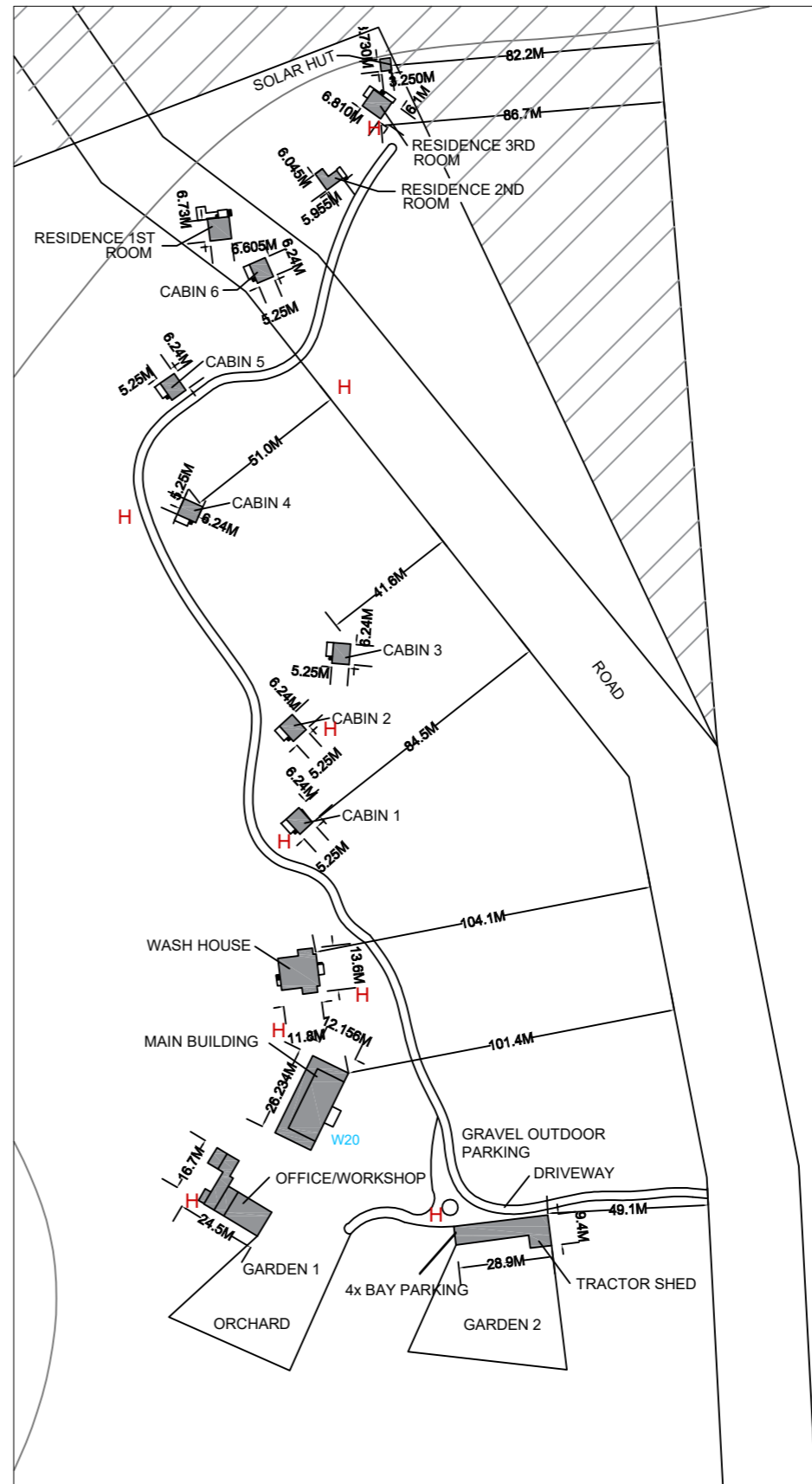
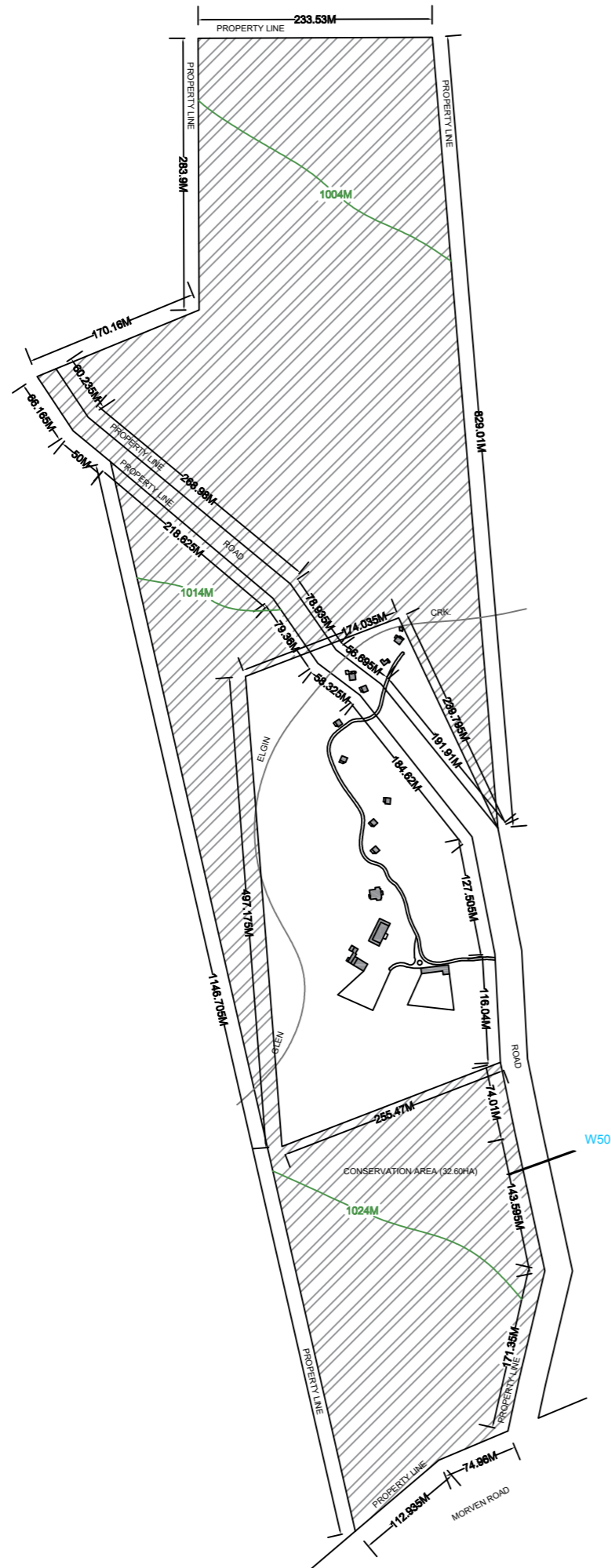


NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON A3



STRUCTURES DETAILS = 1:2000

NOTES:

WATER HYDRANT: **H**
 WATER TANK:20,000L: **W20**
 WATER TANK:55,000L**W50**

NON-RESIDENTIAL DISTANCES TO GLEN ELGIN CREEK

1. Main Building - 60m
2. Office/Landry - 44m
3. Bath House - 62m
4. Cabin 1 - 88m
5. Cabin 2 - 99m
6. Cabin 3 - 98m
7. Cabin 4 - 36m
8. Cabin 5 - 28m
9. Cabin 6 - 25m

N.B - Storm water to be to available tanks and otherwise directed away from all buildings and managed on site water to ground.

ADDRESS:

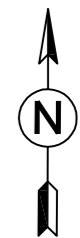
1583 MORVEN ROAD
 DUNDEE, NSW 2370

SITE PLAN

PLOT SIZE: A3

LOT AREA : 40.99 HA

DRAWING SCALE: 1:6200

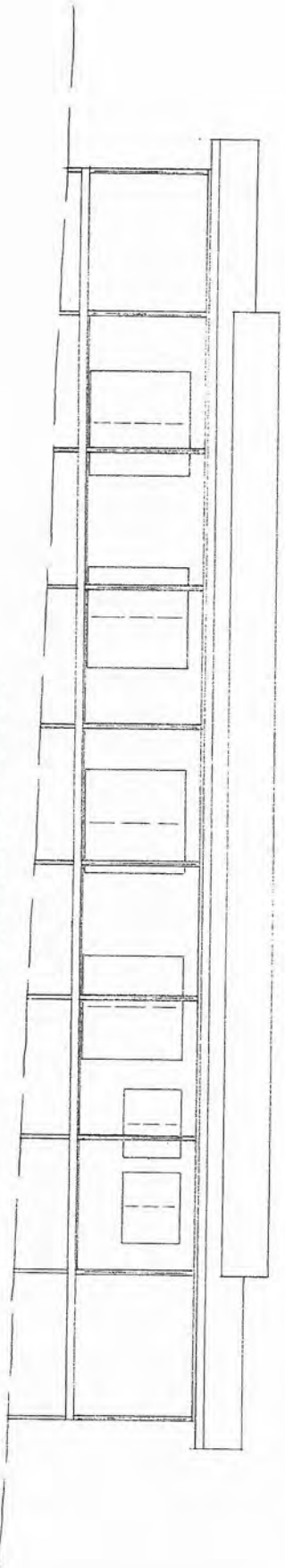
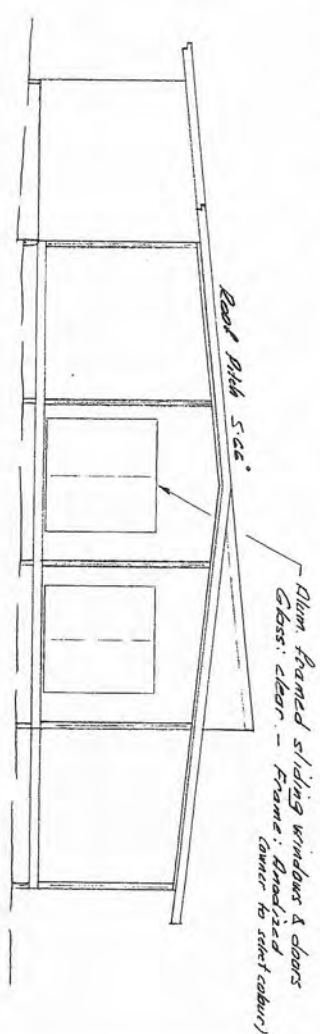
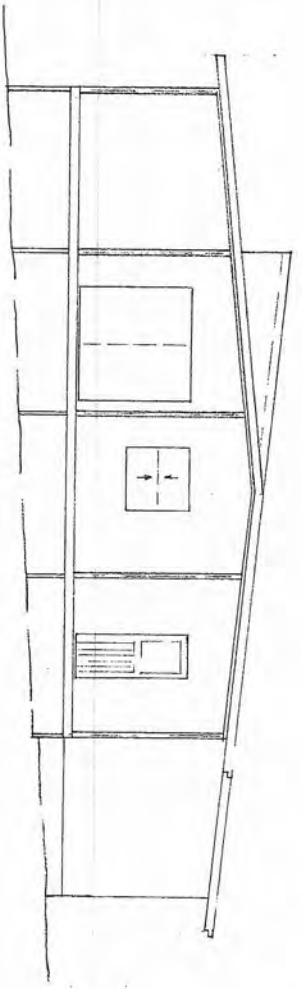
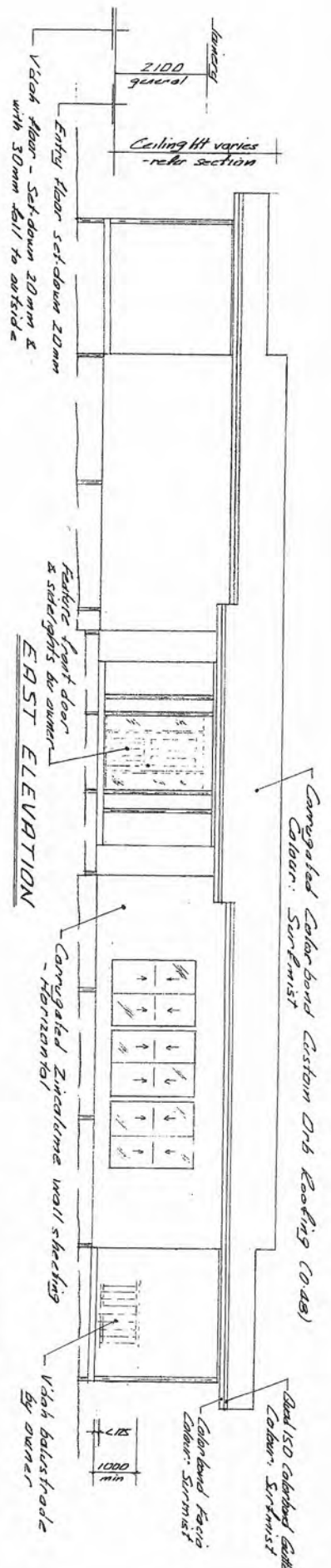


Plan Schedule:

Plan No.	Seq. No.	Issue	Issue Date	Description
GES - 001	1	A	04-Apr-10	Plan Schedule & Site Information
GES - 002	2	A	04-Apr-10	Floor Plan
GES - 003	3	A	04-Apr-10	Elevations
GES - 004	4	A	04-Apr-10	Typical Section
GES - 005	5	A	04-Apr-10	Framing Schedules, Cladding Schedule, Joinery Schedules, & Insulation Requirements
GES - 006	6	A	04-Apr-10	Fixings & Tie-downs
GES - 007	7	A	04-Apr-10	Footing / Column Detail & Specification
GES - 008	8	A	04-Apr-10	Footing / Column Layout
GES - 009	9	A	04-Apr-10	Floor Framing
GES - 010	10	A	04-Apr-10	Flooring Layout
GES - 011	11	A	04-Apr-10	Wall Framing - Entry & East Wall
GES - 012	12	A	04-Apr-10	Wall Framing - North & South Walls
GES - 013	13	A	04-Apr-10	Wall Framing - West Wall
GES - 014	14	A	04-Apr-10	Wall Framing - Internal Walls
GES - 015	15	A	04-Apr-10	Bracing Layout
GES - 016	16	A	04-Apr-10	Roof Framing
GES - 017	17	A	04-Apr-10	Roof Layout
Auxiliary Plans				

SITE INFORMATION BY OWNER

Builder: Peter W Butler 18 Percy St Warwick 4370 Phone 4661 3460	Drawn: Robert Lane - RPEQ 4084 Oxborn Lane, Consulting Engineers Palmira St, Warwick 4370 Phone (07) 4660 3300	Reviewed: Robert Lane - RPEQ 4084 Oxborn Lane, Consulting Engineers Palmira St, Warwick 4370 Phone (07) 4660 3300	Amendments:	Scale:- n/a	Plan of proposed Living Block at 1583 Morvern Road, Glen Elgin, NSW for Glen Elgin Sanctuary	Plan Schedule & Site Information	No 1 of 17 Plans GES - 001 Issue: A (04 May 10)
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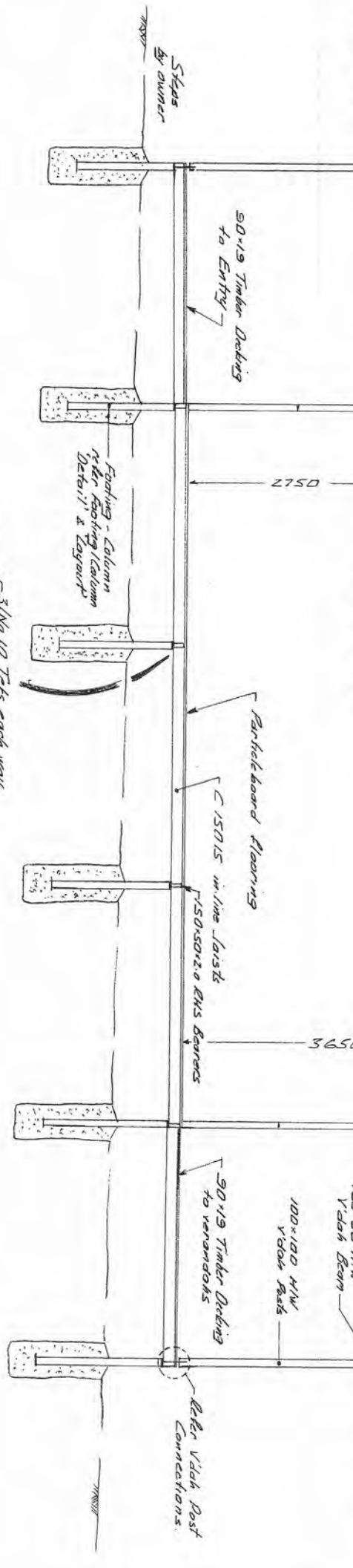
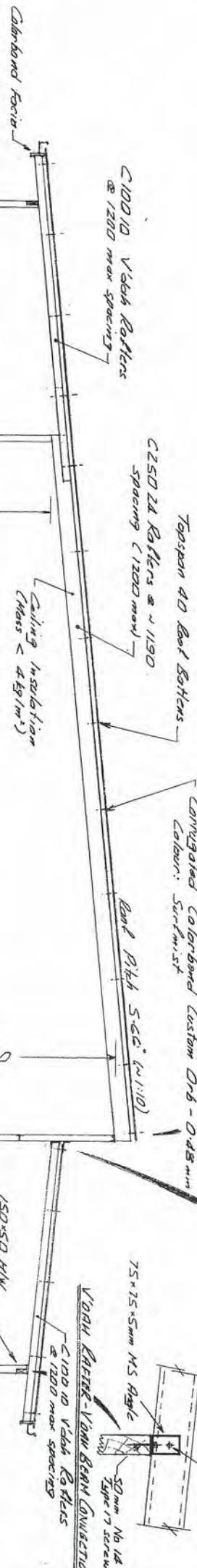
WEST ELEVATION

SOUTH ELEV

NORTH ELEV

Builder: Peter W Buder 18 Percy St, Warwick 4370 Phone 4661 3400	Drawn: Robert Lane - RP/EQ 4094 Oakham Lane, Consulting Engineers Palmtree St, Warwick 4370 Phone (07) 4660 3300	Reviewed: Robert Lane - RP/EQ 4094 Oakham Lane, Consulting Engineers Palmtree St, Warwick 4370 Phone (07) 4660 3300	Amendments: 1 : 100	Scale:- 1 : 100	Plan of proposed Living Block at 1583 Morvern Road, Glen Elgin, NSW for Glen Elgin Sanctuary	Elevations	No 3 of 17 Plans GES - 003 Issued: A (04 May 10)
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Ceiling Linings:
 Ceilings to building, Verandahs & Entry to be lined with 10mm plasterboard on fibre-cement sheeting on timber channels and/or Topspan 22 Ceiling Battens by owner.



TYPICAL SECTION
 Scale 1:50

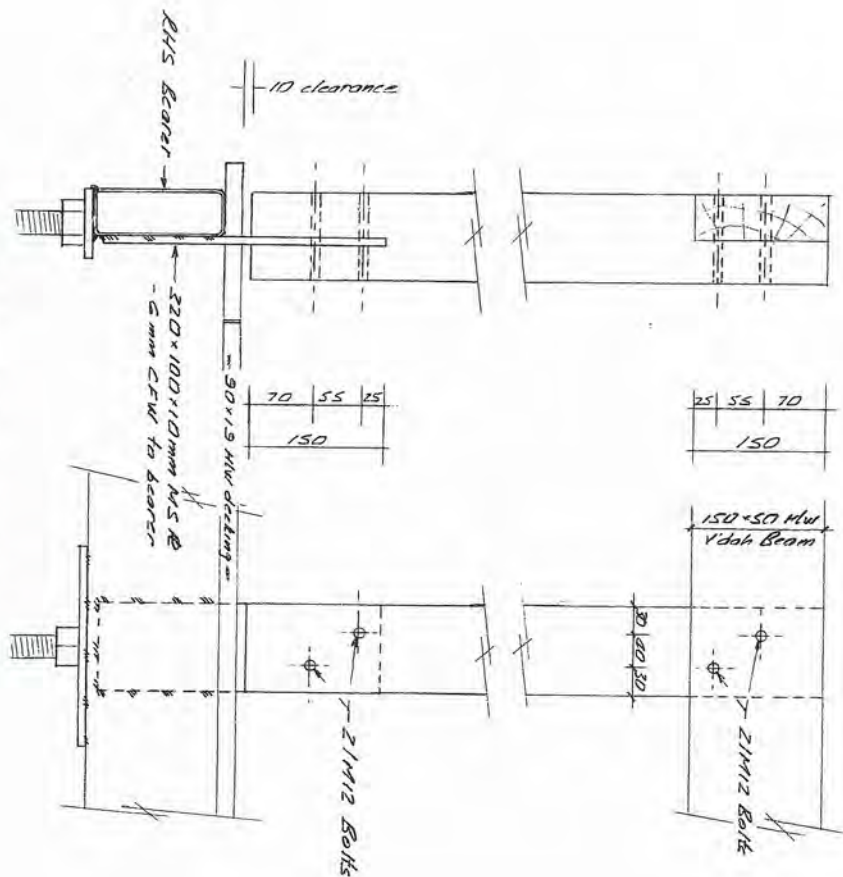
Gilder: Peter W Buller 18 Percy St, Warwick 4370 Phone (07) 4691 3490	Drawn: Robert Lane - RPEQ 4084 18 Percy St, Warwick 4370 Phone (07) 4690 3300	Reviewed: Certified: Robert Lane - RPEQ 4084 18 Percy St, Warwick 4370 Phone (07) 4690 3300	Amendments: Scale: 1:50	Plan of proposed Living Block at 1583 Morvern Road, Glen Elgin, NSW for Glen Elgin Sanctuary	No 4 of 17 Plans GES - 004 Issue: A (04 May 10)
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Fixing & Tie-downs:

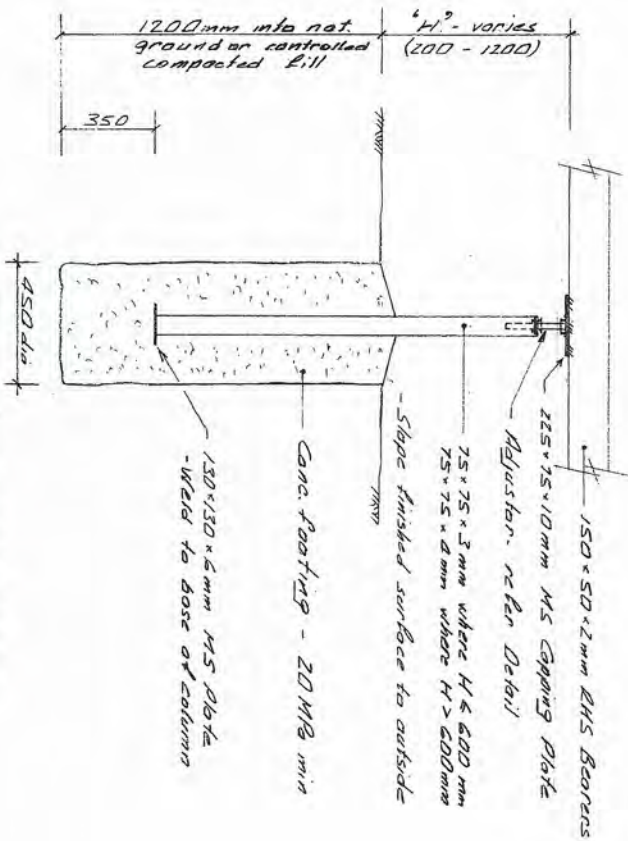
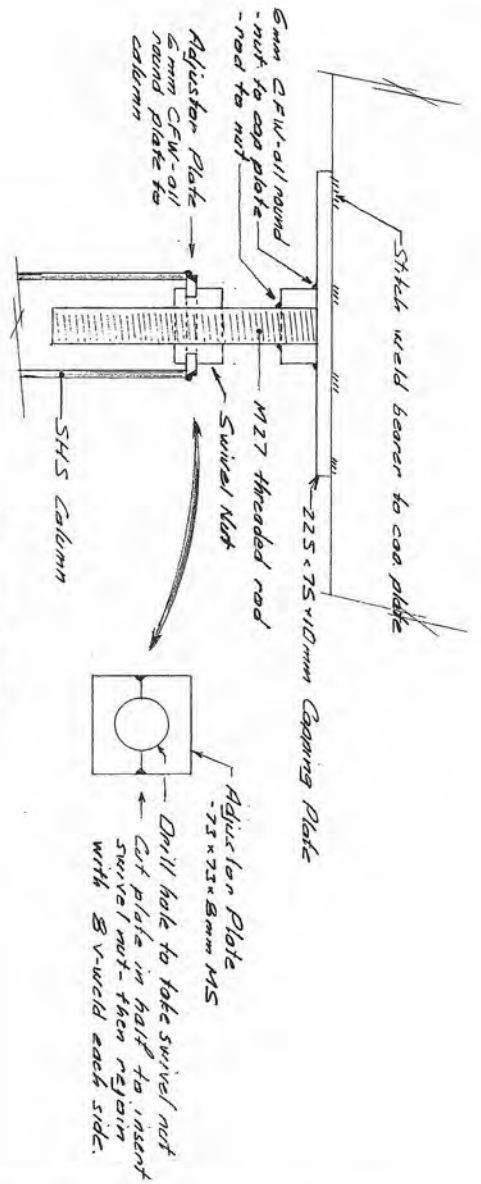
Location	Details
Ground to Sub-frame: Columns to footings	Provide 850mm of 75 x 75 x 4.0/3.0mm SHS column into the 1200 deep concrete footing. Column to have 130 x 130 x 6.0mm MS base welded with 5mm CFW all round. <i>(Refer also Column / Footing Detail)</i>
Adjustor to Column	Provide 6mm CFW all round adjustor to column. <i>(Refer also Adjustor Detail)</i>
Capping Plate to Adjustor Rod	Provide 6mm CFW all round M27 dia threaded rod to nut & nut to 225 x 75 x 10 mm capping plate. <i>(Refer also Adjustor Detail)</i>
Beaters to Column Capping Plate	Provide 2 / 225mm stitch weld - capping plate to 150 x 50 x 2.0mm beater
Sub-frame: Joist / Beater Connector	Provide 120mm of 40 x 40 x 2.5mm Angle Connector. <i>(Refer also "Beater - Joist Connection detail - Typical Section")</i>
Connector to Beater & Joist	Provide 3 / No. 10 Tek screws through Connector into Beater / Joist. <i>(Refer also "Beater - Joist Connection detail - Typical Section")</i>
Beater to Beater	Provide 3mm CFW around joint
Wall Framing: Wall Framing to Sub-frame	Provide 2 / No. 10 Tek screws through Wall bottom plate and flooring into Beater / Joist - each side of corners each side of openings ends of bracing sections each side of vertical joints in wall framing then, at 1200mm max. spacing
Wall Frame section to Wall Frame section (incl. wall columns)	Provide 2 / No. 10 - 16 x 16 Tek screws at 600mm max. spacing along joint.
Verandah Post: Verandah Post / Beater Connector	Provide 320 x 100 x 10mm MS Plate with two holes to take M12 bolts through verandah post. <i>(Refer also "Verandah Post Connections")</i>
Connector to Beater	Provide 6mm CFW along side and base of plate adjacent to beater. <i>(Refer also "Verandah Post Connections")</i>
Verandah Post to Connector	Provide 2 / M12 Bolts through Post and Connector. <i>(Refer also "Verandah Post Connections")</i>
Verandah Beam to Verandah Post	Provide 2 / M12 bolts through Verandah Post and Beam <i>(Refer also "Verandah Post Connections")</i>
Roof Framing: Main Rafter to Wall Framing: Main Rafter Brackets Bracket to Wall Frame Rafter to Bracket	75mm wide x 6.0mm Plate Bracket (200 vert leg - 100 horiz leg) Provide 1 M12 8.8/s bolt through horizontal leg of Bracket and Wall Top Plate Provide 2 / M12 4.6/s bolts vertical leg of Bracket and C250 24 Rafter <i>(Refer also "Main Rafter - Wall Connection detail - Typical Section")</i>
Entry & Eaves Rafter to Main Rafter	Provide 6 i.e. 3 x 2 / No. 10 Tek screws through Entry / Eaves Rafter and Main Rafter
Verandah Rafter connections: Verandah Wall Plate to Wall Frame Verandah Rafter to Wall Plates	Provide 2 / No. 10 Tek screws through Wall Plate Web and Wall Stud at each stud Provide No. 10 Tek screw top and bottom through wall plate flanges into rafter flanges <i>(Refer also "Verandah Rafter - Wall Connection detail - Typical Section")</i>
V'dah Rafter - V'dahBeam Connector Bracket to Verandah Beam Bracket to Verandah Rafter	Provide 75 x 75 x 5mm MS angle Bracket Provide 1 / 50mm No14 Type screw through Bracket into top of Verandah Beam Provide 1 / M10 bolt through C100 Rafter and Bracket <i>(Refer also "V'dah Rafter - V'dah Beam Connection detail - Typical Section")</i>
"Hip Rafter" to Main Rafter, Wall Frame / Entry Rafter: Connectors Connectors to Main Rafter Connectors to "Hip Rafter"	Provide 2 @ 90mm of 75 x 75 x 2.5mm Plate Angle Connectors (angles 45° & 135°) Provide 2 / No. 10 Tek screws through Connector into Main Rafter / Wall Stud / Entry Rafter
Purlins / Outriggers to "Hip Rafter" Connectors Connectors to Main Rafter Connectors to "Hip Rafter"	Provide 90mm of 75 x 75 x 2.5mm Plate Angle Connectors (angles 45° or 135°) Provide 2 / No. 10 Tek screws through Connector into "Hip Rafter"
Bridging / Nogging to Rafter Connectors Connectors to Rafter Connectors to Bridging	Provide 2 / No. 10 Tek screws through C100 Outrigger and Connector. Provide 90mm of 75 x 75 x 2.5mm Plate Angle Connectors (angle 90°) Provide 2 / No. 10 Tek screws through Connector into Rafter Provide 2 / No. 10 Tek screws through C100 Bridging and Connector.

Roof Brace to Rafter	Fasten 32 x 1.2 G I strap (made last before fixing) to each Rafter using 2 / No. 10-16x16 hex. head self-drilling screws
Roof Batten to Rafter	Fasten each roof batten to each Rafter using 2 / No. 10-16x16 hex. head self-drilling screws, one through each flange or to manufacturer's specifications.
Ceiling Batten to Rafter	Fasten each ceiling batten to each Rafter using No. 10 - 12 mm pan head self-drilling screws, one through each flange or to manufacturer's specifications.

- Notes:**
- All work to be in accordance with the Building Code of Australia, current Australian Standards, and Local Authority By-laws.
 - Owner is to verify all information and dimensions (or arrange same) prior to commencement of work / manufacture.
 - Unless noted otherwise:
Balls to be M12 4.6 / s
All fin, gusset and end plates to be min. 8 mm plate.
Welds are to be 5mm CFWs to mild steel & 2mm CFWs to cold-rolled steel.
 - Stability of the structure is to be maintained throughout erection.
 - All steel work is to be power brushed & painted with two coats of red zinc oxide or hot dipped galvanized or equivalent.



Scale: 1:6	Drawn: Peter W Butler, 18 Percy St, Warwick 4370, Phone 4681 3400	Reviewed: Robert Lane - RPEQ 4984, Oakton Lane, Consulting Engineers, Palmont St, Warwick 4370, Phone (07) 4680 3300	Amendments:
<p>Plan of Proposed Living Block at 1583 Morvern Road, Glen Elgin, NSW for Glen Elgin Sanctuary</p>			
No 6 of 17 Plans	Fixings & Tie-downs		
GES - 006			
Issue: A (04 May 10)			



FOOTING / CORNER DETAIL
Scale 1:120

Specification:

- A - Site works**
 - Excavated material comprising stable or moderately reactive, material is suitable for filling. Any highly reactive material is not to be used.
 - Imported fill should be of approved, non-reactive material with a CBR 15 minimum. All fill to be compacted to 95% of Standard Density. Fill to be compacted in layers of 150mm maximum depth.
 - The bearing capacity of founding material is to be not less than 100 kPa.
 - Remove any loose soil, debris and / or water from excavations prior to placing concrete.
 - The finished surface under the proposed building and its immediate surrounds are to be shaped to prevent water from ponding.
- B - Concrete**
 - All work to be done in accordance with AS 3600 "Concrete Structures Code"
 - Footings $f_c = 20$ MPa as defined by AS 3600. Slump = 100 nominal.
 - Concrete is to be compacted either mechanically or manually to ensure adequate compaction.
- C - Drainage**
 - Excavation near the edge of the footing system shall be backfilled in such a way as to prevent access of water to the foundations. For example, excavations should be backfilled above or adjacent to the footing with moist clay compacted by handrodding or tamping. Porous material such as sand, gravel or building rubble should not be used.
 - Provide adequate falls away from building to ensure surface runoff is drained away.
 - Services running parallel to the footings should be located not closer than one metre to the footings.
- D - Plumbing**
 - For soil with a classification 'H' site (and more reactive sites) ensure that all stormwater and sewerage connections within 3m of the footings are flexible.
- E - Trees**
 - Trees can cause damage to buildings. Trees should be planted no closer than 1.0 times their mature height to the footings.

Design Standard:

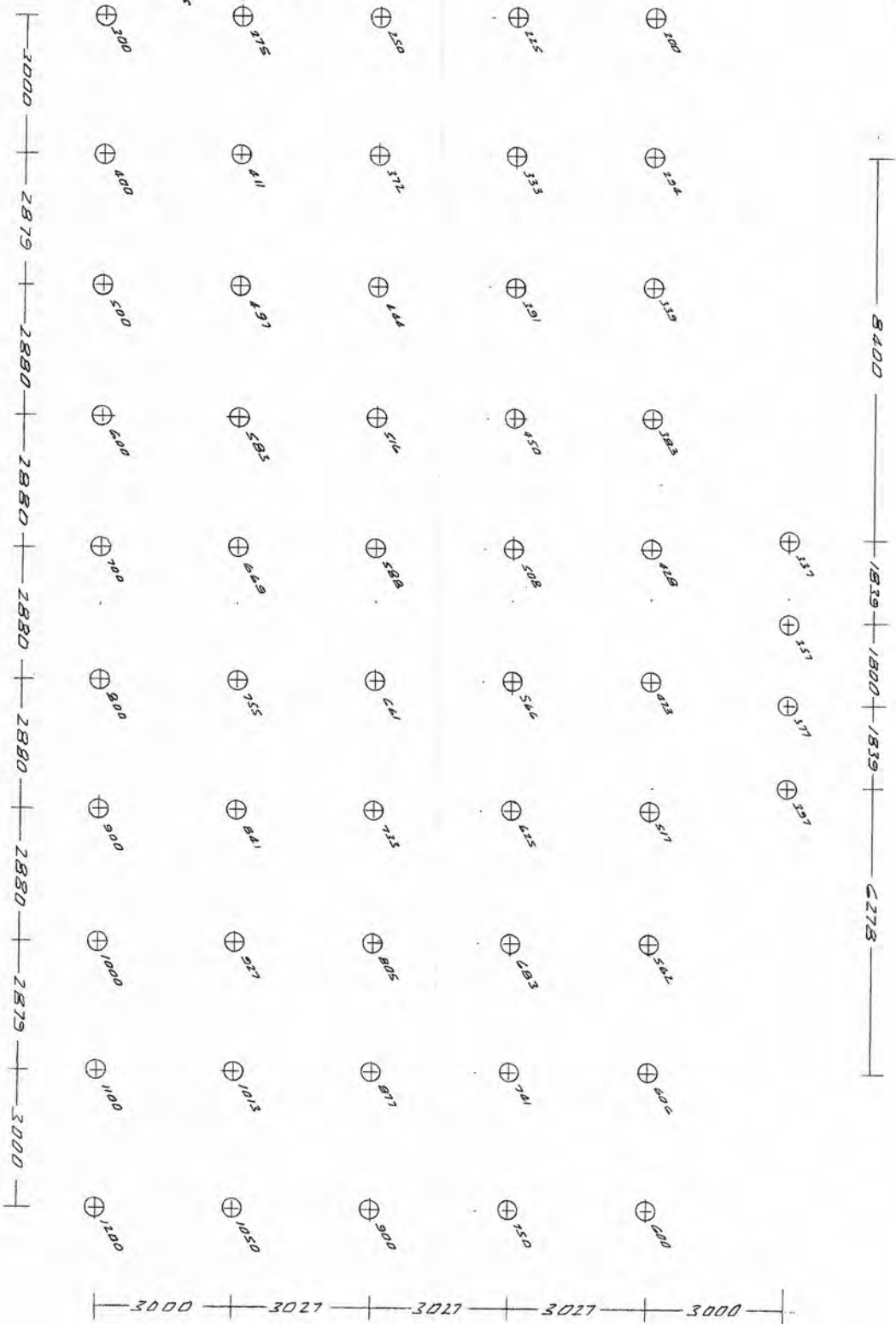
The footing details given on this plan should only be used where the Soil Classification is A, S, M or H (according to AS 2870) with a Bearing Capacity = 100 kPa min.
It is the owner's responsibility to confirm that the existing soil profile falls within this category, or otherwise seek engineer's advice.
If any doubt exists, engineering advice should be sought.

Builder:	Palmer W Butler 18 Percy St. Warrack 4370 Phone 4681 3490
Drawn:	Robert Lane - RREG 4094 Osborn Lane, Consulting Engineers Palmer St, Warrack 4370 Phone (07) 4680 3300
Reviewed:	
Scale:	1:20
Plan of proposed Living Block at 1583 Morvern Road, Glen Elgin, NSW for Glen Elgin Sanctuary	
Footings / Column Detail & Specification	
No 7 of 17 Plans GES - 007 Issue: A (04 May '10)	

SUB-FLOOR BRACING:



351 - Indicate columns the (+) is ground HT to top of adjustment coping plate.)



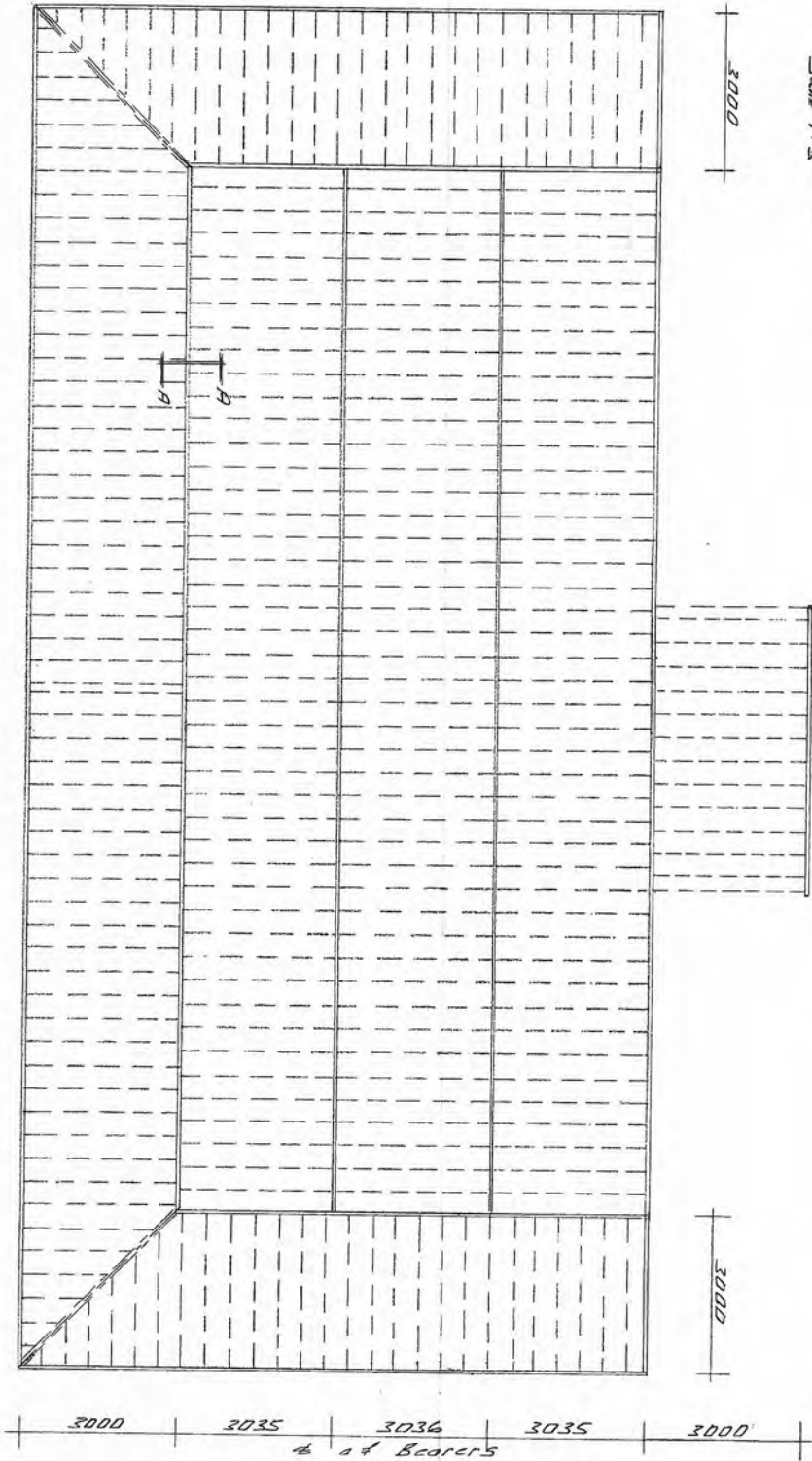
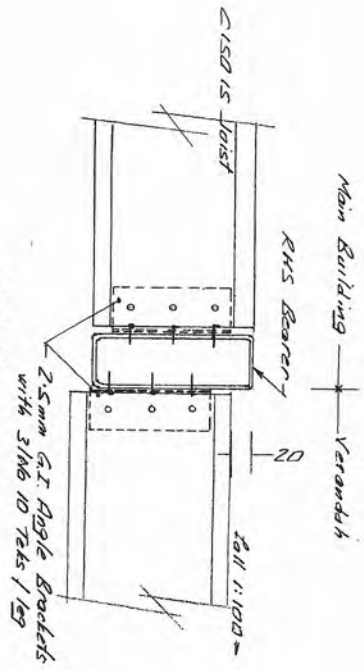
Note:

- The finished height of the external verandah columns (i.e. the adjustment coping plate) is to be 50mm lower than the main building columns - allows for 20mm set-down & 30mm fall across the verandah.
- The finished height of the entry columns is to be 20mm lower than the main building columns.

