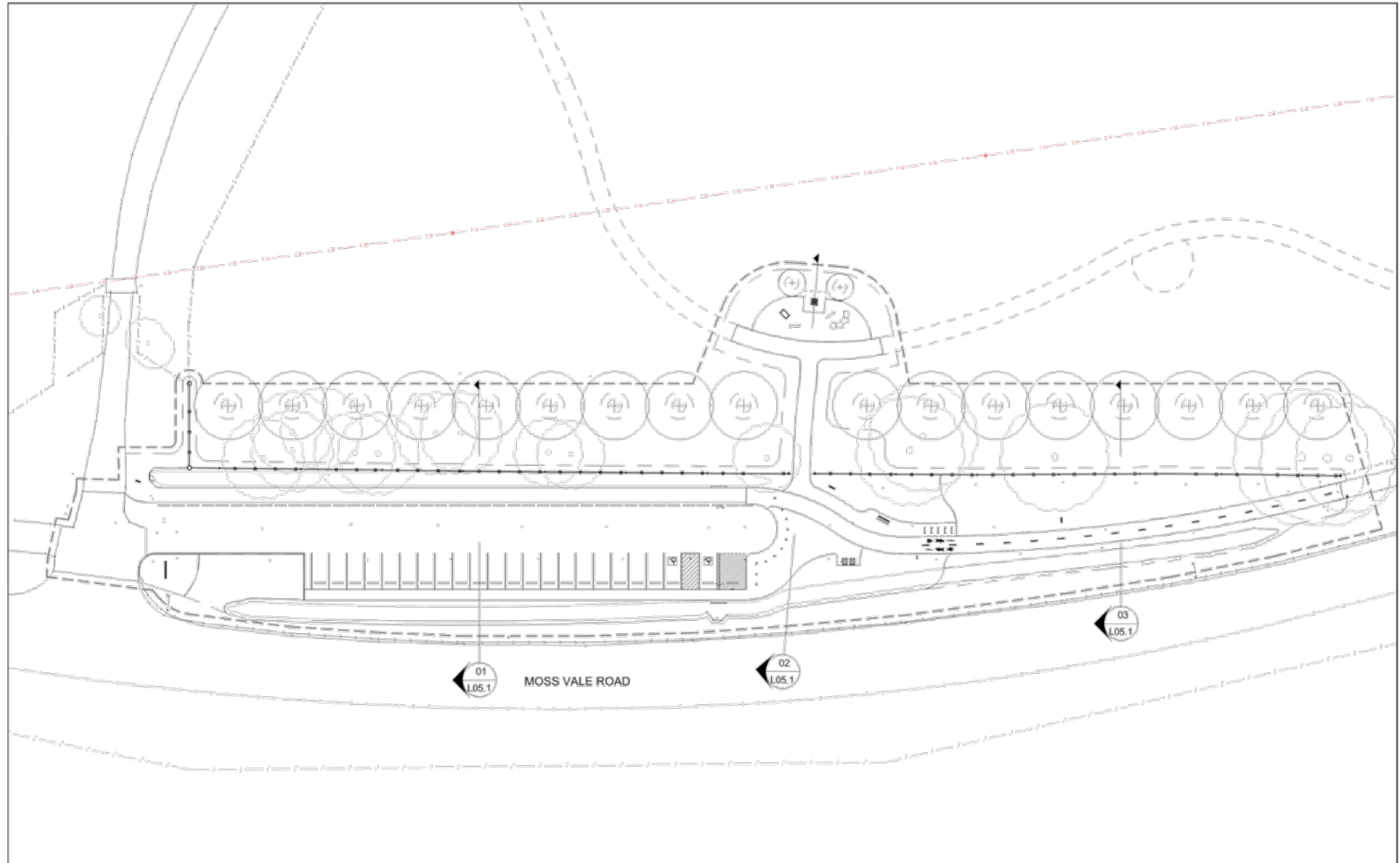
WINGECARRIBEE SHIRE COUNCIL

Drawing No.
L0
 Drawn: JH
 Checked: JH
 Job No: 220222

6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo
 ATTACHMENT 5 Bong Bong Common Development Plans