FOOTING / COLUMN LAYOUT

Scale 1:100

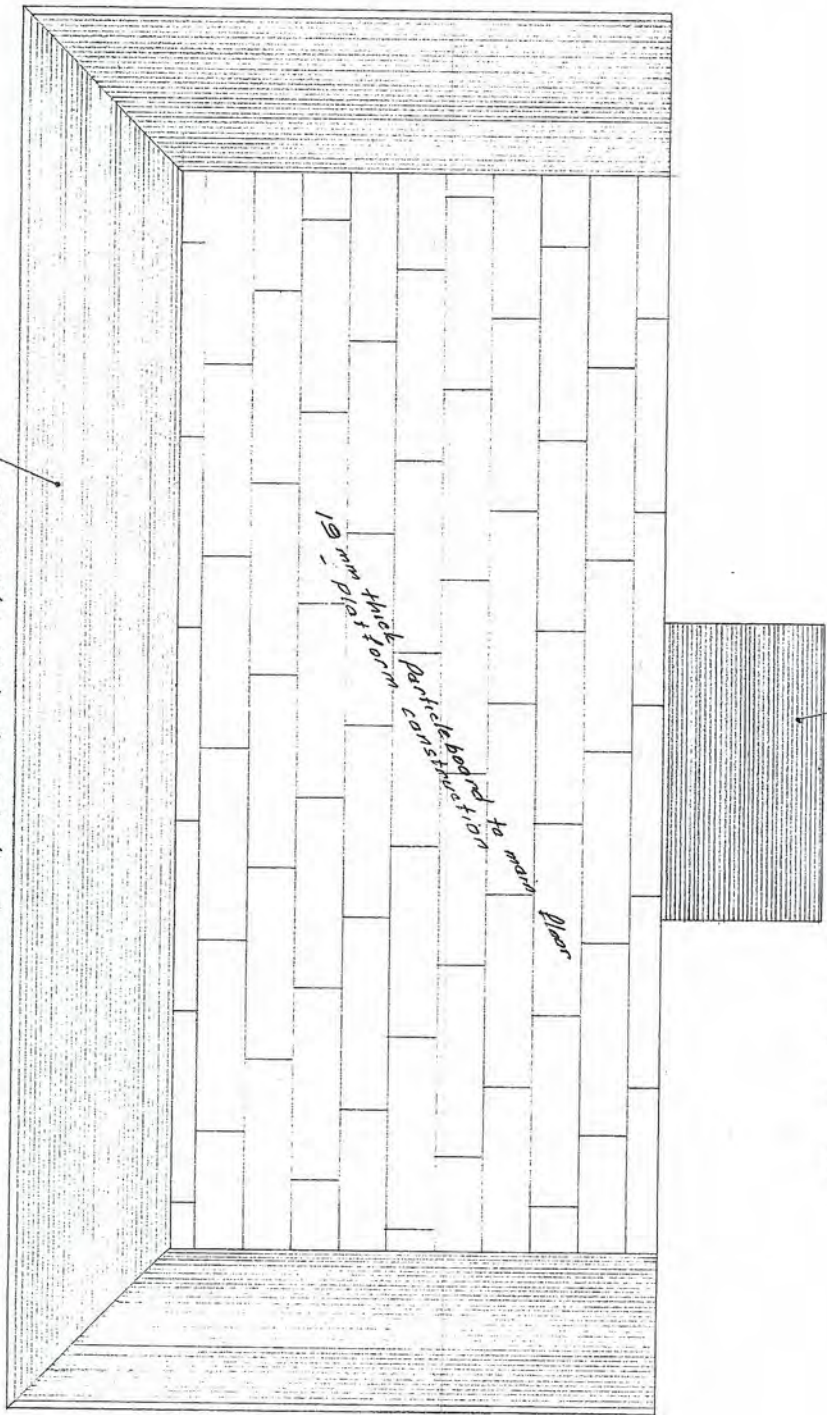
Builder:	Drawn:	Reviewed:	Amendments:	Scale:	Plan of proposed Living Block at 1583 Morvern Road, Glen Elgin, NSW for Glen Elgin Sanctuary	Footing / Column Layout	No 8 of 17 Plans GES - 008 Issue: A (04 May 10)
Peter W Butler 18 Percy St. Warwick 4370 Phone 4681 3490	Robert Lano - RPEQ 4084 Calson Lano, Consulting Engineers Palmerin St, Warwick 4370 Phone (07) 4680 3300	1:100					



MATERIALS:
 Beams - 150x50x30mm RHS
 Joists - C15015
 V-dak Hip Joist - 2/C15015
 (Note - Floor Framing designed in accordance with Building Code of Australia - Volume 2 - Housing Provisions for Class 1 & 10 Buildings)

FLOOR FRAMING
 Scale 1:100

Builder: 	Drawn: Peter W. Baker 18 Percy St. Warwick 4370 Phone (07) 5480 3480	Reviewed: Certified: Robert Lunn - RPQC 4094 Osborn Lunn Consulting Engineers Parramatta St. Warwick 4370 Phone (07) 4680 3300	Amendments: 	Scale: 1:100	Plan of proposed Living Block at 1583 Morvern Road, Glen Elgin, NSW for Glen Elgin Sanctuary	Floor Framing	No 9 of 17 Plans GES - 009 Issue: A (04 May 10)
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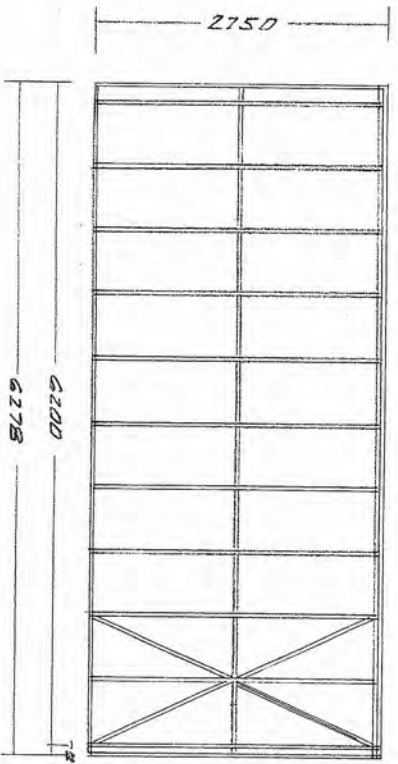
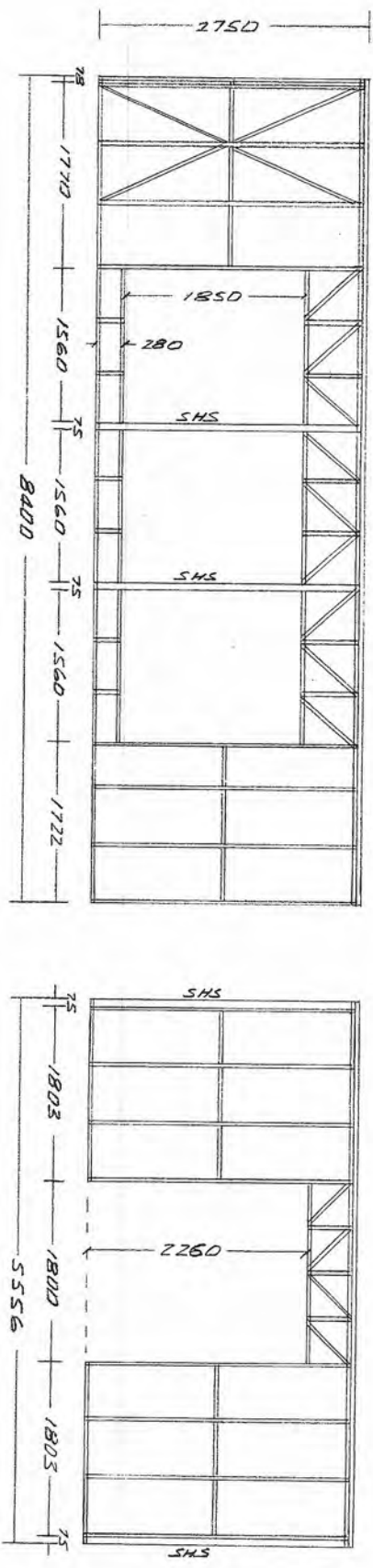
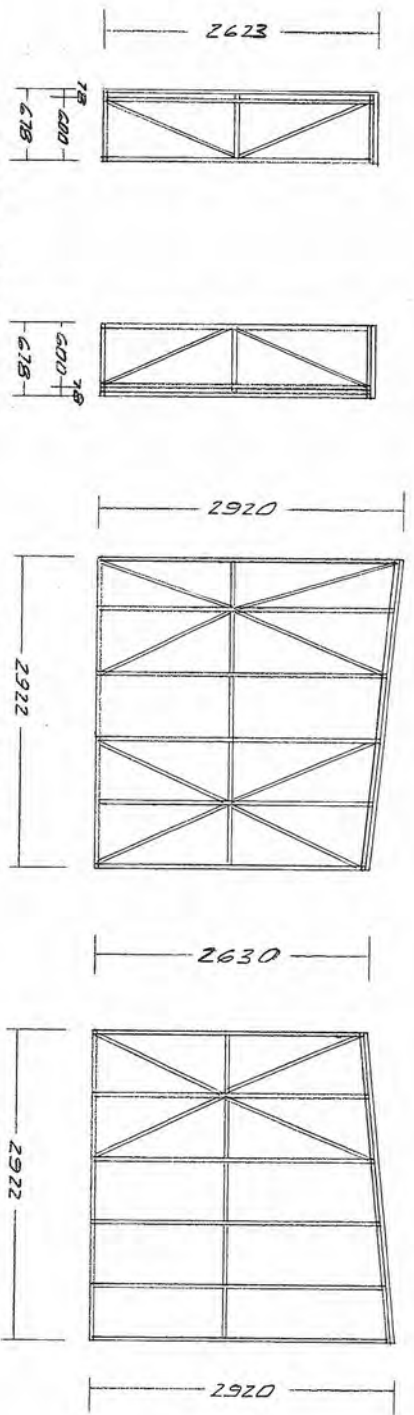
90x19 HW Shot-edged decking to Verandahs
 - Set-down 20mm from main floor
 - 30mm fall across verandah allowed

19 mm thick for
 particle board to main
 floor construction

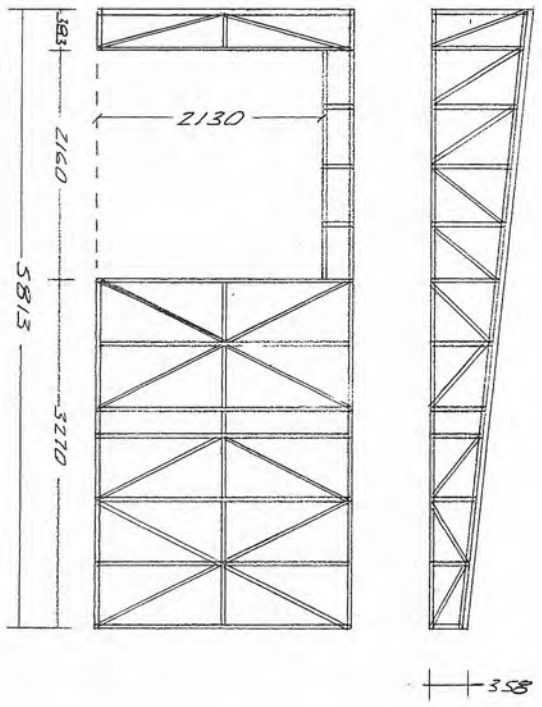
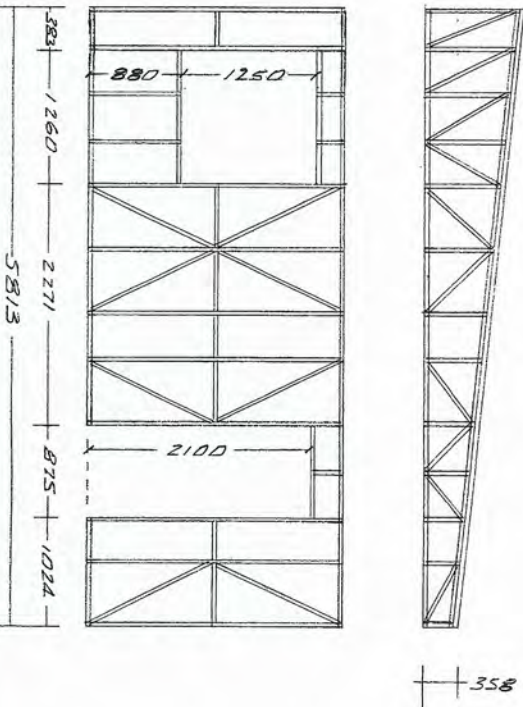
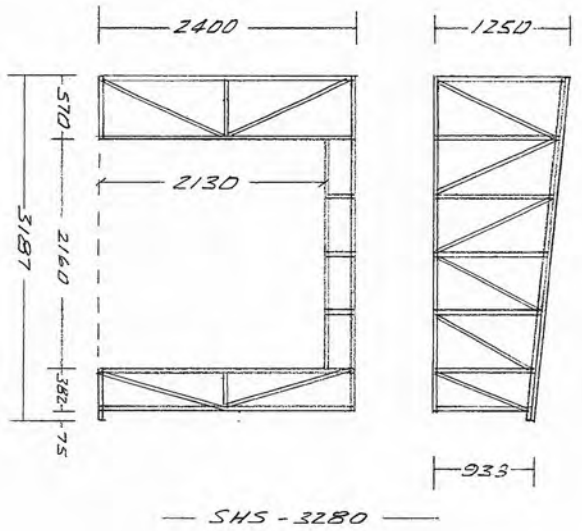
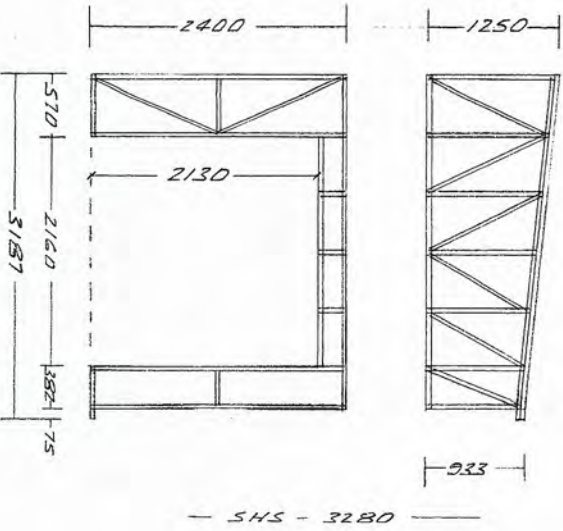
90x19 HW Shot-edged decking to Entry
 - Set-down 20mm from main floor

FLOORING LAYOUT
 Scale 1:100

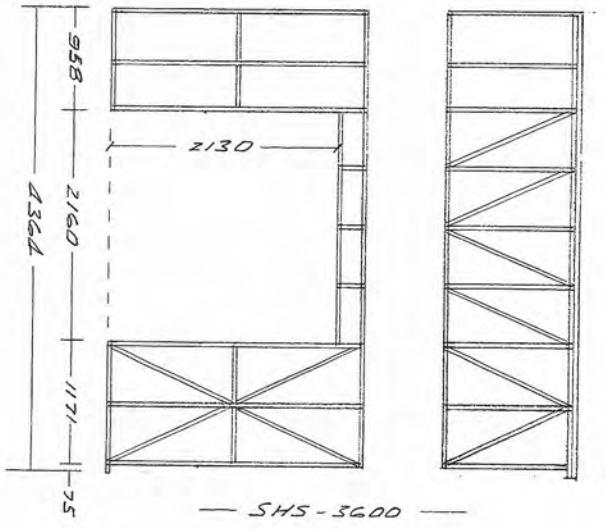
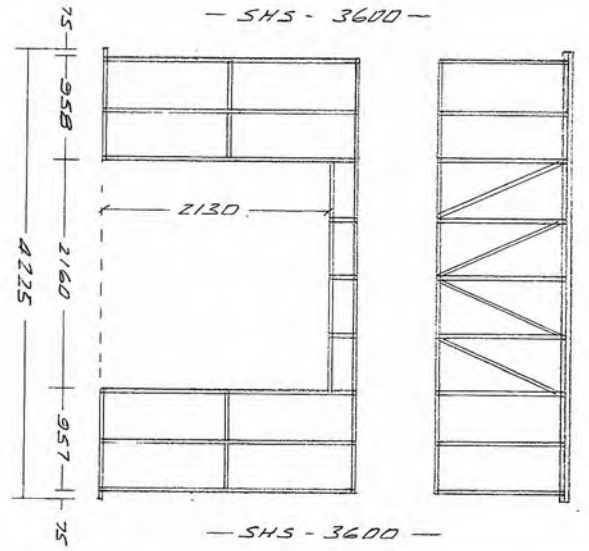
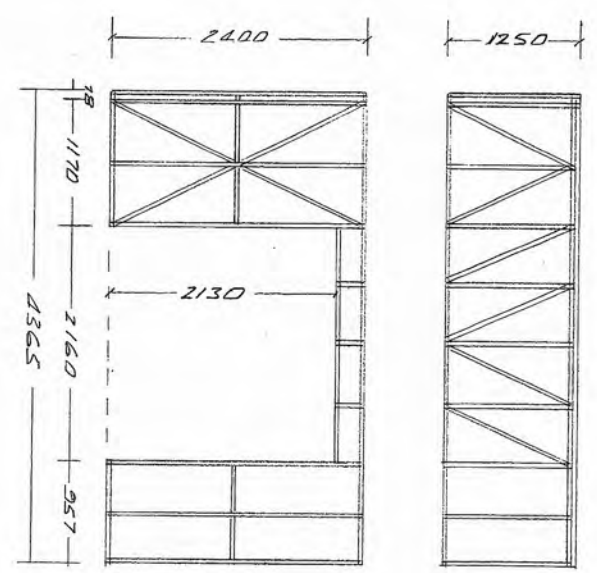
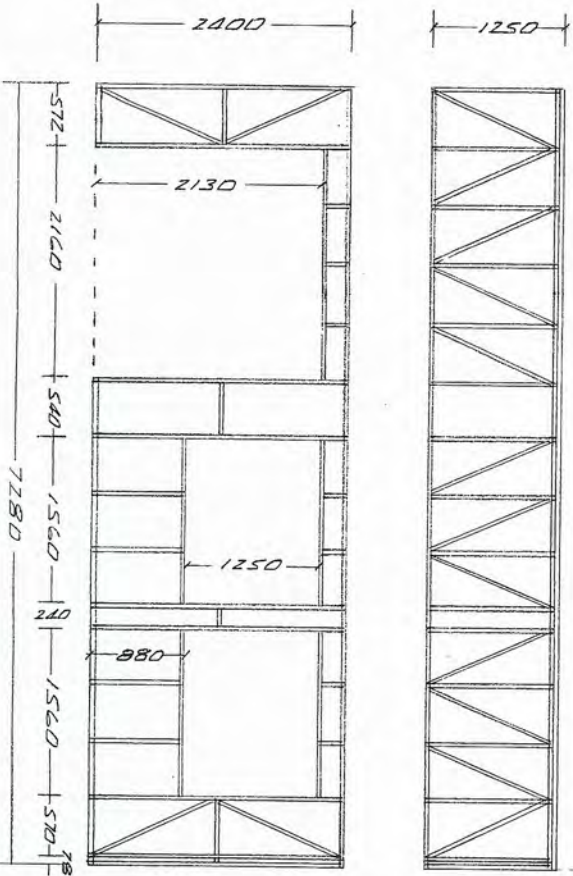
Builder: Peter W Butler 18 Percy St, Warwick 4370 Phone 4681 3490	Drawn: Robert Lane - RPEQ 4094 Osborn Lane, Consulting Engineers Palmerrin St, Warwick 4370 Phone (07) 4680 3300	Reviewed: Certified: Robert Lane - RPEQ 4094 Osborn Lane, Consulting Engineers Palmerrin St, Warwick 4370 Phone (07) 4680 3300	Amendments:	Scale: 1:100	Plan of proposed Living Block at 1583 Morvern Road, Glen Elgin, NSW for Glen Elgin Sanctuary	Flooring Layout	No 10 of 17 Plans GES - 010 Issue: A (04 May 10)
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Builder:	Drawn:	Reviewed:	Amendments:	Scale:	Plan of proposed Living Block at 1583 Morvern Road, Glen Elgin, NSW for Glen Elgin Sanctuary	Wall Framing - Entry & East Walls	No 11 of 17 Plans GES - 011 Issue: A (04 May 10)
	Peter W Butler 18 Percy St, Warwick 4370 Phone 081 3480	Robert Lane - RPEQ 4084 Osborn Lane, Consulting Engineers Pillman St, Warwick 4370 Phone (07) 4660 3300		1 : 50			

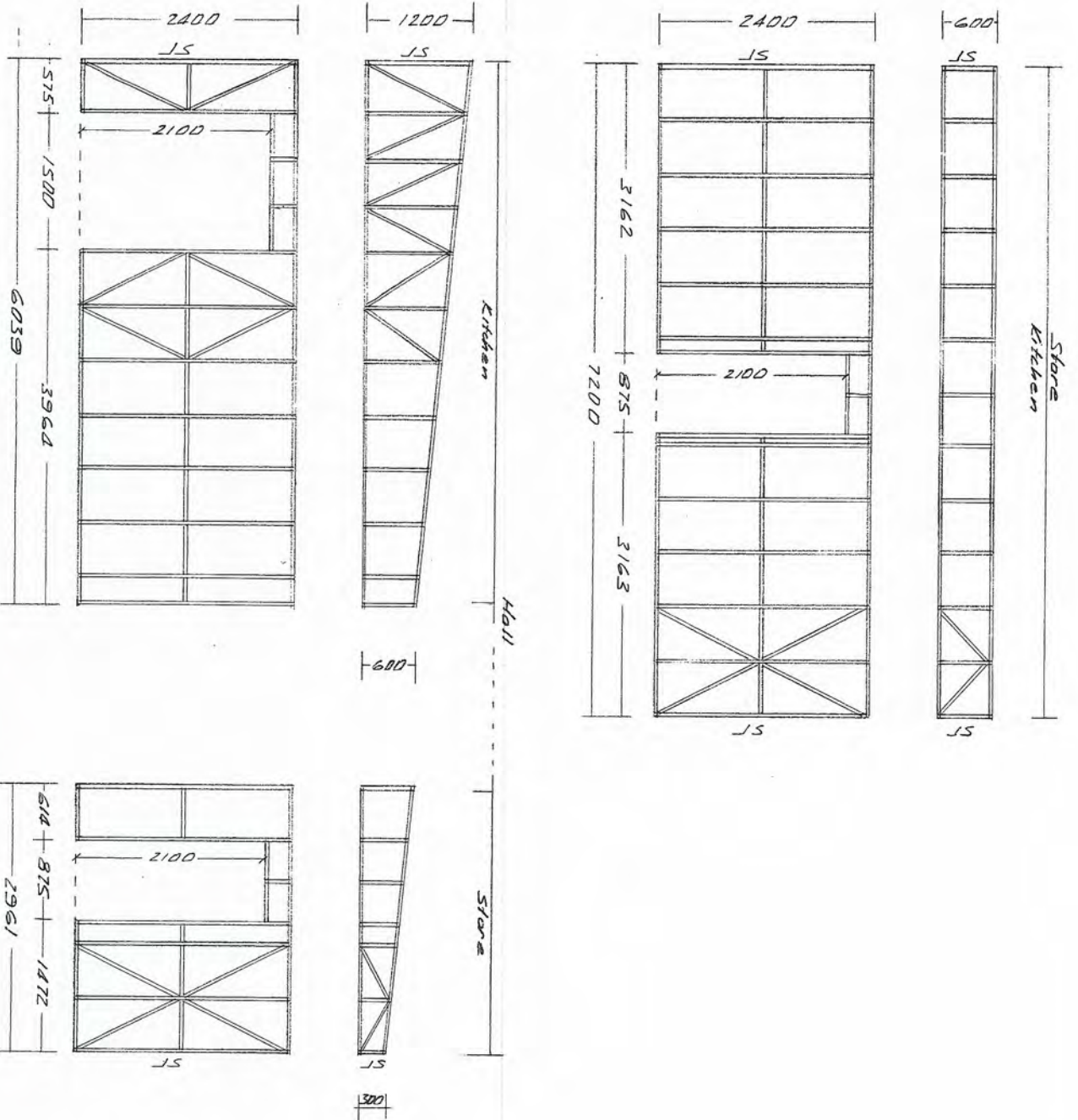


Author: Peter W Butler 1583 Worvern Road Phone 4681 3400	Drawn: Peter W Butler 1583 Worvern Road Phone 4681 3400	Reviewed: Robert Lane - RPEQA 4084 Oshorn Lane Consulting Engineers Palmer St, Warrack 4270 Phone (07) 4683 3300	Approved: Robert Lane - RPEQA 4084 Oshorn Lane Consulting Engineers Palmer St, Warrack 4270 Phone (07) 4683 3300	Scale:- 1 : 50	Plan of proposed Living Block at 1583 Worvern Road, Glen Elgin, NSW for Glen Elgin Sanctuary	Wall Framing - North & South Walls	No 12 of 17 Plans GES - 012 Issue: A (04 May '10)
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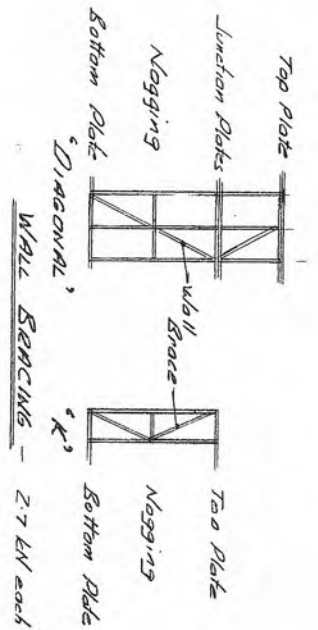
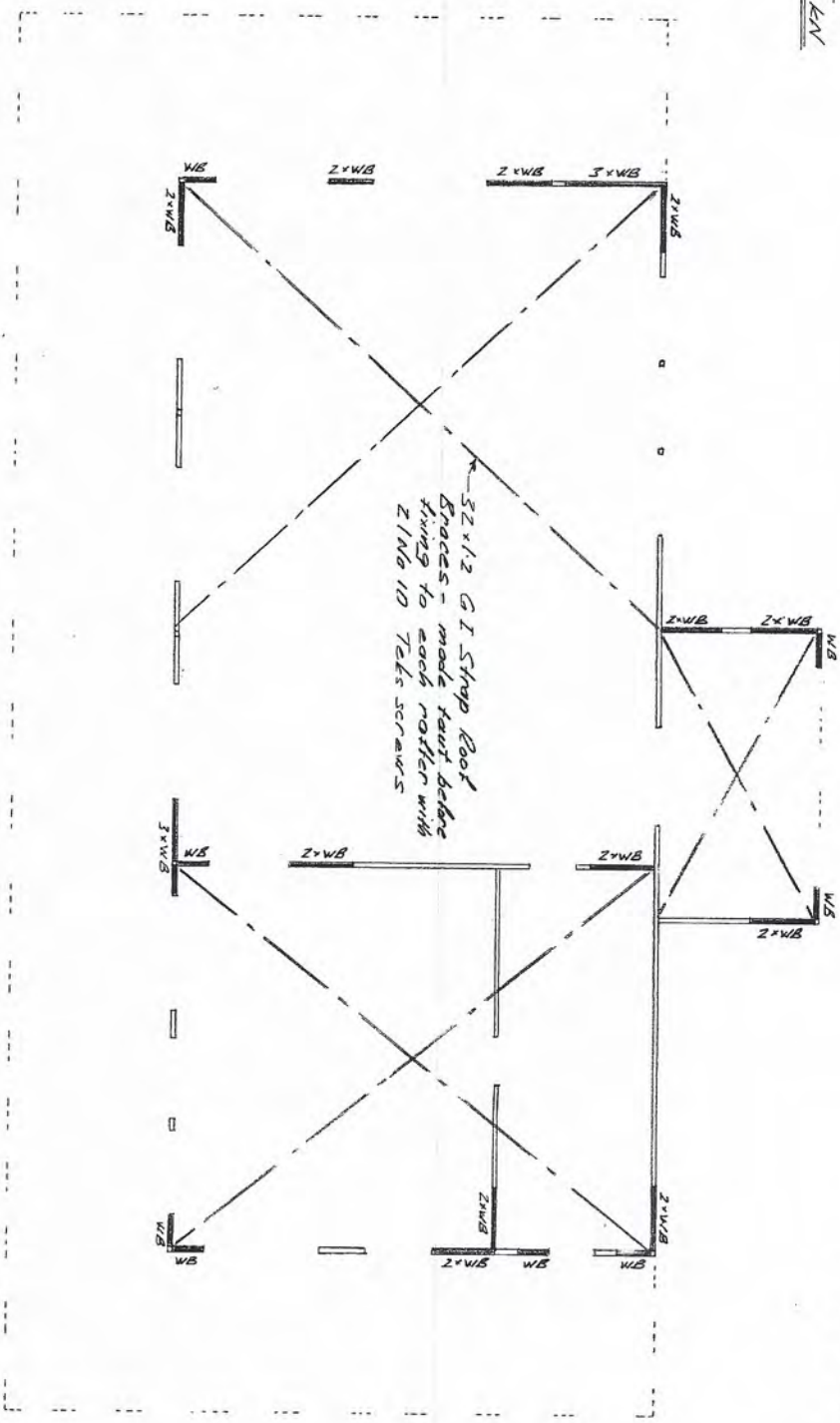
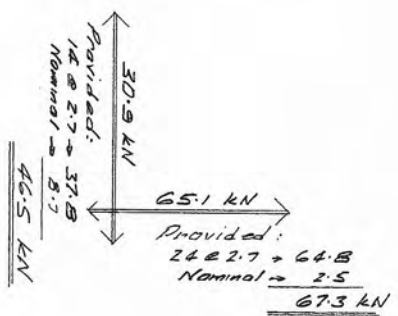
WEST WALL

Builder:	Drawn:	Reviewed:	Scale:	Plan of proposed Living Block at 1583 Morvern Road, Glen Elgin, NSW for Glen Elgin Sanctuary	Wall Framing - West Wall	No 13 of 47 Plans GES - 013 Issue: A (04 May '10)
Peter W Butler 18 Percy St. Warwick 4370 Phone 4661 3480	Robert Lunn - RPEQ 4084 Osborn Lunn, Consulting Engineers Palmerin St, Warwick 4370 Phone (07) 4660 3300	1:50				



INTERNAL WALLS

Builder:	Drawn:	Reviewed:	Scale:	Plan of proposed Living Block at 1583 Morvern Road, Glen Elgin, NSW for Glen Elgin Sanctuary	Wall Framing - Internal Walls	No 14 of 17 Plans GES - 014 Issue: A (04 May 10)
	Peter W Butler 18 Percy St, Warwick 4370 Phone 4981 3490	Robert Lina - RPEQ 4084 Osborn Lina, Consulting Engineers Palmira St, Warwick 4370 Phone (07) 4680 3300	1:50			



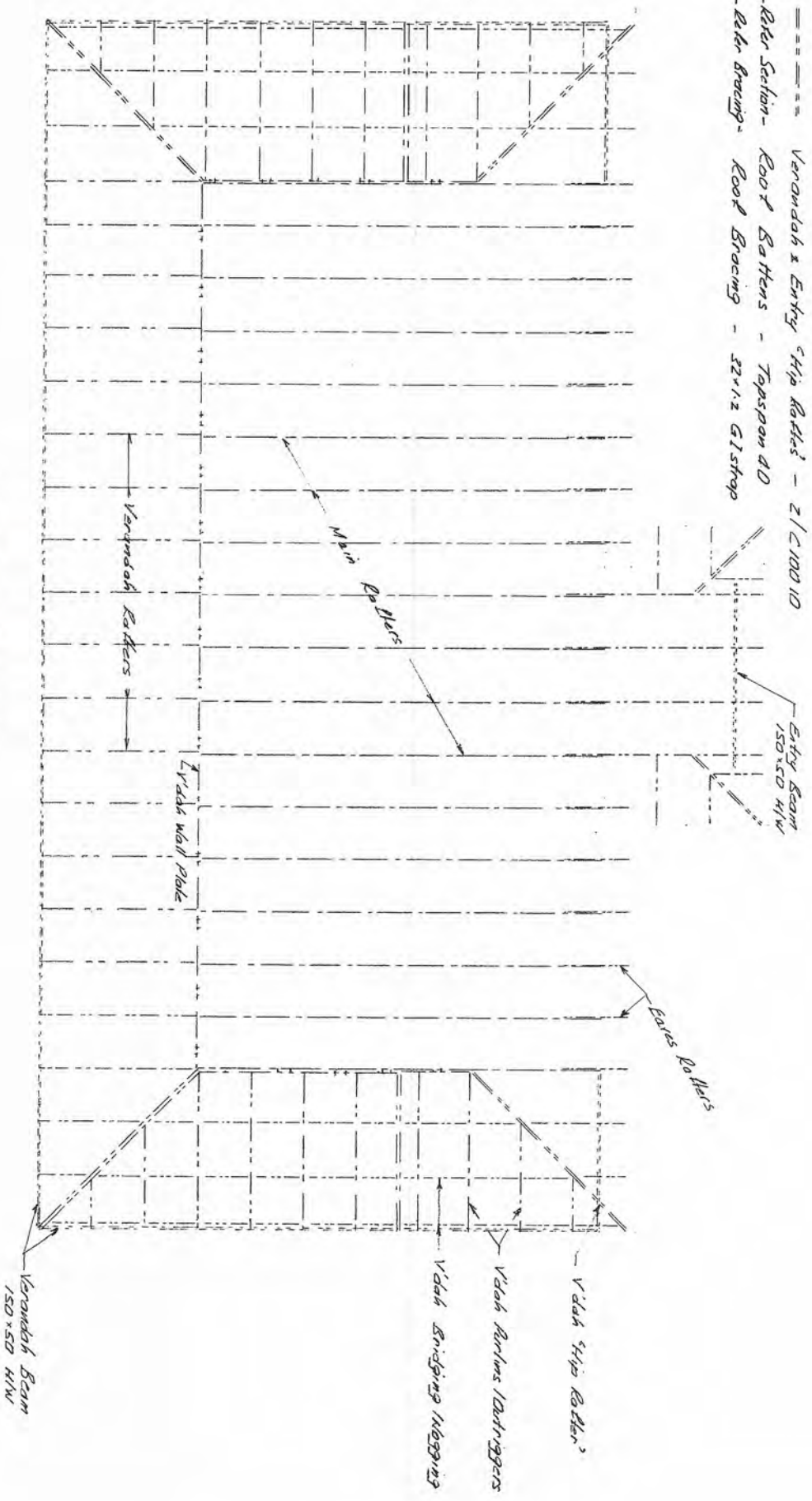
BRACING LAYOUT - WALL & ROOF
 Scale 1:100

Builder:	Drawn:	Reviewed:	Amendments:	Scale:-	Plan of proposed Living Block at 1583 Morvern Road, Glen Elgin, NSW for Glen Elgin Sanctuary	Bracing Layout	No 15 of 17 Plans GES - 015 Issue: A (04 May 10)
	Peter V Butler 18 Spence St Waverley NSW 4370 Phone 4661 3400	Robert Lane - RP/EC 4084 Osborn Lane, Consulting Engineers Parramatta NSW 4370 Phone (07) 4600 5300		1:100			

MATERIALS:

- Main Rafters - C 250 24 @ ~1190 c/c (1100 max)
- Verandah Wall Planks - NC 100 10
- Verandah & Entry Rafters - C 100 10
- Eaves Rafters -
- V-dak Barkins / Dabriggers
- V-dak Bridging / Noggins

- Verandah & Entry 'Hip Rafters' - 2 / C 100 10
- Rafter Section - Roof Barkins - Topspan 40
- Rafter Bracing - Roof Bracing - 32x1.2 GI strap

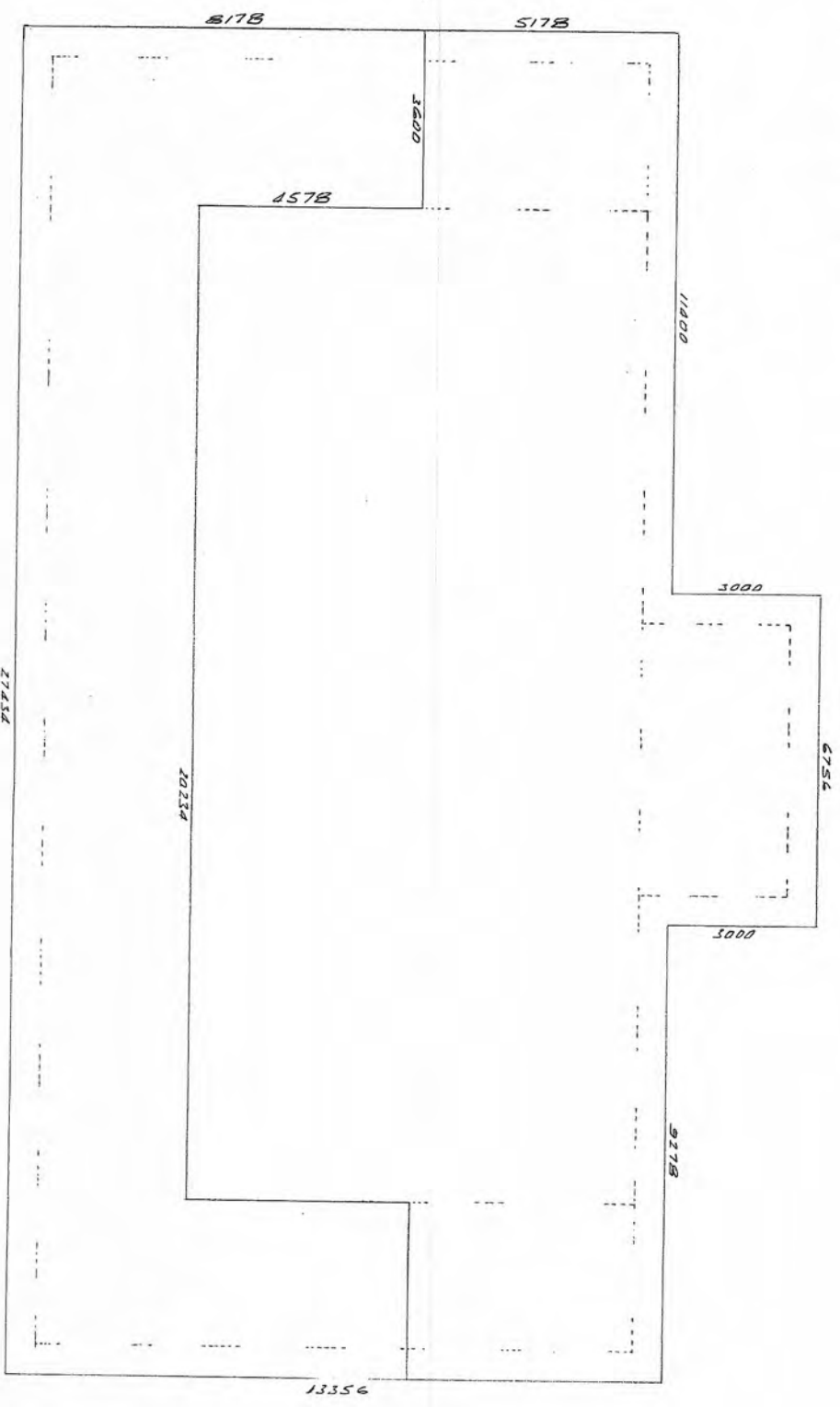


ROOF FRAMING
Scale 1:100

Builder:	Drawn:	Reviewed:	Amendments:	Scale:	Plan of proposed Living Block at 1583 Morvern Road, Glen Elgin, NSW for Glen Elgin Sanctuary	Roof Framing	No. 16 of 17 Plans GES - 016 Issue: A (04 May '10)
	Robert W Butler 18 Perry St. Waverack 4370 Phone 4661 3490	Robert Lane - RPEQ 4084 Oakton Lane, Consulting Engineers Palmieri St, Waverack 4370 Phone (07) 4660 3300		1:100			

Downpipes:
 Provide 90mm dia downpipes
 for each 60m² of roof area
 being drained - at a maximum
 spacing of 12m

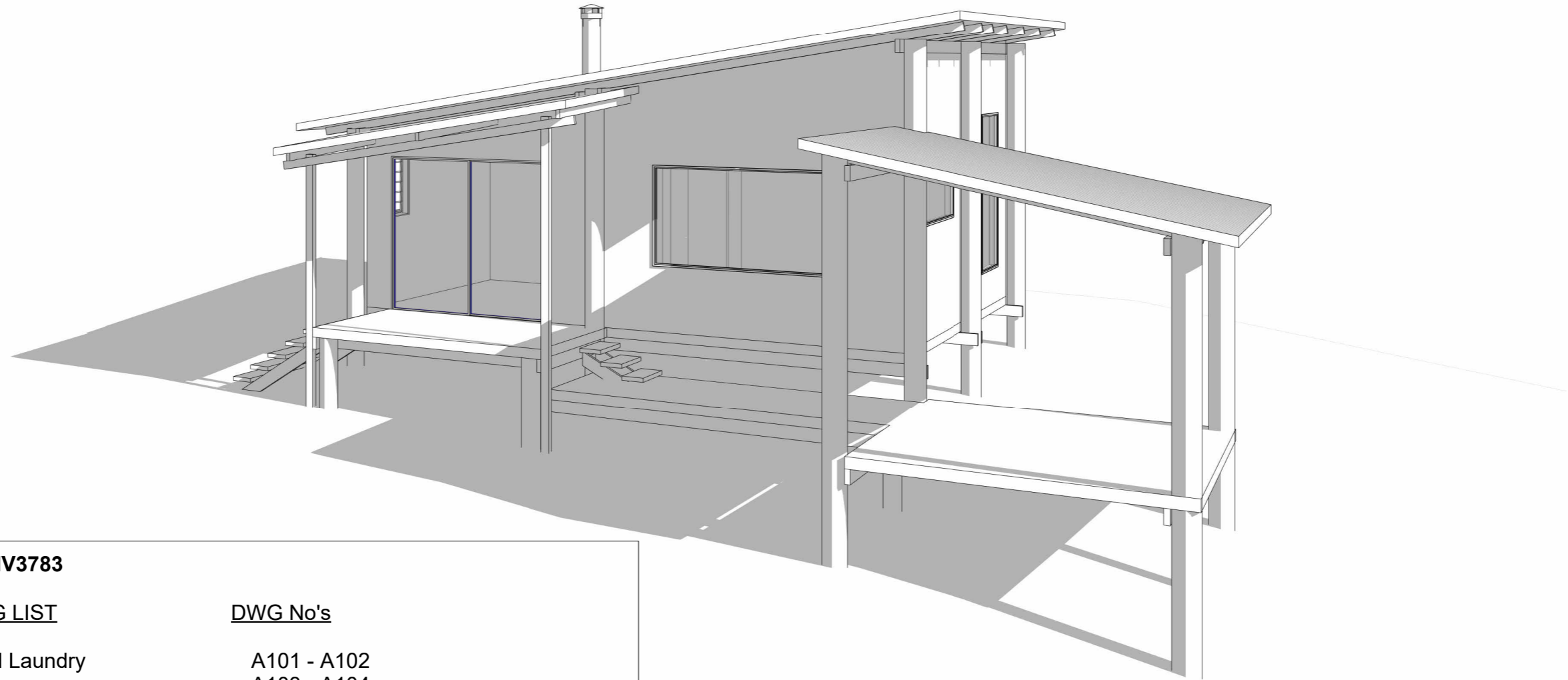
Stormwater:
 All stormwater from building(s) is to be discharged to the
 kerb & channel if possible, or at least 3m on the dis side of
 any building and at least 3m from any boundary, in a manner
 not to affect any adjoining properties.
 Also to be in accordance with Local Authority requirements.



ROOF LAYOUT

Builder:	Drawn:	Reviewed:	Amendments:	Scale:	Project Description:	Sheet Title:	Issue Info:
	Paul W. Butler 18 Piney St. Waverley NSW Phone 4651 3460	Robert Lane - RPEQ 4094 Osborn Lane, Consulting Engineers Piney St. Waverley NSW Phone (02) 4650 3300		1:100	Plan of proposed Living Block at 1583 Morvern Road, Glen Elgin, NSW for Glen Elgin Sanctuary	Roof Layout	No 17 of 17 Plans GES - 017 Issue: A (04 May 10)

PROPOSED ECO TOURISM DEVELOPMENT
AT 1583 MORVEN ROAD, DUNDEE
FOR GLEN KEE



JOB No. IV3783

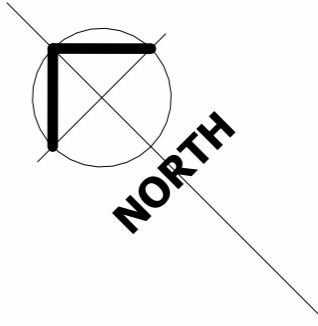
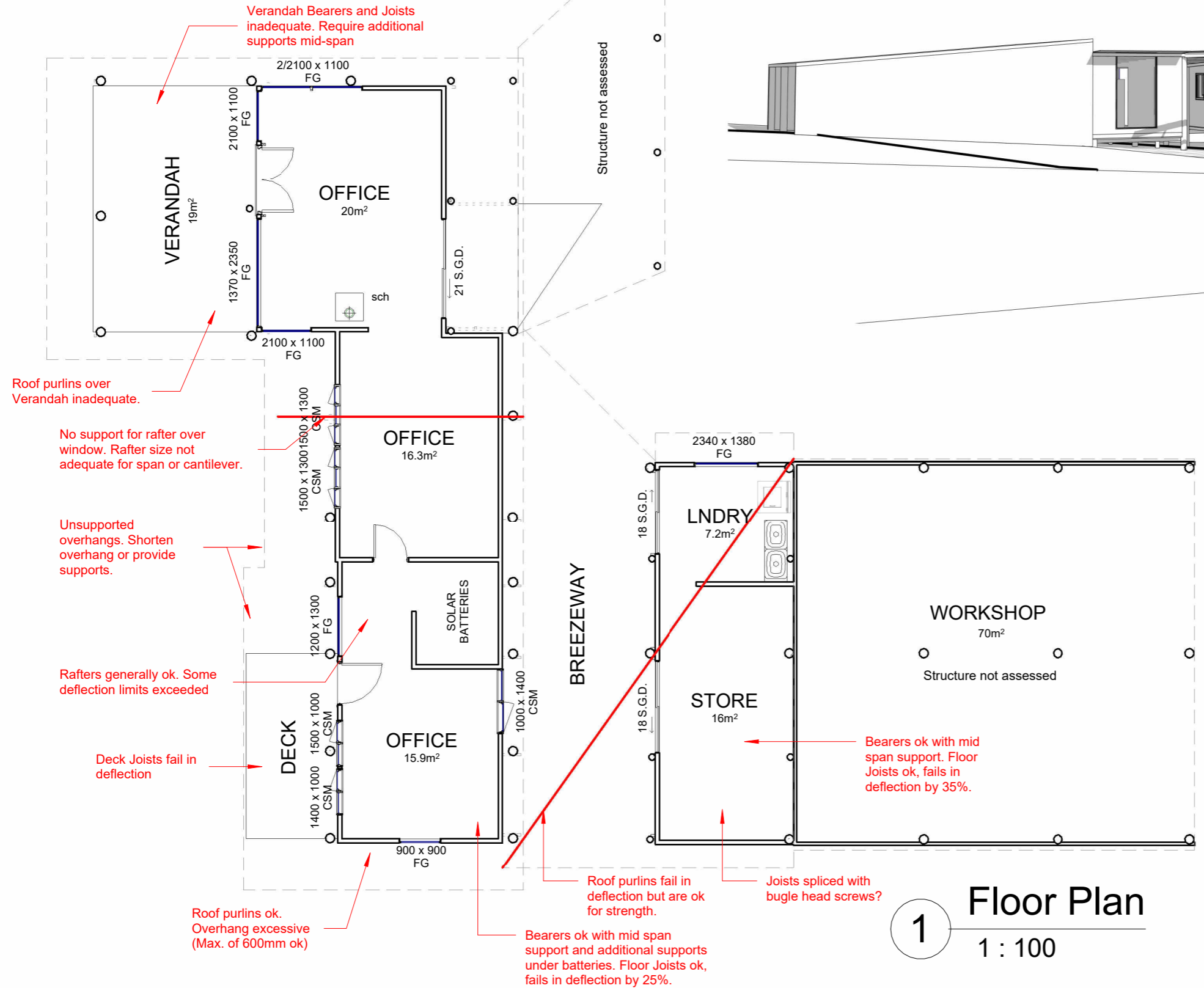
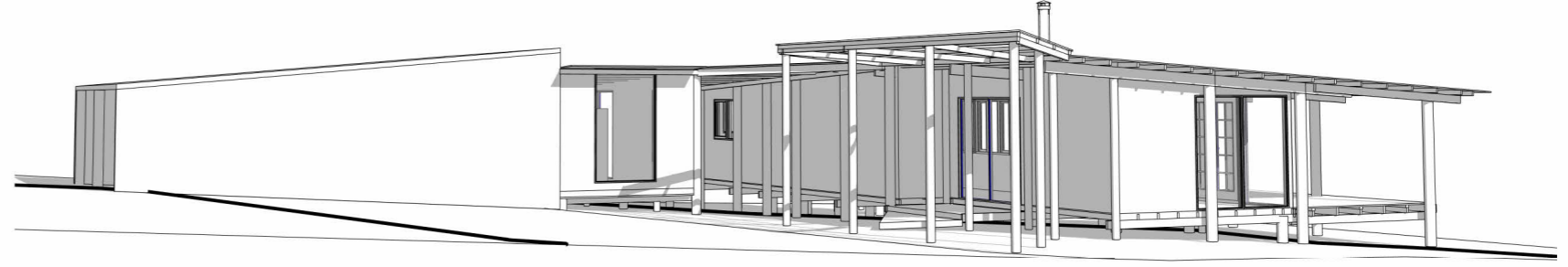
BUILDING LIST

DWG No's

Office and Laundry	A101 - A102
Bath house	A103 - A104
Residence 1	A105 - A106
Residence 2	A107 - A108
Residence 3	A109 - A110
Cabin 1	A111
Cabin 2	A112
Cabin 3	A113
Cabin 4	A114
Cabin 5	A115
Cabin 6	A116
Solar shed	A117

NOTE:

Function and Kitchen building does not form part of this documentation and is as per original documentation provided for the building.



1 Floor Plan
1 : 100

OFFICE / LAUNDRY

No.	AMENDMENT	AUTH	DATE
A	Issued for Building Assessment	AEV	15-08-2023

LG ES LOCAL GOVERNMENT ENGINEERING SERVICES

Pty Ltd ABN 64 055 099 557
Web: www.legs.com.au

Port Macquarie
71 Lord St, Port Macquarie NSW 2444
Ph: 02-65843888
Email: john@legs.com.au

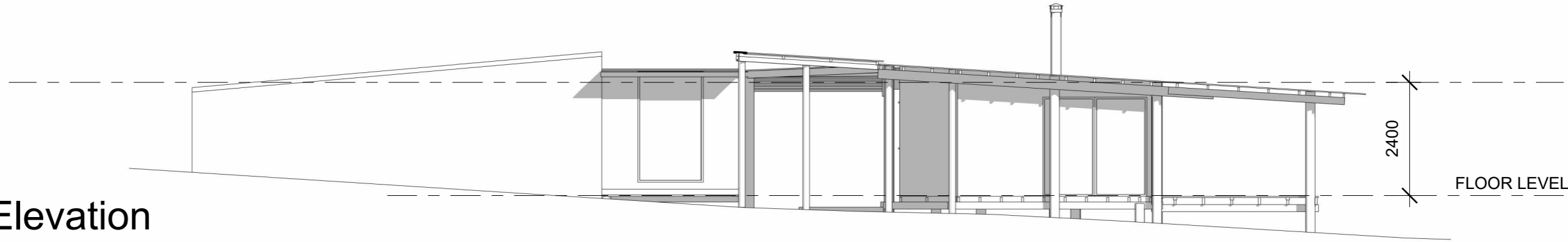
Inverell
17 Byron Street, Inverell NSW 2360
Ph: 02-67225110
Email: andrew@legs.com.au

CLIENT
Glen Kee

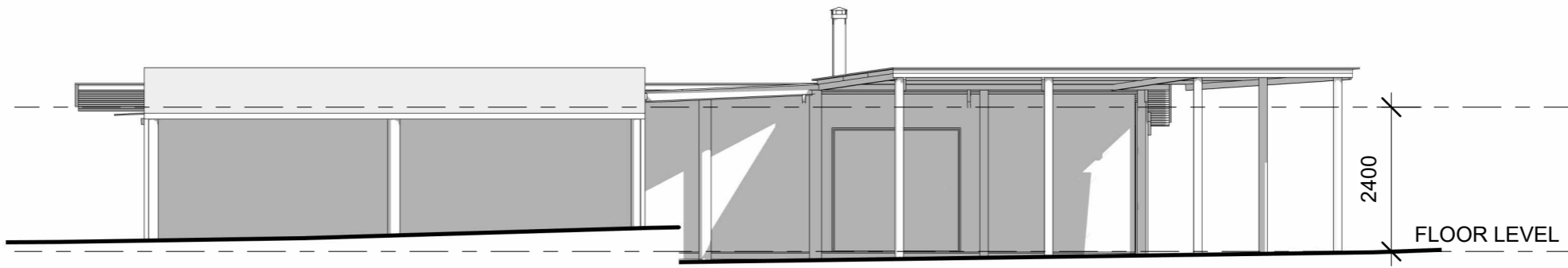
PROJECT
**Proposed Eco Tourism Development
1583 Morven Road, Dundee
Existing Structure**

SCALE	AS SHOWN	A3 ORIGINAL
DESIGNED:	A. VICKERY	SHEET No: A101
DRAWN:	A. VICKERY	FILE No.:
APPROVED:	A. DEKKERS	IV3783
FIRST ISSUED:	15-08-2023	

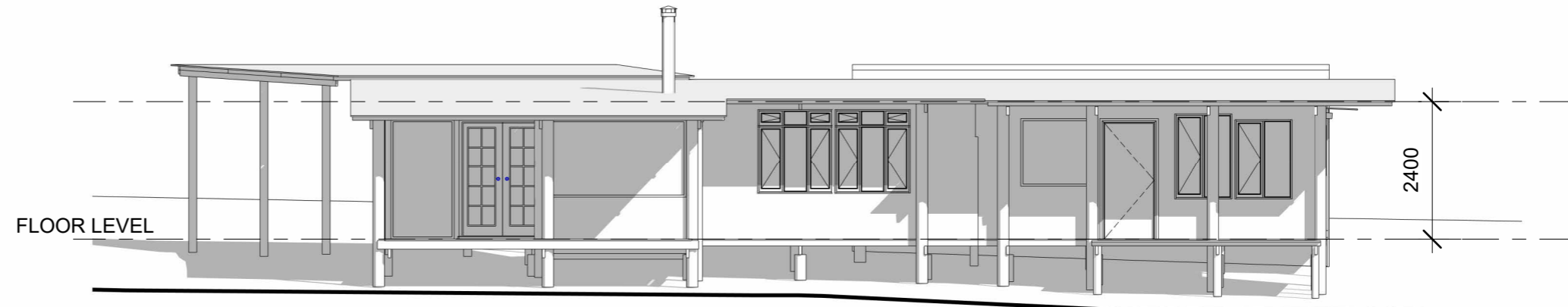
1 North Elevation
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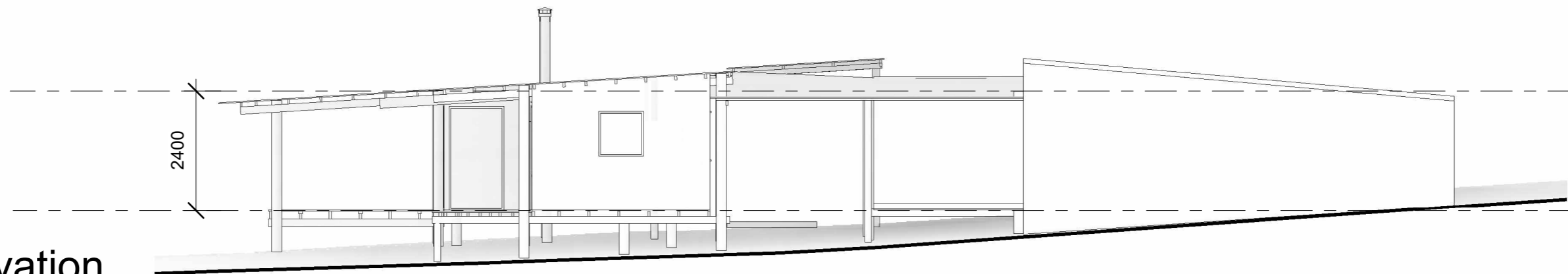
2 East Elevation
1 : 100



3 West Elevation
1 : 100



4 South Elevation
1 : 100



OFFICE / LAUNDRY

A	Issued for Building Assessment	AEV	15-08-2023
No.	AMENDMENT	AUTH	DATE

LG ES LOCAL GOVERNMENT ENGINEERING SERVICES

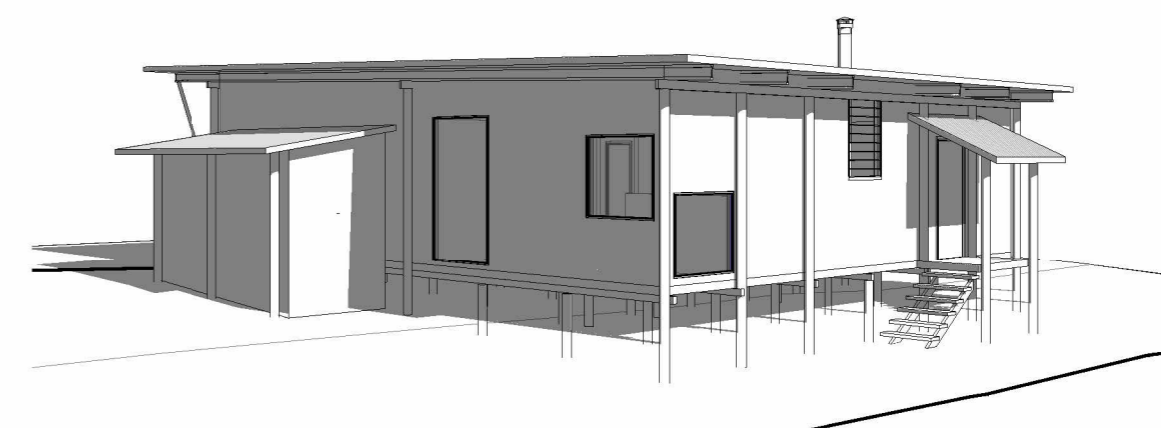
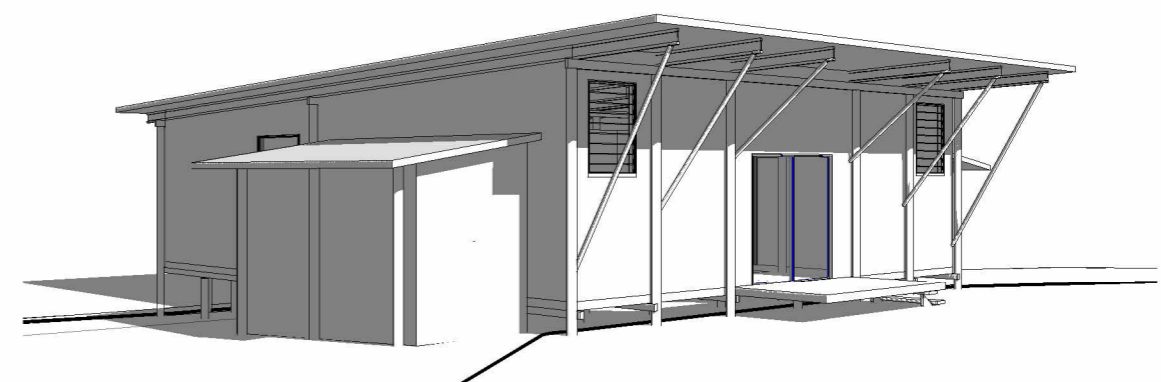
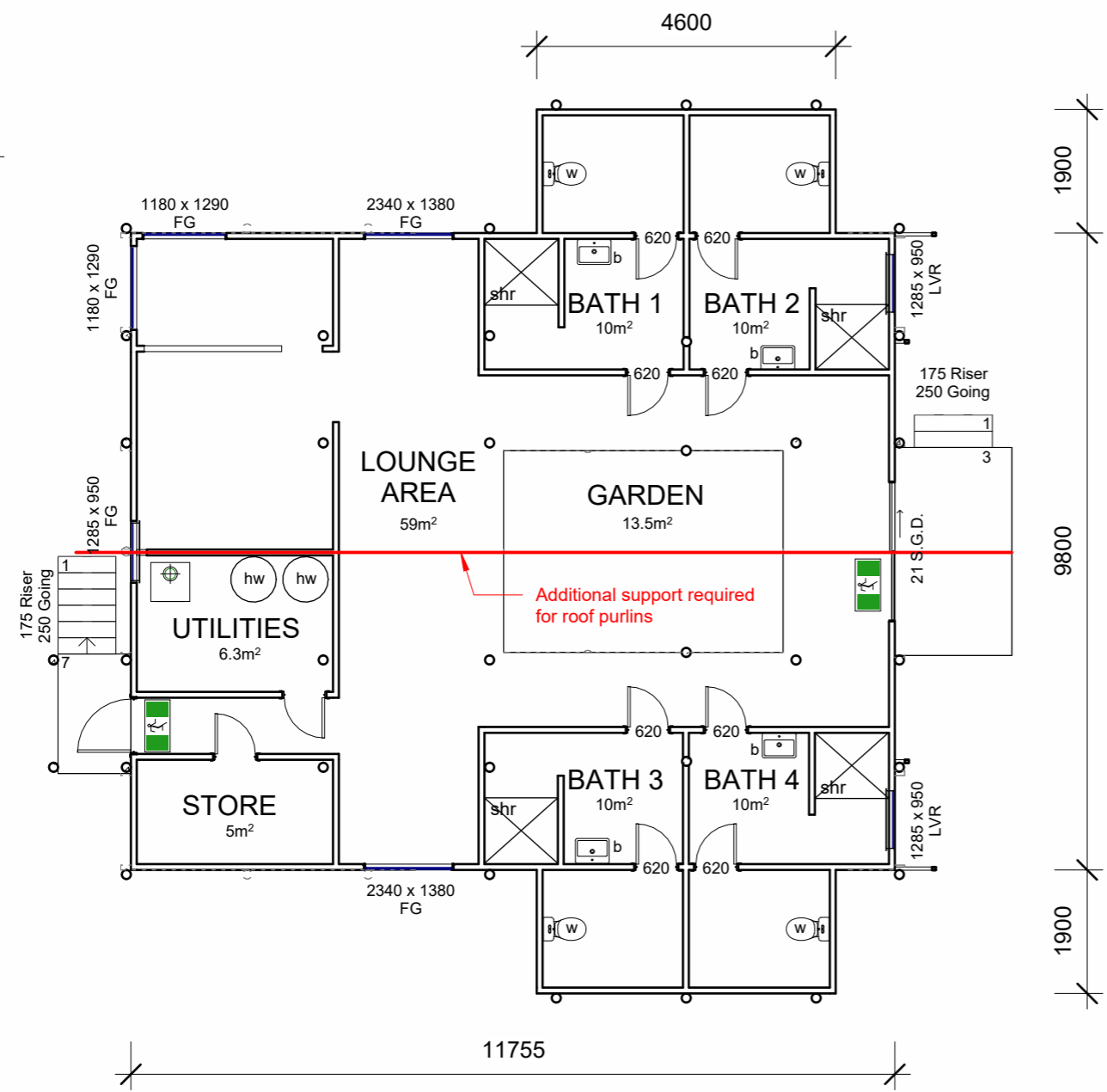
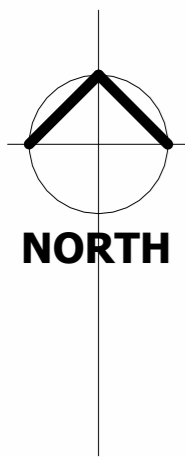
Pty Ltd ABN 64 055 099 557
Web: www.legs.com.au

Port Macquarie Inverell
71 Lord St, Port Macquarie NSW 2444 17 Byron Street, Inverell NSW 2360
Ph: 02-65843888 Ph: 02-67225110
Email: john@legs.com.au Email: andrew@legs.com.au

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PROJECT
**Proposed Eco Tourism Development
1583 Morven Road, Dundee
Existing Structure**

SCALE	AS SHOWN	A3 ORIGINAL
DESIGNED:	A. VICKERY	SHEET No: A102
DRAWN:	A. VICKERY	FILE No.:
APPROVED:	A. DEKKERS	IV3783
FIRST ISSUED:	15-08-2023	



1 Floor Plan
1 : 100

SPECIFICATION - Existing Structure

HW Timber pole construction
 Bearers - 100x75 HW bearer & counter bearer
 Floor Joists - 100x50 HW
 Flooring - Structural particleboard
 Decking - Hardwood
 Wall Framing - Timber plates, studs and noggs
 Roof Rafters - SJ20044 I-Joist
 Roof Purlins - 70x38 HW purlins
 Wall Cladding - Colorbond Custom-Orb
 Roof Cladding - Custom-Orb with polycarbonate translucent sheeting over garden and entrance.
 Internal Lining - Plywood to walls & Mini-Orb ceiling

STRUCTURAL ASSESSMENT

In accordance with the National Construction Code of Australia 2022 evidence of suitability A5G3 (1)(e) the structural components of the building have been assessed against current codes, standards and publications and are adequate with the following rectification works as listed below;

- Roof purlins are inadequate over the 3.1m internal span. Additional support will be required mid-span.

This is to the best of our knowledge and belief, true and accurate.

Andrew Dekkers
 BE Civil, M.I.E. Aust

WASH HOUSE

No.	AMENDMENT	AUTH	DATE
A	Issued for Building Assessment	AEV	15-08-2023

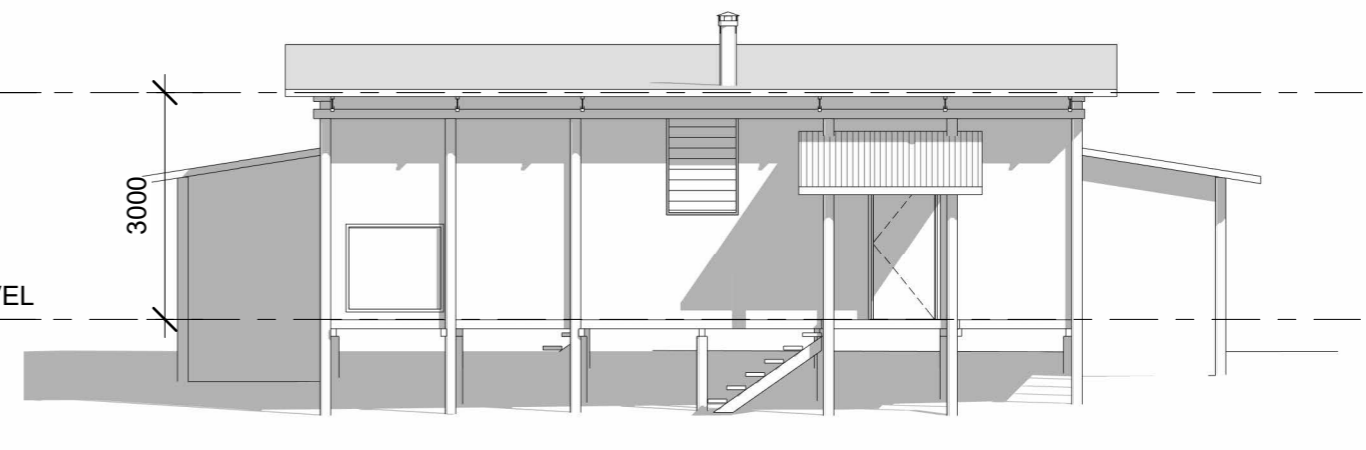
LG ES LOCAL GOVERNMENT ENGINEERING SERVICES
 Pty Ltd ABN 64 055 099 557
 Web: www.legs.com.au
 Port Macquarie 71 Lord St, Port Macquarie NSW 2444
 Inverell 17 Byron Street, Inverell NSW 2360
 Ph: 02-65843888 Email: john@legs.com.au
 Ph: 02-67225110 Email: andrew@legs.com.au

CLIENT
Glen Kee
 PROJECT
**Proposed Eco Tourism Development
 1583 Morven Road, Dundee
 Existing Structure**

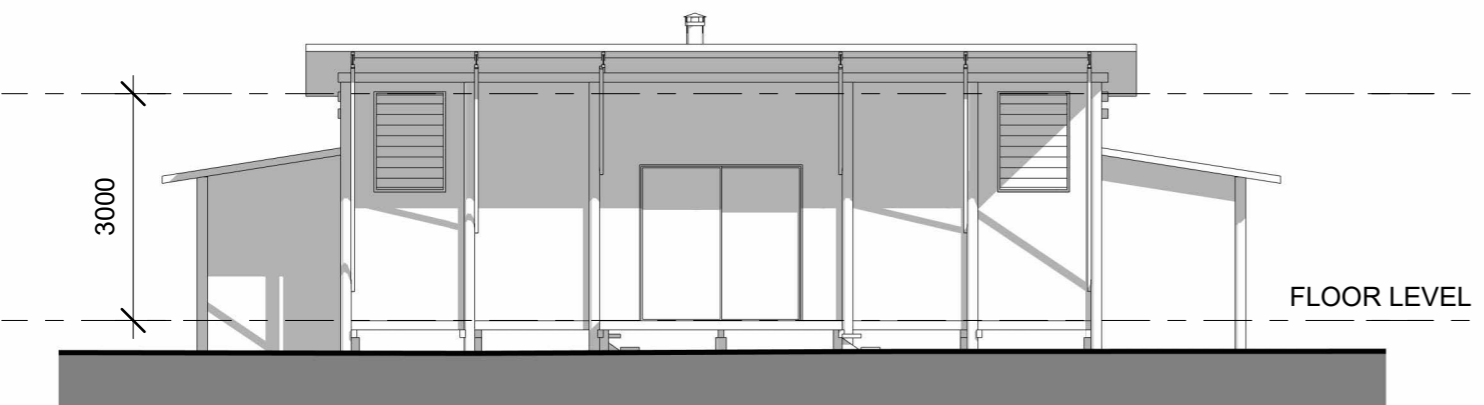
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DESIGNED:	A. VICKERY	SHEET No: A103
DRAWN:	A. VICKERY	FILE No.:
APPROVED:	A. DEKKERS	IV3783
FIRST ISSUED:	15-08-2023	



1 North Elevation
1 : 100



3 West Elevation
1 : 100



2 East Elevation
1 : 100



4 South Elevation
1 : 100

WASH HOUSE

No.	AMENDMENT	AUTH	DATE
A	Issued for Building Assessment	AEV	15-08-2023

LG ES LOCAL GOVERNMENT ENGINEERING SERVICES

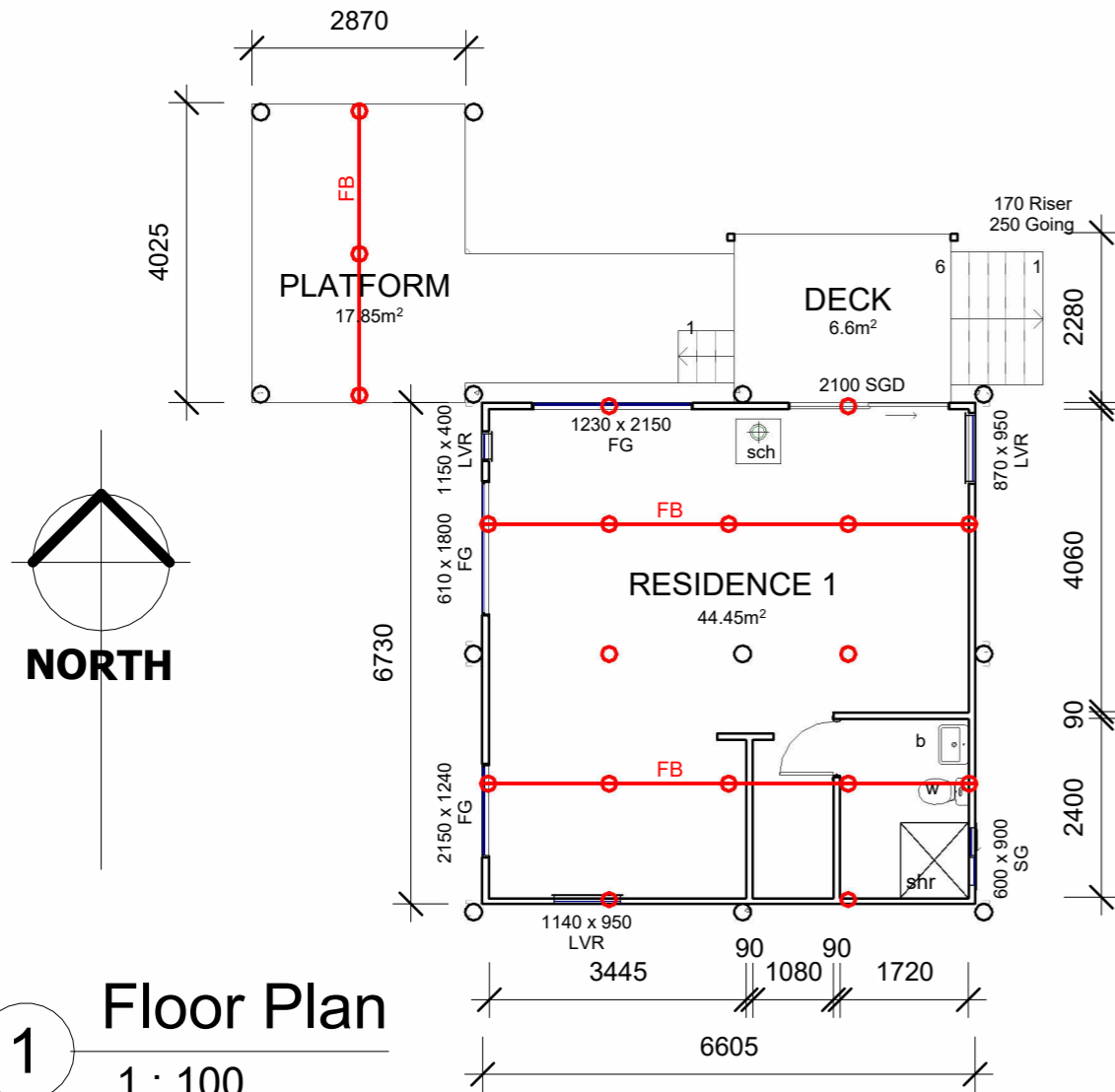
Pty Ltd ABN 64 055 099 557
Web: www.legs.com.au

Port Macquarie 71 Lord St, Port Macquarie NSW 2444
Ph: 02-65843888
Email: john@legs.com.au

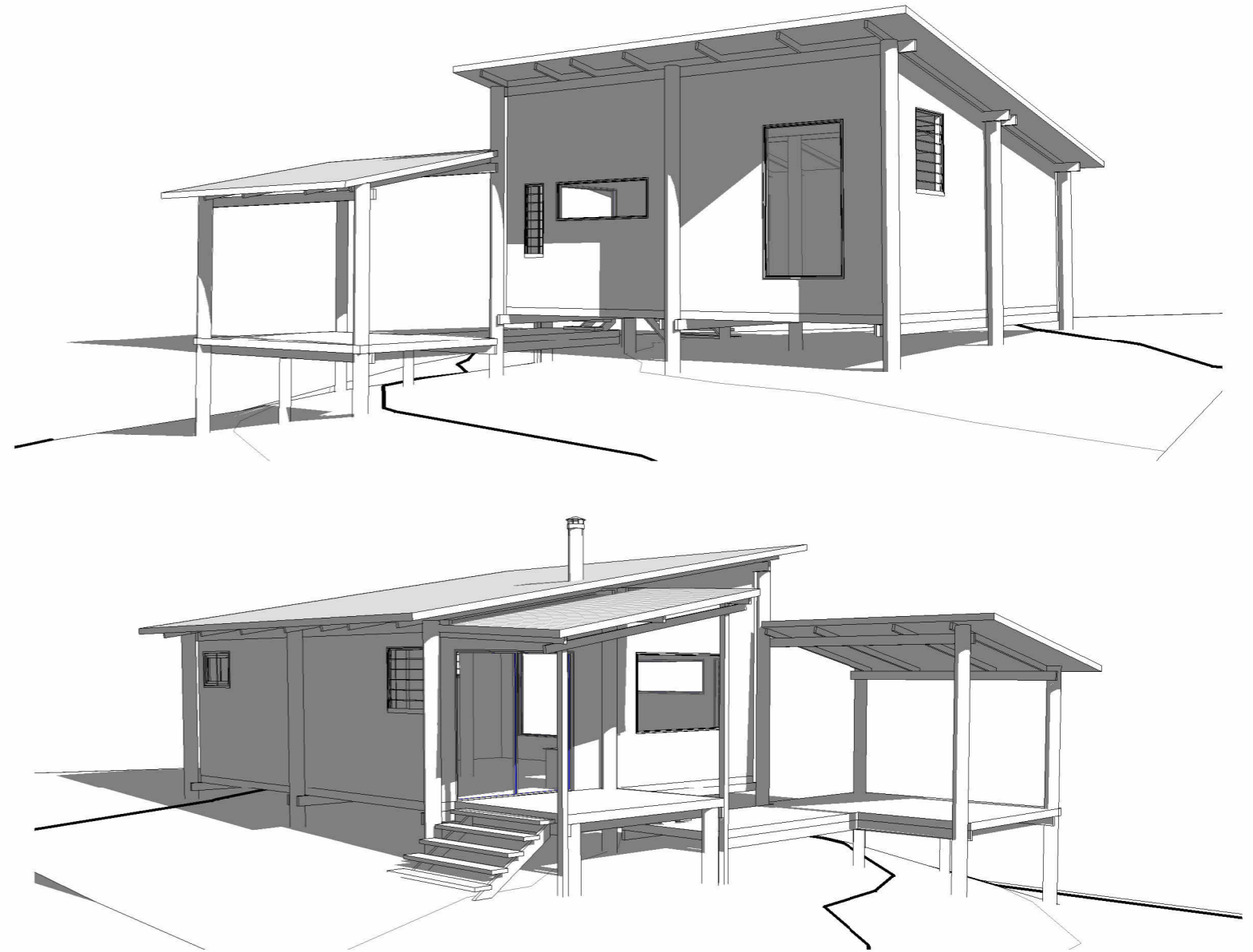
Inverell 17 Byron Street, Inverell NSW 2360
Ph: 02-67225110
Email: andrew@legs.com.au

CLIENT	Glen Kee
PROJECT	Proposed Eco Tourism Development 1583 Morven Road, Dundee Existing Structure

SCALE	AS SHOWN	A3 ORIGINAL
DESIGNED:	A. VICKERY	SHEET No:
DRAWN:	A. VICKERY	A104
APPROVED:	A. DEKKERS	FILE No.:
FIRST ISSUED:	15-08-2023	IV3783



1 Floor Plan
1 : 100



SPECIFICATION - Existing Structure

- HW Timber pole construction
- Bearers - 150x50 hw bearer & counter bearer
- Floor Joists - 100x50 hw
- Flooring - Structural particleboard
- Decking - Hardwood
- Wall Framing - Timber plates, studs and noggs
- Roof Beams - 2/150x50 hw
- Roof Framing - 100x50 hw rafters with 75x50 hw purlins
- Wall Cladding - Colorbond Custom-Orb
- Roof Cladding - Custom-Orb
- Internal Lining - Plywood to walls & ceiling

STRUCTURAL ASSESSMENT

In accordance with the National Construction Code of Australia 2022 evidence of suitability A5G3 (1)(e) the structural components of the building have been assessed against current codes, standards and publications and are adequate with the following rectification works as listed below;

- Installation of additional supports at mid-spans of all floor bearers (as indicated).
- Installation of additional supports at mid-spans of all floor joists (new FB as indicated).
- Max span of 100x50 HW deck joists is 1.7m, otherwise additional support required.
- Roof beam over Platform inadequate. Provide additional members.
- Roof beams inadequate. External roof beams partially supported on external walls (ok). Internal roof beams require additional support to shorted effective span to 2.9m max.
- Roof rafters inadequate. Rectification needs to be Engineered.

This is to the best of our knowledge and belief, true and accurate.

Andrew Dekkers
BE Civil, M.I.E. Aust

RESIDENCE 1

No.	AMENDMENT	AUTH	DATE
B	Window information revised	AEV	26-09-2023
A	Issued for Building Assessment	AEV	15-08-2023

LG ES LOCAL GOVERNMENT ENGINEERING SERVICES

Pty Ltd ABN 64 055 099 557
Web: www.legs.com.au

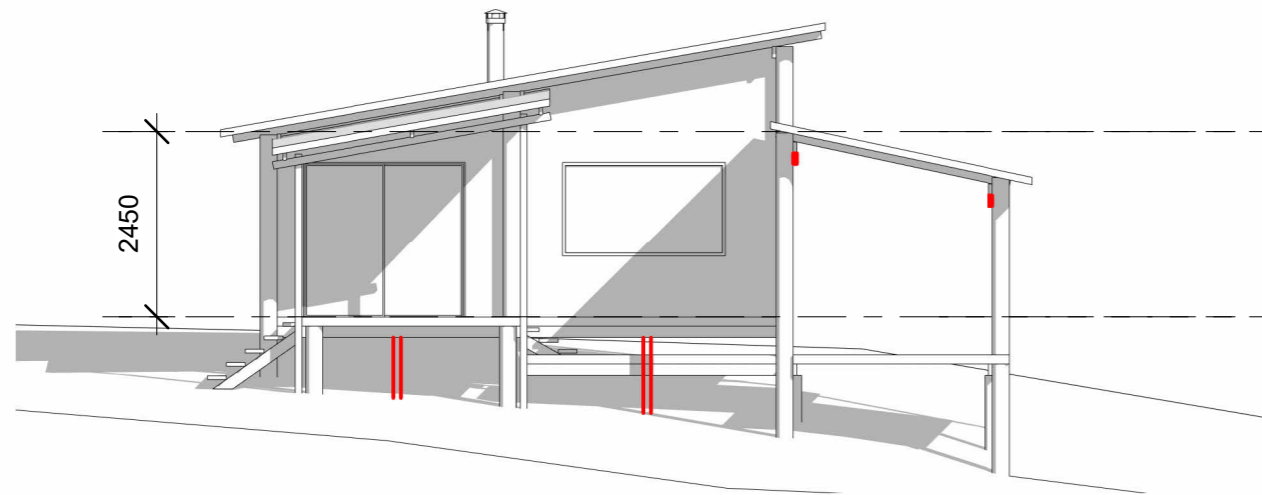
Port Macquarie 71 Lord St, Port Macquarie NSW 2444
Ph: 02-65843888
Email: john@legs.com.au

Inverell 17 Byron Street, Inverell NSW 2360
Ph: 02-67225110
Email: andrew@legs.com.au

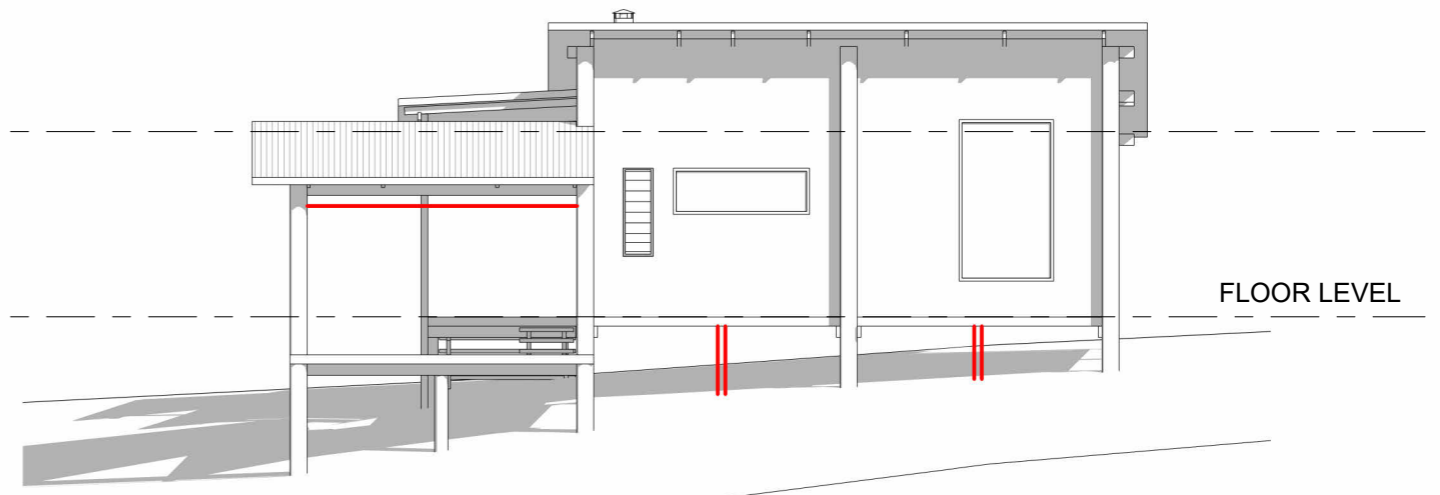
CLIENT
Glen Kee

PROJECT
**Proposed Eco Tourism Development
1583 Morven Road, Dundee
Existing Structure**

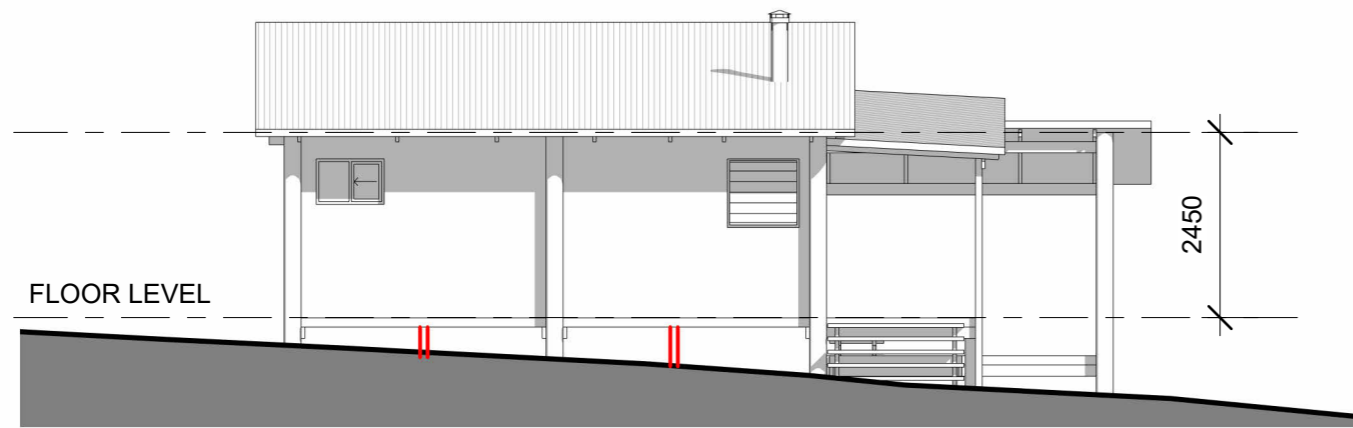
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DESIGNED:	A. VICKERY	SHEET No: A105
DRAWN:	A. VICKERY	FILE No.:
APPROVED:	A. DEKKERS	IV3783
FIRST ISSUED:	15-08-2023	



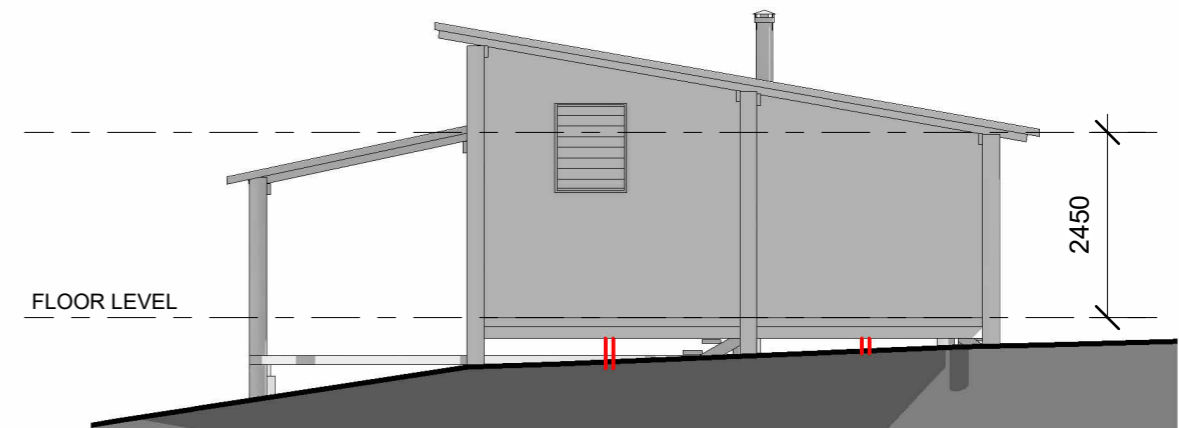
1 North Elevation
1 : 100



2 West Elevation
1 : 100



3 East Elevation
1 : 100



4 South Elevation
1 : 100

RESIDENCE 1

No.	AMENDMENT	AUTH	DATE
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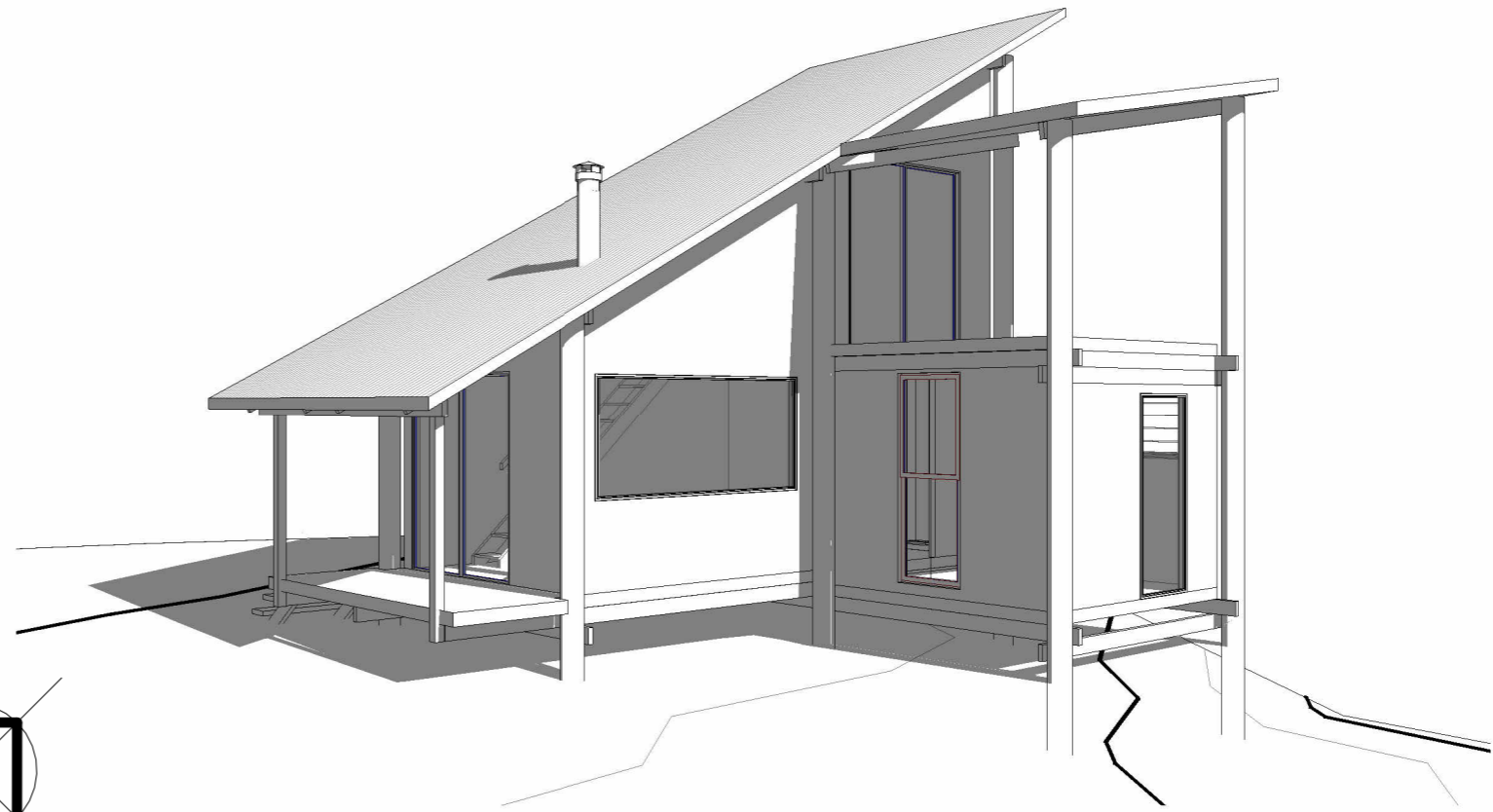
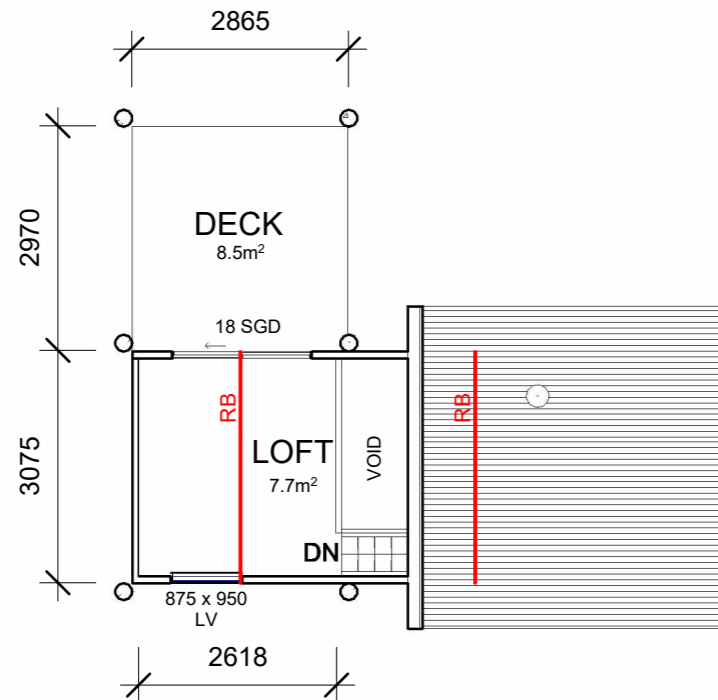
LG ES LOCAL GOVERNMENT ENGINEERING SERVICES

Pty Ltd ABN 64 055 099 557
Web: www.legs.com.au

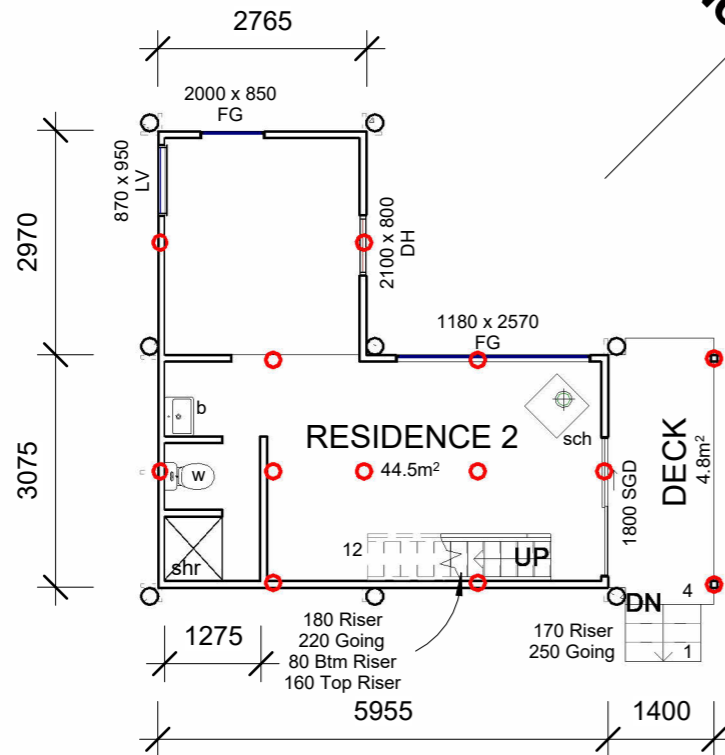
Port Macquarie Inverell
71 Lord St, Port Macquarie NSW 2444 17 Byron Street, Inverell NSW 2360
Ph: 02-65843888 Ph: 02-67225110
Email: john@legs.com.au Email: andrew@legs.com.au

CLIENT	Glen Kee
PROJECT	Proposed Eco Tourism Development 1583 Morven Road, Dundee Existing Structure

SCALE	AS SHOWN	A3 ORIGINAL
DESIGNED:	A. VICKERY	SHEET No: A106
DRAWN:	A. VICKERY	FILE No.: IV3783
APPROVED:		
FIRST ISSUED:	15-08-2023	



2 Loft Level
1 : 100



1 Floor Plan
1 : 100

SPECIFICATION - Existing Structure

- HW Timber pole construction
- Bearers - 150x50 HW bearer & counter bearer
- Floor Joists - 100x50 HW
- Flooring - Structural particleboard
- Decking - Hardwood
- Wall Framing - Timber plates, studs and noggs
- Roof Beams - 2/150x50 HW
- Roof Framing - 100x50 HW rafters with 75x50 hw purlins
- Wall Cladding - Colorbond Custom-Orb
- Roof Cladding - Custom-Orb
- Internal Lining - Plywood to walls & ceiling

STRUCTURAL ASSESSMENT

In accordance with the National Construction Code of Australia 2022 evidence of suitability A5G3 (1)(e) the structural components of the building have been assessed against current codes, standards and publications and are adequate with the following rectification works as listed below;

- Installation of additional supports at mid-spans of all floor bearers and at end of cantilever (as indicated).
- Roof beam inadequate. Provide additional members.
- Roof rafters inadequate. Provide additional roof beams as per above.