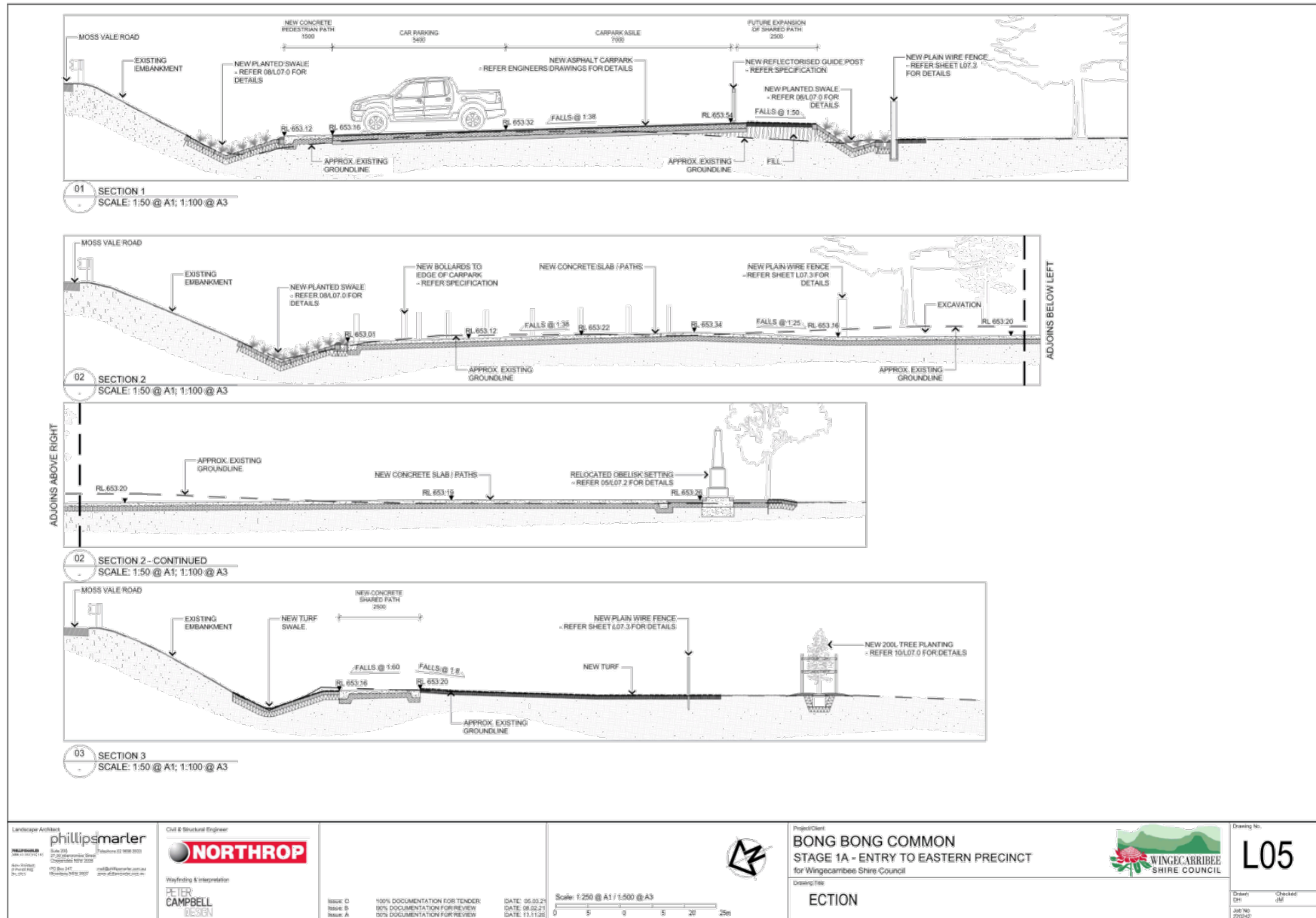


6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo
 ATTACHMENT 5 Bong Bong Common Development Plans



<p>Landscape Architect phillipsmarter Suite 205, 17-19 Corporation Street, Burradoo NSW 2586 PO Box 247 Burradoo NSW 2587 phillip@phillipsmarter.com.au www.phillipsmarter.com.au</p>	<p>Civil & Structural Engineer NORTHROP Wayfinding & Interpretation PETER CAMPBELL DESIGN</p>	<p>Version: D Status: B Issue: A</p> <p>100% DOCUMENTATION FOR TENDER DATE: 05.02.20 90% DOCUMENTATION FOR REVIEW DATE: 09.02.21 50% DOCUMENTATION FOR REVIEW DATE: 11.11.20</p>	<p>Scale: 1:250 @ A1 1:500 @ A3</p>	<p>Project/Client BONG BONG COMMON STAGE 1A - ENTRY TO EASTERN PRECINCT for Wingecarribee Shire Council</p> <p>Drawing Title ECTION E PLAN</p>		<p>Drawing No. L05</p> <p>Drawn: [initials] Checked: [initials]</p>
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6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo
 ATTACHMENT 5 Bong Bong Common Development Plans



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Issue: D	100% DOCUMENTATION FOR TENDER	DATE: 06.03.21
Issue: S	80% DOCUMENTATION FOR REVIEW	DATE: 08.02.21
Issue: A	50% DOCUMENTATION FOR REVIEW	DATE: 11.11.20

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Project/Client
BONG BONG COMMON
 STAGE 1A - ENTRY TO EASTERN PRECINCT
 for Wingecarribee Shire Council

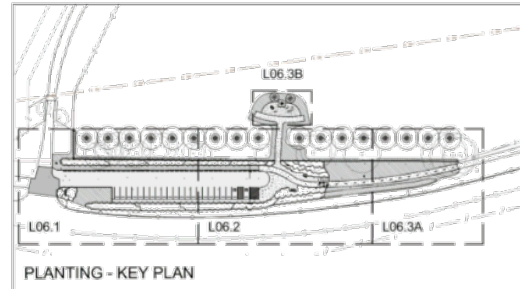
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Wingecarribee Shire Council logo

Drawing No.
L05

Drawn:	Checked:
SH	JHL
JOB NO:	220242

6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo
 ATTACHMENT 5 Bong Bong Common Development Plans



PLANTING SCHEDULE - TREES

CODE	PECIE	COMM/ON NAME	POT H	E	M/AT	RE	I/E	PACING	ANTI	TOTAL
C	D	D	D	D	D	D	D	D	D	D
T										2

PLANTING SCHEDULE - FEATURE PLANTING

CODE	PECIE	COMM/ON NAME	POT H	E	M/AT	RE	I/E	PACING	ANTI	TOTAL
DR	D									8
POA	P									80
T										30

PLANTING SCHEDULE - SWALES

CODE	PECIE	COMM/ON NAME	POT H	E	M/AT	RE	I/E	PACING	ANTI	TOTAL
CAR	C									80
IC										10
LOM	L									9

TREES

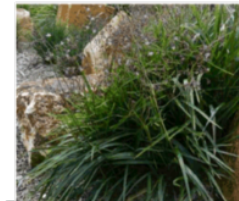


CEDRUS DEODARA AS SHOWN



TRISTANIOPSIS LAURINA LUSCIOUS AS SHOWN

FEATURE PLANTING



DIANELLA CAERULEA 8/m²



POA LABILLARDIERI 7/m²



THEMEDA TRIANDA 6/m²

SWALE PLANTING



CAREX APPRESSA 6/m²



FICINA NODOSA 7/m²



LOMANDRA LONGIFOLIA 6/m²

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Issue D	100% DOCUMENTATION FOR TENDER	DATE: 05.03.21
Issue B	90% DOCUMENTATION FOR REVIEW	DATE: 08.02.21
Issue A	90% DOCUMENTATION FOR REVIEW	DATE: 11.11.20