This is to the best of our knowledge and belief, true and accurate.

Andrew Dekkers
BE Civil, M.I.E. Aust

RESIDENCE 2

No.	AMENDMENT	AUTH	DATE
A	Issued for Building Assessment	AEV	15-08-2023

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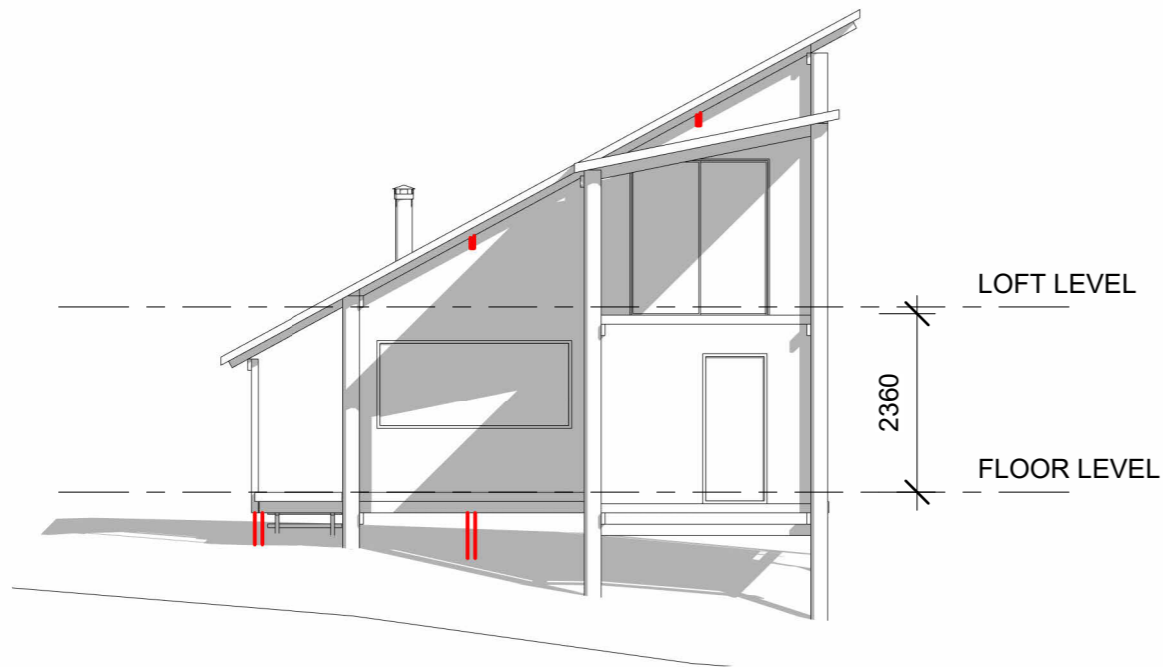
Port Macquarie 71 Lord St, Port Macquarie NSW 2444
Ph: 02-65843888
Email: john@legs.com.au

Inverell 17 Byron Street, Inverell NSW 2360
Ph: 02-67225110
Email: andrew@legs.com.au

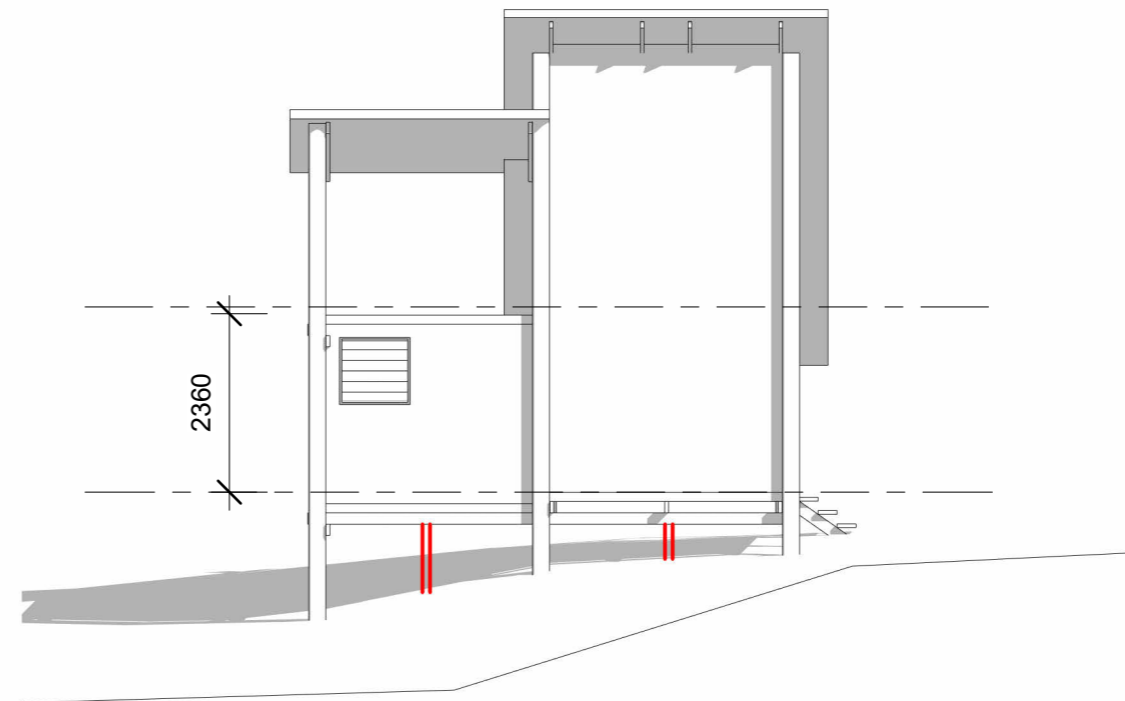
CLIENT
Glen Kee

PROJECT
**Proposed Eco Tourism Development
1583 Morven Road, Dundee
Existing Structure**

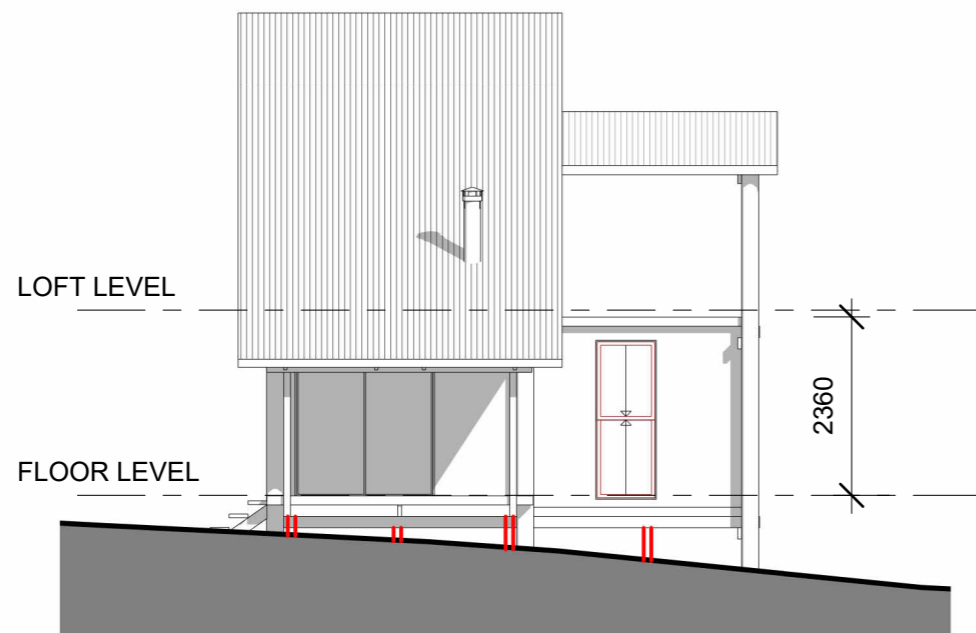
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DRAWN:	A. VICKERY	FILE No.:
APPROVED:	A. DEKKERS	IV3783
FIRST ISSUED:	15-08-2023	



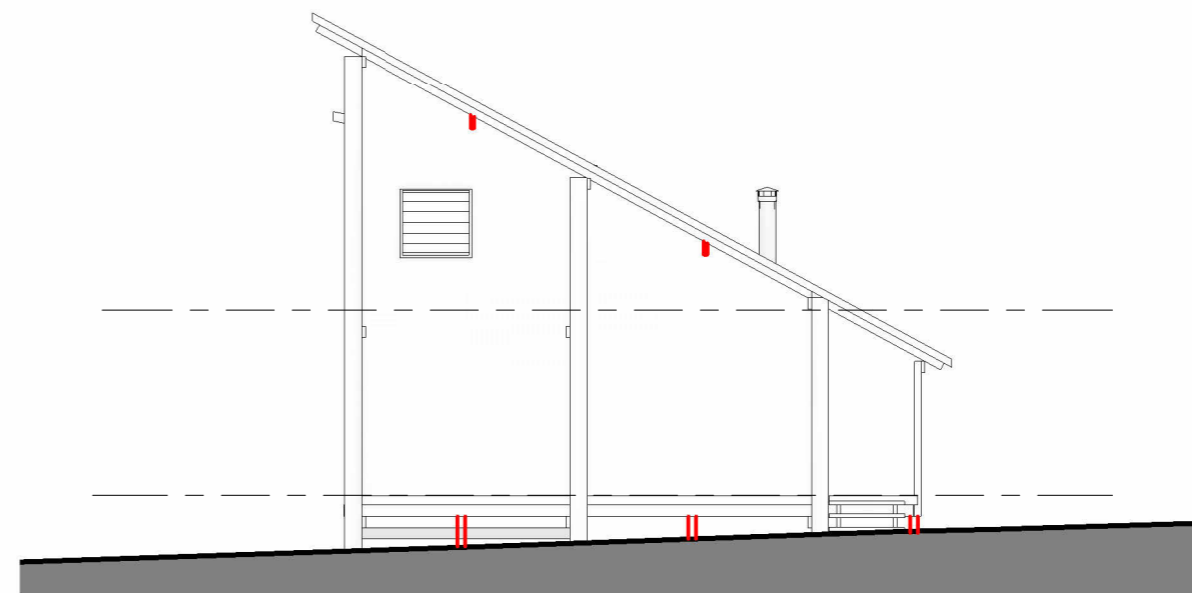
1 North Elevation
1 : 100



3 West Elevation
1 : 100



2 East Elevation
1 : 100



4 South Elevation
1 : 100

RESIDENCE 2

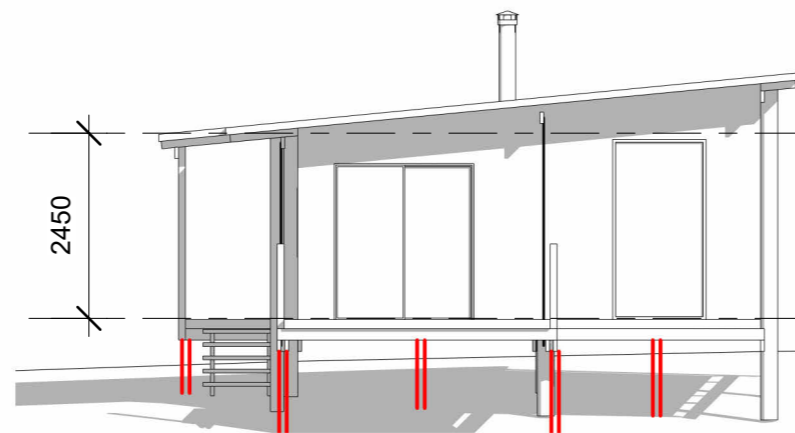
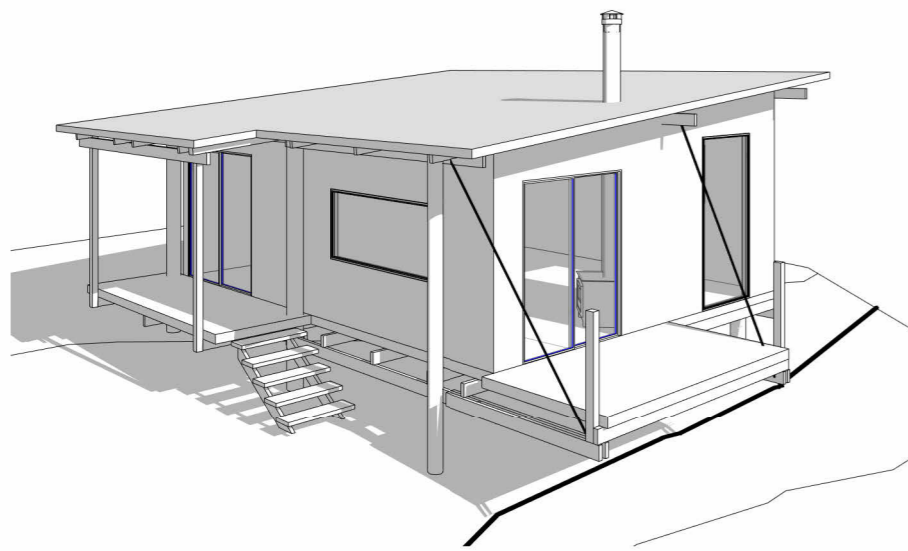
No.	AMENDMENT	AUTH	DATE
A	Issued for Building Assessment	AEV	15-08-2023

LG ES LOCAL GOVERNMENT ENGINEERING SERVICES

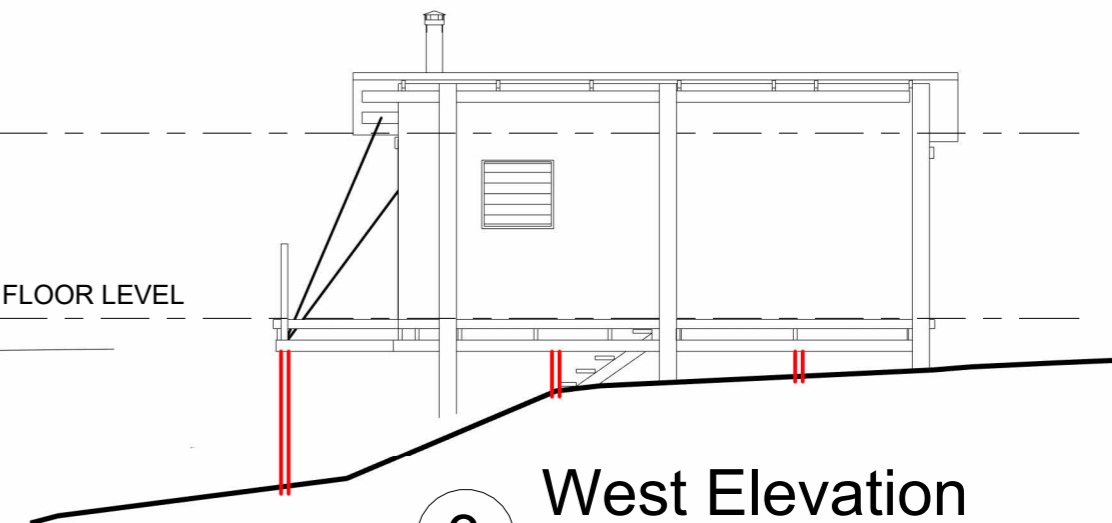
Pty Ltd ABN 64 055 099 557
Web: www.legs.com.au

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71 Lord St, Port Macquarie NSW 2444 17 Byron Street, Inverell NSW 2360
Ph: 02-65843888 Ph: 02-67225110
Email: john@legs.com.au Email: andrew@legs.com.au

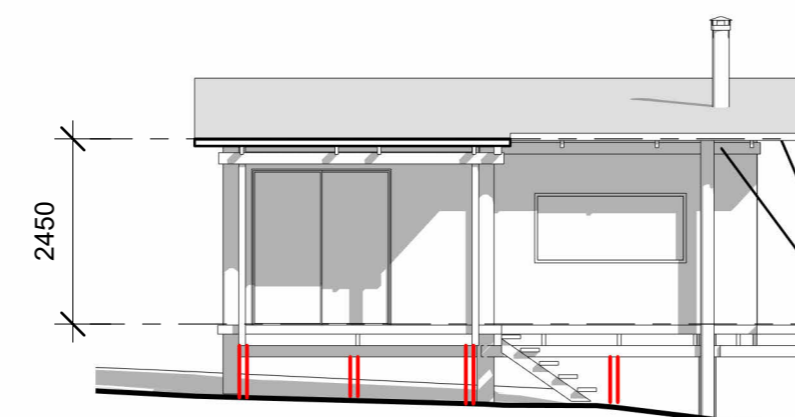
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Glen Kee	DESIGNED:	A. VICKERY	SHEET No:
PROJECT Proposed Eco Tourism Development 1583 Morven Road, Dundee Existing Structure	DRAWN:	A. VICKERY	A108
	APPROVED:	A. DEKKERS	FILE No.:
	FIRST ISSUED:	15-08-2023	IV3783



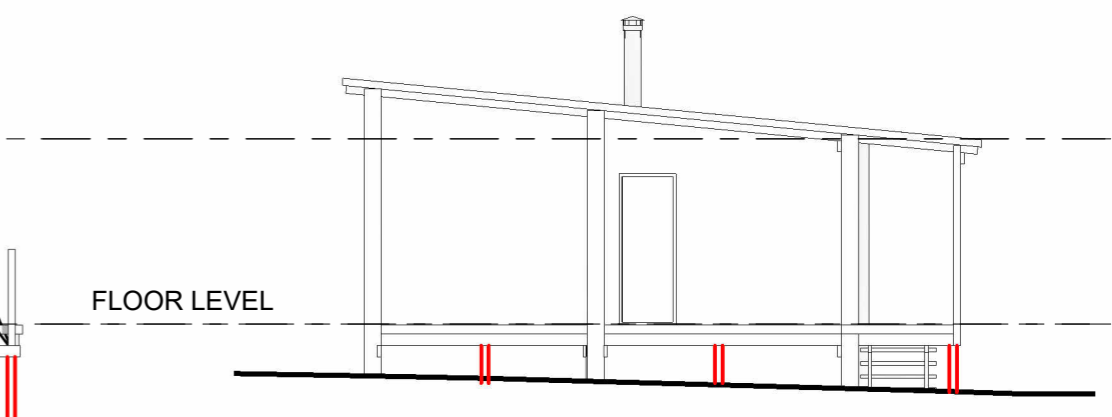
2 North Elevation
1 : 100



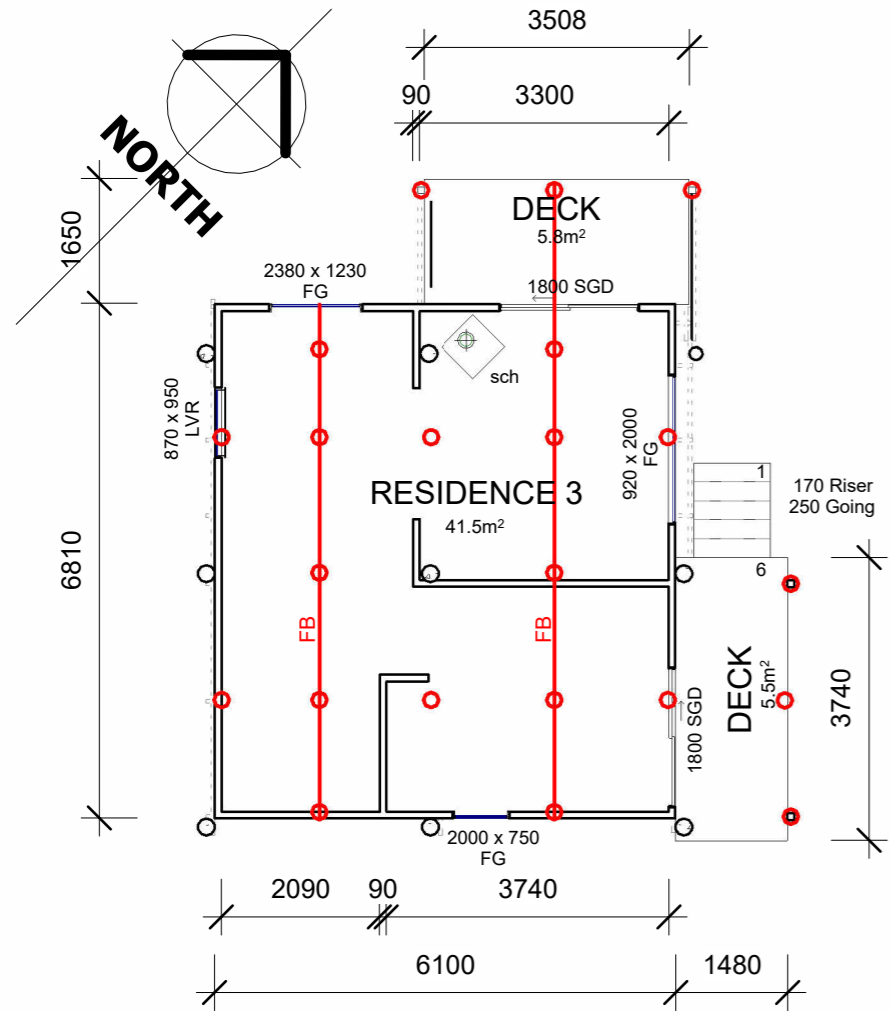
3 West Elevation
1 : 100



4 East Elevation
1 : 100



5 South Elevation
1 : 100



SPECIFICATION - Existing Structure

- HW Timber pole construction
- Bearers - 150x50 HW bearer & counter bearer
- Floor Joists - 100x50 HW
- Flooring - Structural particleboard
- Decking - Hardwood
- Wall Framing - Timber plates, studs and noggs
- Roof Beams - 150x50 HW
- Roof Framing - 100x50 HW rafters with 75x50 hw purlins
- Wall Cladding - Colorbond Custom-Orb
- Roof Cladding - Custom-Orb
- Internal Lining - Plywood to walls & ceiling

STRUCTURAL ASSESSMENT

In accordance with the National Construction Code of Australia 2022 evidence of suitability A5G3 (1)(e) the structural components of the building have been assessed against current codes, standards and publications and are adequate with the following rectification works as listed below;

- Installation of additional supports at mid-spans of all floor bearers and at end of cantilever (as indicated).
- Roof beam inadequate. Provide additional members / support.
- Roof rafters inadequate. Provide additional roof beams / support as per above.

This is to the best of our knowledge and belief, true and accurate.

Andrew Dekkers
BE Civil, M.I.E. Aust

RESIDENCE 3

No.	AMENDMENT	AUTH	DATE
A	Issued for Building Assessment	AEV	15-08-2023

LG ES LOCAL GOVERNMENT ENGINEERING SERVICES

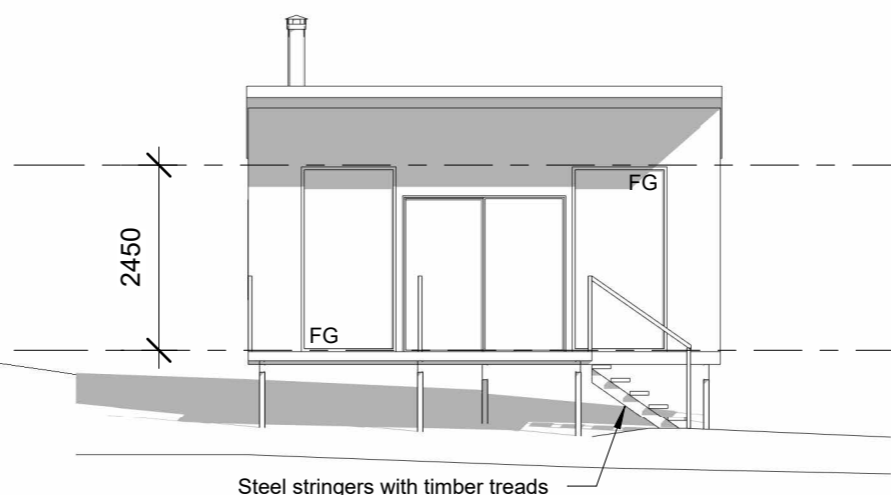
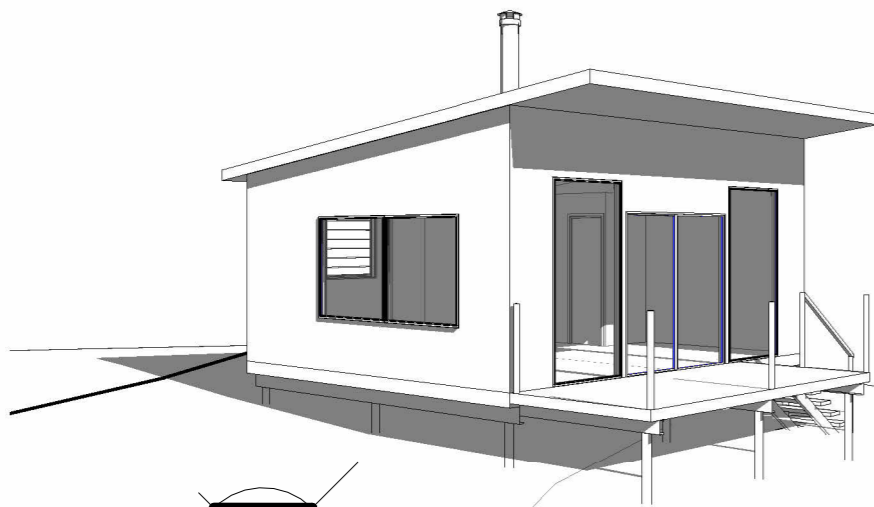
Pty Ltd ABN 64 055 099 557
Web: www.legs.com.au

Port Macquarie 71 Lord St, Port Macquarie NSW 2444
Ph: 02-65843888
Email: john@legs.com.au

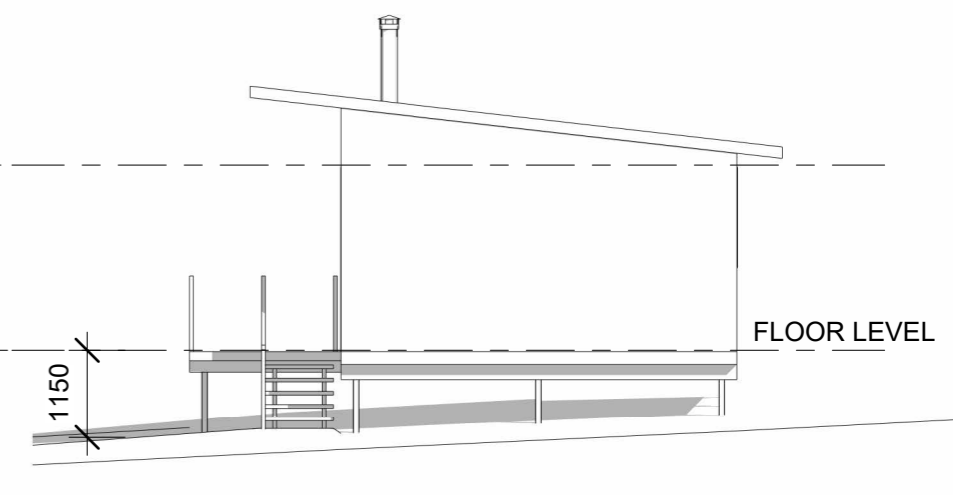
Inverell 17 Byron Street, Inverell NSW 2360
Ph: 02-67225110
Email: andrew@legs.com.au

CLIENT	Glen Kee
PROJECT	Proposed Eco Tourism Development 1583 Morven Road, Dundee Existing Structure

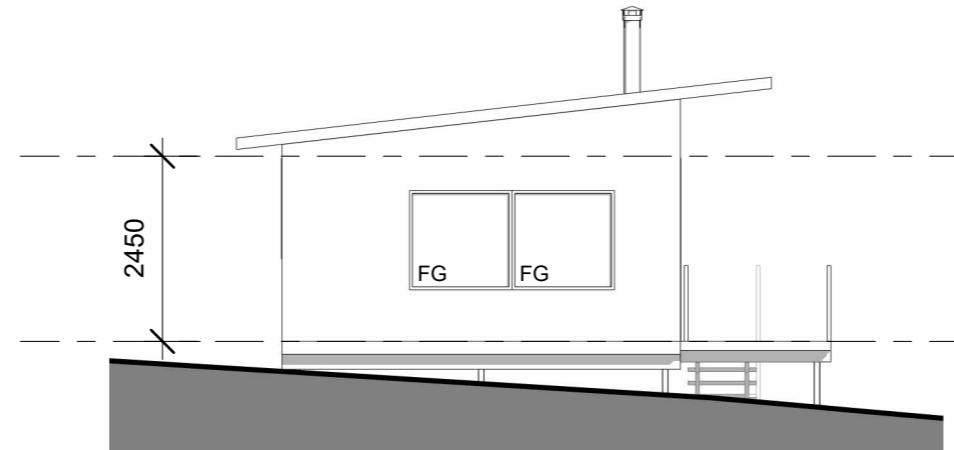
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DESIGNED:	A. VICKERY	SHEET No: A109
DRAWN:	A. VICKERY	FILE No.:
APPROVED:	A. DEKKERS	IV3783
FIRST ISSUED:	21-08-2023	



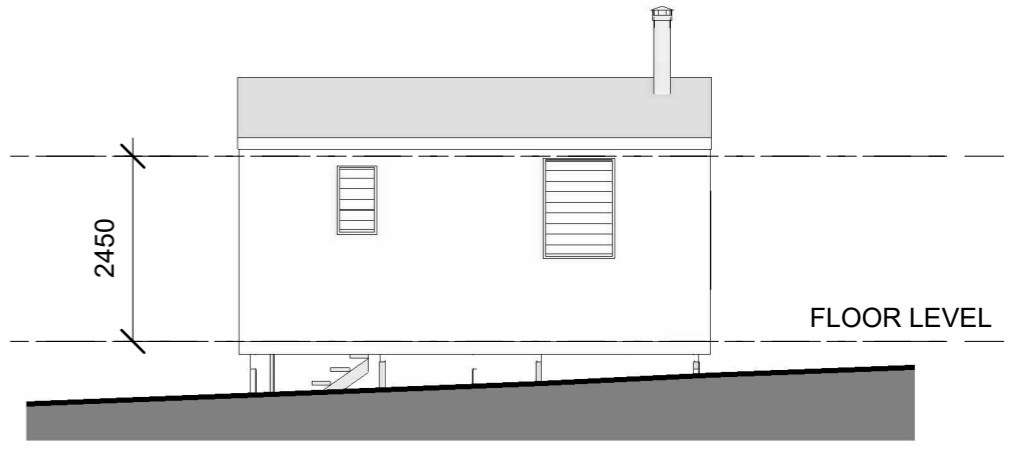
2 North Elevation
1 : 100



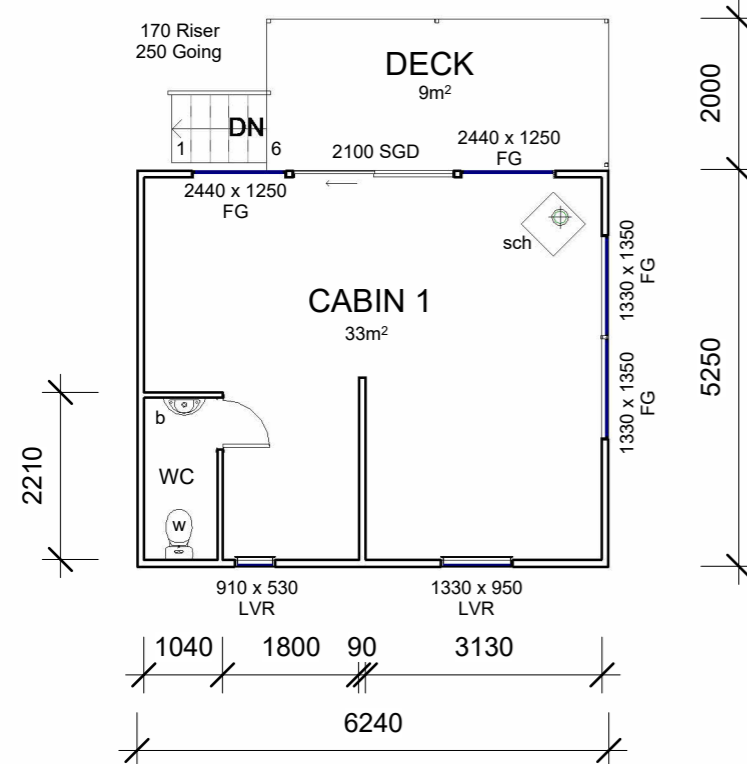
3 West Elevation
1 : 100



4 East Elevation
1 : 100



5 South Elevation
1 : 100



1 Floor Plan
1 : 100

SPECIFICATION - Existing Structure

- Piers - 75 SHS with adjustable head set into concrete footing
- Bearers - C200 to main floor. C150 to deck
- Floor Joists - Z150 to main floor. Z100 to deck
- Flooring - Structural particleboard
- Decking - Hardwood
- Wall Framing - Steel plates, studs and noggs
- Roof Framing - C150 rafters and purlins
- Wall Cladding - Colorbond Custom-Orb
- Roof Cladding - Custom-Orb
- Internal Lining - Plywood to walls. Mini-Orb ceiling

STRUCTURAL ASSESSMENT

In accordance with the National Construction Code of Australia 2022 evidence of suitability A5G3 (1)(e) the structural components of the building have been assessed against current codes, standards and publications and are adequate with the following rectification works as listed below;

- None required.

This is to the best of our knowledge and belief, true and accurate.

Andrew Dekkers
BE Civil, M.I.E. Aust

CABIN 1

No.	AMENDMENT	AUTH	DATE
A	Issued for Building Assessment	AEV	15-08-2023

LG ES LOCAL GOVERNMENT ENGINEERING SERVICES

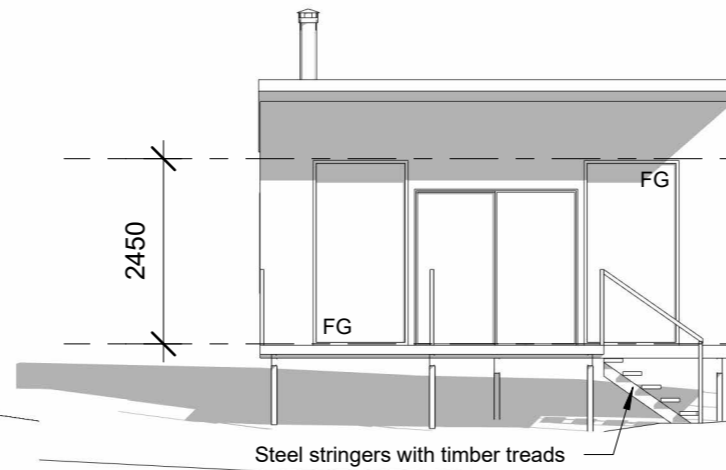
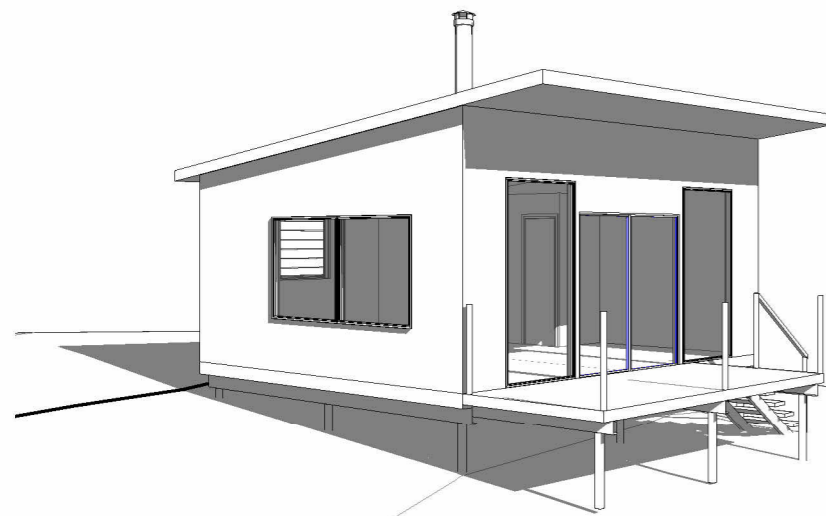
Pty Ltd ABN 64 055 099 557
Web: www.legs.com.au

Port Macquarie 71 Lord St, Port Macquarie NSW 2444
Ph: 02-65843888
Email: john@legs.com.au

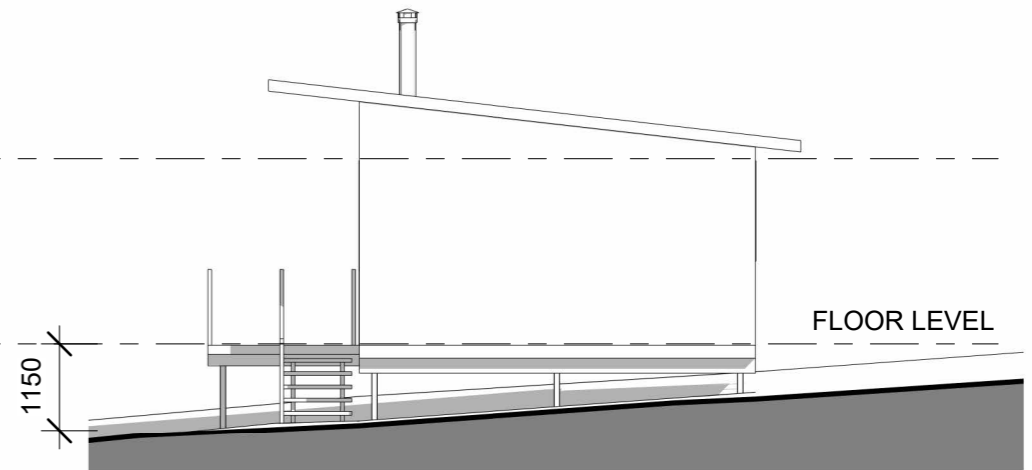
Inverell 17 Byron Street, Inverell NSW 2360
Ph: 02-67225110
Email: andrew@legs.com.au

CLIENT	Glen Kee
PROJECT	Proposed Eco Tourism Development 1583 Morven Road, Dundee Existing Structure

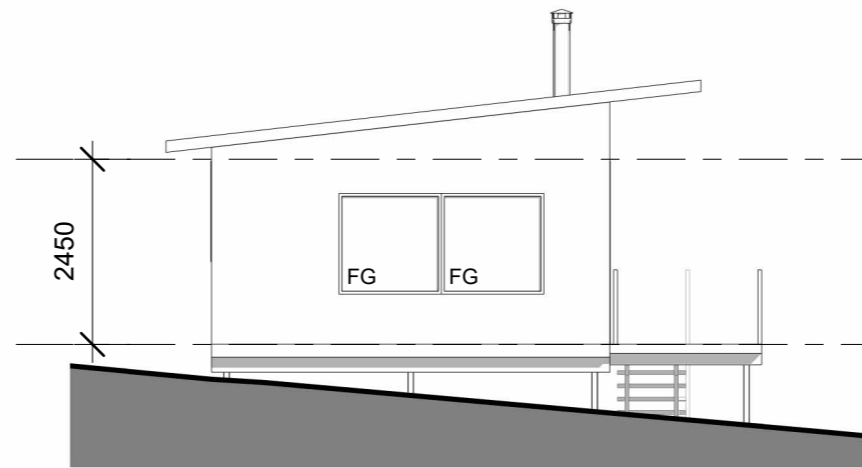
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DESIGNED:	A. VICKERY	SHEET No: A111
DRAWN:	A. VICKERY	FILE No.:
APPROVED:	A. DEKKERS	IV3783
FIRST ISSUED:	15-08-2023	



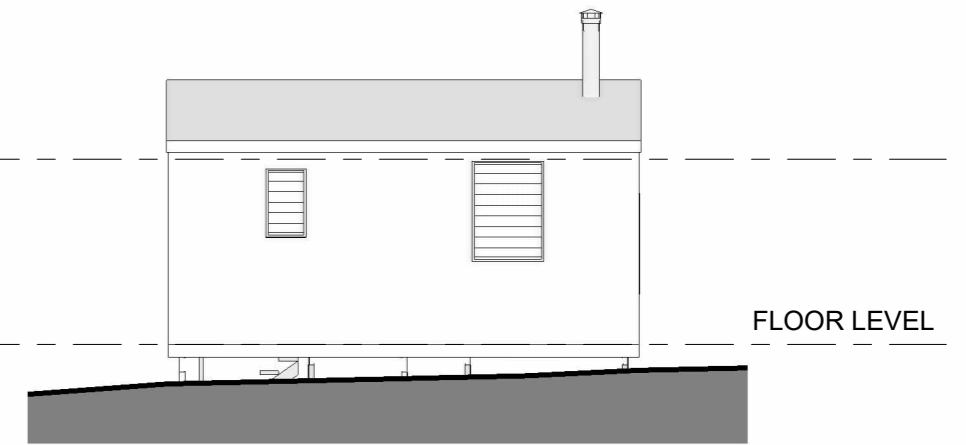
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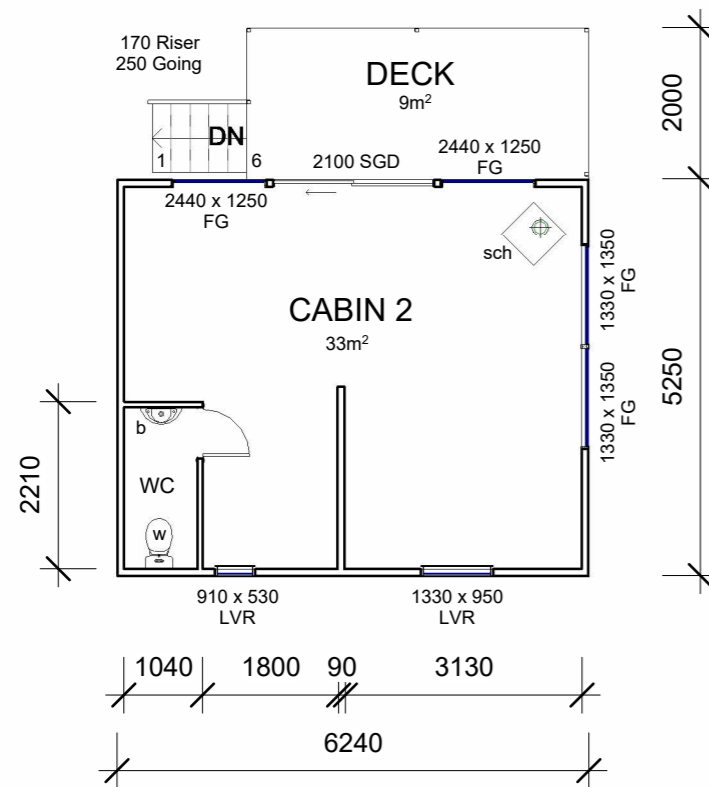
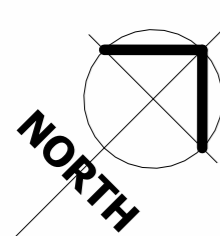
3 West Elevation
1 : 100