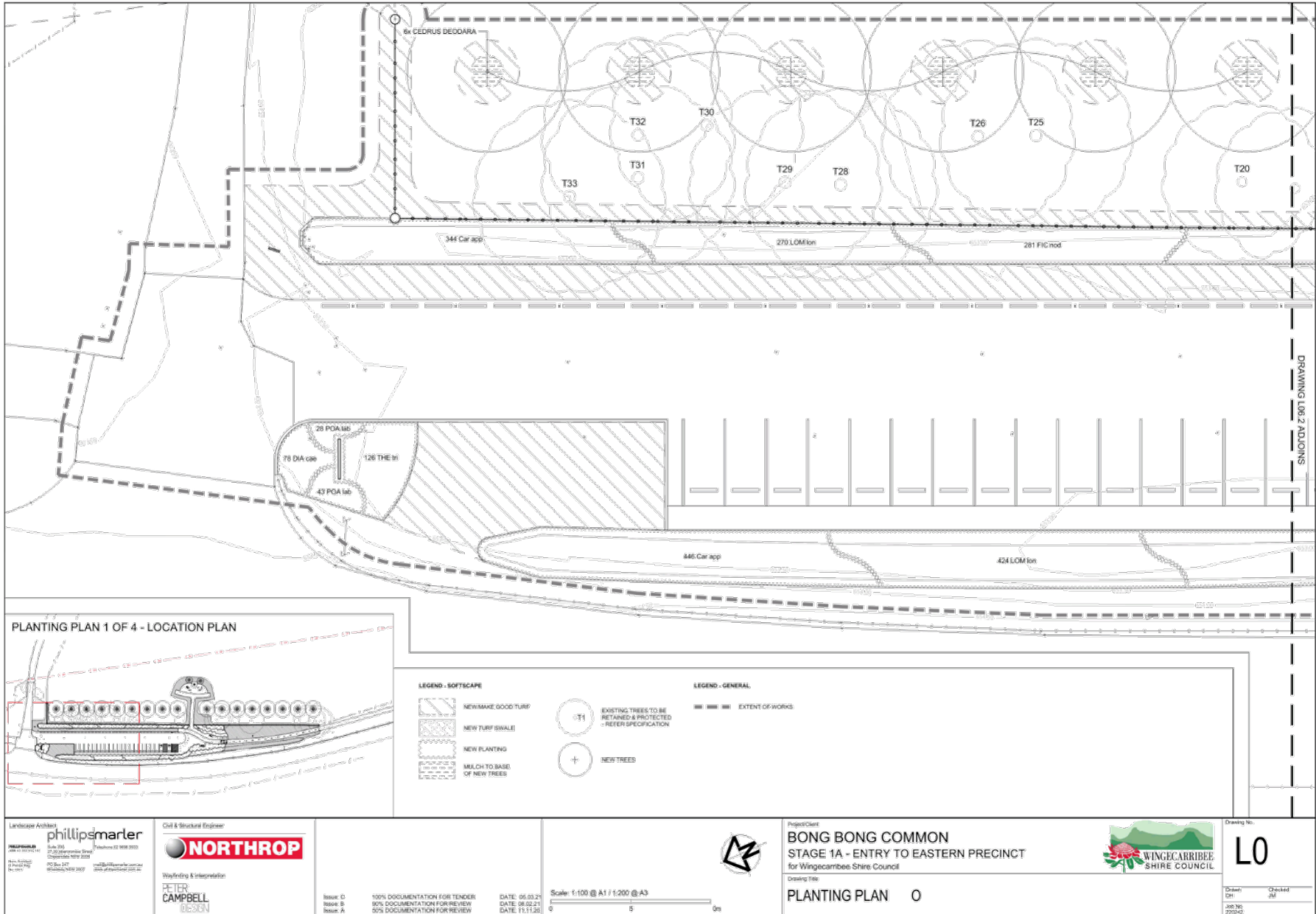
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BONG BONG COMMON
 STAGE 1A - ENTRY TO EASTERN PRECINCT
 for Wingecarribee Shire Council