4 East Elevation
1 : 100



5 South Elevation
1 : 100



1 Floor Plan
1 : 100

SPECIFICATION - Existing Structure

Piers - 75 SHS with adjustable head set into concrete footing
 Bearers - C200 to main floor. C150 to deck
 Floor Joists - Z150 to main floor. Z100 to deck
 Flooring - Structural particleboard
 Decking - Hardwood
 Wall Framing - Steel plates, studs and noggs
 Roof Framing - C150 rafters and purlins
 Wall Cladding - Colorbond Custom-Orb
 Roof Cladding - Custom-Orb
 Internal Lining - Plywood to walls. Mini-Orb ceiling

STRUCTURAL ASSESSMENT

In accordance with the National Construction Code of Australia 2022 evidence of suitability A5G3 (1)(e) the structural components of the building have been assessed against current codes, standards and publications and are adequate with the following rectification works as listed below;

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Andrew Dekkers
 BE Civil, M.I.E. Aust

CABIN 2

No.	AMENDMENT	AUTH	DATE
A	Issued for Building Assessment	AEV	15-08-2023

LG ES LOCAL GOVERNMENT ENGINEERING SERVICES

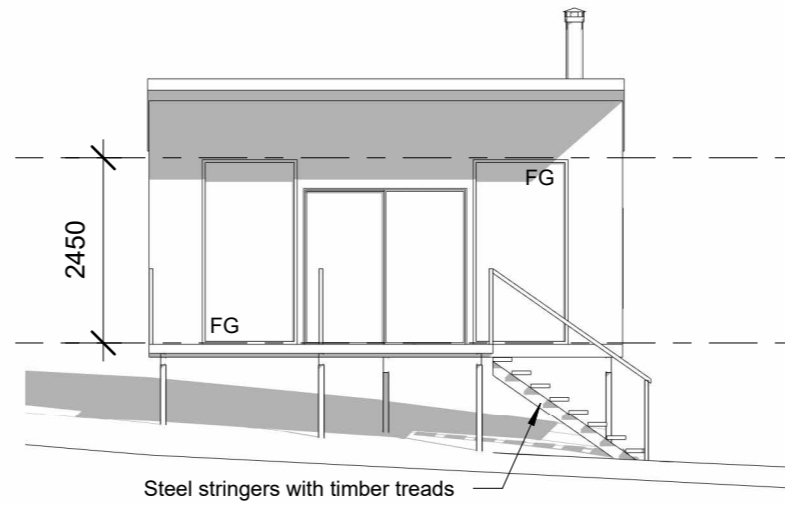
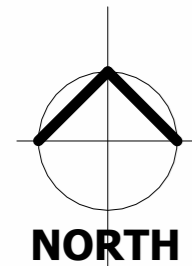
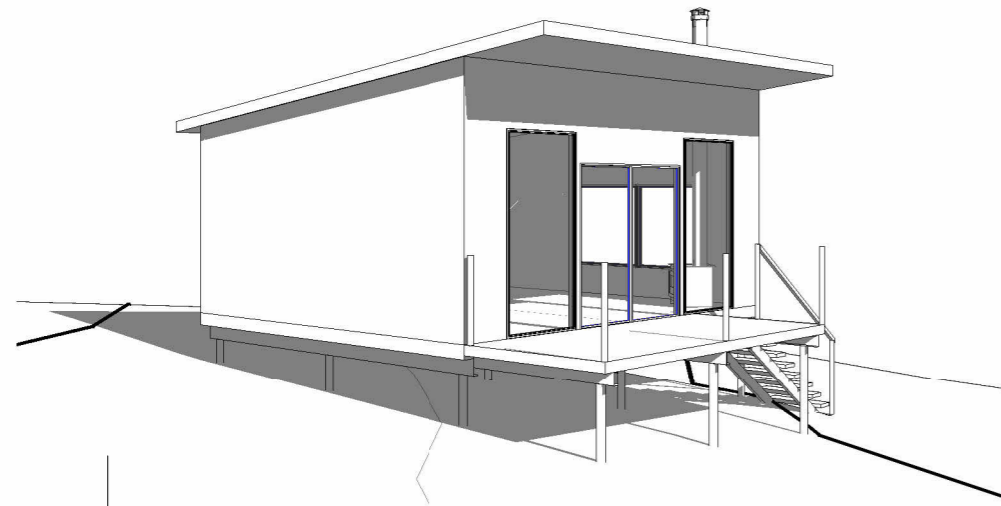
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 71 Lord St, Port Macquarie NSW 2444
 Ph: 02-65843888
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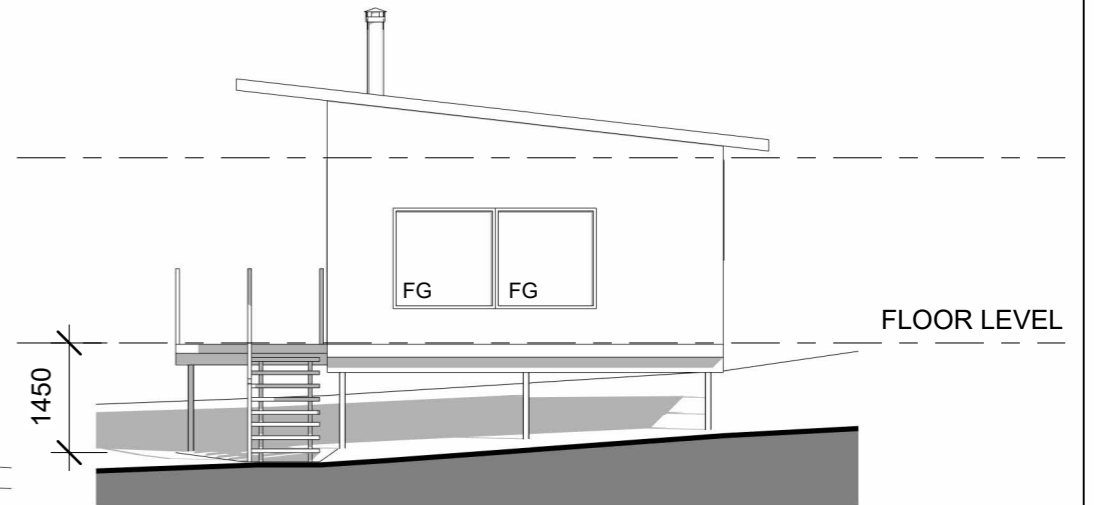
Inverell
 17 Byron Street, Inverell NSW 2360
 Ph: 02-67225110
 Email: andrew@legs.com.au

CLIENT	Glen Kee
PROJECT	Proposed Eco Tourism Development 1583 Morven Road, Dundee Existing Structure

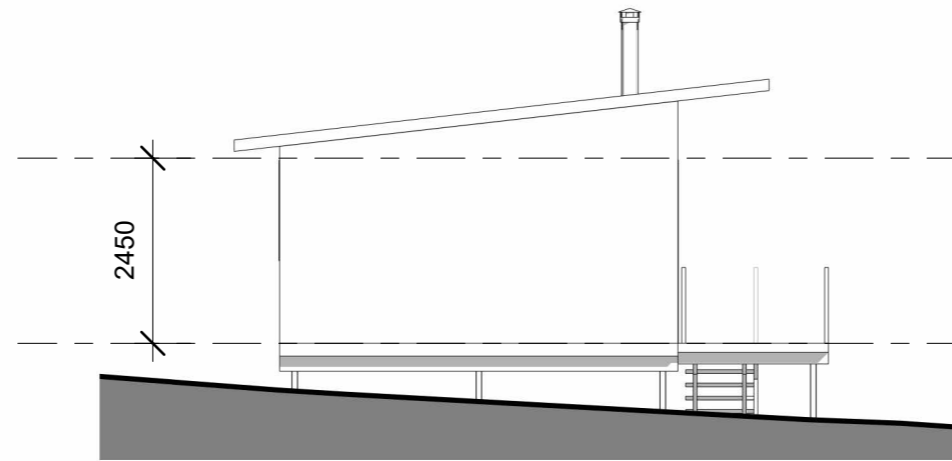
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FIRST ISSUED:	15-08-2023	



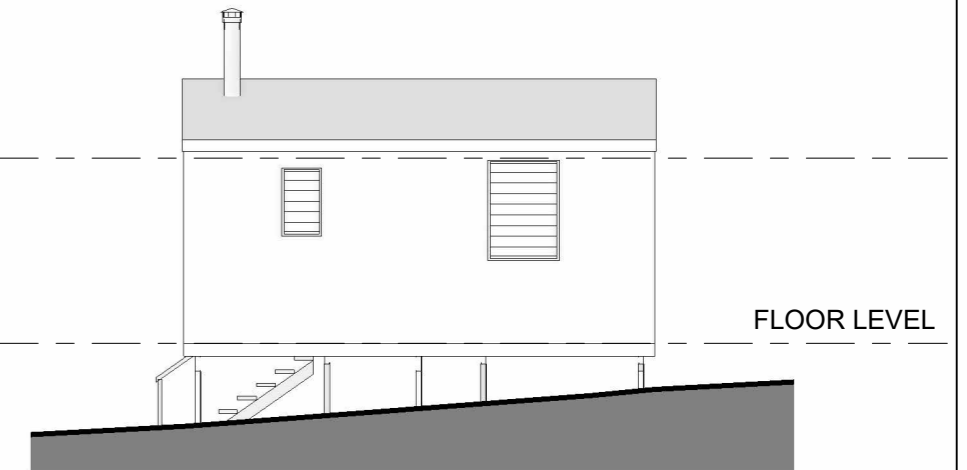
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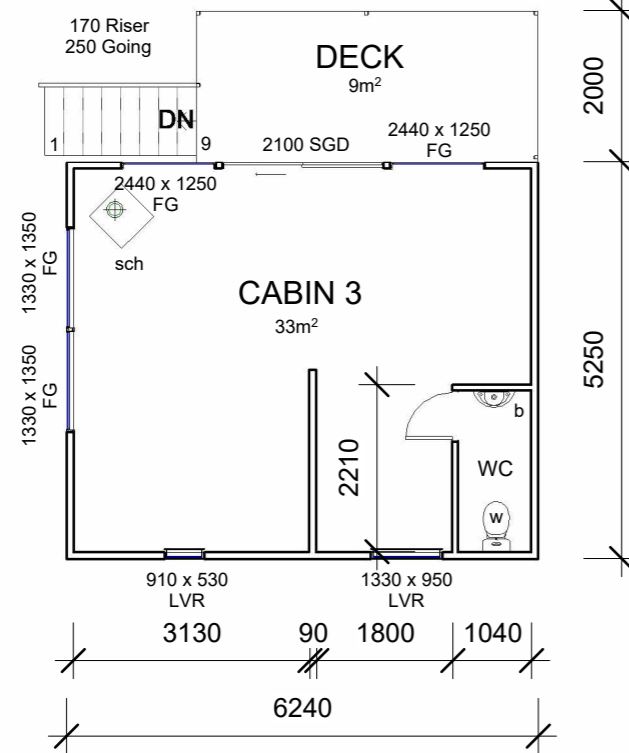
3 West Elevation
1 : 100



4 East Elevation
1 : 100



5 South Elevation
1 : 100



1 Floor Plan
1 : 100

SPECIFICATION - Existing Structure

- Piers - 75 SHS with adjustable head set into concrete footing
- Bearers - C200 to main floor. C150 to deck
- Floor Joists - Z150 to main floor. Z100 to deck
- Flooring - Structural particleboard
- Decking - Hardwood
- Wall Framing - Steel plates, studs and noggs
- Roof Framing - C150 rafters and purlins
- Wall Cladding - Colorbond Custom-Orb
- Roof Cladding - Custom-Orb
- Internal Lining - Plywood to walls. Mini-Orb ceiling

STRUCTURAL ASSESSMENT

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- None required.

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BE Civil, M.I.E. Aust

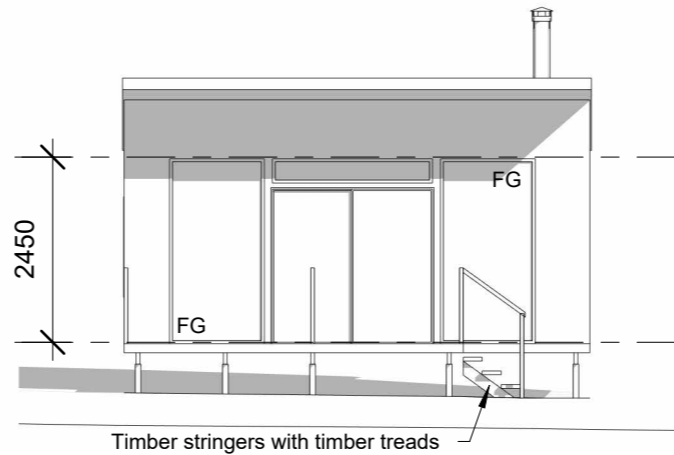
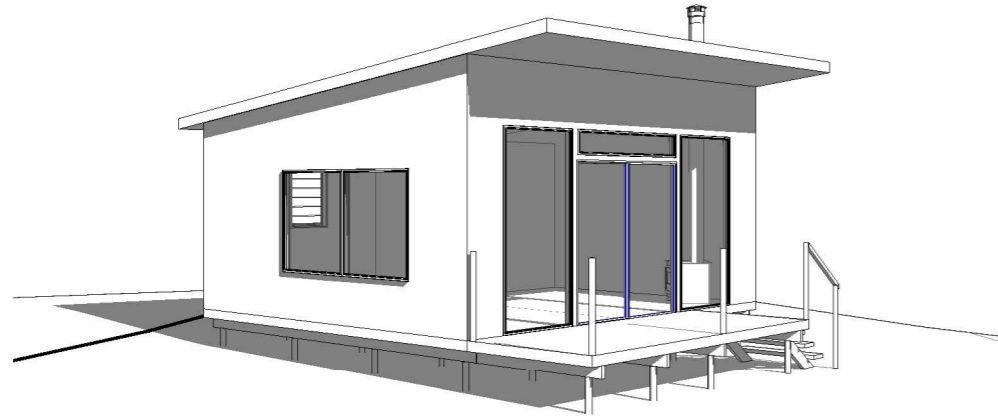
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No.	AMENDMENT	AUTH	DATE
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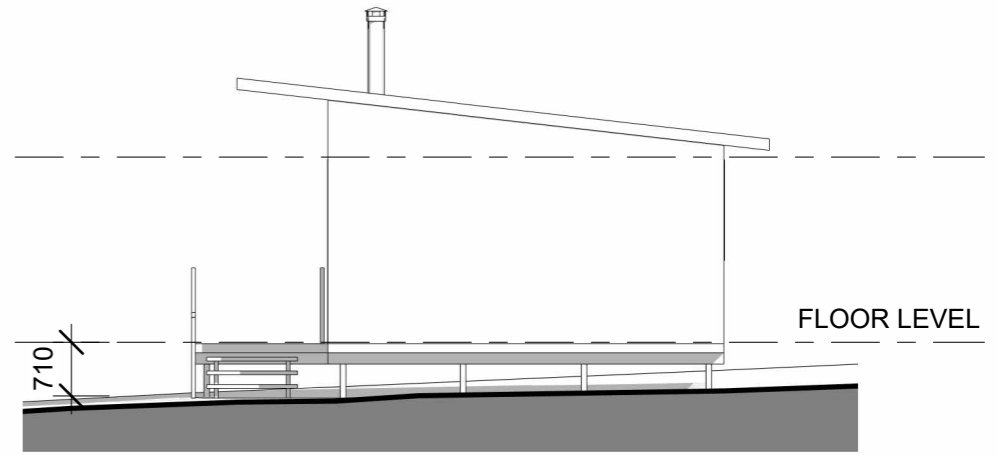
LG ES LOCAL GOVERNMENT ENGINEERING SERVICES
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 Inverell 17 Byron Street, Inverell NSW 2360
 Web: www.legs.com.au
 Email: john@legs.com.au
 Email: andrew@legs.com.au

CLIENT	Glen Kee
PROJECT	Proposed Eco Tourism Development 1583 Morven Road, Dundee Existing Structure

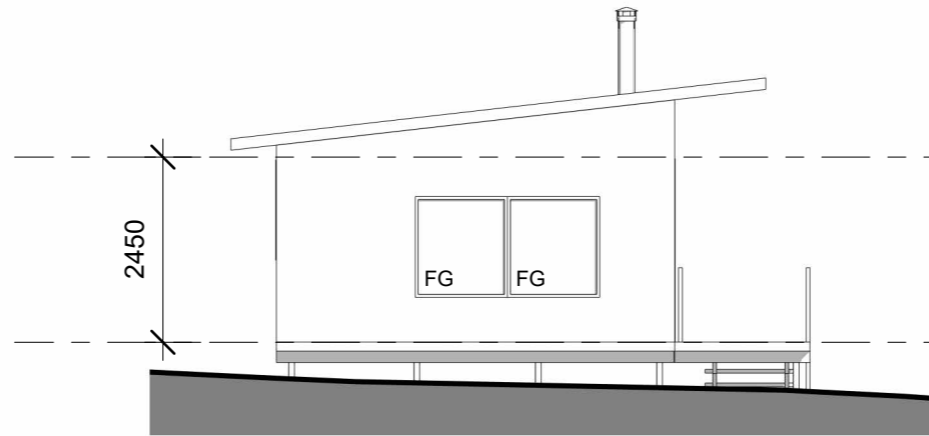
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APPROVED:	A. DEKKERS	FILE No.:
FIRST ISSUED:	15-08-2023	IV3783



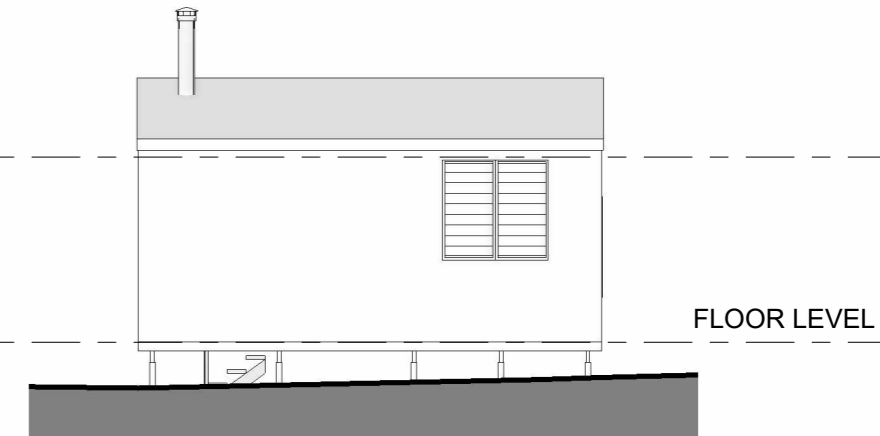
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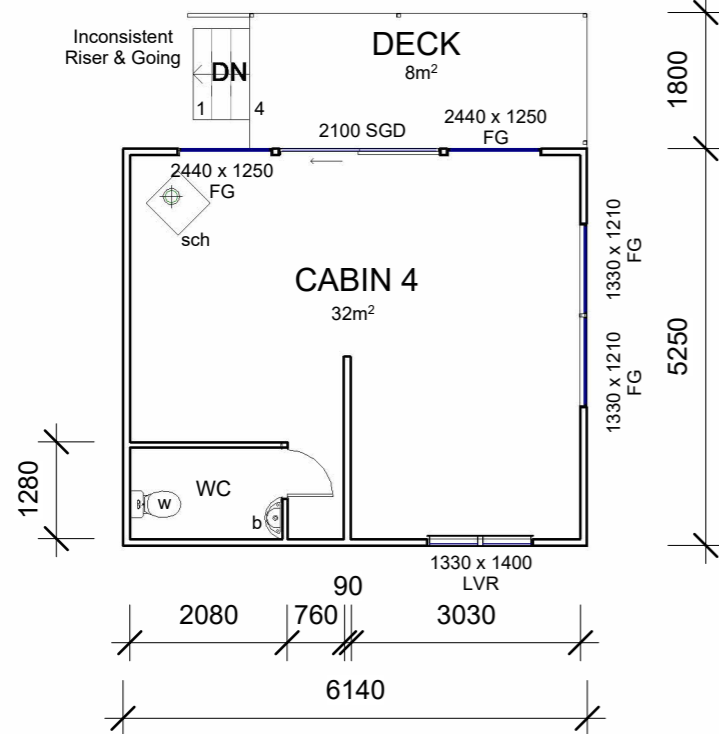
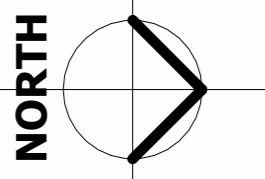
3 West Elevation
1 : 100



4 East Elevation
1 : 100



5 South Elevation
1 : 100



1 Floor Plan
1 : 100

SPECIFICATION - Existing Structure

- Piers - 100 dia reinforced conc.
- Bearers - 150x50 hw to main floor & deck
- Floor Joists - 100x50 hw to main floor & deck
- Flooring - Structural particleboard
- Decking - Hardwood
- Wall Framing - Steel plates, studs and noggs
- Roof Framing - C150 rafters and purlins
- Wall Cladding - Colorbond Custom-Orb
- Roof Cladding - Custom-Orb
- Internal Lining - Plywood to walls & ceiling

STRUCTURAL ASSESSMENT

In accordance with the National Construction Code of Australia 2022 evidence of suitability A5G3 (1)(e) the structural components of the building have been assessed against current codes, standards and publications and are adequate with the following rectification works as listed below;

- None required.

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Andrew Dekkers
BE Civil, M.I.E. Aust

CABIN 4

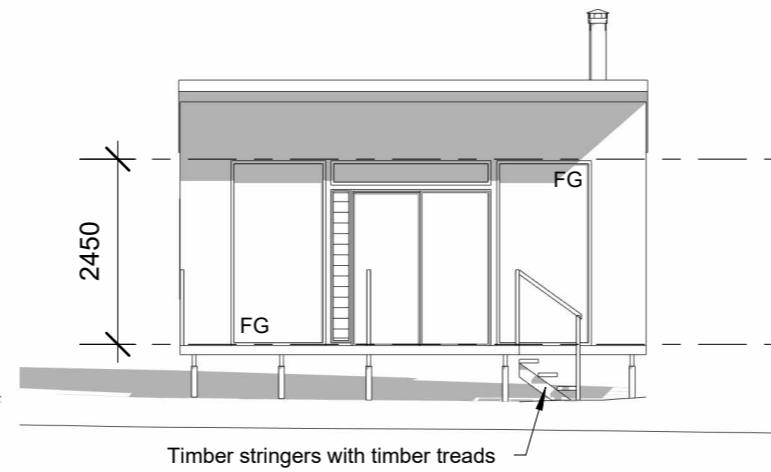
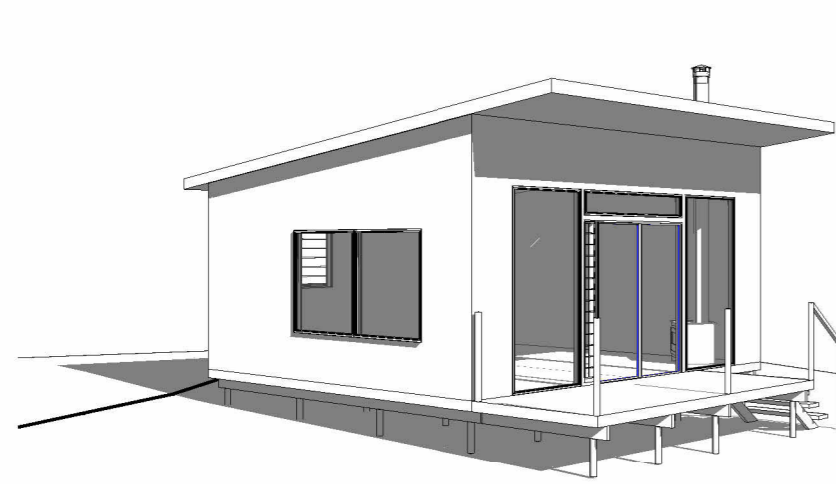
No.	AMENDMENT	AUTH	DATE
A	Issued for Building Assessment	AEV	15-08-2023

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 Port Macquarie 71 Lord St, Port Macquarie NSW 2444 Ph: 02-65843888 Email: john@legs.com.au
 Inverell 17 Byron Street, Inverell NSW 2360 Ph: 02-67225110 Email: andrew@legs.com.au

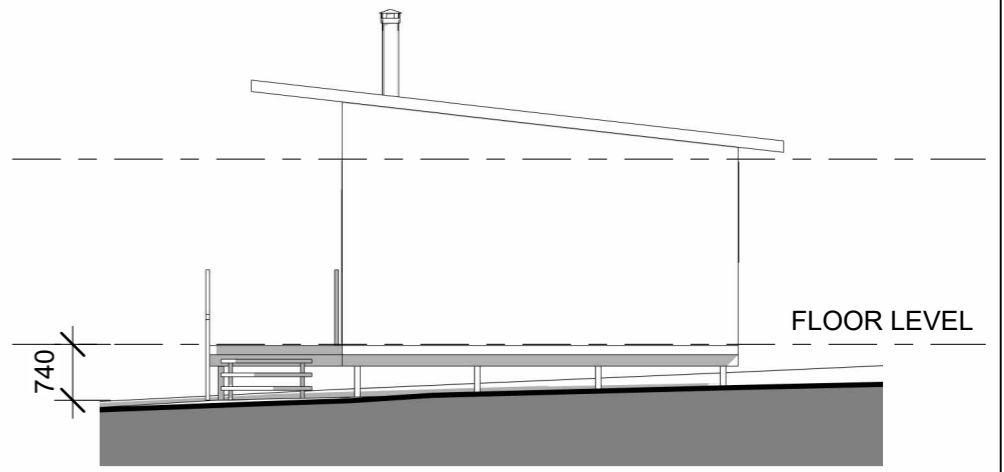
CLIENT
Glen Kee

PROJECT
**Proposed Eco Tourism Development
1583 Morven Road, Dundee
Existing Structure**

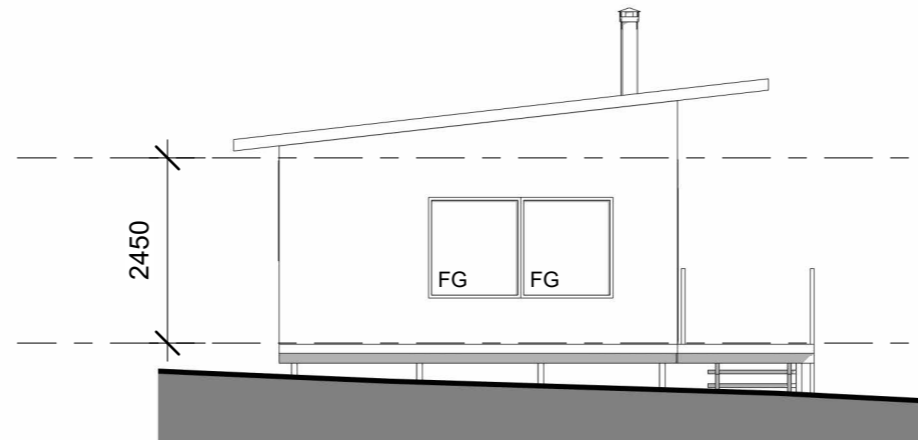
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DRAWN:	A. VICKERY	FILE No.:
APPROVED:	A. DEKKERS	IV3783
FIRST ISSUED:	15-08-2023	



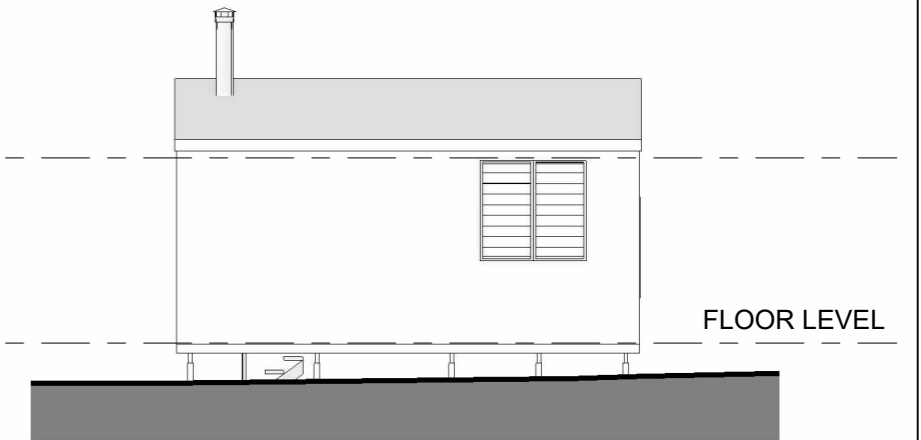
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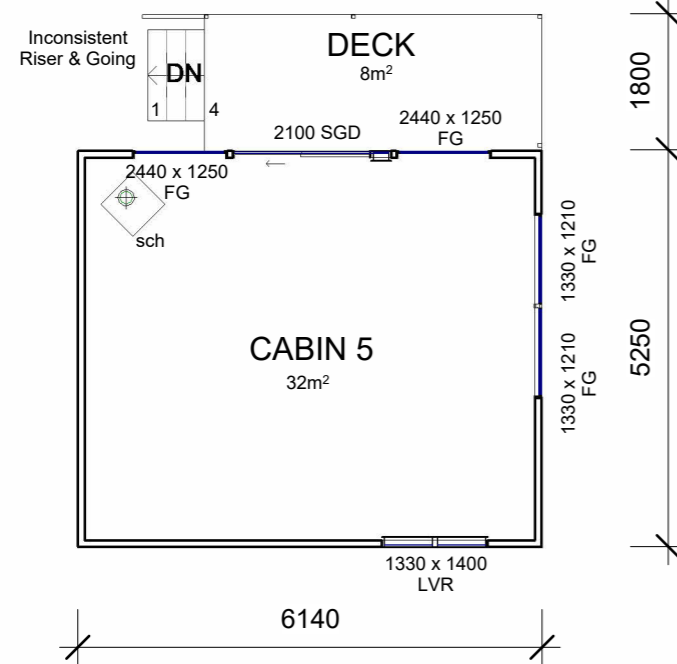
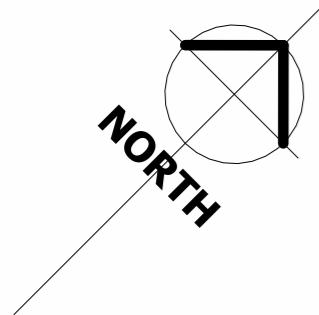
3 West Elevation
1 : 100



4 East Elevation
1 : 100



5 South Elevation
1 : 100



1 Floor Plan
1 : 100

SPECIFICATION - Existing Structure

- Piers - 100 dia reinforced conc.
- Bearers - 150x50 hw to main floor & deck
- Floor Joists - 100x50 hw to main floor & deck
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- Decking - Hardwood
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- Roof Framing - C150 rafters and purlins
- Wall Cladding - Colorbond Custom-Orb
- Roof Cladding - Custom-Orb
- Internal Lining - Plywood to walls & ceiling

STRUCTURAL ASSESSMENT

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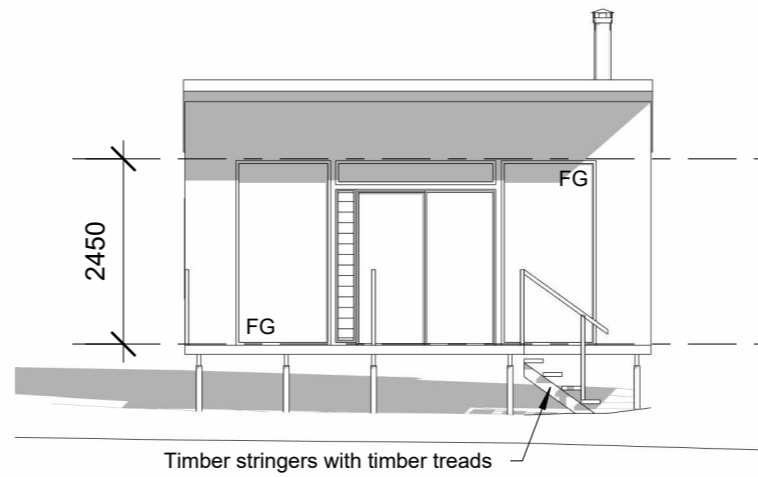
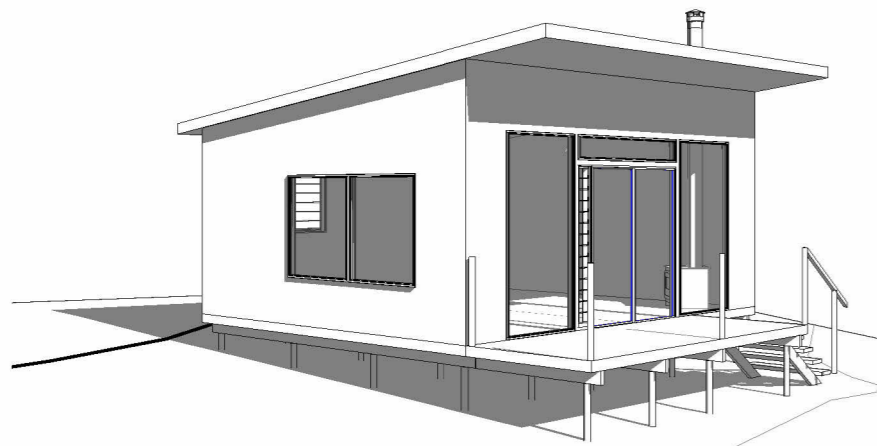
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No.	AMENDMENT	AUTH	DATE
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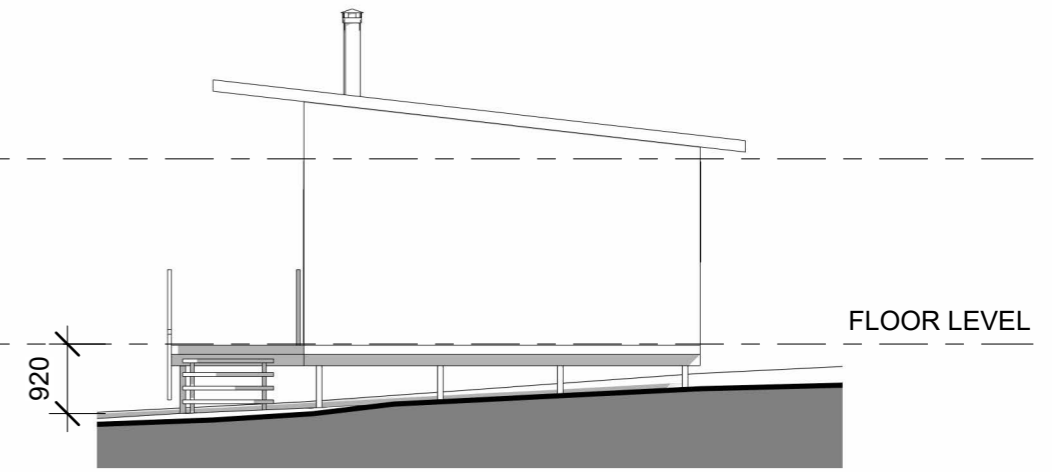
LG ES LOCAL GOVERNMENT ENGINEERING SERVICES
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 Web: www.legs.com.au
 Port Macquarie 71 Lord St, Port Macquarie NSW 2444
 Inverell 17 Byron Street, Inverell NSW 2360
 Ph: 02-65843888 Email: john@legs.com.au
 Ph: 02-67225110 Email: andrew@legs.com.au

CLIENT	Glen Kee
PROJECT	Proposed Eco Tourism Development 1583 Morven Road, Dundee Existing Structure

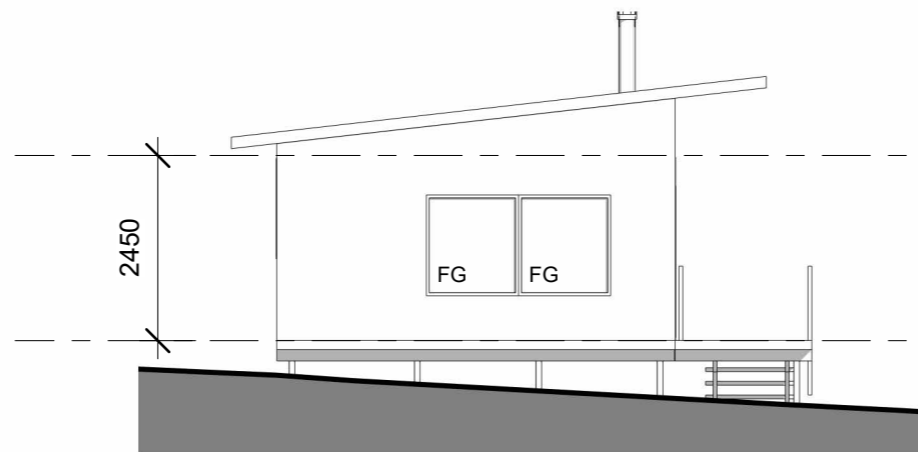
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APPROVED:	A. DEKKERS	IV3783
FIRST ISSUED:	15-08-2023	



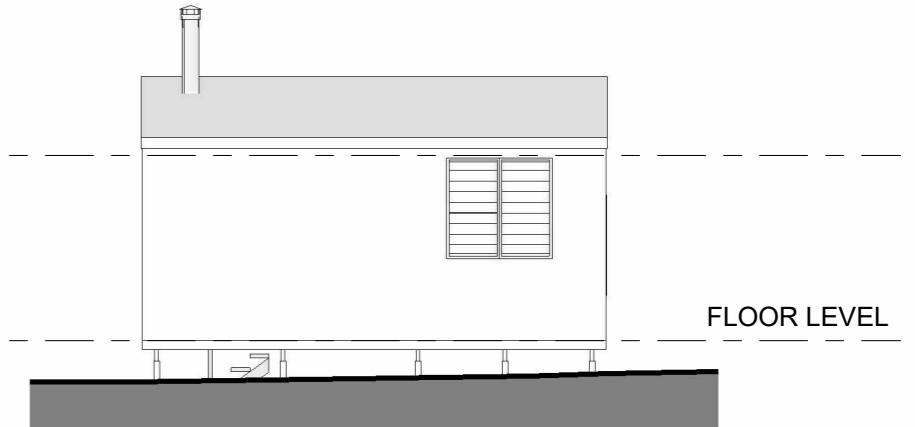
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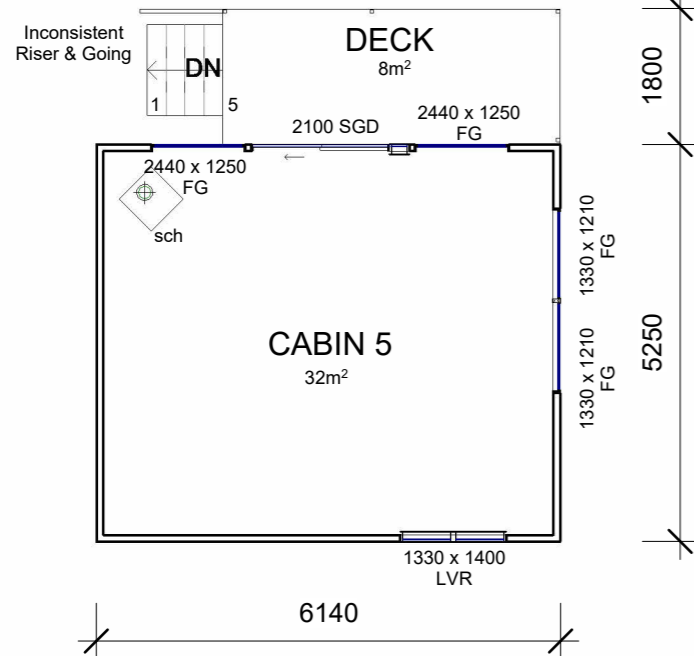
3 West Elevation
1 : 100



4 East Elevation
1 : 100



5 South Elevation
1 : 100



1 Floor Plan
1 : 100

SPECIFICATION - Existing Structure

- Piers - 100 dia reinforced conc.
- Bearers - 150x50 hw to main floor & deck
- Floor Joists - 100x50 hw to main floor & deck
- Flooring - Structural particleboard
- Decking - Hardwood
- Wall Framing - Steel plates, studs and noggs
- Roof Framing - C150 rafters and purlins
- Wall Cladding - Colorbond Custom-Orb
- Roof Cladding - Custom-Orb
- Internal Lining - Plywood to walls & ceiling

STRUCTURAL ASSESSMENT

In accordance with the National Construction Code of Australia 2022 evidence of suitability A5G3 (1)(e) the structural components of the building have been assessed against current codes, standards and publications and are adequate with the following rectification works as listed below;

- None required.

This is to the best of our knowledge and belief, true and accurate.

Andrew Dekkers
BE Civil, M.I.E. Aust

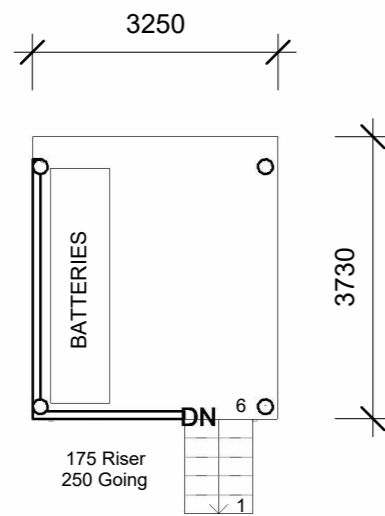
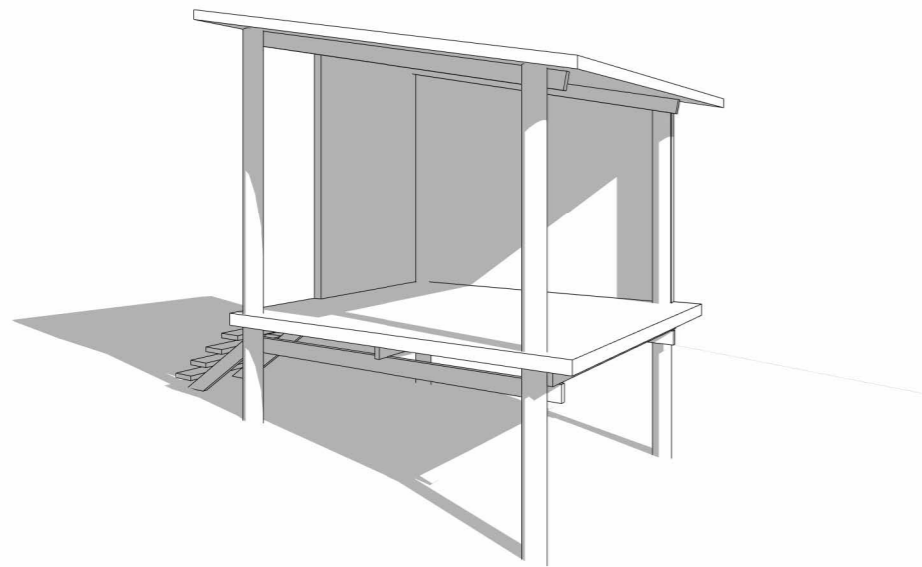
CABIN 6

No.	AMENDMENT	AUTH	DATE
A	Issued for Building Assessment	AEV	15-08-2023

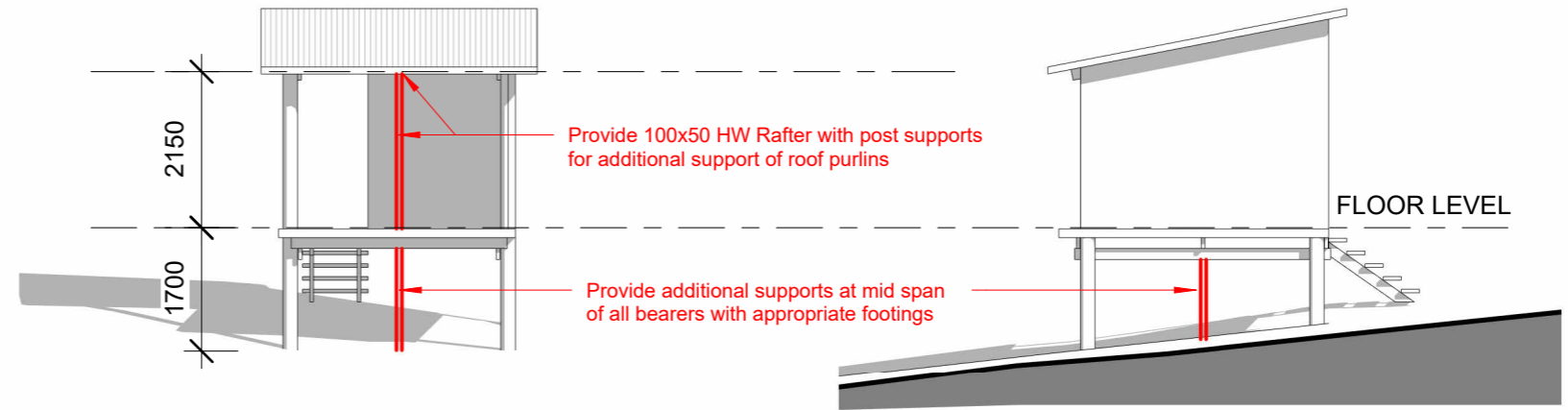
LG ES LOCAL GOVERNMENT ENGINEERING SERVICES
 Pty Ltd ABN 64 055 099 557
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 Inverell 17 Byron Street, Inverell NSW 2360
 Ph: 02-65843888 Email: john@legs.com.au
 Ph: 02-67225110 Email: andrew@legs.com.au

CLIENT	Glen Kee
PROJECT	Proposed Eco Tourism Development 1583 Morven Road, Dundee Existing Structure

SCALE	AS SHOWN	A3 ORIGINAL
DESIGNED:	A. VICKERY	SHEET No: A116
DRAWN:	A. VICKERY	FILE No.:
APPROVED:	A. DEKKERS	IV3783
FIRST ISSUED:	15-08-2023	

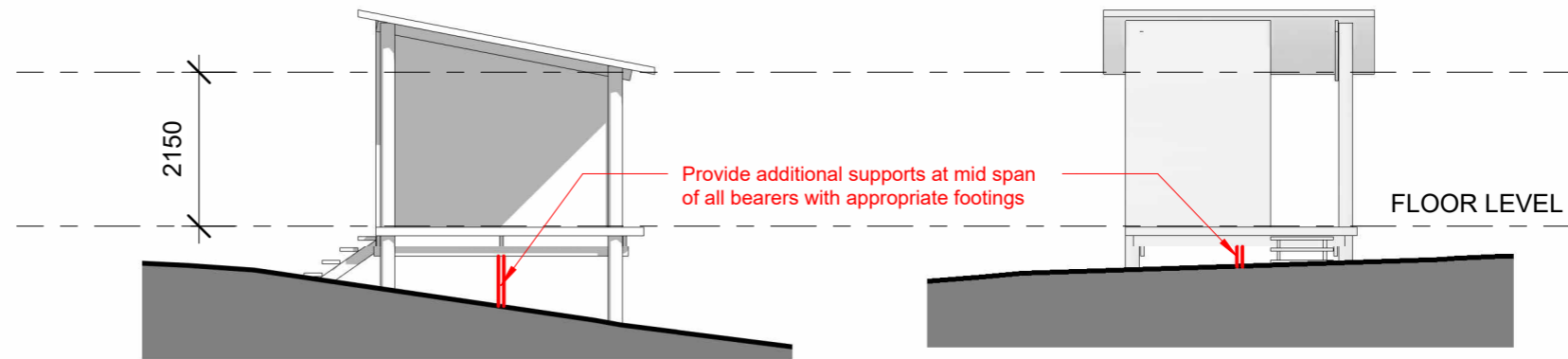


1 Floor Plan
1 : 100



2 North Elevation
1 : 100

3 West Elevation
1 : 100



4 East Elevation
1 : 100

5 South Elevation
1 : 100

SPECIFICATION - Existing Structure

HW Timber pole construction
 Bearers - 150x50 hw bearer & counter bearer
 Floor Joists - 100x50 hw
 Decking - Hardwood
 Roof Framing - 150x50 hw rafters with 75x50 hw purlins
 Wall Cladding - Custom-Orb
 Roof Cladding - Custom-Orb

STRUCTURAL ASSESSMENT

In accordance with the National Construction Code of Australia 2022 evidence of suitability A5G3 (1)(e) the structural components of the building have been assessed against current codes, standards and publications and are adequate with the following rectification works as listed below;

- Installation of additional supports at mid-spans of all bearers & counter bearers.
- Installation of 100x50 hw rafter for support of roof purlins. Rafter to be supported down onto bearers at each end.

This is to the best of our knowledge and belief, true and accurate.

Andrew Dekkers
 BE Civil, M.I.E. Aust

SOLAR HUT

No.	AMENDMENT	AUTH	DATE
A	Issued for Building Assessment	AEV	15-08-2023

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CLIENT	Glen Kee
PROJECT	Proposed Eco Tourism Development 1583 Morven Road, Dundee Existing Structure

SCALE	AS SHOWN	A3 ORIGINAL
DESIGNED:	A. VICKERY	SHEET No: A117
DRAWN:	A. VICKERY	FILE No.:
APPROVED:	A. DEKKERS	IV3783
FIRST ISSUED:	15-08-2023	

Bushfire Attack Level (BAL) Hazard Assessment report

Determined in accordance with *Planning for
Bushfire Protection 2019* and AS 3959-2018

This Bushfire Attack Level (BAL) Assessment Report has been prepared by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme.

This proposal has been prepared in accordance with PBP 2019 in its entirety and the development complies with all relevant Acceptable Solutions in PBP2019

Site Details

Address: 1583 Morven Road (Lot 5, DP 717247)

Suburb: Dundee State: NSW

Local Government Area: Glen Innes Severn Council

Report / Job Number: ARM 21/72 Report Date: 13/09/2023

Bushfire Hazard Assessment

Vegetation Classification	Effective Slope	Separation Distance	BAL
Manager's Residence Forest (north)	upslope	>29 metres	BAL-19
Woodland (south, west)	0-<5° down	>19 metres	BAL-19
Woodland (east)	upslope	>16 metres	BAL-19
Ecotourism community building (Refuge) Woodland (north, east)	upslope	>42 metres	BAL-12.5
Woodland (south, west)	0-<5° down	>50 metres	BAL-12.5

BPAD Accredited Practitioner Details

Name: Stephen Cotter

Accreditation Number: BPAD20505 Accreditation Expiry Date: 31/05/2024

Signature:



BUSHFIRE HAZARD ASSESSMENT



GLEN ELGIN SANTUARY ECO-TOURISM DEVELOPMENT

1583 MORVEN ROAD, DUNDEE

13TH SEPTEMBER 2023

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EXECUTIVE SUMMARY

Mr Kee has requested a bushfire hazard assessment and report that fully considers the site-specific parameters and vegetation structure of any bushfire hazard that would impact the proposed eco-tourism development in accordance with section 4.47 of the Environmental Planning & Assessment Act (1979). The assessment followed the guidelines recommended in Planning for Bushfire Protection (PBP2019) and AS 3959-2018 Construction of buildings in bushfire prone areas (AS3959-2018).

Property Description

The subject site is located to the north of Morven Road approximately 20km east of Dundee and 40km northeast of Glen Innes. The property comprises several forested communities including endangered ecological communities to the north, west of south of Glen Elgin Creek with a section of open grassland and regrowth vegetation along the western bank of this creek that is outside of the conservation area.

Existing buildings include a main reception office and common room, separate kitchen and dining room linked by a timber boardwalk, laundry and stores with separate garages and equipment sheds. These form the main complex area and are surrounded by managed area consisting of several gathering spaces, outdoor recreation areas and an abandoned orchard and garden. 8 separate cabins / accommodation pavilions are spaced out to the north along the creek, all linked by a defined walkway / path that serves as vehicle access to the northern part of the property.

The property is surrounded by existing lifestyle residences and unmanaged vegetation to the north of Morven Road and grassland and rural grazing properties to the south. The subject property is zoned RU1 'Primary Production' in the Glen Innes Severn Local Environmental Plan (Glen Innes Severn Regional Council, 2013). The development proposal is for the retrospective approval of the existing buildings for use as a manager's residence and eco-tourism operations. The development is conceptualised in two stages.

Stage One shall include the main complex of buildings and the three pavilions for use as the manager's residence, linked by a clearly defined pathway.

Stage Two shall include five pavilions use as eco-tourism accommodation and an amenity building that shall also serve as a refuge during any bushfire emergency. All eco-tourism cabins are located within 100 metres of the amenity building with clear pathway to the main complex of buildings.

Vegetation assessment

This Bushfire Risk Assessment was conducted through an on-site inspection undertaken on 28th October 2021 using the methodology set out in PBP. The on-site assessment included traversing the subject property and all lands within 140 metres from the proposed development. The property inspection identified forest areas surrounding the development as bushfire prone vegetation within 140m affecting these dwellings. The table below summarises the slope assessments for each vegetation community observed over the subject land.

Aspect	Vegetation	Classification (PBP / AS 3959-2018)	Slope	Comments
N	Forest	Forest	Upslope	.
S	Woodland	Woodland	0-<5° Down	
E	Woodland	Woodland	Upslope	
W	Woodland / Grassland	Woodland	0-<5° Down	

Asset Protection Zones

Based on the assessment of the vegetation communities and slopes present on and adjacent to the subject property; the entire area outside of the conservation area protected under the conservation agreement shall be maintained as the APZ to provide a separation from any bushfire prone vegetation.

The APZ around the manager's accommodation pavilions shall be 29 metres to the north, 19 metres to the west and south and 16 metres to the east. This exceeds the requirements outlined in Table A1.12.6 of PBP2019 and provide a defensible space for firefighters.

The APZ around the eco-tourism buildings to be used as a refuge during any bushfire emergency shall be 42 metres to the north and east and 50 metres to the west and south and 16 metres to the east. This achieves the requirements outlined in Table A1.12.2 of PBP2019 and provide a defensible space for firefighters.

The APZ for the whole development shall be maintained to the standard of an Inner Protection Area (IPA) outlined in Appendix 4 of PBP and is shown in Figure 3.

Services

All new water connections shall be installed underground. If future overhead electrical transmission lines are installed, pole spacing should be short unless crossing gullies, gorges or riparian areas. No part of a tree should be closer to a power line than the distance set by the appropriate authority. Regular inspection of lines is required to ensure they are not fouled by branches.

RU1 land zoning requires consideration of additional water supplies for bushfire protection. Additional storage required shall be a minimum 10,000 Litres of water provided for each occupied building. For Stage One, this shall be 10,000 litres and 50,000 litres for Stage Two. The water shall be provided in a metal tank with 65mm metal Storz outlet and gate or ball valve and installed and dedicated for fire-fighting purposes. The gate or ball valve, pipes and tank penetrations are to be designed to allow for a full 50mm inner diameter water flow through the Storz fitting and shall be made from metal. The water supply for each occupied building can be provided in separate rainwater tanks or collectively in a single tank located within the APZ for the main complex of buildings and readily accessible by firefighting equipment.

Any reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596.2014. All fixed gas cylinders are kept clear of flammable materials for a distance of 10 metres, shielded on the hazard side with connections to and from the gas cylinders being metal.

Access

The property access road from Morven Road runs along the eastern boundary. This access road is greater than 200 metres in length from a public road and shall meet the provisions in Table 5.3b. Alternative egress during a bushfire emergency is available using existing property roads.

Construction Standards

The un-approved buildings to be used as accommodation for the manager's residence and the main complex of buildings and amenity for community refuge were constructed prior to the introduction of Planning for Bushfire Protection and do not include appropriate bushfire protection measures. It is a requirement that these buildings be upgraded for the protection from ember attack as Stage 1 including:

- *Installation of mesh screens, maximum 2mm aperture, made from non-corrosion steel, bronze or aluminium to completely cover the openable portion of the windows. There shall be less than 3mm gap between the screens and building elements;*
- *Mesh screens to fully cover the window assembly (frame and architrave) where the window is not framed with bushfire-resisting timber;*
- *Ensure that there are no gaps of greater than 3 mm in external cladding. Where present, these gaps should be covered with a mesh screen, maximum 2mm aperture, made from non-corrosion steel, bronze or aluminium;*
- *Provision of weather strips, draught excluders or door seals to the base of side-opening external doors*
- *The external metal sheeting shall be extended to the ground surface to prevent embers entering the subfloor space of each building*
- *The areas of polycarbonate cladding should be replaced to metal or fibre cement sheets to comply with section 6.4 of AS3959-2018.*

Emergency Management

To address the requirement for emergency management of the facility during a bushfire, a bushfire emergency management and evacuation plan should be prepared for the Glen Elgin Sanctuary eco-tourism operation in accordance with AS3745.2000 Planning for emergencies in facilities and the NSW RFS document: A guide to developing a bushfire emergency management and evacuation plan.

The preparation and acceptance of the Bushfire Emergency Management and Evacuation Plan should form part of the emergency management plan for the Glen Elgin Sanctuary.

RECOMMENDATIONS

- The entire area outside of the conservation area shall be managed as an Inner Protection Area according to Appendix 4 of PBP2019 to provide separation from the bushfire prone vegetation.
- The APZ shall extend a minimum of 29 metres to the north, 19 metres to the west and south and 16 metres to the east of the pavilions used for accommodation for the Manager's residence.
- The APZ shall extend a minimum of 42 metres to the north and east, and 50 metres to the west and south from any buildings used as a refuge during a bushfire emergency including the main complex of buildings and the amenity building for Stage Two of the development.
- A minimum of 10,000 Litres of water is provided for each occupied building in accordance with Table 5.3b of PBP2019.
- Property access shall comply with any provisions in Table 5.3b of PBP2019 including.
 - Access road shall be four metres in width with one metre verge either side and maintained with a four metre, vertical clearance.
 - The gradient for the access road shall be less than 10°, sections of the access road where the gradient is greater than 10° and less than 15° shall be sealed
 - The access road shall be maintained to provide a cross fall of less than 10° for the entire length
 - Sharp curves are kept to a minimum and if necessary, shall have an inner radius of curvature of no less than 6 metres and road width of six metres.
 - Bridge crossings or culverts shall have a load rating of 23 tonnes and clearly marked
 - A turning head to be provided near the proposed dwelling consistent with the designs in Appendix 3 of PBP2019.
- The existing pavilions and community refuge buildings shall be upgraded for the protection from ember attack to comply with sections 3 and 6 of AS3959-2018 and section 7.5 of PBP2019 for the manager's residence and sections 3 and 5 of AS3959-2018 and section 7.5 of PBP2019 for the community refuge buildings.
- A Bushfire Emergency Management and Evacuation Plan should be prepared as a consent condition and approved prior to the operation of the facility. This plan would form part of the emergency management plan for the Glen Elgin Sanctuary.

1. INTRODUCTION

1.0 Scope of the report

This bushfire assessment report provides detailed information that demonstrates how a proposed development on bushfire prone land in NSW will address the requirements of *Planning for Bushfire Protection 2019* (PBP2019).

The proposed eco-tourism facility is located on bushfire prone land as described in the Glen Innes Severn Bushfire Prone land map. As such, there is a requirement to address the aim and objectives of PBP outlined in Chapter 1 of PBP2019. In particular, the proposal shall:

- Afford buildings and their occupants protection from exposure to a bushfire
- Provide for a defensible space to be located around buildings
- Provide appropriate separation between a hazard and building which, in combination with other measures, prevent the likely fire spread to buildings
- Ensure that appropriate operational access and egress for emergency service personnel and occupants is available
- Provide for ongoing emergency management and maintenance of bushfire protection measures
- Ensure that utility services are adequate to meet the needs of firefighters

A suite of bushfire protection measures will be proposed that, in combination, achieve the above objectives.

1.1 Background

Mr Kee has requested a bushfire hazard assessment and report that fully considers the site-specific parameters and vegetation structure of any bushfire hazard that would impact the proposed eco-tourism development at 1583 Morven Road, Dundee in accordance with the *Environmental Planning & Assessment Act* (1979). The assessment followed the guidelines recommended in *Planning for Bushfire Protection* (PBP2019) and AS 3959-2018 *Construction of buildings in bushfire prone areas* (AS3959-2018).

The subject property has a conservation agreement with the Minister of Environment under the *National Parks and Wildlife Act* (1974) for the protection of unique biodiversity that occurs on the property. This agreement covers a large part of the land with a cleared section to the east of Glen Elgin Creek that has been previously cleared being excluded from the conservation area. To capitalise on the attributes of the property, a number of cabins and building have been constructed in the cleared area of the property with the intention to create an eco-tourism / health retreat by the previous landowner. None of these buildings were approved and the eco-tourism development was never finalised.

It is proposed to complete the original concept and obtain retrospective approval for the existing buildings a part of a renewed vision for the property.

1.2 Approval Pathway

Eco-tourism developments are defined as a Special Fire Protection Purpose (SFPP) development under the Rural Fires Regulations and hence referral to the NSW Rural Fires Service (RFS) is required. Approval for the development shall be assessed against section 4.47 of the *Environmental Planning & Assessment Act* (1979) with concurrent approval of a Bushfire Safety Authority under section 100B of the *Rural Fires Act*. The proposed development shall demonstrate how the acceptable solutions outlined in section 6 of *Planning for Bushfire Protection 2019* can be achieved.

1.3 Description of property

The subject site is located to the north of Morven Road approximately 20km east of Dundee and 40km northeast of Glen Innes. The property comprises a number of forested communities including endangered ecological communities to the north, west of south of Glen Elgin Creek with a section of open grassland and regrowth vegetation along the western bank of this creek that is excluded from the conservation area.

Existing buildings include a main reception office and common room, separate kitchen and dining room linked by a timber boardwalk, laundry and stores with separate garages and equipment sheds. These form the main complex area and are surrounded by managed area consisting of several gathering spaces, outdoor recreation areas and an abandoned orchard and garden. 8 separate cabins / accommodation pavilions are spaced out to the north along the creek, all linked by a defined walkway / path that serves as vehicle access to the northern part of the property. An aerial of the property is provided as Figure 1.

The property is surrounded by existing lifestyle residences and unmanaged vegetation to the north of Morven Road and grassland and rural grazing properties to the south (Figure 2). The subject property is zoned RU1 'Primary Production' in the Glen Innes Severn Local Environmental Plan (Glen Innes Severn Regional Council, 2013).

1.4 Proposal

The development proposal is for the retrospective approval of the existing buildings for use as a manager's residence and eco-tourism operations. The development is conceptualised in two stages.

Stage One shall include the main complex of buildings and the three pavilions for use as the manager's residence, linked by a clearly defined pathway.

Stage Two shall include five pavilions use as eco-tourism accommodation and an amenity building that shall also serve as a refuge during any bushfire emergency. All eco-tourism cabins are located within 100 metres of the amenity building with a clear pathway to the main complex of buildings assisting in safe movement between structures. A concept plan is provided as Figure 3.



Figure 1: Aerial image showing the arrangement of existing buildings within the cleared area to the west of Glen Elgin Creek.

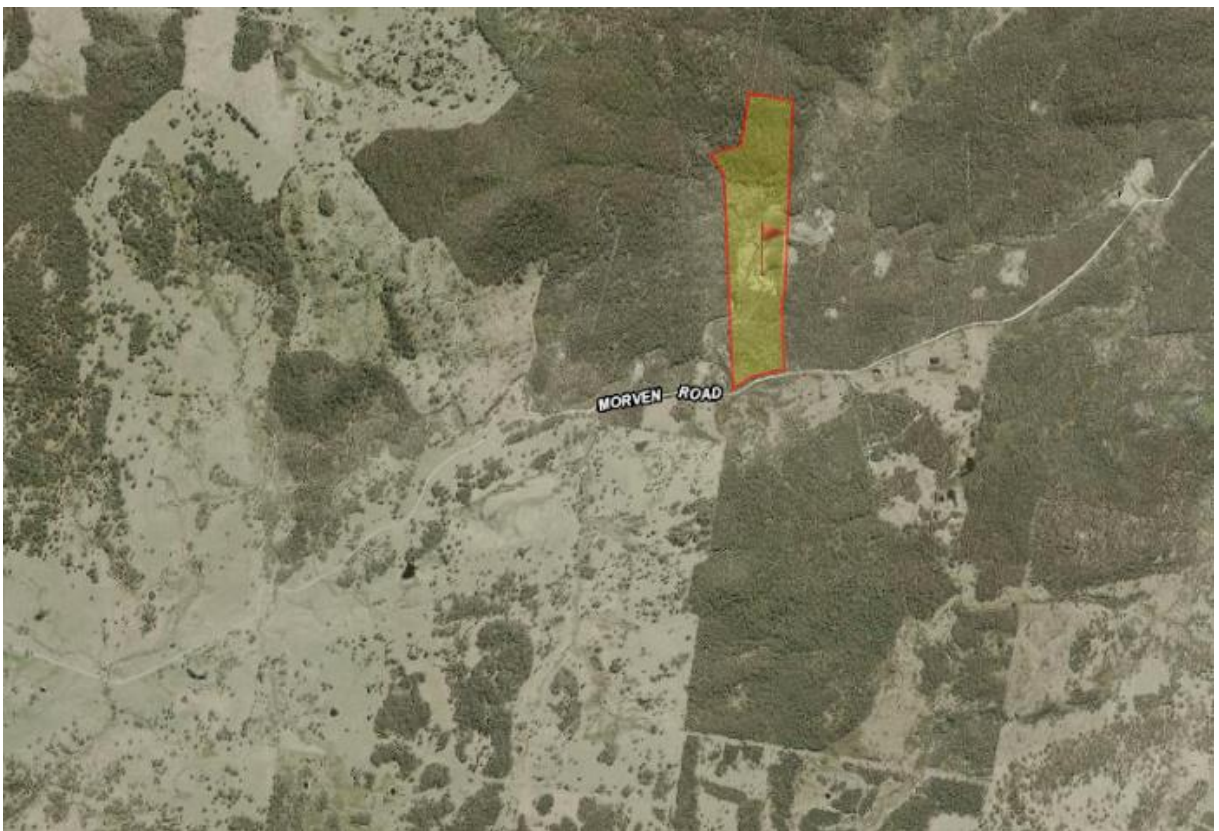


Figure 2: Regional aerial showing the property surrounded by forest and lifestyle residences to the north and rural grazing land to the south and west.

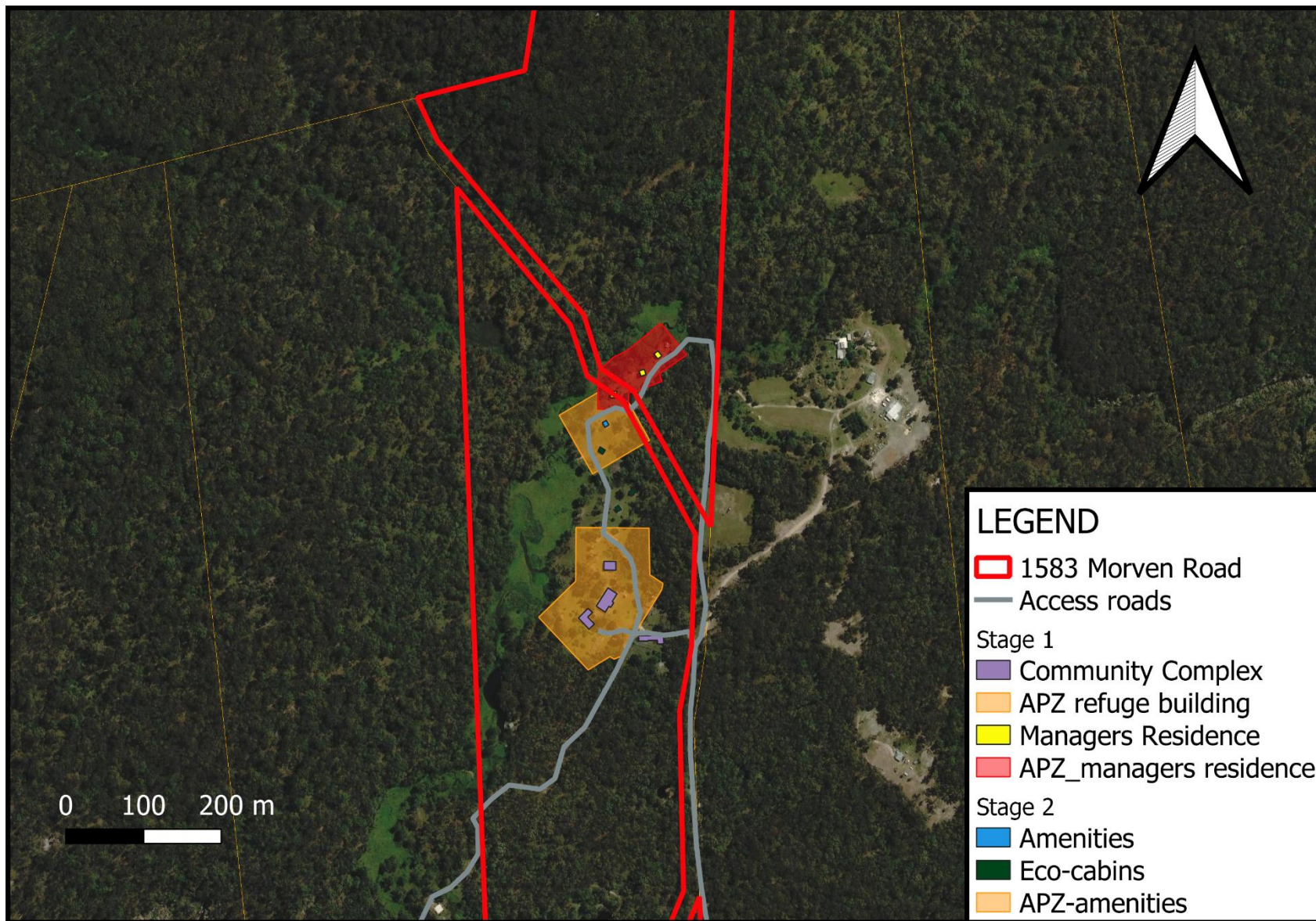


Figure 3: Concept plan for the staged development of glen Elgin Sanctuary

2. SITE ASSESSMENT

The vegetation of the subject property and adjacent properties up to 140m (where practicable) from the proposed development was assessed during a site visit on 28th October 2021 with subsequent visits. The vegetation communities present were identified and classified into formations as described in Keith (2004).

Appendix 1 of PBP2019 outlines the methodology for determining the predominant bushfire prone vegetation to the distance of at least 140 metres in all directions from the site of the proposed development. Vegetation is classified using Keith (2004) with reference to Figures A1.2 of PBP2019 that classifies vegetation types into the following groups:

- | | |
|-----------------------------|-----------------|
| (a) Rainforest | (e) Tall Heath |
| (b) Wet Sclerophyll Forests | (f) Short Heath |
| (c) Dry Sclerophyll Forests | (g) Grassland |
| (d) Woodlands | |

2.1 Vegetation communities present surrounding the proposed development

Community 1 Forest: open forest comprising Broad-leaved Stringybark, New England Blackbutt, Messmate, Ribbon Gum and Mountain Gum with a shrubby understorey occurs to the north of the development within the land included in the conservation area.

Community 2 Woodland: Regrowth vegetation along Glen Elgin Creek and surrounding the existing building to the western boundary of the property and continuing to the west around existing residences was assessed as a woodland due to the past clearing, management of the understorey and vehicle tracks providing an open canopy.

Community 3 Grassland: Open grassland of native and introduced grasses occurs along the creek flats either side of Glen Elgin Creek.

2.1.1 Assessed bushfire prone vegetation affecting the proposed development

The forest and woodland communities were assessed as the bushfire prone vegetation impacting on the proposed development.

Site photographs are provided in Figure 4.

2.2 Landform assessment

Appendix 1 of PBP2019 indicates that slopes should be assessed, over a distance of at least 100m from a development site and that the dominant gradient of the land should be determined on the basis for which will most significantly influence the fire behaviour at the site, using published topographic maps and preliminary survey plans to inform the on-site assessment.

Table 1 summarises the slope assessments for each vegetation community observed surrounding the existing dwellings. This information will be used as the basis for determining those aspects of the proposed development that may require provisions for, and implementation of appropriate Asset Protection Zones (APZ).

Table 1: Site Assessment Summary – vegetation communities

Aspect	Vegetation	Classification (PBP / AS 3959-2018)	Slope	Comments
N	Forest	Forest	Upslope	.
S	Woodland	Woodland	0-<5° Down	
E	Woodland	Woodland	Upslope	
W	Woodland / Grassland	Woodland	0-<5° Down	



Figure 4a: Abandoned orchard and gardens in area around main complex.



Figure 4c: Forest vegetation to the north of the conservation area.



Figure 4b: View of grassland and regrowth to west across Glen Elgin Creek.



Figure 4d: regrowth woodland areas surrounding existing buildings.

2.3 Assessed Bushfire Attack Level

The bushfire attack level applicable to the proposed development was assessed based on the site-specific attributes included above and compared with Table A1.12.6 of PBP2019 for the manager's residence and Table 1A1.12.2 for the main complex and amenity building for the eco-tourism buildings.

The Manager's residence was assessed as having a **BAL-19** bushfire attack level.

- The property is in FDI 80 region
- Forest occurs upslope to the north, separated by at least 29 metres.
- Woodland occurs on 0-<5° downslope to the west and south, separated by at least 19 metres
- Woodland occurs upslope east, separated by at least 16 metres

The eco-tourism buildings required to provide a refuge during any bushfire emergency including the main complex of buildings in Stage One and the amenity building for Stage two were assessed as having a **BAL-12.5** bushfire attack level.

- The property is in FDI 80 region
- Woodland occurs upslope to north and east, separated by at least 42 metres
- Woodland occurs on 0-<5° downslope to the west and south, separated by at least 50 metres

3. BUSHFIRE PROTECTION MEASURES

The following bushfire assessment follows the methodology outlined in AS 3959-2018 *Construction of buildings in bushfire prone areas* and PBP 2019. The following bushfire protection measures are proposed for the eco-tourism development to achieve compliance with the aims and objectives and the measures recommended in Section 6 Special fire Protection purpose developments in PBP2019.

3.1 Asset Protection Zones

Based on the assessment of the vegetation communities and slopes present on and adjacent to the subject property; the entire area outside of the conservation area protected under the conservation agreement shall be maintained as the APZ to provide a separation from any bushfire prone vegetation.

The APZ around the manager's accommodation pavilions shall be 29 metres to the north, 19 metres to the west and south and 16 metres to the east. This exceeds the requirements outlined in Table A1.12.6 of PBP2019 and provide a defensible space for firefighters.

The APZ around the eco-tourism buildings to be used as a refuge during any bushfire emergency shall be 42 metres to the north and east and 50 metres to the west and south and 16 metres to the east. This achieves the requirements outlined in Table A1.12.2 of PBP2019 and provide a defensible space for firefighters.

The APZ for the whole development shall be maintained to the standard of an Inner Protection Area (IPA) outlined in Appendix 4 of PBP and is shown in Figure 3.

3.2 Access and egress

The public roads (Morven Road, Dundee Road) in the vicinity of the subject property are adequate to handle increased volumes of traffic in a bushfire emergency. These roads;

- have an all-weather surface;
- are two-way, allowing traffic to pass in opposite directions; and
- have the capacity to carry fully loaded fire fighting vehicles
- allow occupants to evacuate away from any bushfire hazard

3.2.1 Adequacy of Access and Egress in Bushfire Situations

The property access road from Morven Road runs along the crown road reserve adjacent to the eastern boundary. This access road is greater than 200 metres in length from a public road. Alternative egress during a bushfire emergency is available using existing property roads.

The main access road shall include:

- Access road shall be four metres in width with one metre verge either side and maintained with a four metre, vertical clearance.
- The gradient for the access road shall be less than 10°, sections of the access road where the gradient is greater than 10° and less than 15° shall be sealed
- The access road shall be maintained to provide a cross fall of less than 10° for the entire length
- Sharp curves are kept to a minimum and if necessary, shall have an inner radius of curvature of no less than 6 metres and road width of six metres.
- Bridge crossings or culverts shall have a load rating of 23 tonnes and clearly marked

- A turning head to be provided near the proposed dwelling consistent with the designs in Appendix 3 of PBP2019.

3.3 Services (Electricity Supply, Water, Gas)

All new water connections shall be installed underground. If future overhead electrical transmission lines are installed, pole spacing should be short unless crossing gullies, gorges or riparian areas. No part of a tree should be closer to a power line than the distance set by the appropriate authority. Regular inspection of lines is required to ensure they are not fouled by branches.

RU1 land zoning requires consideration of additional water supplies for bushfire protection. Additional storage required shall be a minimum 10,000 Litres of water provided for each occupied building. For stage One, this shall be 10,000 litres and 50,000 litres for Stage Two

The water shall be provided in a metal tank with 65mm metal Storz outlet and gate or ball valve and installed and dedicated for fire-fighting purposes. The gate or ball valve, pipes and tank penetrations are to be designed to allow for a full 50mm inner diameter water flow through the Storz fitting and shall be made from metal.

The water supply for each occupied building can be provided in separate rainwater tanks or collectively in a single tank located within the APZ for the main complex of buildings and readily accessible by firefighting equipment.

Any reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596.2014. All fixed gas cylinders are kept clear of flammable materials for a distance of 10 metres, shielded on the hazard side with connections to and from the gas cylinders being metal.

3.4 Bushfire Construction Standards

Stage One

The pavilions to be used as accommodation for the manager's residence and the main complex of buildings were constructed prior to the introduction of *Planning for Bushfire Protection* and do not include appropriate bushfire protection measures. It is a requirement that these pavilions be upgraded for the protection from ember attack as Stage 1.

The following shall be required:

- Installation of mesh screens, maximum 2mm aperture, made from non-corrosion steel, bronze or aluminium to completely cover the openable portion of the windows. There shall be less than 3mm gap between the screens and building elements;
- Mesh screens to fully cover the window assembly (frame and architrave) where the window is not framed with bushfire-resisting timber;
- Ensure that there are no gaps of greater than 3 mm in external cladding. Where present, these gaps should be covered with a mesh screen, maximum 2mm aperture, made from non-corrosion steel, bronze or aluminium;
- Provision of weather strips, draught excluders or door seals to the base of side-opening external doors
- The external metal sheeting shall be extended to the ground surface to prevent embers entering the subfloor space of each building
- The areas of polycarbonate cladding should be replaced to metal or fibre cement sheets to comply with section 6.4 of AS3959-2018.

Stage Two

The amenity building to be used as a public refuge during a bushfire emergency shall be upgraded to comply with section 3 and 5 of AS3959-2018 and section 7.5 of PBP2019.

This shall include the protection from ember attack and comprise:

- Installation of mesh screens, maximum 2mm aperture, made from non-corrosion steel, bronze or aluminium to completely cover the openable portion of the windows. There shall be less than 3mm gap between the screens and building elements;
- Mesh screens to fully cover the window assembly (frame and architrave) where the window is not framed with bushfire-resisting timber;
- Ensure that there are no gaps of greater than 3 mm in external cladding. Where present, these gaps should be covered with a mesh screen, maximum 2mm aperture, made from non-corrosion steel, bronze or aluminium;
- Provision of weather strips, draught excluders or door seals to the base of side-opening external doors
- The external metal sheeting shall be extended to the ground surface to prevent embers entering the subfloor space of each building
- The areas of polycarbonate cladding should be replaced to metal or fibre cement sheets to comply with section 5.4 of AS3959-2018.

3.5 Landscaping and property maintenance – Bushfire provisions

The principles of landscaping for bush fire protection are to prevent flame impingement on the building; provide a defensible space for property protection; reduce fire spread; deflect and filter embers; provide shelter from radiant heat; and reduce wind speed. Careful consideration of the species selection, their location relative to their flammability, and on-going maintenance to readily remove flammable fuels (leaf litter, twigs and debris) is critical to providing for bushfire protection (RFS, 2019). The following measures should be considered:

- Only minimal bushfire fuel is present at ground level
- vegetation does not provide a path for the transfer of fire to the development
- trees at maturity should not touch or overhang the building with lower limbs removed to a height of at least two metres above ground
- any trees present are not species that retain dead material or deposit excessive amounts of ground fuel in a short time.
- There is a clear break, preferably using hard surfaces such as paving, between any bark chips or other combustible mulches and the building
- Highly flammable landscape plantings are not positioned next to the building
- The landscaped areas are regularly managed as part of the ground maintenance program for the eco-tourism development including the paths linking the accommodation pavilions.

3.6 Emergency Management

To address the requirement for emergency management of the facility during a bushfire, a bushfire emergency management and evacuation plan should be prepared for the Glen Elgin Sanctuary in accordance with AS3745.2000 *Planning for emergencies in facilities* and the NSW RFS document: *A guide to developing a bushfire emergency management and evacuation plan*.

The preparation and acceptance of the Bushfire Emergency Management and Evacuation Plan should form part of the emergency management plan for the development.

4. RECOMMENDATIONS

- The entire area outside of the conservation area shall be managed as an Inner Protection Area according to Appendix 4 of PBP2019 to provide separation from the bushfire prone vegetation.
- The APZ shall extend a minimum of 29 metres to the north, 19 metres to the west and south and 16 metres to the east of the pavilions used for accommodation for the Manager's residence.
- The APZ shall extend a minimum of 42 metres to the north and east, and 50 metres to the west and south from any buildings used as a refuge during a bushfire emergency including the main complex of buildings and the amenity building for Stage Two of the development.
- A minimum of 10,000 Litres of water is provided for each occupied building in accordance with Table 5.3b of PBP2019.
- Property access shall comply with any provisions in Table 5.3b of PBP2019 including.
 - Access road shall be four metres in width with one metre verge either side and maintained with a four metre, vertical clearance.
 - The gradient for the access road shall be less than 10°, sections of the access road where the gradient is greater than 10° and less than 15° shall be sealed
 - The access road shall be maintained to provide a cross fall of less than 10° for the entire length
 - Sharp curves are kept to a minimum and if necessary, shall have an inner radius of curvature of no less than 6 metres and road width of six metres.
 - Bridge crossings or culverts shall have a load rating of 23 tonnes and clearly marked
 - A turning head to be provided near the proposed dwelling consistent with the designs in Appendix 3 of PBP2019.
- The existing pavilions and community refuge buildings shall be upgraded for the protection from ember attack to comply with sections 3 and 6 of AS3959-2018 and section 7.5 of PBP2019 for the manager's residence and sections 3 and 5 of AS3959-2018 and section 7.5 of PBP2019 for the community refuge buildings.
- A Bushfire Emergency Management and Evacuation Plan should be prepared as a consent condition and approved prior to the operation of the facility. This plan would form part of the emergency management plan for the Glen Elgin Sanctuary.

The bushfire protection measures included as part of the retrospective approval of existing buildings as an eco-tourism development will achieve the aim and objectives of PBP for special fire protection purposes.



STEPHEN COTTER

BPAD 20505

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STATEMENT OF ENVIRONMENTAL EFFECTS

**Lot 1 DP 1159715 & Lot 5 DP 717246
1583 Morven Road
DUNDEE NSW 2370**

**Use of Land and Existing Buildings as
Eco-Tourist Facility with Ancillary
Manager's Residence and Associated
Upgrade Works**

**SEPTEMBER 2023
REF: LITTLE CREEK**

STATEMENT OF ENVIRONMENTAL EFFECTS

Use of Land and Existing Buildings as Eco Tourist Facility with Manager's Residence and Associated Upgrade Works

Lot 1 DP 1159715 & Lot 5 DP 717246 No. 1583 Morven Road, DUNDEE NSW 2370



RuralPlan Consultants

(Trading as RuralCert Pty Ltd)

PO Box 5

GLEN INNES NSW 2370

AUSTRALIA

T: 0460 440 252

E: admin@ruralcert.com.au

Statement of Environmental Effects			
Rev No	Date	Revision details	Author
1	07/03/2022	Draft	Riarna Sheridan
2	17/09/2023	Final Draft	Riarna Sheridan / G Kee
3	27/09/2023	Final Draft V1	Riarna Sheridan
4	28/09/2023	Final	Riarna Sheridan
PROJECT		Use of Land and Existing Buildings as Eco Tourist Facility with Ancillary Manager's Residence with Associated Upgrade and New Works	
CLIENT		G. Kee	
OUR REFERENCE		LITTLE CREEK	

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STATEMENT OF ENVIRONMENTAL EFFECTS

Use of Land and Existing Buildings as Eco Tourist Facility with Manager's Residence and Associated Upgrade Works

Lot 1 DP 1159715 & Lot 5 DP 717246 No. 1583 Morven Road, DUNDEE NSW 2370



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1. INTRODUCTION, BACKGROUND & SUMMARY OF DEVELOPMENT

1.1. Introduction

This Statement of Environmental Effects (SoEE) has been prepared on behalf of G. Ping Kee (director of Little Creek Farming Retreat) by RuralPlan Consultants as part of a Development Application (DA) to Glen Innes Severn Council.

The application seeks consent for the use of land and existing buildings located upon it as an Eco Tourist Facility intended to be named 'Little Creek Farming Retreat' with ancillary Manager's Residence and associated upgrade works at the property known as Lot 1 DP 1159715 & Lot 5 DP 717246 No. 1583 Morven Road, Dundee NSW 2370. As detailed in the following sections, the retreat is completely off-grid, which is considered to suit the eco-tourism proposal.

1.2. Background

- Between approximately 2009 – 2013 the previous landowners undertook substantial development works to construct a number of buildings intended to be used as a spiritual vegan resort known as 'Glen Elgin Retreat'. Based on financial material obtained by the new owners, approximately \$1.4M total was invested with \$616,725.45 of that attributed to building works.
- Despite what appears to be general compliance with the BCA and obvious careful consideration in site planning, the previous landowners constructed all buildings intended to be used as Glen Elgin Retreat without prior development consent from Council.
- As part of that planning the previous landowners have engaged in extensive environmental assessments. This culminated in the entering into a conservation agreement under the section 69F(1) of the National Parks and Wildlife Act 1974 which benefits 75% of the property within an Conservation Agreement.
- Council issued a Show Cause Letter to the previous landowners on 24 January 2020 requiring further information regarding the development, along with a Development Application and Building Certificate application to be lodged to legalise the use of land and buildings upon it.
- The previous landowners did not supply Council with the information, nor did they apply for the required Development Consent or Building Information Certificate. The property then went into liquidation and was subsequently sold to the current

landowners, who are now seeking by way of this application and submitted Building Information Certificate to legalise the structures upon the land and use them as an Eco Tourist resort with ancillary Manager's Residence.

1.3. Existing Buildings

The site currently comprises the following buildings:

- Main Building: Includes central kitchen and function area. On information provided by the previous owners was constructed by a qualified builder;
- Six (6) Kit Shed Cabins: Designed with the intent for short term habitation. Each cabin contains the following rooms and amenities:
 - Cabin 1: Open plan with partitioning. Compost toileting, washbasin and fireplace installed.
 - Cabin 2: Open plan with partitioning. Compost toileting, washbasin and fireplace installed.
 - Cabin 3: Open plan with partitioning. Compost toileting, washbasin and fireplace installed.
 - Cabin 4: Open plan with partitioning. Compost toileting, washbasin and fireplace installed.
 - Cabin 5: Simple open plan with fireplace.
 - Cabin 6: Simple open plan with fireplace.
- Manager's Residence: 3 separate wood frame single cabins comprising the following rooms and amenities:
 - Manager's Residence Room 1: Single room with ensuite (Compost toilet, wash basin and shower recess).
 - Manager's Residence Room 2: Single room with ensuite (Compost toilet, wash basin and shower recess). Separate kitchen.
 - Manager's Residence Room 3: Manager's Residence Room 3: Simple open plan with internal partition.

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- Office space and attached laundry with professionally installed solar system and supporting battery bank;
- Wash House: Central showering and toileting facilities (aka the Bathhouse);
- Former / currently untended gardens known as Garden 1 and Garden 2;
- Former / currently untended Orchard;
- Tractor / Machinery Shed adjacent to Garden 2;
- Solar Hut: Comprising solar system supporting the residences and apparently installed by the former owners;
- On site private water supply (rainwater tanks) comprising:
 - Approximately 50,000L+ through a gravity feed system;
 - Approximately 20,000L+ from rain water attached to the Main Building;
- Bush fire mitigation measures including:
 - 9 hydrant access ports;
 - Sprinkler / watering systems to building structures; and
 - on site fire trailer;
- Natural grey water systems connected to the kitchen, laundry and washhouse;
- On-site sewerage management system previously approved by Council to operate 16/09/2016 connected throughout site in conjunction with composting toilets.

1.4. Building Information Certificate

As part of the application process, an application for a Building Information Certificate (BIC) to has been applied for in conjunction with this application to allow for the lawful use of the same. Accompanying the BIC application are reports from a Structural Engineer, Building Certifier, Bushfire Consultant and Electrician which, generally confirms adequacy of the

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buildings in regard to relevant legislation and provides advice for required upgrade works as required for the purposes of the submitted use.

In accordance with clause 62 of the of the Environmental Planning and Assessment Regulation, each report identifies such works recommended to be made to bring the buildings into conformity with current legislation.

It is submitted that on compliance with those recommendations section 6.25 of the Environmental Planning and Assessment Act, would be satisfied.

It is further submitted that on compliance with those matters this application to enable the request use would be granted.

1.5. Supporting Documents

To support the approval of the development, the following supporting documents have been submitted with this application:

- Site plan;
- Architectural and Design Plans for Main Building (includes central kitchen and function area);
- Architectural Design and Engineering Plans (with each plan / including certification from Structural Engineer for the subject structure) including:
 - Cabin 1;
 - Cabin 2;
 - Cabin 3;
 - Cabin 4;
 - Cabin 5;
 - Cabin 6;
 - Main Building;
 - Wash House;
 - Office/Laundry;
 - Residence Room 1;
 - Residence Room 2;
 - Residence Room 3;
 - Solar Hut;
- BASIX Certificate for Manager's Residence;
- Section J report for non-residential buildings;
- National Construction Code (BCA) Report x 2 (1 being for the Class 1a Manager's Residence and Class 10a Amenities Building and 1 being x for all other buildings carrying commercial 2-9 classifications);
- Bushfire Assessment Report;

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- Electrical Assessment Report;
- Approval to Operate existing onsite waste management system issued by GISC September 2016

1.6. Summary of Proposed Works

The following upgrade works (of which were derived from recommendations of the above consultants reports) to bring the buildings into conformity with current legislation are proposed to be carried fall generally into 3 categories:

Residential structural works:

Based upon recommendation of the structural engineers building works are required:-

1. Installation of bearers and supporting piers;
2. Installation of rafter supports; and
3. Ancillary supports.

Noting the elevated nature of the subject buildings these works and basic design of the rooms, the works identified are minimal. It is recommended that approval be provided upon the conditions of addressing those matters identified by Local Government Engineering Services.