Drawing No.
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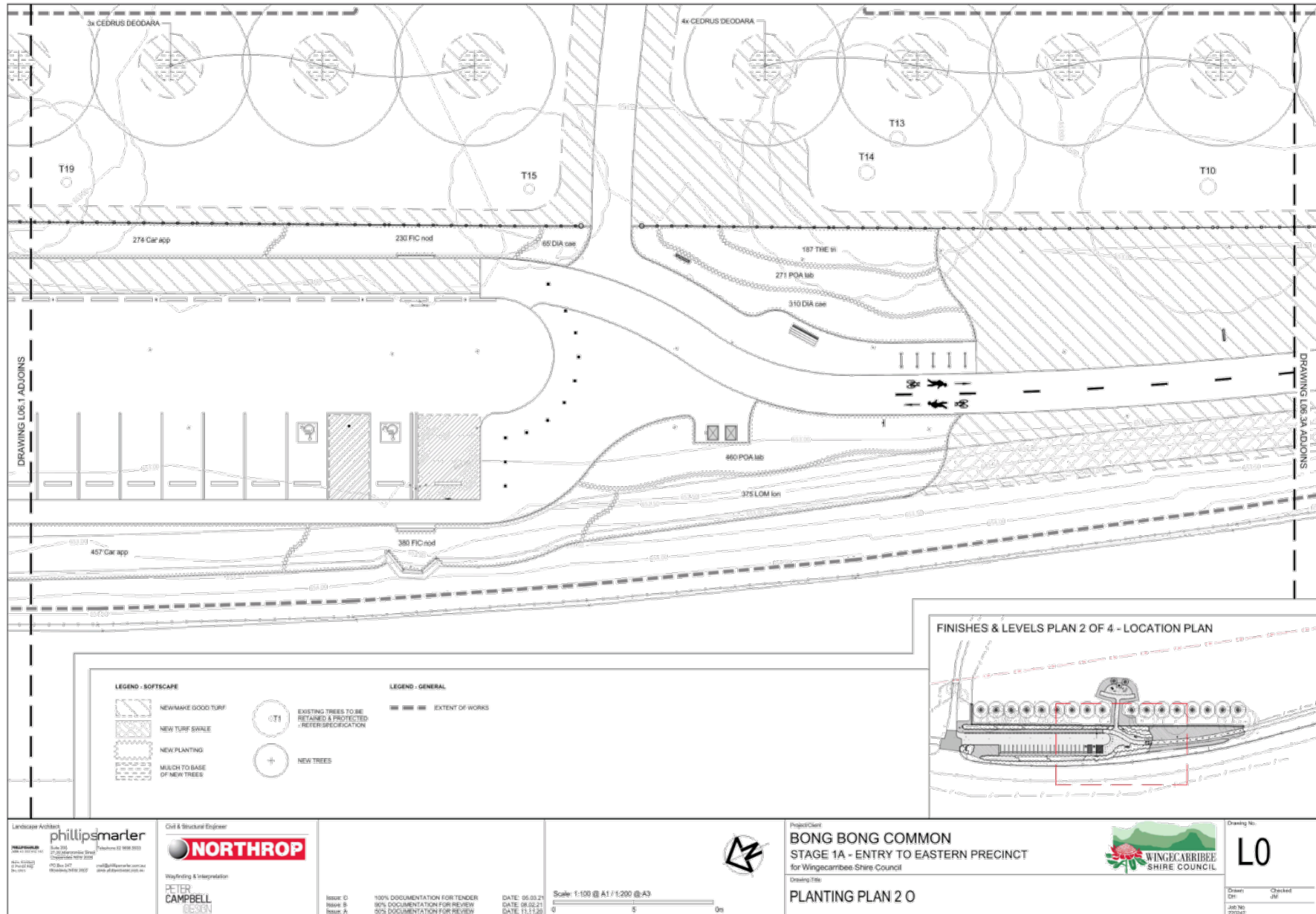
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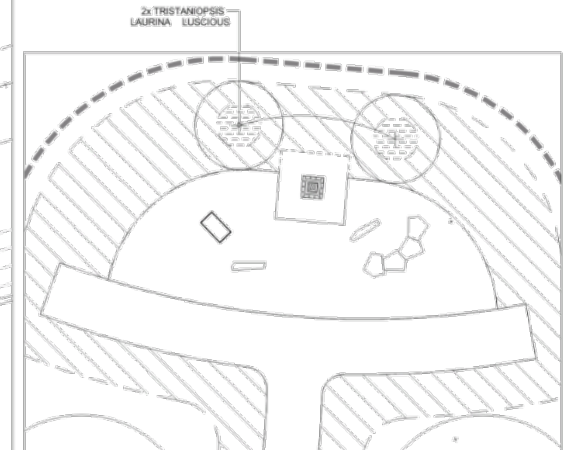
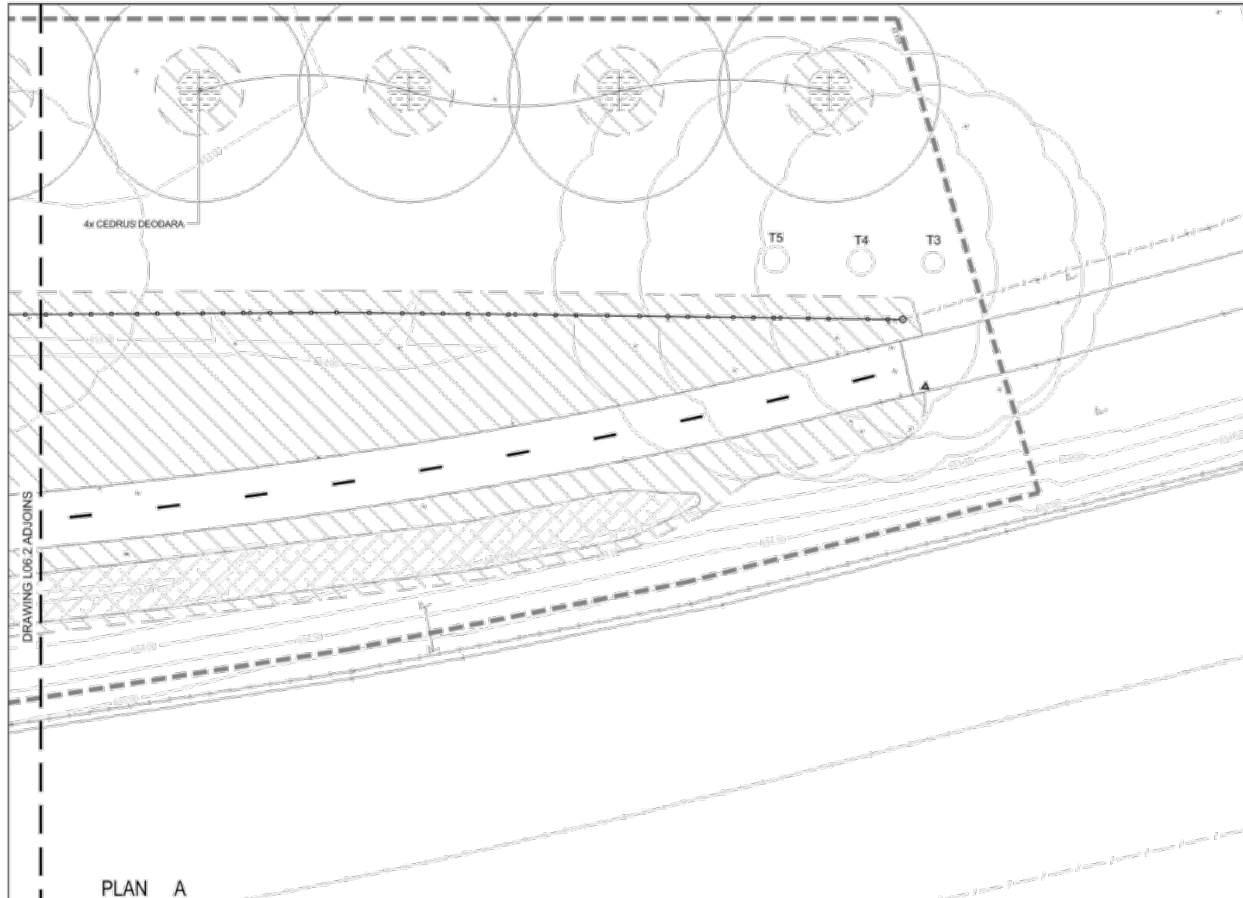
6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo
 ATTACHMENT 5 Bong Bong Common Development Plans



6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo
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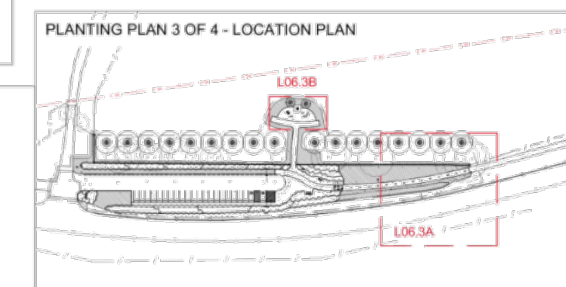
6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo
 ATTACHMENT 5 Bong Bong Common Development Plans



PLAN

PLAN A

LEGEND - SOFTSCAPE		LEGEND - GENERAL	
	NEWMAKE GOOD TURF		EXISTING TREES TO BE RETAINED & PROTECTED - REFER SPECIFICATION
	NEW TURF SWALE		NEW TREES
	NEW PLANTING		EXTENT OF WORKS
	MULCH TO BASE OF NEW TREES		



<p>Project/Client BONG BONG COMMON STAGE 1A - ENTRY TO EASTERN PRECINCT for Wingecarribee Shire Council</p> <p>Drawing Title PLANTING PLAN 0</p>	<p>Drawing No. L0</p> <p>Drawn DJH</p> <p>Checked JHL</p>
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Civil & Structural Engineer

 Wayfinding & Interpretation
PETER CAMPBELL
 1/10/21

Issue 0 100% DOCUMENTATION FOR TENDER DATE: 06.03.21
 Issue 1 10% DOCUMENTATION FOR REVIEW DATE: 06.03.21
 Issue 2 20% DOCUMENTATION FOR PREVIEW DATE: 03.04.21