General Works

Per the report the main areas recommended for attention are:

1. Upgrade to stairs and balustrades;
2. Performance solution for wet areas;
3. Fire Safety systems:
 - a. Upgrade to smoke alarms;
 - b. Installation of additional fire suppression units;
 - c. Inspection of existing fire units; and
4. Upgrade of electrical wiring for managers residence

Bushfire

The key area's for work to be undertaken are:

1. Installation of 2mm ember guard;
2. Provision for not less than 60,000 dedicated water supply; and
3. Clearing of vegetation for APZ purposes.

Please refer to Section 3.3 of this report for a detailed summary of upgrade works recommended by each consultant.

1.7. Design Compliance

The proposed development has been designed to be compatible with development in the surrounding locality with considerations made to ensure the provisions of the Glen Innes Severn Local Environmental Plan 2012 (GISLEP 2012) and the Glen Innes Severn Council Development Control Plan 2014 (GISC DCP 2014) are met.

1.8. Land Use Permissibility

The proposed use is permissible with consent in the 'RU1 – Primary Production' zone and is generally compliant with the objectives of the planning controls and design requirements.

1.9. Purpose of this Report

The DA and statement addresses the matters referred to in Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the matters required to be considered by the consent authority.

The purpose of this SoEE is to:

- *Describe the existing environment to which the DA relates and the character of the surrounding area;*
- *Describe the proposed development;*
- *Outline the statutory planning framework within which the DA is assessed and determined; and*
- *Assess the proposed development in considering the relevant heads of consideration (Section 4.15(1) of the EP&A Act).*

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1.10. Table 1 – Applicant, Owner and Site Details

DEVELOPMENT APPLICATION DETAILS	
Applicant	RuralPlan Consultants Contact: Riarna Sheridan Address: PO Box 5, GLEN INNES NSW 2370 Phone: 0460 440 252 Email: admin@ruralcert.com.au
Owners Details	Gregory Ping Kee (1/3 rd) Melissa Ping Kee (1/3 rd) Meiling Tierney & Nicholas Tierney (1/3 rd) Little Creek Farming Retreat (as lessee)
Property Address	Lot 1 DP 1159715 & Lot 5 DP 717246 1583 Morven Road DUNDEE NSW 2370
Local Government Area	Glen Innes Severn Council
Zone	RU1 – Primary Production
Existing Structures	Please refer to Section 1.3 of this report for full details of all existing buildings.
Easements & Covenants	Easements: <ul style="list-style-type: none">• Nil. Covenants: <ul style="list-style-type: none">• Nil.

2. SITE DETAILS

2.1. Location and Context

The subject site (the site), is located within the Glen Innes Severn Local Government Area (LGA) in the rural suburb known as Dundee. The site is located to the north of Morven Road, approximately 20km east of Dundee and 48km north-east of the Glen Innes Town Centre.

The land displays as an irregular shaped rural parcel, 435,630m² or 43.563 ha in size. Traversing through the property is a parcel which was previously a designated road, since closed with the issue of title owned by the landowners. The property is benefited by Glen Elgin Creek, which is a stream order 4 based on the Strahler System. The property also adjoins Butterleaf National Park to the north-west.

Within the designated conservation there are several forested communities area including endangered ecological communities to the north, west of south of Glen Elgin Creek. Within the building envelope a section of open grassland and regrowth vegetation along the western bank of this creek.

Land use within the locality is comprised of rural land and / or rural-residential development, in all directions and unmanaged vegetation to the north of Morven Road and grassland and rural grazing properties to the south.

Currently existing upon the land is the following buildings, all linked by defined walkways / paths that serve as vehicle access to the northern part of the property:

- Main Building: Includes central kitchen and function area which was constructed by a qualified builder;
- Six (6) Kit Shed Cabins: Designed with the intent for short term habitation. Cabins 1 through 4 contain composting WC's and wood heaters. Cabin 5 & 6 contain wood heaters only.
- Manager's Residence: 3 separate wood frame single cabins with composting WC;
- Office space and attached laundry and workshop which contains a professional install solar system with supporting battery bank;
- Wash House: Central showering and toileting facilities constructed by volunteered labour (the Bathhouse);
- Currently untended gardens known as Garden 1 and Garden 2;
- Currently untended Orchard;
- Tractor / Machinery Shed adjacent to Garden 2;
- Office / Workshop / Laundry adjacent to Garden 1 and Orchard;

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- Solar Hut: Comprising solar system for residence which appears to have installed by the prior owners;
- On site private water supply (rainwater tanks) comprising:
 - Approximately 50,000L+ through a gravity feed system;
 - Approximately 20,000L+ from rain water attached to the Arc;
- Bush fire mitigation measures including:
 - 9 hydrant access ports;
 - Sprinkler / watering systems to building structures;
 - On site fire trailer;
- Natural grey water systems connected to the kitchen, laundry and washhouse;
- On-site sewerage management system previously approved by Council to operate 16/09/2016 connected throughout site in conjunction with composting toilets.

Land use within the locality is comprised of rural land and / or rural-residential development, in all directions and unmanaged vegetation to the north of Morven Road and grassland and rural grazing properties to the south.

A locality map, along with photographic aerial view and topographic aerial view mapping of the landholding and buildings located upon it is provided on the following pages.

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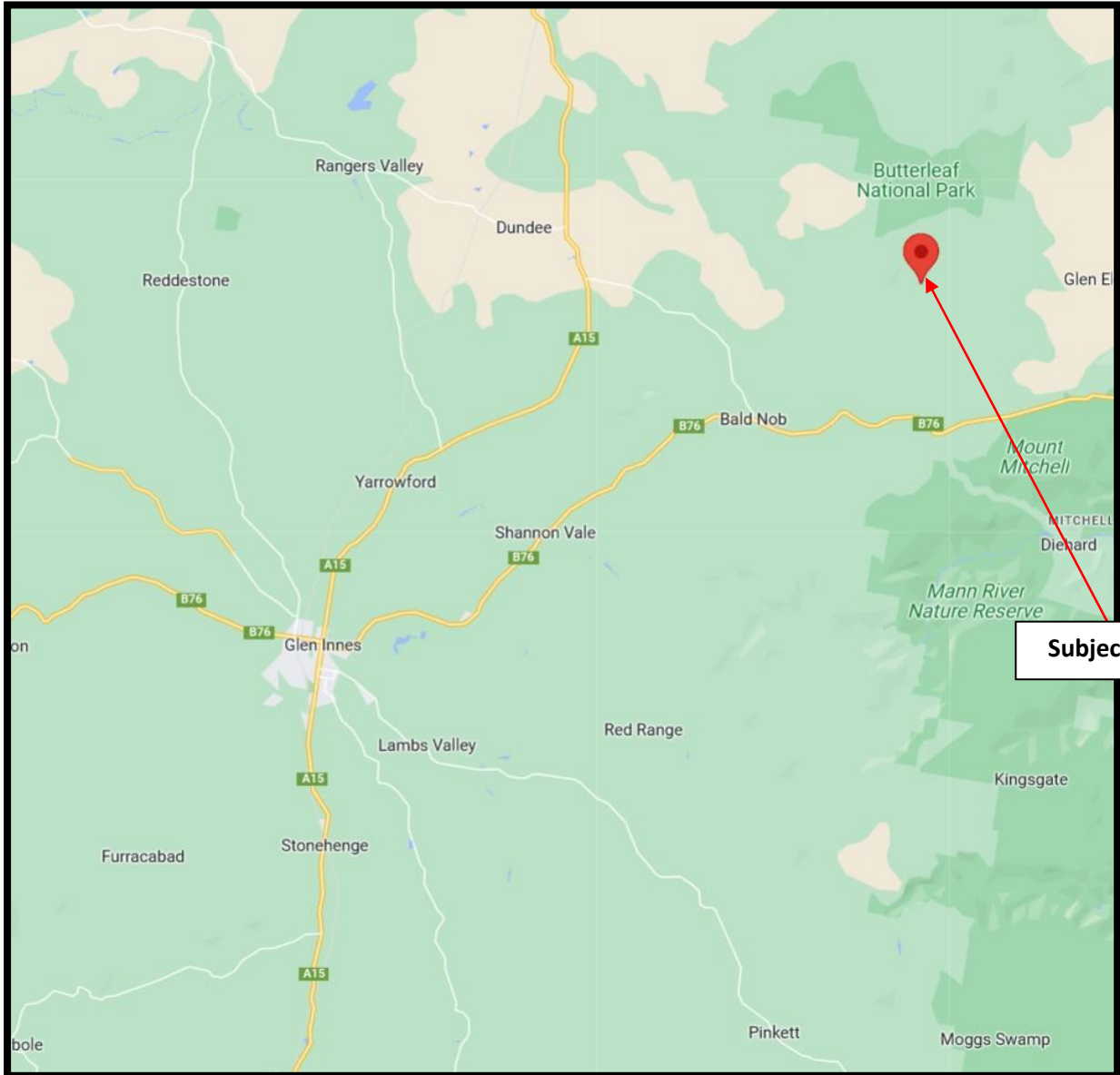


Figure 1: Locality Map showing subject site with red placeholder (Source: Google Maps)

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Figure 2: Aerial View, showing subject site outlined in red (Source: LPI SIX Maps)

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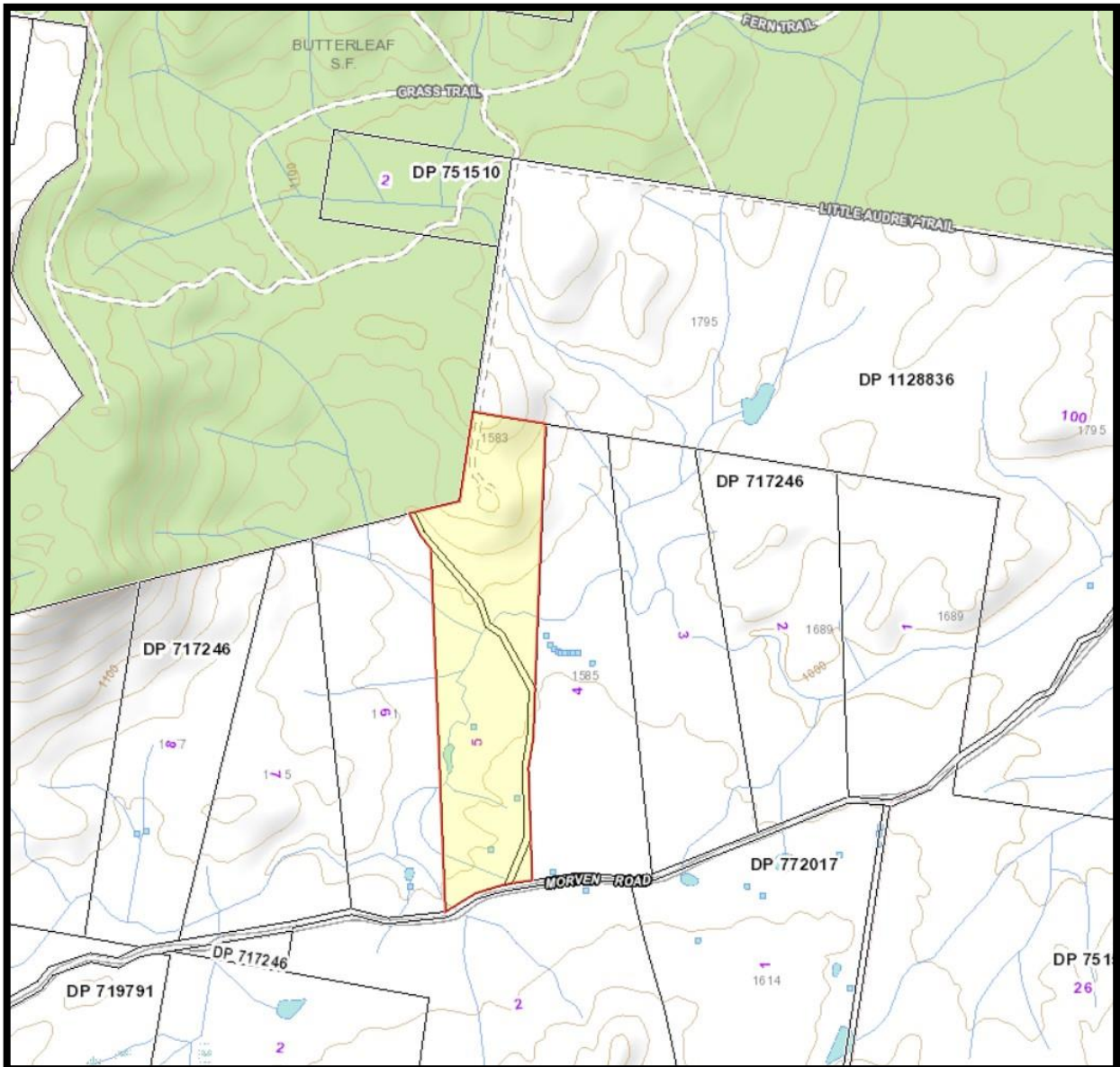


Figure 3: Topographic Aerial View, showing subject site outlined in red (Source: LPI SIX Maps)

2.2. Site Opportunity and Constraints

The key opportunities and constraints of the site include:

- Opportunity to develop the allotment, consistent with the intentions of the GISLEP 2012 and GISCDP 2014.
- Specifically the location and existing development showcases some of the environmentally unique elements of the region in a sensitive, thoughtful and environmentally sustainable fashion.
- The site is not identified as:
 - Flood prone;
 - A heritage item, close to any heritage items or within a heritage conservation area.
- The site is identified as:
 - Bushfire Prone Land. ***A bushfire report has been prepared in accordance with NSW Planning for Bushfire Protection 2019 and submitted with this application for Council's consideration accordingly.***
 - Containing land identified on the Biodiversity Values Map. ***As detailed within Section 4.2.2 of this report, the proposed development does not encroach or propose to remove any vegetation within the area identified upon the Biodiversity Values Map.***
 - Containing land identified on the GISLEP 2012 Riparian Lands and Watercourses Map. ***As detailed within Section 5 of this report, the proposed development does not encroach or propose to remove any vegetation within the area identified upon the Riparian Lands and Watercourses Map.***
 - Cabin4, Cabin 5, Cabin 6, all 3 rooms of the Manager's Residence and the solar hut are located within 40m of portions of the high bank of Glen Elgin Creek that traverses through the property. ***As the mentioned buildings are located within 40m of a permanent watercourse and are not dwelling houses as defined by the Standard Instrument, it is understood Council may refer the***

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application to NSW Water as Integrated Development.

However, it is important to note that the DPIE waterfront land exemption e-tool does not require a controlled activity approval for the construction of dwelling houses within 40m of a stream order 3 creek (such as Glen Elgin Creek).

Further there is no intended construction work for Cabins 4-6, other than of a minor nature being

- a) The installation of ember guard; and***
- b) Upgrade of stairs and balustrades***

2.3. Site Conditions

2.3.1. Site Configuration

The subject allotment is irregular in shape with a long spanning frontage of approximately 187m to and site access from Morven Road as detailed on the accompanying site plan. The land is generally oriented on a north - south axis. Total site area is 435,630m² or 43.563 ha.

2.3.2. Topography

Site slope is varied, comprising minor – steep slopes with the land the existing buildings are located upon comprising minor – moderate slopes.

2.3.3. Soils and Geology

The site has been preliminarily classified as containing Class 'M' – 'H' Moderately – Highly reactive soils.

2.3.4. Aboriginal Archaeology and European Heritage

In regard to Aboriginal archaeology, an Aboriginal Heritage Information Management System (AHIMS) search was undertaken in September 2023 (**Appendix A**). The search revealed no items of Aboriginal heritage to be located upon the site or within 200m of the subject site.

A desktop search of Glen Innes Severn LEP Heritage Mapping and the NSW Heritage Inventory, also undertaken in September 2023, revealed that the site is not classified as containing items of heritage, nor is located within a Heritage Conservation Area.

2.3.5. Bushfire

The site is classified as bushfire prone land according to Glen Innes Severn Council Bushfire Mapping and the NSW RFS Bushfire Prone Land Online Search Tool. ***A bushfire report has been prepared in accordance with the NSW Rural Fire Service publication Planning for Bushfire Protection 2019 and submitted with this application for Council's consideration accordingly.***

2.3.6. Flooding

The site is not identified as flood prone land according to Glen Innes Severn flood prone land studies.

2.3.7. Road and Public Transport Network

Vehicle access to the property is available from Morven Road via Bald Nob Road. All buildings are currently accessed from Morven Road via an existing driveway crossover and internal all-weather gravel driveway located with the portion of land designated as a road (being Lot 1 DP 1159715).

2.3.8. Utility Services

The utility services on site are extensive and have been designed and installed with specific focus on renewable and efficient energy targets.

The residence component enjoys access to:

1. Stand-alone power system;
2. Independent fire heating in each room;
3. Water supply;
4. Fire suppression;
5. On-site compost eco-waste sewerage management systems;
6. Shared kitchen and laundry facilities ;
7. The ability to connect to Star link telecommunications Services ;

The eco-tourism facilities include:

1. Separate stand-alone solar power system for main facilities including office, laundry, washhouse, main building;
2. Independent fire heating in all room;
3. Large function and utility room;
4. Furnace heating for showers;
5. On-site compost eco-waste sewerage management systems;
6. Fire suppression systems ;
7. Gravity feed water supplies;
8. Additional rainwater supplies;
9. Shared kitchen and laundry facilities ; and
10. The ability to connect to Star link telecommunications Services.

2.3.9. Surrounding Development

Land use within the locality is comprised of rural land and / or rural-residential development, in all directions, with unmanaged vegetation to the north of Morven Road and grassland and rural grazing properties to the south. A portion of the north-west boundary of the land also adjoins Butterleaf National Park.

Existing development within the surrounding locality is typically rural / residential housing and ancillary buildings generally consistent in scale and appearance and presenting as a mix of heights and traditional style designs with hip and / or hip and gable roof profiles. Materiality is predominantly timber / weatherboard clad with sheet metal roofing.

3. PROPOSED DEVELOPMENT

3.1. Summary

The application seeks consent for the use of land and existing buildings located upon it as an Eco Tourist Facility intended to be named 'Little Creek Retreat' with ancillary Manager's Residence and associated upgrade works at the property known as Lot 1 DP 1159715 & Lot 5 DP 717246 No. 1583 Morven Road, Dundee NSW 2370. As detailed in the following sections, the retreat is completely off-grid, which is considered to suit the eco-tourism proposal.

Summary of Proposed Development	
Development Calculations	<p>Land Area: 435,630m² or 43.563 ha</p> <p>Conservation Area: 326,000m² or 32.60ha</p> <p>Development Pocket: 109,630m² or 10.963ha</p> <p>Existing Buildings Eco-tourism: 519.84m²</p> <p>Existing Buildings Residence: 93.7m²</p> <p>TOTAL: 613.53m²</p>
Overall Height	<p>Heights:</p> <p>Existing Buildings: All buildings are less than 8.5m in height from existing ground level.</p>
Setbacks	<ul style="list-style-type: none"> ➤ All buildings from north (rear) boundary: >500m ➤ All buildings from east (side) boundary: >80m ➤ All buildings from south (front) boundary: >400m ➤ All buildings from west (side) boundary: >100m ➤ All buildings are located outside of 40m of Glen Elgin Creek other than: <ul style="list-style-type: none"> ○ Cabins 4 (36m), ○ Cabin 5 (28m)

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Summary of Proposed Development

	<ul style="list-style-type: none">○ Cabin 6 (25m)○ Residential buildings located within 10m of Elgin Creek, although subject to exemptions.
--	--

3.2. Operational Details

3.2.1. Description of Proposed Eco-Tourism Accommodation Operation:

Little Creek Farming Retreat Pty Ltd has entered into a lease arrangement with the owners for the operation of the Eco-tourism destination. The Director, Glen Richard Ping Kee holds qualifications in Law, Psychology and Business with majoring in Tourism.

The business model is multifaceted, taking into account the specific nature of eco-tourism, with the following target markets;

1. Key relationships with the University of New England
 - a. Little Creek has key relationships with current and former academic staff of UNE. Current proposals include student attendance for field studies as well as seminars
 - b. Contact has been made with UNE Nova. This is an initiative through UNE which seeks to facilitate contact between start-up businesses. The intent is to provide a working facility for emerging business to show case agricultural and sustainable technologies in a real world environment.
2. Focus Groups. It is hoped that specific focus groups may benefit from the subject property. In particular those working with youths. The ethos being a focus on providing exposure to youths to agricultural environments. Little Creek hopes to showcase environmental sensitive technologies and enable pathways for youths which may benefit to eventual pathways to UNE.
3. Specific Event. The Facilities of the property are ideal for one off events including weddings and the Celtic festival.
4. General Tourism. The general letting of cabins will be managed and available subject to availability.

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3.2.2. Proposed Days and Hours of Operation

Nationally, as a tourist destination, operation is 365 days per year. However, Little Creek intends to operate through a booking system that enables blackout periods, both for functions and, where deemed appropriate, to moderate usage.

3.2.3. Proposed Number of Staff

It is expected that that operation will function with one in-house property manager, supplemented as required with grounds keeper and catering staff. Ancillary functions such as yoga, meditation, nature tours and youth skills would be facilitated through subcontract arrangements.

3.2.4. Vehicles Attending the Site

Vehicles attending site are anticipated to be no larger than a standard 4WD vehicle. The existing driveways throughout the site are capable of handling such vehicles without the need for upgrade.

3.3. Proposed Upgrade Works

The below table provides a detailed description of upgrade works proposed as a result of recommendations from consultants reports received:

MAIN BUILDING	
Classification	Class 3
Intended use	Kitchen and common room facilities. Service kitchen for managers residence.
Dimensions	Total Floor area = 332.3m ² Enclosed = 196.2m ² Veranda = 136.1m ²
Engineering	No structural concerns identified.
BCA	<ol style="list-style-type: none">1) Upgrade stairway to D3D14 standards.2) Upgrade barriers to D3D17 standards.3) Provision of portable fire extinguishers.4) Installation of smoke detection system compliant with S20C3 Specification 20.
Bushfire	BAL 12.5 <ol style="list-style-type: none">1) Installation of not less than 2mm ember protection to:<ol style="list-style-type: none">a. All openable windows;b. all subfloor space;

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MAIN BUILDING	
	<p>c. any external gap >3mm.</p> <ol style="list-style-type: none"> 2) Bottled gas is to be stored and maintained in accordance with AS/NZS 1596.2014. 3) Replace polycarbonate cladding with materials compliant with section 6.4 of AS3959-2018. 4) Provision of weather strips and draught excludes. Door seals to the base of side-opening external doors. 5) A minimum of 10,000L of water is provided for each occupied building in accordance with Table 5.3b of PBP2019.
Electrical	Deemed Safe.
Water	<ol style="list-style-type: none"> 1) Recommended Grey Water system inspected by licenced plumber. 2) Recommend inspection by plumber to ensure adequate redirection of stormwater.

OFFICE/ LAUNDRY	
Classification	Class 5
Intended use	Office space with attached laundry facilities. Service laundry and office for managers use.
Dimensions	<p>Total Floor area = 173.4m2 Enclosed = 75.4m2 Veranda, deck and workshop= 98.0m2</p>
Engineering	<p><i>Office</i></p> <ol style="list-style-type: none"> 1) Installation of support for rafter over window. 2) Support or replace existing rafter over window. 3) Support overhands. 4) Installation of midspan bearer supports. 5) Installation of additional supports under batteries. <p><i>Verandah</i></p> <ol style="list-style-type: none"> 1) Installation of midspan bearers and joints. 2) Installation of supporting Roof Purlins. <p><i>Deck</i></p> <ol style="list-style-type: none"> 1) Installation of joints supports.

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OFFICE/ LAUNDRY	
	2) Installation of supporting Roof Purlins. <i>Deck</i> 1) Rectification of joist supports. 2) Installation of midspan bearer supports.
BCA	1) Upgrade stairway to D3D14 standards. 2) Upgrade barriers to D3D17 standards. 3) Provision of portable fire extinguishers. 4) Installation of smoke detection system compliant with S20C3 Specification 20.
Bushfire	BAL 12.5 1) Installation of not less than 2mm ember protection to: <ul style="list-style-type: none"> a. All openable windows; b. all subfloor space; c. any external gap >3mm; d. cover of any timber window framing. 2) Provision of weather strips and draught excludes. Door seals to the base of side-opening external doors. 3) A minimum of 10,000L of water is provided for each occupied building in accordance with Table 5.3b of PBP2019.
Electrical	1) Deemed Safe. 2) Compliant. N.B. storage capacity of batteries <200Kwh.
Water	1) Recommended Grey Water system inspected by licenced plumber. 2) Recommend inspection by plumber to ensure adequate redirection of stormwater.

WASHHOUSE	
Classification	Class 10a
Intended use	Shower and toileting facilities.

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WASHHOUSE	
Dimensions	Total Floor area = 132.7.4m ²
Engineering	Installation of additional supports for roof purlins.
BCA	<ol style="list-style-type: none"> 1) Upgrade stairway to H5D2 standards. 2) Upgrade barriers to H5D3 standards. 3) Upgrade wet areas to restrict water penetration.
Bushfire	<p>BAL 12.5</p> <ol style="list-style-type: none"> 1) Installation of not less than 2mm ember protection to: <ol style="list-style-type: none"> a. All openable windows; b. all subfloor space; c. any external gap >3mm; d. cover of any timber window framing. 2) Provision of weather strips and draught excludes. Door seals to the base of side-opening external doors.
Electrical	Deemed Safe.
Water	<ol style="list-style-type: none"> 1) Recommended Grey Water system inspected by licenced plumber. 2) Recommend inspection by plumber to ensure adequate redirection of stormwater.

SOLAR HUT	
Classification	Class 10a
Intended use	Solar / electrical equipment storage shelter.
Dimensions	Total Floor area = 12.2m ²
Engineering	<ol style="list-style-type: none"> 1) Installation of additional supports at mid-spans of all bearers & counter bearers. 2) Installation of 100x50 hw rafter for support of roof purlins. Rafter to be supported down onto bearers at each end.

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SOLAR HUT	
BCA	No upgrades identified.
Bushfire	<p>BAL 19</p> <ol style="list-style-type: none"> 1) Installation of not less than 2mm ember protection to: <ol style="list-style-type: none"> a. all subfloor space; b. any external gap >3mm. 2) Provision of weather strips and draught excludes. Door seals to the base of side-opening external doors.
Electrical	<ol style="list-style-type: none"> 1) Re-install the submains from the Solar Hut to Living block 1,2,3,4 (this includes all cabins, Manager’s residence and solar hut blocks). 2) Install an MEN point for each hut. 3) Re-do any electrical circuits in the huts that are not installed in a safe manner. 4) Install sub board with RCD protection in each living block / cabin. 5) Replace smoke alarms with new battery only smoke alarms.
Water	<ol style="list-style-type: none"> 1) Recommend inspection by plumber to ensure adequate redirection of stormwater.

CABIN 1	
Classification	Class 3
Intended use	Cabin Accommodation.
Dimensions	Total Floor area = 42.0m ² Enclosed = 33.0m ² Veranda = 9.0m ²
Engineering	No structural concerns identified.
BCA	<ol style="list-style-type: none"> 1) Upgrade stairway to D3D14 standards. 2) Upgrade barriers to D3D17 standards. 3) Provision of portable fire extinguishers. 4) Installation of smoke detection system compliant with S20C3 Specification 20.

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CABIN 1	
Bushfire	<p>BAL 12.5</p> <ol style="list-style-type: none"> 1) Installation of not less than 2mm ember protection to: <ol style="list-style-type: none"> a. All openable windows; b. all subfloor space; c. any external gap >3mm. 2) A minimum of 10,000L of water is provided for each occupied building in accordance with Table 5.3b of PBP2019.
Electrical	<ol style="list-style-type: none"> 6) Re-install the submains from the Solar Hut to Living block 1,2,3,4 (this includes all cabins, Manager’s residence and solar hut blocks). 7) Install an MEN point for each hut. 8) Re-do any electrical circuits in the huts that are not installed in a safe manner. 9) Install sub board with RCD protection in each living block / cabin. 10) Replace smoke alarms with new battery only smoke alarms.
Water	<ol style="list-style-type: none"> 1) Recommend inspection by plumber to ensure adequate redirection of stormwater.

CABIN 2	
Classification	Class 3
Intended use	Cabin Accommodation.
Dimensions	Total Floor area = 42.0m ² Enclosed = 33.0m ² Veranda = 9.0m ²
Engineering	No structural concerns identified.
BCA	<ol style="list-style-type: none"> 1) Upgrade stairway to D3D14 standards. 2) Upgrade barriers to D3D17 standards. 3) Provision of portable fire extinguishers. 4) Installation of smoke detection system compliant with S20C3 Specification 20.

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CABIN 2	
Bushfire	<p>BAL 12.5</p> <ol style="list-style-type: none"> 1) Installation of not less than 2mm ember protection to: <ol style="list-style-type: none"> a. All openable windows; b. all subfloor space; c. any external gap >3mm; d. Cover of any timber window framing. 2) A minimum of 10,000L of water is provided for each occupied building in accordance with Table 5.3b of PBP2019.
Electrical	<ol style="list-style-type: none"> 1) Re-install the submains from the Solar Hut to Living block 1,2,3,4 (this includes all cabins, Manager's residence and solar hut blocks). 2) Install an MEN point for each hut. 3) Re-do any electrical circuits in the huts that are not installed in a safe manner. 4) Install sub board with RCD protection in each living block / cabin. 5) Replace smoke alarms with new battery only smoke alarms.
Water	<ol style="list-style-type: none"> 1) Recommend inspection by plumber to ensure adequate redirection of stormwater.

CABIN 3	
Classification	Class 3
Intended use	Cabin Accommodation.
Dimensions	Total Floor area = 42.0m ² Enclosed = 33.0m ² Veranda = 9.0m ²
Engineering	No structural concerns identified.
BCA	<ol style="list-style-type: none"> 1) Upgrade stairway to D3D14 standards. 2) Upgrade barriers to D3D17 standards.

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CABIN 3	
	<ul style="list-style-type: none"> 3) Provision of portable fire extinguishers. 4) Installation of smoke detection system compliant with S20C3 Specification 20.
Bushfire	<p>BAL 12.5</p> <ul style="list-style-type: none"> 1) Installation of not less than 2mm ember protection to: <ul style="list-style-type: none"> a. All openable windows; b. all subfloor space; c. any external gap >3mm; d. cover of any timber window framing. 2) A minimum of 10,000L of water is provided for each occupied building in accordance with Table 5.3b of PBP2019.
Electrical	<ul style="list-style-type: none"> 1) Re-install the submains from the Solar Hut to Living block 1,2,3,4 (this includes all cabins, Manager's residence and solar hut blocks). 2) Install an MEN point for each hut. 3) Re-do any electrical circuits in the huts that are not installed in a safe manner. 4) Install sub board with RCD protection in each living block / cabin. 5) Replace smoke alarms with new battery only smoke alarms.
Water	<ul style="list-style-type: none"> 1) Recommend inspection by plumber to ensure adequate redirection of stormwater.

CABIN 4	
Classification	Class 3
Intended use	Cabin Accommodation.
Dimensions	Total Floor area = 40.0m ² Enclosed = 32.0m ² Veranda = 8.0m ²
Engineering	No structural concerns identified.

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CABIN 4	
BCA	<ol style="list-style-type: none"> 1) Upgrade stairway to D3D14 standards. 2) Provision of portable fire extinguishers. 3) Installation of smoke detection system compliant with S20C3 Specification 20.
Bushfire	<p>BAL 12.5</p> <ol style="list-style-type: none"> 1) Installation of not less than 2mm ember protection to <ol style="list-style-type: none"> a. All openable windows; b. all subfloor space; c. any external gap >3mm; d. cover of any timber window framing. 2) A minimum of 10,000L of water is provided for each occupied building in accordance with Table 5.3b of PBP2019.
Electrical	<ol style="list-style-type: none"> 1) Re-install the submains from the Solar Hut to Living block 1,2,3,4 (this includes all cabins, Manager’s residence and solar hut blocks). 2) Install an MEN point for each hut. 3) Re-do any electrical circuits in the huts that are not installed in a safe manner. 4) Install sub board with RCD protection in each living block / cabin. 5) Replace smoke alarms with new battery only smoke alarms.
Water	<ol style="list-style-type: none"> 1) Recommend inspection by plumber to ensure adequate redirection of stormwater.

CABIN 5	
Classification	Class 3
Intended use	Cabin Accommodation.
Dimensions	Total Floor area = 40.0m ² Enclosed = 32.0m ² Veranda = 8.0m ²
Engineering	No structural concerns identified.

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CABIN 5	
BCA	<ol style="list-style-type: none"> 1) Upgrade stairway to D3D14 standards. 2) Provision of portable fire extinguishers. 3) Installation of smoke detection system compliant with S20C3 Specification 20.
Bushfire	<p>BAL 12.5</p> <ol style="list-style-type: none"> 1) Installation of not less than 2mm ember protection to <ol style="list-style-type: none"> a. All openable windows; b. all subfloor space; c. any external gap >3mm; d. cover of any timber window framing. 2) A minimum of 10,000L of water is provided for each occupied building in accordance with Table 5.3b of PBP2019.
Electrical	<ol style="list-style-type: none"> 1) Re-install the submains from the Solar Hut to Living block 1,2,3,4 (this includes all cabins, Manager’s residence and solar hut blocks). 2) Install an MEN point for each hut. 3) Re-do any electrical circuits in the huts that are not installed in a safe manner. 4) Install sub board with RCD protection in each living block / cabin. 5) Replace smoke alarms with new battery only smoke alarms.
Water	<ol style="list-style-type: none"> 1) Recommend inspection by plumber to ensure adequate redirection of stormwater.

CABIN 6	
Classification	Class 3
Intended use	Cabin Accommodation.
Dimensions	Total Floor area = 40.0m ² Enclosed = 32.0m ² Veranda = 8.0m ²

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CABIN 6	
Engineering	No structural concerns identified.
BCA	<ol style="list-style-type: none"> 1) Upgrade stairway to D3D14 standards. 2) Upgrade barriers to D3D17 standards. 3) Provision of portable fire extinguishers. 4) Installation of smoke detection system compliant with S20C3 Specification 20.
Bushfire	<p>BAL 12.5</p> <ol style="list-style-type: none"> 1) Installation of not less than 2mm ember protection to: <ol style="list-style-type: none"> a. All openable windows; b. all subfloor space; c. any external gap >3mm; d. cover of any timber window framing. 2) A minimum of 10,000L of water is provided for each occupied building in accordance with Table 5.3b of PBP2019.
Electrical	<ol style="list-style-type: none"> 1) Re-install the submains from the Solar Hut to Living block 1,2,3,4 (this includes all cabins, Manager’s residence and solar hut blocks). 2) Install an MEN point for each hut. 3) Re-do any electrical circuits in the huts that are not installed in a safe manner. 4) Install sub board with RCD protection in each living block / cabin. 5) Replace smoke alarms with new battery only smoke alarms.
Water	<ol style="list-style-type: none"> 1) Recommend inspection by plumber to ensure adequate redirection of stormwater.

RESIDENCE ROOM 1	
Classification	Class 1a
Intended use	Managers Residence
Dimensions	Total Floor area = 68.9m ² Enclosed = 44.45m ²

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RESIDENCE ROOM 1	
	Deck & Platform = 24.45m ²
Engineering	<ol style="list-style-type: none"> 1) Installation of additional supports at mid-spans of all floor bearers . 2) Installation of additional supports at mid-spans of all floor joists (new FB as indicated. 3) Max span of 100x50 HW deck joists is 1.7m, otherwise additional support required. 4) Roof beam over Platform inadequate. Provide additional members. 5) Roof beams inadequate. External roof beams partially supported on external walls (ok). Internal roof beams. 6) require additional support to shorted effective span to 2.9m max. 7) Roof rafters inadequate. Rectification needs to be Engineered.
BCA	<ol style="list-style-type: none"> 1) Upgrade stairway to D3D14 standards. 2) Upgrade barriers to D3D17 standards. 3) Upgrade wet areas to restrict water penetration. 4) Installation of smoke detection system compliant with Part 9.5 of the HPS.
Bushfire	<p>BAL 19</p> <ol style="list-style-type: none"> 1) Installation of not less than 2mm ember protection to <ol style="list-style-type: none"> a. All openable windows; b. all subfloor space; c. any external gap >3mm; d. cover of any timber window framing. 2) A minimum of 10,000L of water is provided for each occupied building in accordance with Table 5.3b of PBP2019.
Electrical	<ol style="list-style-type: none"> 1) Re-install the submains from the Solar Hut to Living block 1,2,3,4 (this includes all cabins, Manager’s residence and solar hut blocks). 2) Install an MEN point for each hut. 3) Re-do any electrical circuits in the huts that are not installed in a safe manner.

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RESIDENCE ROOM 1	
	<ul style="list-style-type: none"> 4) Install sub board with RCD protection in each living block / cabin. 5) Replace smoke alarms with new battery only smoke alarms.
Water	1) Recommend inspection by plumber to ensure adequate redirection of stormwater.
BASIX	<ul style="list-style-type: none"> 1) Installation of louvers/blinds 2) Installation of subfloor r2.3 or higher insulation.

RESIDENCE ROOM 2	
Classification	Class 1a
Intended use	Managers Residence
Dimensions	Total Floor area = 67.42m ² Enclosed = 52.2m ² Deck & Platform = 15.22m ²
Engineering	<ul style="list-style-type: none"> 1) Installation of additional supports at mid-spans of all floor bearers and at end of cantilever. 2) Provide additional members for roof bearers. 3) Provide additional roof beams for rafters.
BCA	<ul style="list-style-type: none"> 1) Upgrade stairway to D3D14 standards. 2) Upgrade barriers to D3D17 standards. 3) Upgrade wet areas to restrict water penetration. 4) Installation of smoke detection system compliant with Part 9.5 of the HPS.
Bushfire	BAL 19 <ul style="list-style-type: none"> 1) Installation of not less than 2mm ember protection to: <ul style="list-style-type: none"> a. All openable windows; b. all subfloor space; c. any external gap >3mm; d. cover of any timber window framing.

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RESIDENCE ROOM 2	
	2) A minimum of 10,000L of water is provided for each occupied building in accordance with Table 5.3b of PBP2019.
Electrical	<ol style="list-style-type: none"> 1) Re-install the submains from the Solar Hut to Living block 1,2,3,4 (this includes all cabins, Manager’s residence and solar hut blocks). 2) Install an MEN point for each hut. 3) Re-do any electrical circuits in the huts that are not installed in a safe manner. 4) Install sub board with RCD protection in each living block / cabin. 5) Replace smoke alarms with new battery only smoke alarms.
Water	1) Recommend inspection by plumber to ensure adequate redirection of stormwater.
BASIX	<ol style="list-style-type: none"> 1) Installation of louvers/blinds 2) Installation of subfloor r2.3 or higher insulation.

RESIDENCE ROOM 3	
Classification	Class 1a
Intended use	Managers Residence
Dimensions	Total Floor area = 52.8m ² Enclosed = 41.5m ² Deck & Platform = 11.3m ²
Engineering	<ol style="list-style-type: none"> 1) Installation of additional supports at mid-spans of all floor bearers and at end of cantilever. 2) Provide additional members for roof bearers. 3) Provide additional roof beams for rafters.
BCA	<ol style="list-style-type: none"> 1) Upgrade stairway to D3D14 standards. 2) Upgrade barriers to D3D17 standards. 3) Installation of smoke detection system. compliant with part 9.5 of the HPS.

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RESIDENCE ROOM 3	
Bushfire	<p>BAL 19</p> <ul style="list-style-type: none"> a. Installation of not less than 2mm ember protection to: <ul style="list-style-type: none"> a. All openable windows; b. all subfloor space; c. any external gap >3mm; d. cover of any timber window framing. b. A minimum of 10,000L of water is provided for each occupied building in accordance with Table 5.3b of PBP2019.
Electrical	<ul style="list-style-type: none"> 1) Re-install the submains from the Solar Hut to Living block 1,2,3,4 (this includes all cabins, Manager’s residence and solar hut blocks). 2) Install an MEN point for each hut. 3) Re-do any electrical circuits in the huts that are not installed in a safe manner. 4) Install sub board with RCD protection in each living block / cabin. 5) Replace smoke alarms with new battery only smoke alarms.
Water	<ul style="list-style-type: none"> 1) Recommend inspection by plumber to ensure adequate redirection of stormwater.
BASIX	<ul style="list-style-type: none"> 1) Installation of louvers/blinds 2) Installation of subfloor r2.3 or higher insulation.

ANCILLARY BUSHFIRE MEASURES
<ul style="list-style-type: none"> 1) The entire area outside of the conservation area shall be managed as an Inner Protection Area according to Appendix 4 of PBP2019 to provide separation from the bushfire prone vegetation. 2) The APZ shall extend a minimum of 29 metres to the north, 19 metres to the west and south and 16 metres to the east of the pavilions used for accommodation for the Manager’s residence. NOTE – Clearing works (of which are under the clearing threshold prescribed by the Biodiversity Conservation Act) to be undertaken in accordance with the NSW RFS 10/50 clearing rules once Development Consent issued.

ANCILLARY BUSHFIRE MEASURES

- 3) The APZ shall extend a minimum of 42 metres to the north and east, and 50 metres to the west and south from any buildings used as a refuge during a bushfire emergency including the main complex of buildings and the amenity building for Stage Two of the development. **NOTE – Clearing works (of which are under the clearing threshold prescribed by the Biodiversity Conservation Act) to be undertaken in accordance with the NSW RFS 10/50 clearing rules once Development Consent issued.**
- 4) Property access shall comply with any provisions in Table 5.3b of PBP2019 including:
 - i. Access road shall be four metres in width with one metre verge either side and maintained with a four metre, vertical clearance.
 - ii. The gradient for the access road shall be less than 10°, sections of the access road where the gradient is greater than 10° and less than 15° shall be sealed
 - iii. The access road shall be maintained to provide a cross fall of less than 10° for the entire length
 - iv. Sharp curves are kept to a minimum and if necessary, shall have an inner radius of curvature of no less than 6 metres and road width of six metres.
 - v. Bridge crossings or culverts shall have a load rating of 23 tonnes and clearly marked
 - vi. A turning head to be provided near the proposed dwelling consistent with the designs in Appendix 3 of PBP2019.
- 5) A Bushfire Emergency Management and Evacuation Plan should be prepared as a consent condition and approved prior to the operation of the facility. This plan would form part of the emergency management plan for the Glen Elgin Sanctuary.

3.4. Access and Parking

Vehicle access to the property is available from Morven Road via Bald Nob Road.

Four (4) bay undercover parking is currently facilitated at the tractor shed with gravel parking sufficient to accommodate a total of ten (10) additional vehicles.

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As the intent of the destination is to encourage the environmental experience, guests are encouraged to walk from that position to their accommodation, However, all facilities are equipped with all-weather access if required.

The existing internal driveway allows vehicles to drive and, if necessary, park next to respective cabins.

As driveway access from Morven Road already exists, application under S138 of the Roads Act is not required to be lodged in conjunction with this application.

3.5. Earthworks

No new earthworks proposed / required.

3.6. Erosion and Sedimentation Control

Prior to the commencement of works, erosion and sedimentation control measures will be installed upon the site in accordance with Council regulations, fact sheets and the NSW 'Blue Book' if necessary. Erosion and sedimentation control measures will remain in place throughout the course of works and until the site is suitable to remove them.

3.7. Stormwater and Drainage

Stormwater from the main buildings are directed / connected to rainwater tanks or otherwise directed away from all buildings and managed on site to water grounds.

3.8. Utilities and Services

As detailed within **Section 2.3.8** earlier within this report, the utility services on site are extensive and have been designed and installed with specific focus on renewable and efficient energy targets.

The residence component enjoys access to:

1. Stand-alone power system;
2. Independent fire heating in each room;
3. Water supply;
4. Fire suppression;
5. On-site compost eco-waste sewerage management systems;
6. Shared kitchen and laundry facilities ;
7. The ability to connect to Star link telecommunications Services ;

The eco-tourism facilities include:

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1. Separate stand-alone solar power system for main facilities including office, laundry, washhouse, main building;
2. Independent fire heating in all room;
3. Large function and utility room;
4. Furnace heating for showers;
5. On-site compost eco-waste sewerage management systems;
6. Fire suppression systems ;
7. Gravity feed water supplies;
8. Additional rainwater supplies;
9. Shared kitchen and laundry facilities ; and
10. The ability to connect to Star link telecommunications Services.

As detailed within Section 3.3 of this report, a number of upgrades to utilities have been recommended to be carried out by various consultants and are proposed as part of this application.

4. STATUTORY REQUIREMENTS

This section deals with the proposal's consistency with the various statutory and non-statutory provisions. It also addresses the relevant matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (as amended).

4.1. Commonwealth Legislation

4.1.1. Environment Protection and Biodiversity Conservation Act 1999

The Commonwealth Environmental Protection and Biodiversity Conservation Act (EPBC) 1999, in conjunction with the Commonwealth Environmental Protection and Biodiversity Conservation Regulations 2000, provide the basis for national environmental protection and conservation.

The EPBC Act specifically aims to:

- *Provide for the protection of the environment, especially matters of national environmental significance.*
- *Conserve Australian biodiversity.*
- *Provide a streamlined national environmental assessment and approvals process.*
- *Enhance the protection and management of important natural and cultural places.*
- *Control the international movement of plants and animals (wildlife), wildlife specimens and products made or derived from wildlife.*
- *Promote ecologically sustainable development through the conservation and ecologically sustainable use of natural resources.*
- *Recognise the role of Indigenous people in the conservation and ecologically sustainable use of Australia's biodiversity.*
- *Promote the use of Indigenous peoples' knowledge of biodiversity with the involvement of, and in cooperation with, the owners of the knowledge.*

The EPBC requires Commonwealth approval for development which significantly impacts upon matters relating to National environmental significance. The nine matters of national environmental significance protected under the EPBC Act include:

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- *World heritage properties.*
- *National heritage places.*
- *Wetlands of international importance.*
- *Listed threatened species and ecological communities.*
- Migratory species.
- Commonwealth marine areas.
- The Great Barrier Reef Marine Parks.
- Nuclear actions (including uranium mines).
- Water resources, in relation to coal seam gas development and large coal mining development.