Scale: 1:100 @ A1 / 1:200 @ A3

Project/Client
BONG BONG COMMON
 STAGE 1A - ENTRY TO EASTERN PRECINCT
 for Wingecarribee Shire Council

Drawing Title
PLANTING PLAN 0

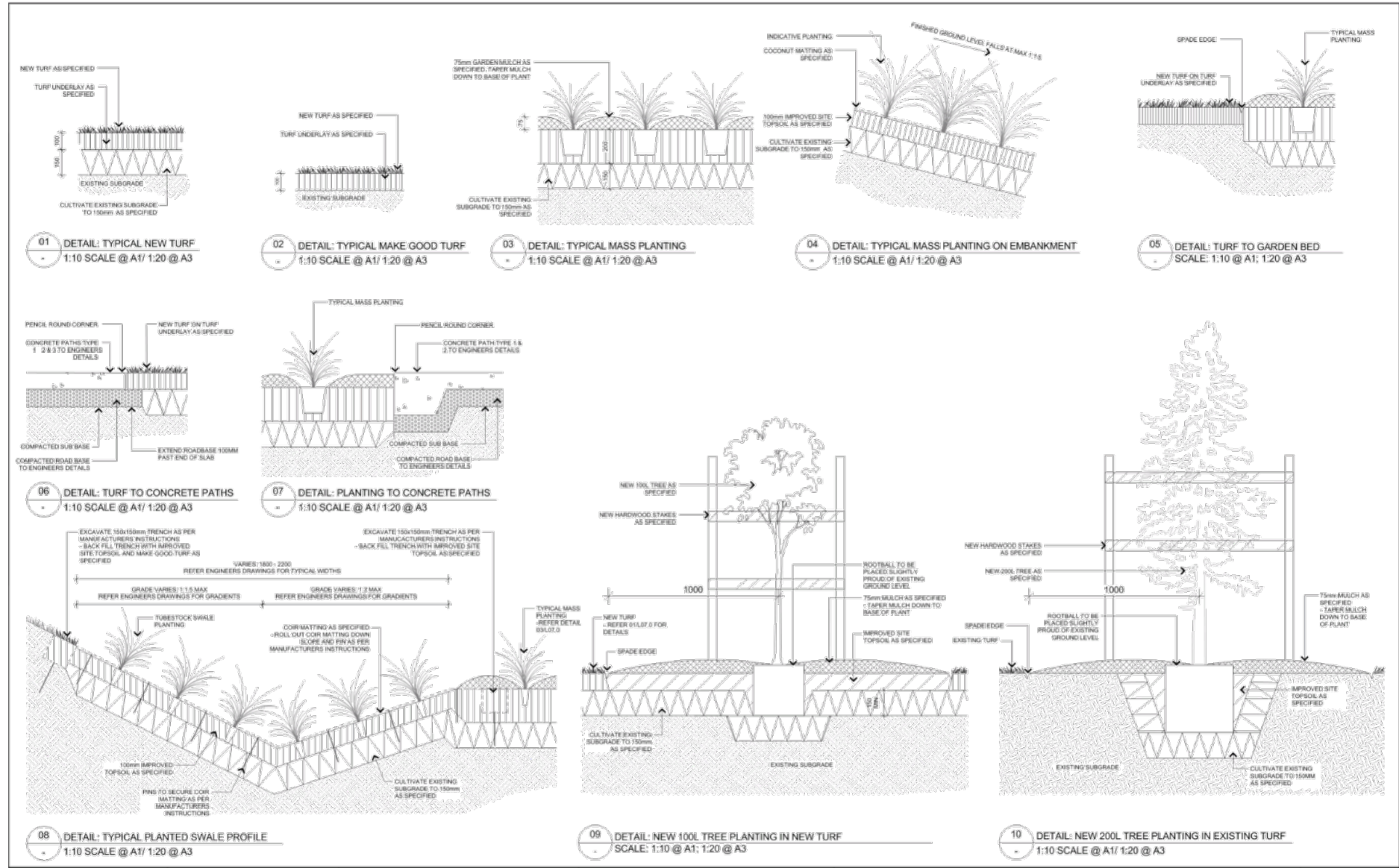


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L0

Drawn
 DJH

Checked
 JHL

6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo
 ATTACHMENT 5 Bong Bong Common Development Plans



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Wagga Wagga
CAMPBELL
 DESIGN

Issue: D 100% DOCUMENTATION FOR TENDER
 Issue: B 80% DOCUMENTATION FOR REVIEW
 Issue: A 50% DOCUMENTATION FOR REVIEW

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 DATE: 08.02.21
 DATE: 11.11.20

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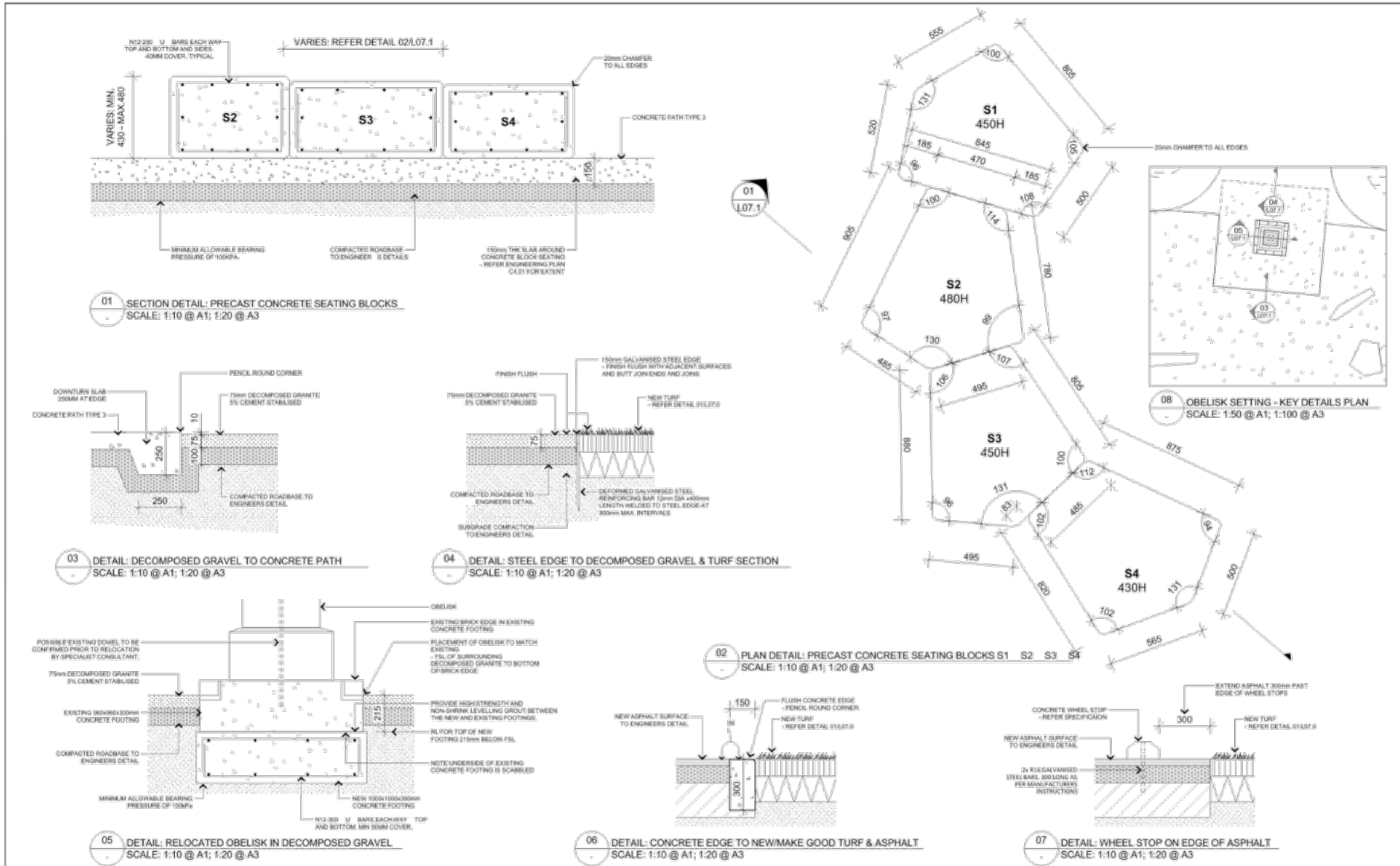
Project/Clerk
BONG BONG COMMON
 STAGE 1A - ENTRY TO EASTERN PRECINCT
 for Wingecarribee Shire Council

Drawing Title
DETAIL 0

Project/Clerk
WINGECARRIBEE
 SHIRE COUNCIL

Drawing No.
L0

6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo
 ATTACHMENT 5 Bong Bong Common Development Plans



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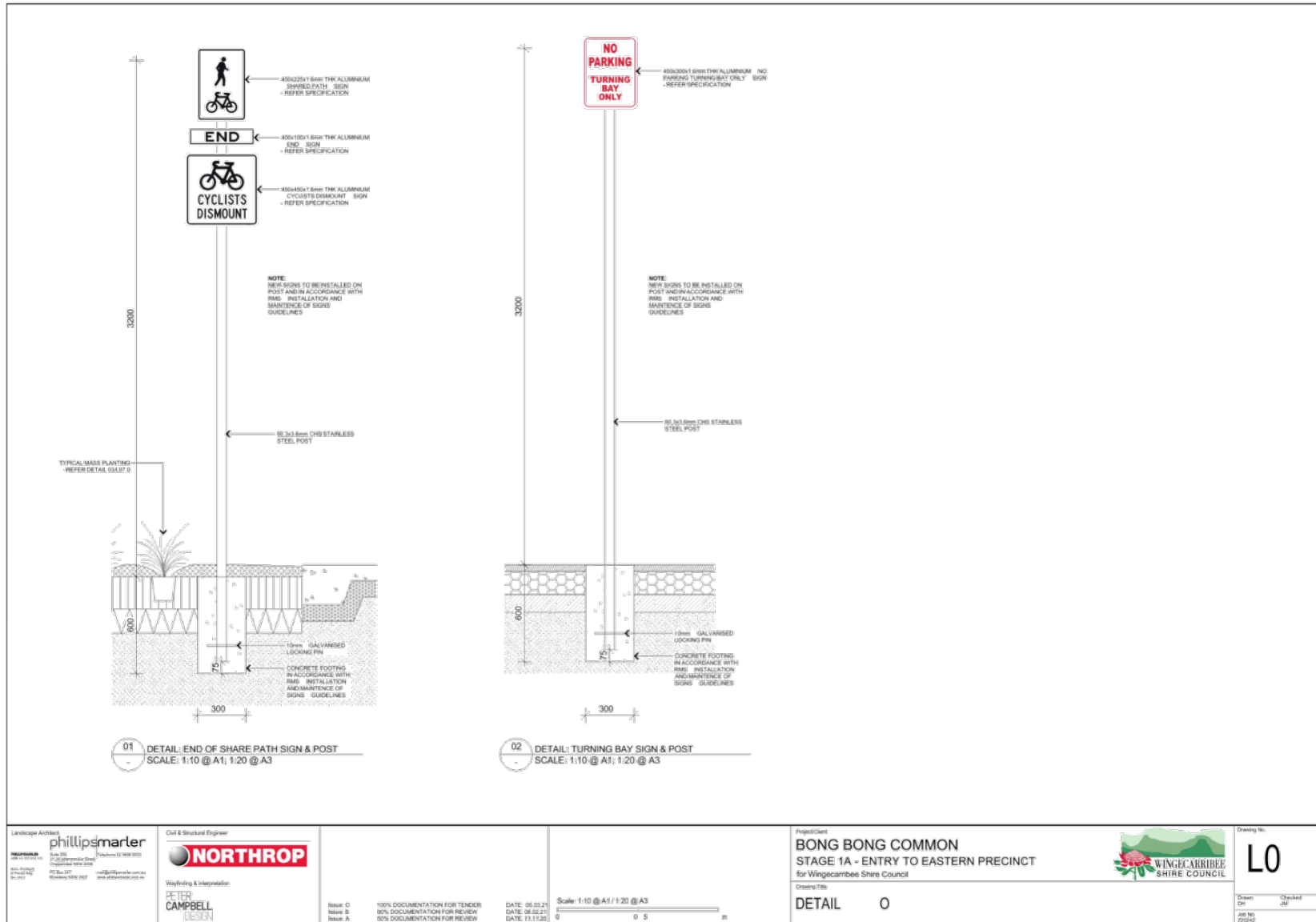
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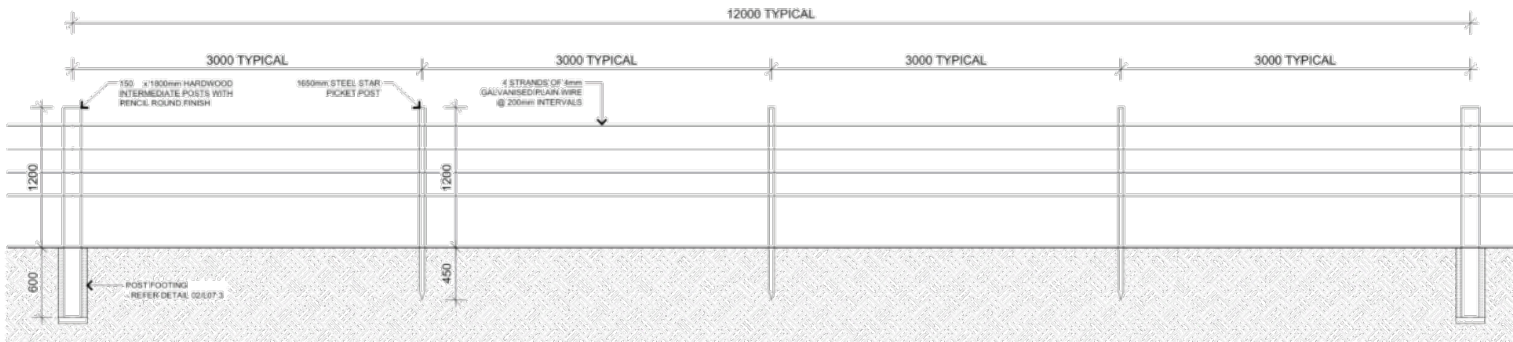
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BONG BONG COMMON
 STAGE 1A - ENTRY TO EASTERN PRECINCT
 for Wingecarribee Shire Council
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Wingecarribee Shire Council
 Drawing No.
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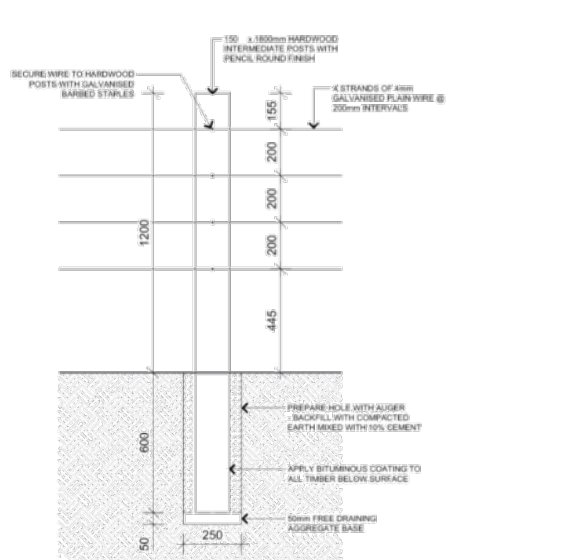
6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo
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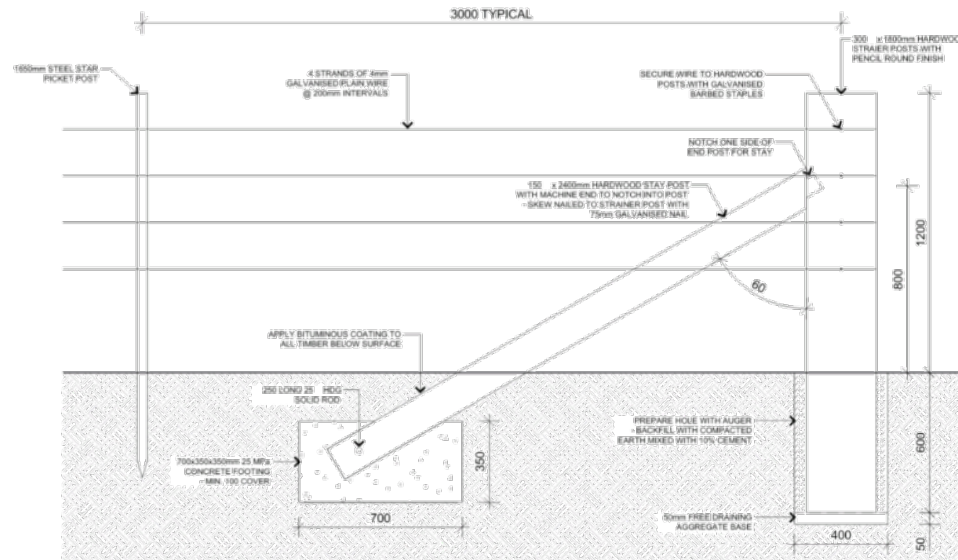
6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo
 ATTACHMENT 5 Bong Bong Common Development Plans



01 DETAIL: NEW PLAIN WIRE FENCE - TYPICAL RUN
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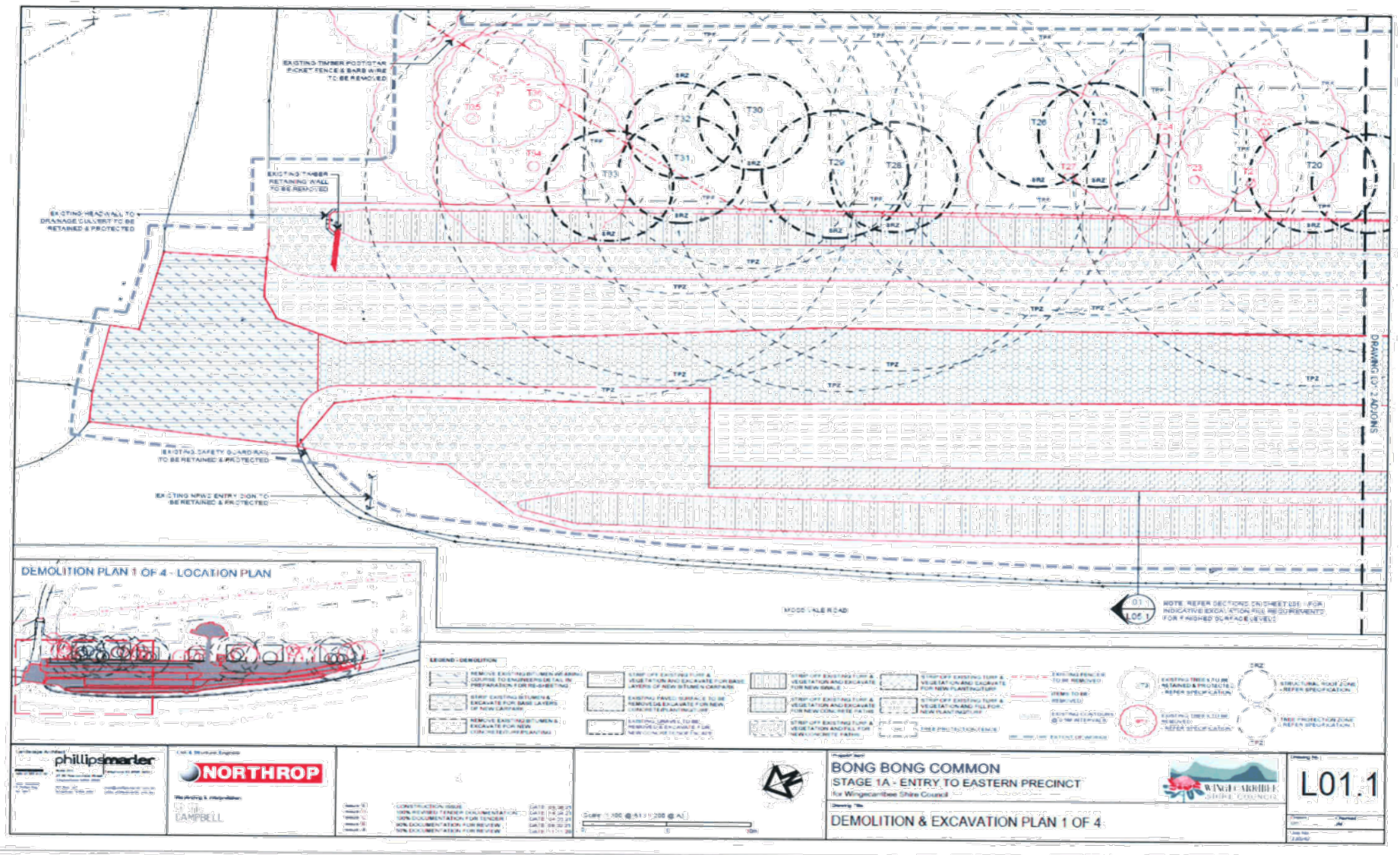


02 DETAIL: NEW PLAIN WIRE FENCE - 150 INTERMEDIATE POST & FOOTING
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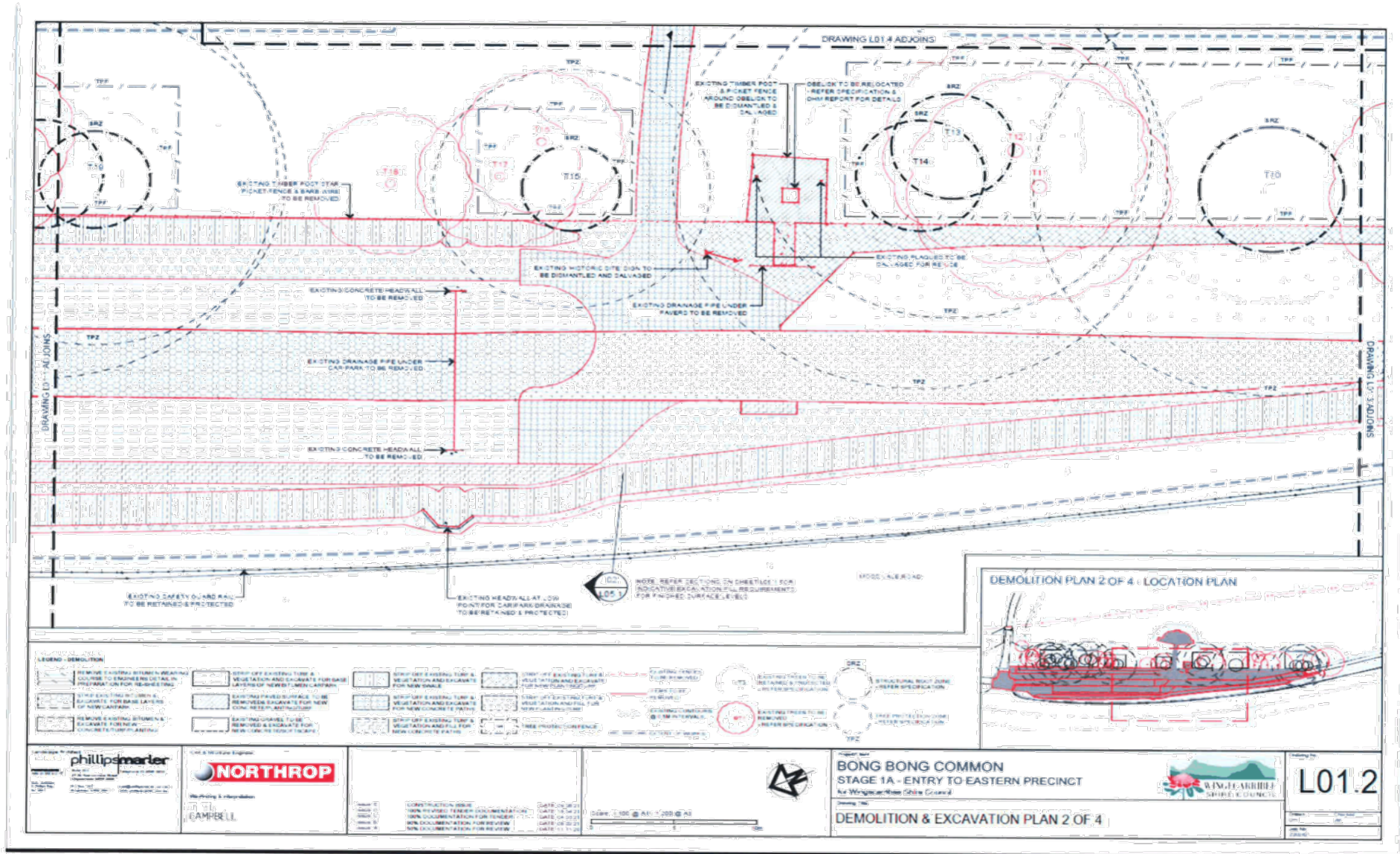


03 DETAIL: NEW PLAIN WIRE FENCE - STRAINER POST AND STAY AT ENDS
 SCALE: 1:10 @ A1; 1:20 @ A3

6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo
 ATTACHMENT 6 Tree Removal Details



6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo
ATTACHMENT 6 Tree Removal Details



AGENDA FOR THE LOCAL PLANNING PANEL

**6.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common and
22 DP 1225783, Moss Vale Road Burradoo**

ATTACHMENT 6 Tree Removal Details



Geoff King
Director, Communities and Place

Wednesday 8 December 2021