EPBC ACT ASSESSMENT

The subject site is not situated on or near an area of environmental significance, nor does it contain any of the aforementioned national environmental significance items. As such, further assessment is not deemed required.

4.2. State Legislation

4.2.1. Environmental Planning and Assessment Act 1979 (EP&A Act)

Development in New South Wales is carried out in accordance with the planning provisions stipulated within the EP&A Act. Section 4.15 (1) – ‘Evaluation’ provides a framework of conditions which a development application must satisfy to be successful.

The proposed development has been evaluated with regard to the matters for consideration of section 4.15(1) of the EP&A Act with the results outlined in **Section 6 of this report – EP&A Act Section 4.15(1) Evaluation.**

4.2.2. Biodiversity Conservation Act 2016

The Biodiversity Conservation Act 2016 (BC Act) replaced the Threatened Species Conservation Act 1995 (TSC Act) in 2017. The purpose of the BC Act is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development. In summary the BC Act provides:

- A new framework for managing native vegetation clearing
- An enhanced and strategic approach to private land conservation and threatened species conservation
- An expanded biodiversity offsetting scheme

The table below assesses the proposed development against the Biodiversity Conservation Act criteria.

Biodiversity Conservation Act Assessment

BIODIVERSITY CONSERVATION ACT TRIGGER QUESTIONS	ANSWER AND COMMENTARY
Is the proposed development categorised as Development (i.e., Part 1, Cl1.5 Meaning of Development under the NSW Environmental Planning and Assessment Act 1979)?	YES. The Act and BAM Assessment will apply subject to if the development answers ‘YES’ to any of the below questions.

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Lot 1 DP 1159715 & Lot 5 DP 717246 No. 1583 Morven Road, DUNDEE NSW 2370



<p>BIODIVERSITY CONSERVATION ACT TRIGGER QUESTIONS</p>	<p>ANSWER AND COMMENTARY</p>
<p>IF ‘YES’ THE BIODIVERISTY CONSERVATION ACT AND BAM ASSESSMENT APPLIES</p>	
<p>Has Sensitive Biodiversity Values been mapped within your project area (as mapped by the State Government)?</p> <p>IF ‘YES’ THE BIODIVERISTY CONSERVATION ACT AND BAM ASSESSMENT APPLIES</p>	<p>YES</p> <p>Cabin 4, Cabin 5, Cabin 6 together with the 3 separate rooms of the Manager’s Residence and the solar hut are located within 40m of Glen Elgin Creek which is mapped as holding Sensitive Biodiversity Values. Figure 4 below shows Glen Elgin Creek with the purple line.</p> <p>Despite being located within close proximity to the creek, the buildings are already constructed and have been designed to ensure they will not impact the creek in relation to stormwater drainage, erosion and sediment tracking or the like.</p> <div data-bbox="689 1115 1343 1771" data-label="Figure"> </div> <p>Figure 4: Biodiversity Values Map, showing subject building site in relation to BV mapped area (purple line). A number of cabins, the Manager’s Residence and solar hut are located within 40m of portions of the creek. (Source: NSW Planning Portal)</p>

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BIODIVERSITY CONSERVATION ACT TRIGGER QUESTIONS	ANSWER AND COMMENTARY										
<p>Has your project been identified within a strategic plan and likely to fall within an area subject to Strategic Biodiversity Certification?</p> <p>IF ‘YES’ THE BIODIVERISTY CONSERVATION ACT AND BAM ASSESSMENT APPLIES</p>	<p>NO</p> <p>A search of Glen Innes Severn Council’s strategic planning documents revealed the project is not identified within a plan subject to strategic biodiversity certification.</p>										
<p>Does the development propose clearing of native vegetation (not including ‘Category 1’ under the Local Land Services Act 2013) in excess of the *area clearing thresholds?</p> <p><i>* Area Clearing Threshold</i> Determined by minimum lot size (MLS) applicable to the relevant land as shown in the Lot Size Maps under the relevant Local Environmental Plan (LEP)</p> <p><u>OR</u> Determined by actual lot size where there is no MLS provided for the relevant land under the LEP</p> <p>IF ‘YES’ THE BIODIVERISTY CONSERVATION ACT AND BAM ASSESSMENT APPLIES</p>	<p>Subject Site Minimum Lot Size (GISLEP 2012): 300 ha</p> <p>NO</p> <p>The minimum lot size assigned to the land in accordance with GISLEP 2012 minimum lot size mapping, is 300 ha.</p> <p>The development site is already established with no additional clearing proposed as part of the development, apart from clearing to be carried out under the RFS 10/50 Clearing rules in accordance with the accompanying Bushfire Report recommendations once the Development Consent is issued (of which is less than the applicable 1 ha area clearing threshold listed below).</p> <p>Area Clearing Threshold Table:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #D3D3D3;"> <th style="text-align: left;">Minimum lot size associated with the property</th> <th style="text-align: left;">Threshold for clearing, above which the BAM and offsets scheme apply</th> </tr> </thead> <tbody> <tr> <td>Less than 1 ha</td> <td>0.25 ha or more</td> </tr> <tr> <td>1 ha to less than 40 ha</td> <td>0.5 ha or more</td> </tr> <tr> <td>40 ha to less than 1000 ha</td> <td>1 ha or more</td> </tr> <tr> <td>1000 ha or more</td> <td>2 ha or more</td> </tr> </tbody> </table> <p>Source: Environment.nsw.gov.au website</p>	Minimum lot size associated with the property	Threshold for clearing, above which the BAM and offsets scheme apply	Less than 1 ha	0.25 ha or more	1 ha to less than 40 ha	0.5 ha or more	40 ha to less than 1000 ha	1 ha or more	1000 ha or more	2 ha or more
Minimum lot size associated with the property	Threshold for clearing, above which the BAM and offsets scheme apply										
Less than 1 ha	0.25 ha or more										
1 ha to less than 40 ha	0.5 ha or more										
40 ha to less than 1000 ha	1 ha or more										
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BIODIVERSITY CONSERVATION ACT TRIGGER QUESTIONS	ANSWER AND COMMENTARY
<p>Will the proposed development impact on threatened species, populations or communities that are likely to be 'significant' as determined through the <i>Biodiversity Conservation Act 'five-part test'</i>?</p> <p>IF 'YES' THE BIODIVERSITY CONSERVATION ACT AND BAM ASSESSMENT APPLIES</p>	<p>NO.</p> <p>The development site is located in an existing managed land area not known to contain threatened species, populations or communities that are likely to be 'significant' under the Biodiversity Conservation Act 'five-part test'.</p>

BIODIVERSITY CONSERVATION ACT ASSESSMENT CONCLUSION

As per the above assessment the Biodiversity Conservation Act 2016 **does not apply**. The proposed development is not anticipated to have an adverse impact on any threatened or migratory flora and fauna species, endangered populations, threatened ecological communities, or their habitats.

Moreover, the existing Conservation Agreement (**copy submitted with this application**) reserves the vast majority of the property for environmental protection purposes.

4.3. Environmental Planning Instruments (EPIs)

Development in NSW is carried out under the Environmental Planning & Assessment Act 1979 (EP&A Act). Environmental planning instruments, including State Environmental Planning Policies (SEPPs) and Local Environmental Plans (LEPs), are legal documents enacted under Part 3 of the EP&A Act that regulate land use and development. Environmental planning instruments determine the permissibility of the proposed development and the environmental assessment pathway for the proposed development. The environmental planning instruments relevant to the proposed development are discussed below.

4.3.1. State Environmental Planning Policies (SEPP)

A review was conducted of State Environmental Planning Policies (SEPP) considered applicable to the development:

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4 – Remediation of Land
- State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 3 - Koala Habitat Protection 2020

Consideration of the development against the above SEPP follows overleaf.

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4.3.1.1. State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

This State Environmental Planning Policy was enacted to ensure dwellings are designed to use less potable water and minimise greenhouse gas emissions by setting energy and water reduction targets for residential houses and units.

The aims of the SEPP include:

- 1) Regulations under the Act have established a scheme to encourage sustainable residential development (the BASIX Scheme) under which:
 - An application for a development consent, complying development certificate or construction certificate in relation to certain kinds of residential development, must be accompanied by a list of commitments by the applicant as to the manner in which the development will be carried out.
 - The carrying out of residential development pursuant to the resulting development consent, complying development certificate or construction certificate, will be subject to a condition requiring such commitments to be fulfilled.

BASIX is an online program that is accessible to anyone. The designer enters data relating to the house or unit design such as location, size, building materials etc., into the BASIX tool. BASIX analyses this data and determines how it scores against the Energy and Water targets.

Although the BASIX tool is designed with the intent of assisting for proposed developments, it never the less provides useful guidance in the assessment for use under this application.

In this respect the Owners have undertaken a BASIX assessment based upon the existing structures in situ.

Per the submitted BASIX (Certificate 1427406S), water and energy targets are met. Thermal targets can be achieved by

- 1) the installation of shutters and blinds; and
- 2) installation of underfloor insulation (noting both walls and ceiling are already insulated).

4.3.1.2. State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4 – Remediation of Land

The State Environmental Planning Policy (Resilience and Hazards) 2021 commenced on 1 March 2022. The SEPP is a consolidation of the following SEPPs:

- SEPP (Coastal Management) 2018 (now known as *Chapter 2 Coastal Management*)
- SEPP 33 - Hazardous and Offensive Development – now known as *Chapter 3 Hazardous and Offensive Development*)
- SEPP 55 – Remediation of Land (now known as *Chapter 4 Remediation of Land*)

This development is required to be considered against Chapter 4 – Remediation of Land.

The object of Chapter 4 is to provide for a Statewide planning approach to the remediation of contaminated land.

In particular, this Chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:

- (a) by specifying when consent is required, and when it is not required, for a remediation work, and
- (b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and
- (c) by requiring that a remediation work meet certain standards and notification requirements.

Clause 4.6 of the chapter requires the consent authority to consider whether:

1. The land is contaminated, and
2. If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

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3. If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

Proposed Development Compliance with SEPP (Resilience and Hazards) 2021 – Chapter 4 – Remediation of Land

The subject site is located entirely within a RU1 – Primary Production zone. A search of the New South Wales Environment Protection Authority (EPA) Contaminated Land Records revealed that no notices have been issued for the site under the Contaminated Land Management Act 1997, nor have any licences been issued under the POEO Act for the site.

As such, a contaminated land assessment is not deemed required.

4.3.1.3. State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 3 – Koala Habitat Protection 2020

The State Environmental Planning Policy (Biodiversity and Conservation) 2021 commenced on 1 March 2022. The SEPP is a consolidation of a number of SEPPs including the former SEPP (Koala Habitat Protection 2020).

This development is required to be considered against Chapter 3 – Koala Habitat Protection 2021.

Chapter 3 aims to encourage the proper conservation and management of areas of natural vegetation that provides habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline –

- (a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and
- (b) by encouraging the identification of areas of core koala habitat, and
- (c) by encouraging the inclusion of areas of core koala habitat in environment protection zones.

Land to which this Part applies

As per Clause 3.5, this part applies to land to which this Chapter applies if the land—

This Part applies to land—

- (a) that is land to which this Chapter applies (being land in a local government area listed in Schedule 2 of the SEPP zoned RU1, RU2, RU3); and
- (b) that is land in relation to which a development application has been made, and
- (c) that, whether or not the development application applies to the whole, or only part, of the land—
 - (i) has an area of more than 1 hectare, or
 - (ii) has, together with adjoining land in the same ownership, an area of more than 1 hectare.

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SEPP Chapter 3 - Clause 3.6 and Clause 3.7 Is the land potential or core koala habitat?

- 1) Before a council may grant consent to a development application for consent to carry out development on land to which this Part applies, the council must be satisfied as to whether or not the land is a potential or core koala habitat.
- 2) The council may be satisfied as to whether or not land is a potential or core koala habitat only on information obtained by it, or by the applicant, from a person who is qualified and experienced in tree identification.
- 3) If the council is satisfied—
 - a) that the land is not a potential or core koala habitat, it is not prevented, because of this Chapter, from granting consent to the development application, or
 - b) that the land is a potential koala habitat, it must comply with section 3.7; or
 - c) that the land is a core koala habitat, it must comply with section 3.8.

ASSESSMENT OF SUBJECT SITE AGAINST SEPP (BIODIVERSITY AND CONSERVATION) 2021 – CHAPTER 3 - KOALA HABITAT PROTECTION 2020

Assessment revealed the subject site is required to address this SEPP as it is:

- Located in the Glen Innes Severn LGA, being a Council area included in Schedule 2 of the SEPP, and
- Zoned RU1 and has an area of over 1 hectare.

ASSESSMENT OF PROPOSED DEVELOPMENT AGAINST SEPP (BIODIVERSITY AND CONSERVATION) 2021 – CHAPTER 3 - KOALA HABITAT PROTECTION 2020

1. No new earthworks and no tree removal proposed as part of development;
2. As confirmed by a *NSW Environment & Heritage Public Bionet Atlas* search of 10 square km of the area conducted 17/09/2023 (search result provided in **Figure 5 overpage**), no koala activity is recorded or known to be present on or near the site;
3. The landowners no confirmed koala activity has been sited near or in the vicinity of where the development is located since purchasing the property in 2021;

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4. No such habit has been identified in the detail assessment process supporting the Conservation Agreement; and
5. The development is below the Biodiversity Offsets Scheme threshold under the BC Act.

Environment & Heritage | NSW BioNet https://www.environment.nsw.gov.au/atlaspublicapp/ui_modules/atlas...

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You are here: [Home](#) > Species sightings search results

Search results

Which species or group?

All entities Animals Plants Fungi Communities Threats Endangered populations Search for a species or group of species (e.g. birds)

Search for term

Enter at least 3 letters and click Go

Term selected: Koala Common Name; Phascolarctidae

No records found

Search criteria: Public Report of all Valid Records of Koala (Family: Phascolarctidae) in selected area [North: -29.53 West: 151.99 East: 152.09 South: -29.63] returned 0 records for 0 species.
Report generated on 17/09/2023 2:16 PM.

**Figure 5: Bionet Atlas Public Search Result – No Koala populations recorded as being located upon the subject site (being 10km x 10km area around the subject site)
(Source: NSW Environment & Heritage Bionet Atlas Public System)**

ASSESSMENT SUMMARY

In accordance with the above assessment and the ecological assessment submitted with Conservation Agreement, as the development does not proposed new earthworks or tree removal which is not otherwise permitted for setback and bushfire purposes, no koala activity is publicly recorded or known by the landowners to be present / occur in the vicinity of where buildings are located and the development is under the Biodiversity Offset Scheme threshold, further reporting for a Koala Plan of Management is **NOT deemed necessary / required**.

4.4. Integrated Development

Consideration was afforded to other legislation, including legislation concerning whether the proposal is integrated development. Integrated development is development that, in order for it to be carried out, requires development consent and one or more of the following approvals:

- *Coal Mine Subsidence Compensation Act 2017*
- *Fisheries Management Act 1994*
- *Heritage Act 1977*
- *Mine Subsidence Compensation Act 1961*
- *National Parks and Wildlife 1974*
- *Petroleum Act 1991*
- *Protection of the Environment Operations Act 1997*
- *Roads Act 1993*
- *Rural Fires Act 1997*
- *Water Management Act 2000*
- *Biodiversity Conservation Act 2016 No 63*

4.4.1. Coal Mine Subsidence Compensation Act 2017

The site is not identified as being within a Mine Subsidence District on the maps published by NSW Subsidence Advisory and therefore does not require authorisation from the Mine Subsidence Board.

4.4.2. Fisheries Management Act 1994

No authorisation required.

4.4.3. Heritage Act 1977

No authorisation required.

4.4.4. Mining Act 1992

No authorisation required.

4.4.5. National Parks and Wildlife Act 1974

No authorisation required.

4.4.6. Protection of the Environment Operations Act 1997

An Environment Protection Licence (EPL) is not required for the development.

4.4.7. Roads Act 1993

The Roads Act 1993 details objectives for public and classified roads. Vehicle access to the property is available from Morven Road via Bald Nob Road (Morven Road is not a Classified Road). All buildings are currently accessed from Morven Road via an existing driveway crossover and internal all-weather gravel driveway located with the portion of land designated as a road (being Lot 1 DP 1159715).

As driveway access from Morven Road already exists, application under S138 of the Roads Act is not required to be lodged in conjunction with this application.

4.4.8. Rural Fires Act 1997

No authorisation required.

4.4.9. Water Management Act 2000

The Water Management Act 2000 aims to provide for the sustainable and integrated management of the water sources of the State for the benefit of both present and future generations. Under the Water Management Act, Activity Approvals are required for certain development.

Cabin 4, Cabin 5, Cabin 6, all 3 rooms of the Manager's Residence and the solar hut are located within 40m of portions of the high bank of Glen Elgin Creek that traverses through the property. ***As the mentioned buildings are located within 40m of a permanent watercourse and are not dwelling houses as defined by the Standard Instrument, it is understood Council may refer the application to NSW Water as Integrated Development. However, it is important to note that the DPIE waterfront land exemption e-tool does not require a controlled activity approval for the construction of dwelling houses within 40m of a stream order 4 creek (such as Glen Elgin Creek).***

5. LOCAL ENVIRONMENTAL PLANNING INSTRUMENTS

5.1. Glen Innes Severn Local Environmental Plan 2012 (GISLEP 2012)

The site of the proposed development is located within the **RU1 Primary Production** zone as identified by the Glen Innes Severn LEP 2012.

5.1.1. Objectives of zone

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

The proposed development is considered to be consistent with the above objectives as it seeks approval for the use of land for existing buildings to be used as an Eco-Tourist Facility and associated upgrade works. The development does not adversely affect any surrounding land uses.

5.1.2. Permitted with consent

The Glen Innes Severn LEP 2012, permits the following land uses with Council's consent in the zone:

*Aquaculture; Backpackers' accommodation; Bed and breakfast accommodation; Building identification signs; Business identification signs; Cellar door premises; Dual occupancies; Dwelling houses; Extractive industries; Farm buildings; Farm stay accommodation; Funeral homes; Group homes; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Kiosks; Landscaping material supplies; Open cut mining; Plant nurseries; Restaurants or cafes; Rural supplies; Rural workers' dwellings; Timber yards; Turf farming; **Any other development not specified in item 2 or 4***

5.1.3. Prohibited

Amusement centres; Boat building and repair facilities; Car parks; Centre-based child care facilities; Commercial premises; Depots; Entertainment facilities; Exhibition homes; Exhibition villages; Function centres; Health services facilities; Heavy industrial storage establishments; Highway service centres; Industrial retail outlets; Industries; Local distribution premises; Marinas; Mooring pens; Moorings; Passenger transport facilities; Places of public worship; Public administration buildings; Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Service stations; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wholesale supplies

The proposed development is defined as an ***Eco-tourist facility with ancillary Manager's Residence and outbuildings***, all of which are permissible with consent in this zone.

The GISLEP 2012 defines an eco-tourist facility as:

Eco-tourist facility means a building or place that—

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

It may include facilities that are used to provide information or education to visitors and to exhibit or display items.

Note—

- *See clause 5.13 for requirements in relation to the granting of development consent for eco-tourist facilities.*
- ***Eco-tourist facilities are not a type of tourist and visitor accommodation.***

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5.1.4. LEP Considerations

The following considerations have been made in accordance with the *GISLEP 2012 provisions*:

GISLEP 2012 PART 4: PRINCIPLE DEVELOPMENT STANDARDS	COMMENTARY
4.1 Minimum subdivision lot size	Not applicable to this development.
4.1AA Minimum subdivision lot size for community title schemes	Not applicable to this development.
4.1A Minimum subdivision lot size for strata plan schemes in certain rural, residential and environmental zones	Not applicable to this development.
4.1B Minimum subdivision lot size for certain split zones	Not applicable to this development.
4.1C Boundary changes between lots in Zone RU1	Not applicable to this development.
4.2 Rural Subdivision	Not applicable to this development.
4.2A Erection of dwelling houses and dual occupancies (attached) on land in certain rural, residential and environmental protection zones	Not applicable to this development.
4.2B Erection of rural workers' dwellings	Not applicable to this development.
4.2C Erection of dual occupancies (detached) in Zone RU1	Not applicable to this development.
4.3 Height of buildings	Not adopted.
4.4 Floor space ratio	Not adopted.
4.5 Calculation of floor space ratio and site area	Not adopted.
4.6 Exceptions to development standards	Not applicable to this development.

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GISLEP 2012 PART 5: MISCELLANEOUS PROVISIONS	COMMENTARY
5.1 Relevant acquisition authority	Not applicable to this development.
5.2 Classification and reclassification of public land	Not applicable to this development.
5.3 Development near zone boundaries	Not applicable to this development.
5.4 Controls relating to miscellaneous permissible uses	Not applicable to this development.
5.5 Controls relating to secondary dwellings on land in a rural zone	Not adopted.
5.6 Architectural roof features	Not adopted.
5.7 Development below mean high water mark	Not adopted.
5.8 Conversion of fire alarms	Not applicable to this development.
5.9 Dwelling house or secondary dwelling affected by natural disaster	Not applicable to this development.
5.9AA (Repealed)	Not applicable to this development.
5.10 Heritage conservation	Not applicable to this development.
5.11 Bush fire hazard reduction	Not applicable to this development.
5.12 Infrastructure development and use of existing buildings of the Crown	Not applicable to this development.
5.13 Eco-tourist facilities	<p>Applicable to this development The subject development is proposed to be an Eco-tourist facility and is required to be assessed against the provisions of this clause.</p>

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GISLEP 2012 PART 5: MISCELLANEOUS PROVISIONS	COMMENTARY
	<p><u>Clause 5.13 Assessment:</u> CI 5.13(3): <i>The consent authority must not grant consent under this Plan to carry out development for the purposes of an eco-tourist facility unless the consent authority is satisfied that—</i></p> <p>CI 5.13(3)(a): <i>There is a demonstrated connection between the development and the ecological, environmental and cultural values of the site or area</i></p> <p>The subject site and buildings located upon it have been chosen to become an Eco-tourist facility due to its inherent environmental and ecological attributes which include:</p> <ul style="list-style-type: none"> • A mix of unique vegetation communities including a conservation zone protecting a number of Endangered Ecological Communities as outlined in the Conservation Management Plan submitted with the application; • Views over Glen Elgin Creek and the surrounding bushland. <p>The buildings have been purposely designed to provide connection to the natural values of the site. This has been achieved by the construction of purpose built cabin accommodation scattered throughout a portion of the landscape which will allow visitors to maximise their connection with the surrounding environment, while being located in an area that possesses a low bushfire risk (BAL 12.5 and BAL 19 as confirmed by the accompanying Bushfire Assessment Report prepared by Stephen Cotter).</p>

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GISLEP 2012 PART 5: MISCELLANEOUS PROVISIONS	COMMENTARY
	<p>CI 5.13(3)(b): <i>The development will be located, constructed, managed and maintained so as to minimise any impact on, and to conserve, the natural environment</i></p> <p>The development has been constructed upon a portion of the site which does not impact any significant vegetation, nor the existing designated conservation area.</p> <p>In addition, the implementation of various land management strategies which are already enshrined and mandated within the Conservation Agreement for the ecological area. These ensures the ongoing maintenance of the land and proposed operation of the Eco-tourist facility development will have minimal ecological impacts into the future.</p> <p>Finally, the whole site is off-grid and provides its own power, water, heating and sewage treatment with maximum use of renewable resources and of which are considered to further minimise impact and conserve the natural environment.</p> <p>CI 5.13(3)(c): <i>The development will enhance an appreciation of the environmental and cultural values of the site or area</i></p> <p>The development enhances the natural environment of the site by providing guests the opportunity to enjoy a sustainable and immersive environmental experience in a rustic cabin.</p> <p>Immersed in native bushland, clients of the facility will enjoy accommodation that is not possible in the region without this development.</p>

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GISLEP 2012 PART 5: MISCELLANEOUS PROVISIONS	COMMENTARY
	<p>Further the close nexus for research and education at the high school, tertiary and entrepreneurial level presents is a unique opportunity.</p> <p>CI 5.13(3)(d): <i>The development will promote positive environmental outcomes and any impact on watercourses, soil quality, heritage and native flora and fauna will be minimal</i></p> <p>The proposed development is a low impact eco-tourist facility that inherently promotes appreciation of the natural environment.</p> <p>The development promotes positive environmental outcomes by providing a permanent onsite manager / caretaker that will be responsible for the prevention of damage to the environmental assets on the site and management of the site in regard to vegetation, weed and bushfire management. Further, the core marketing and operation objective ensure not only that there is no adverse impact to the nearby Glen Elgin Creek and native flora and fauna will occur, but that societal education is achieved.</p> <p>CI 5.13(3)(e): <i>The site will be maintained (or regenerated where necessary) to ensure the continued protection of natural resources and enhancement of the natural environment</i></p> <p>As mentioned, the subject property is already the subject of a Conservation Agreement that provides for the high standard of ecological care.</p> <p>Further a permanent onsite manager / caretaker will reside at the site and be responsible for the prevention of damage to the environmental assets on the site and management of the site in regard</p>

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GISLEP 2012 PART 5: MISCELLANEOUS PROVISIONS	COMMENTARY
	<p>to vegetation, weed and bushfire management to ensure no adverse impact to the nearby Glen Elgin Creek and native flora and fauna will occur.</p> <p>CI 5.13(3)(f): <i>Waste generation during construction and operation will be avoided and that any waste will be appropriately removed</i> As the construction is effectively already complete, waste will be minimal.</p> <p>Such waste that is generated during upgrade works will be appropriately sorted and stored within designated areas. These designated areas will be covered to minimise public litter. Any waste generated during construction will be recycled or disposed at Council’s waste management facility.</p> <p>Waste generated during operation will be collected by the site manager / caretaker in designated rubbish collection areas before being transported and disposed of at Council’s waste management facility.</p> <p>Please refer to Appendix B for a copy of the Waste Management Plan.</p> <p>CI 5.13(3)(g): <i>The development will be located to avoid visibility above ridgelines and against escarpments and from watercourses and that any visual intrusion will be minimised through the choice of design, colours, materials and landscaping with local native flora</i> The existing buildings are located upon the site in a manner that allows them to be shielded by existing vegetation surrounding the property. They all present as single storey (with the exception of Manager’s Residence building 2) and remain predominantly below the tree canopy.</p> <p>Further, the buildings and are not located above</p>

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GISLEP 2012 PART 5: MISCELLANEOUS PROVISIONS	COMMENTARY
	<p>ridgelines or against escarpments and have been constructed with external materials and colours considered to blend with the environment.</p> <p>Together, this minimises the visual intrusion of the development.</p> <p>CI 5.13(3)(h): <i>Any infrastructure services to the site will be provided without significant modification to the environment</i></p> <p>Access to the buildings will continue over the existing driveway crossover and internal all-weather / gravel driveway which leads to each of the buildings. The use of this access for the development will not result in additional or significant modification to the environment.</p> <p>Further, the site and buildings upon it are already completely off-grid and therefore no additional trenching or tree removal is required for connection to services external to the site.</p> <p>CI 5.13(3)(i): <i>Any power and water to the site will, where possible, be provided through the use of passive heating and cooling, renewable energy sources and water efficient design</i></p> <p>As mentioned, the whole site and buildings upon it are already completely off-grid, including power, water, heating and effluent disposal which ensures maximum use of renewable resources and maximum efficiency of their use.</p> <p>CI 5.13(3)(j): <i>The development will not adversely affect the agricultural productivity of adjoining land</i></p> <p>The location of the buildings upon a central part of the land ensures the development does not affect agricultural productivity of adjoining land.</p>

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GISLEP 2012 PART 5: MISCELLANEOUS PROVISIONS	COMMENTARY
	<p>CI 5.13(3)(k): <i>the following matters are addressed or provided for in a management strategy for minimising any impact on the natural environment—</i></p> <ul style="list-style-type: none"> <i>(i) measures to remove any threat of serious or irreversible environmental damage,</i> <i>(ii) the maintenance (or regeneration where necessary) of habitats,</i> <i>(iii) efficient and minimal energy and water use and waste output,</i> <i>(iv) mechanisms for monitoring and reviewing the effect of the development on the natural environment,</i> <i>(v) maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control.</i> <p>A management strategy for minimising any impact on the natural environment has been prepared and submitted with this application in accordance with the ISO publication “ISO 14001, Environmental Management Systems”. This ISO publication provides an easy to use checklist for small business for implementing an environmental management system based on ISO 14001 (see Reference 2.2 ISO 14001 environmental management systems for SME).</p>
<p>5.14 Siding Spring Observatory—maintaining dark sky</p>	<p>Not adopted.</p>
<p>5.15 Defence communications facility</p>	<p>Not adopted.</p>
<p>5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones</p>	<p>Not Applicable to this development.</p>

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GISLEP 2012 PART 5: MISCELLANEOUS PROVISIONS	COMMENTARY
5.17 Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations	Not applicable to this development.
5.18 Intensive livestock agriculture	Not applicable to this development.
5.19 Pond-based, tank-based and oyster aquaculture	Not applicable to this development.
5.20 Standards that cannot be used to refuse consent – playing and performing music	Not applicable to this development.
5.21 Flood planning	Not applicable to this development.
5.22 Special flood considerations	Not adopted.
5.23 Public bushland	Not adopted.
5.24 Farm stay accommodation	Not adopted.
5.25 Farm gate premises	Not adopted.

GISLEP 2012 PART 6: URBAN RELEASE AREAS	COMMENTARY
6.1 – 6.4	Not applicable to this development.

GISLEP 2012 PART 7: LOCAL PROVISIONS	COMMENTARY
7.1 Repealed	Repealed.
7.2 Drinking water catchments	Not Applicable
7.3 Essential services	Applicable and Complies

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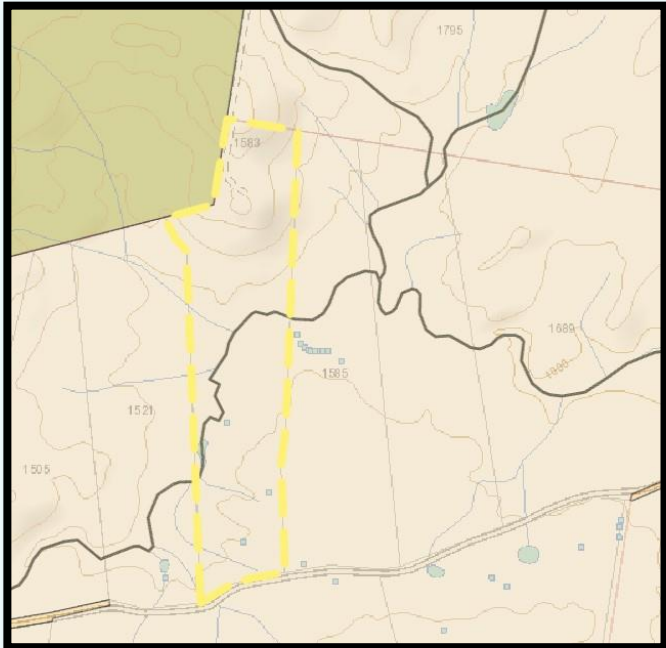
GISLEP 2012 PART 7: LOCAL PROVISIONS	COMMENTARY
	<p>The proposed development has adequate arrangements in place for the supply of the following:</p> <ul style="list-style-type: none"> (a) The supply of water Private water supply to the main building in the form of rainwater tanks provided. Separate watering system is provided through the gravity feed system. (b) The supply of electricity Two independent solar systems are installed. (c) The disposal and management of sewage All buildings are connected to either absorption trench septic systems or standalone composting toilets (with the exception of Manager’s Residence Room 3, Cabin 5 and Cabin 6). <i>A copy of the existing approval to operate issued by GISC in September 2016 for the subject OSSM has been submitted with this application.</i> (d) Stormwater drainage or on-site conservation Stormwater from all buildings are directed / connected to rainwater tanks or directed away from all buildings and managed on site to water grounds. (e) Stable road access Vehicle access to the property is available from Morven Road via Bald Nob Road. All buildings are currently accessed from Morven Road via an existing driveway crossover and internal all-weather gravel driveway located with the portion of land designated as a road (being Lot 1 DP 1159715).

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GISLEP 2012 PART 7: LOCAL PROVISIONS	COMMENTARY
	<p>The existing internal driveway allows vehicles to drive and park next to respective cabins.</p> <p><i>As driveway access from Morven Road already exists, application under S138 of the Roads Act is not required to be lodged in conjunction with this application.</i></p>
<p>7.4 Airspace operations</p>	<p>Not applicable to this development – land is not located within an airspace operations zone.</p>
<p>7.5 Development in areas subject to aircraft noise</p>	<p>Not applicable to this development – land is not located in areas subject to aircraft noise.</p>
<p>7.6 Location of sex services premises</p>	<p>Not applicable to this development.</p>
<p>7.7 Riparian land and watercourses</p> <p>Riparian land and watercourses</p> <p>Excerpt of Clause 7.7 provided below:</p> <p>3) <i>In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider</i></p> <p>(a) <i>whether the development is likely to have an adverse impact on the following—</i></p> <p>(i) <i>the water quality and flows within the watercourse,</i></p> <p>(ii) <i>aquatic and riparian species, habitats and ecosystems of the watercourse,</i></p>	<p>Applicable to this development</p> <p>The subject land has Glen Elgin Creek traversing through it that has been mapped upon the GISLEP 2012 Riparian Land and Watercourses Map as shown in Figure 6 below:</p>  <p>Figure 6: Riparian Lands and Watercourses Map, showing subject site (yellow dash) in relation to</p>

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GISLEP 2012 PART 7: LOCAL PROVISIONS	COMMENTARY
<p>(iii) <i>the stability of the bed and banks of the watercourse,</i></p> <p>(iv) <i>the free passage of fish and other aquatic organisms within or along the watercourse,</i></p> <p>(v) <i>the future rehabilitation of the watercourse and riparian areas, and</i></p> <p>(b) <i>whether the development is likely to increase water extraction from the watercourse, and</i></p> <p>(c) <i>appropriate measures to avoid, minimise or mitigate the impacts of the development.</i></p> <p>4) <i>Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—</i></p> <p>(a) <i>the development is designed, sited and will be managed to avoid a significant adverse environmental impact, or</i></p> <p>(b) <i>if a significant adverse environmental impact cannot be avoided—the development is designed, sited and will be managed to minimise the impact, or</i></p>	<p><i>mapped Riparian Lands and Watercourse areas (Glen Elgin Creek shown in brown / olive green coloured lines).</i></p> <p><i>Detached Dual Occupancy Dwelling is located approx. 30m from the dry creek bed and Rural Workers Dwelling is located over 200m from dry creek bed (Source: NSW Planning Portal)</i></p> <p><u>Clause 7.7 Assessment:</u></p> <p>Cabin 4, Cabin 5, Cabin 6, all 3 separate rooms of the Manager’s Residence and the solar hut are located within 40m of Glen Elgin Creek.</p> <p>Despite being located within close proximity to the creek, the buildings are already constructed and have been designed to ensure they do not impact the creek in relation to stormwater drainage, erosion and sediment tracking or the like.</p> <p>In addition and as mentioned in previous sections, a permanent onsite manager / caretaker will reside at the site and be responsible for the management of the site in regard to rubbish, vegetation, weed and bushfire management to ensure no adverse impact to the nearby Glen Elgin Creek and also native flora and fauna will occur.</p>

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GISLEP 2012 PART 7: LOCAL PROVISIONS	COMMENTARY
<i>(c) if a significant adverse environmental impact cannot be minimised—the development will be managed to mitigate the impact.</i>	

GISLEP 2012 Assessment Conclusion

It is considered that the proposed development generally complies with the requirements of the Glen Innes Severn Council LEP 2012.

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6. DEVELOPMENT CONTROL PLAN

6.1. Glen Innes Severn Council Development Control Plan 2014 (GISC DCP 2014)

Consideration has been given to the provisions of the relevant Development Control Plan. The proposed development is not inconsistent with the objectives or controls within the DCP.

The following chapters of the GISC DCP 2014 are applicable to this application:

- **Chapter 4 – Rural Development**
- **Chapter 7 – Access and Parking**

Consideration against the above chapters is provided on the following pages.

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6.1.1. GISC DCP 2014 - Chapter 4 – Rural Development

GISC DCP 2014 – CHAPTER 4 – RURAL DEVELOPMENT		
CLAUSE 4.4 GENERAL CONTROLS	COMPLIES? YES / NO	COMMENTARY
<i>Rural dwellings and dual occupancies are subject to the provisions of Clause 4.2A of the GISC LEP 2012.</i>	N/A	Proposal is for an Eco-Tourist Facility with ancillary Manager’s Residence (not a dwelling house or dual occupancy).
<i>Council may require the consolidation of undersized rural lots (vacant lots with an area of less than the minimum rural lot size) within the same rural property holding as a condition of consent for new rural dwellings.</i>	N/A	Not applicable.
<i>Buildings shall be sited so that they are not located or project above ridgelines or knolls and are sensitively placed within the rural landscape.</i>	YES	The buildings are not located in a position that projects them above ridgelines or knolls.
<i>Rural buildings, including carports and sheds should be clustered to form a group and where possible, buildings shall be broken into smaller elements rather than presenting a large building mass.</i>	YES	As shown on the accompanying site plan, all buildings are located in a central location upon the site and are considered to fit sensitively into the land in a clustered group.
<i>All buildings should be setback at least 15 metres from the front property boundary (with frontage to a public road).</i>	YES	All buildings are setback over 15m from the front boundary adjoining Morven Road in compliance with this control.
<i>Materials and/or finishes should not give rise to visual intrusion by virtue of texture, colour or arrangement. The use of recessive earthy tones is required. The use of reflective materials is discouraged.</i>	YES	All buildings have been designed with external materials and colours that ensures they do not give rise to visual intrusion and are not easily visible from any other property nor the road / public domain.

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GISC DCP 2014 – CHAPTER 4 – RURAL DEVELOPMENT		
CLAUSE 4.4 GENERAL CONTROLS	COMPLIES? YES / NO	COMMENTARY
<i>Development involving the on-site management of wastewater must comply with Council’s On-site Sewage Management Strategy.</i>	YES	All buildings are connected to either absorption trench septic systems or standalone composting toilets (with the exception of Manager’s Residence Room 3, Cabin 5 and Cabin 6). <i>A copy of the existing approval to operate issued by GISC in September 2016 for the subject OSSM has been submitted with this application.</i>
<i>Development within bushfire prone land must meet the relevant requirements of the Rural Fire Service and Planning for Bushfire Protection 2006.</i>	YES	The site is identified as bushfire prone land according to Glen Innes Severn Council’s LEP Bushfire Mapping and the RFS Online Bushfire Prone Land search tool. <i>A bushfire report has been prepared in accordance with the NSW RFS publication ‘Planning for Bushfire Protection 2019’ and submitted with this application for Council’s consideration accordingly.</i>
<i>The carrying out of development ‘works’ (including excavation or deposition of material) on waterfront land requires a Controlled Activity Approval (CAA) under the Water Management Act 2000. Council will refer DAs involving works within waterfront land to the NSW Office of Water as integrated development.</i>	N/A	No works on waterfront land proposed, however some buildings are located within 40m of Glen Elgin Creek. Please refer to Section 4.4.9 for further details.

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GIS CDP 2014 CHAPTER 4 – RURAL DEVELOPMENT		
CLAUSE 4.5 VEHICULAR ACCESS REQUIREMENTS	COMPLIES? YES/NO	COMMENTARY
<p><i>Where access from a public road to a private property is required:</i></p> <ul style="list-style-type: none"> ▪ <i>Access to a development shall be located having regard to its potential impact on the landscape and native vegetation and shall be unobtrusive and sympathetic to the existing landform and neighbouring development.</i> ▪ <i>All development is required to have coincidental legal and physical access from a public road to the development site. In this regard, Council may require evidence from a registered surveyor that this is the case.</i> ▪ <i>Where a part of any access is via an unformed Crown road, the road may first require dedication as a Council public road, and then construction to an appropriate standard once Council approval has been gained for the work. For a single residential dwelling, the minimum standard of construction where the owner will be responsible for ongoing track maintenance is in accordance with the former Department of Land and Water Conservation publication “Guidelines for the Planning, Construction and Maintenance of Tracks”.</i> ▪ <i>Road and drainage designs may need to be submitted to Council at the applicant’s expense prior to approval of any roadworks within a Council public road reserve.</i> ▪ <i>The developer will be responsible for construction or upgrading of any</i> 	<p>YES</p>	<p>Access to the development has been considered and is proposed to remain unaltered to ensure it continues to not impact on the landscape and native vegetation, in addition to being sympathetic to landform and neighbouring development.</p> <p>Vehicle access to the property is available from Morven Road via Bald Nob Road. All buildings are currently accessed from Morven Road via an existing driveway crossover and internal all-weather gravel driveway located with the portion of land designated as a road (being Lot 1 DP 1159715).</p> <p>The existing internal driveway allows access at the main building with appropriate parking provided.</p> <p><i>As driveway access from Morven Road already exists, application under S138 of the Roads Act is not required to be lodged in conjunction with this application.</i></p>

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GISC DCP 2014 CHAPTER 4 – RURAL DEVELOPMENT		
CLAUSE 4.5 VEHICULAR ACCESS REQUIREMENTS	COMPLIES? YES/NO	COMMENTARY
<p><i>vehicle access in accordance with Council standards, including:</i></p> <ul style="list-style-type: none"> <i>• A suitable width all-weather pavement from the road to the entrance gate or stock grid.</i> <i>• Where the access crosses a table drain, a minimum 375mm diameter pipe with headwalls, or concrete dish drain on the alignment of the table drain.</i> <i>• Any entrance gate or stock grid should be set back a minimum distance of 15 metres from the edge of the traffic lane for single unit truck access, or 22 metres for semi-trailer access.</i> <i>• The access is to be located at where safe intersection sight distances can be achieved, including a minimum gap sight distance of 5 seconds.</i> <i>• A Council Road Opening Permit is required prior to performing any work within a public road reservation. Forms and advice on relevant fees can be obtained from Council’s Engineering Services department.</i> 		

GISC DCP 2014 CHAPTER 4 – RURAL DEVELOPMENT		
CLAUSE 4.6 ENVIRONMENTAL CONSIDERATIONS	COMPLIES? YES/NO	COMMENTARY
<p><i>Development shall not be carried out on slopes greater than 20%. If development on slopes greater than 20% is unavoidable, Council may require a geotechnical assessment.</i></p>	YES	The buildings are not located on any part of the land with a slope greater than 20%.
<p><i>Clearing of native vegetation – applications are to identify the area</i></p>	N/A	As outlined in Section 4.2.2 of this report (<i>Biodiversity Conservation</i>

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GIS CDP 2014 CHAPTER 4 – RURAL DEVELOPMENT		
CLAUSE 4.6 ENVIRONMENTAL CONSIDERATIONS	COMPLIES? YES/NO	COMMENTARY
<i>and number of trees to be cleared as part of the application. Clearing which does not form part of a Development Application to Council must be approved by the relevant Local Land Services (LLS)</i>		Act 2016), no additional clearing is proposed.
<i>Where development is likely to have a significant impact on threatened species, populations or ecological communities, or their habitats within the meaning of the Threatened Species Conservation Act 1995, Environment Protection and Biodiversity Conservation Act (EPBC) Act 1999 and Fisheries Management Act 1994.</i>	N/A	The development site is located in an existing managed land area not known to contain threatened species, populations or communities that are likely to be ‘significant’ under the Biodiversity Conservation Act ‘five-part test’. No further assessment deemed necessary / required.
<i>Riparian lands within a subdivision are to be stabilised and revegetated according to stream order and buffer category. Water courses classified as stream order 3 or greater (Strahler method) require a riparian buffer of at least 40 m</i>	N/A	No subdivision proposed. Notwithstanding, as demonstrated within Section 5 of this report (LEP Considerations – Clause 7.7 Riparian Land and Watercourses) , the development does not impact Glen Elgin Creek mapped by the GISLEP 2012 as riparian lands and watercourse.
<i>Roads are to be located outside riparian buffer areas where possible. Where roads traverse the riparian buffer area, the road design is to minimise the area of disturbance and demonstrate minimal impact on the riparian function and integrity.</i>	YES	Existing driveway access is located outside riparian buffer areas.

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GISC DCP 2014 CHAPTER 4 – RURAL DEVELOPMENT		
CLAUSE 4.6 ENVIRONMENTAL CONSIDERATIONS	COMPLIES? YES/NO	COMMENTARY
<i>Driveway/roadway crossings/other infrastructure located over waterways are to have regard to the requirements for fish passage in accordance with relevant NSW State Government requirements under the Fisheries Management Act 1994.</i>	N/A	Existing driveway not located over waterway.

GISC DCP 2014 CHAPTER 4 – RURAL DEVELOPMENT		
CLAUSE 4.7 FLOOD AREAS	COMPLIES? YES/NO	COMMENTARY
<i>In low-lying areas a flood study may be required to determine appropriate floor levels for habitable structures. Waterway crossings on any access roadways should be designed to permit two-wheel drive access from a public road to the residence during a critical one (1) in 100 year storm event.</i>	N/A	The subject site is not located within a low-lying area.

GISC DCP 2014 CHAPTER 4 – RURAL DEVELOPMENT		
CLAUSE 4.8 LAND USE BUFFERS	COMPLIES? YES/NO	COMMENTARY
<i>Buffers from development to rural land uses are to be established in accordance with the NSW DPI Land Use Conflict Risk Assessment Guide.</i>	N/A	The subject site is located among other RU1 zoned properties that contain dwelling houses. A LUCRA is not considered as being required due to this.
<i>Where a proposed development for a dwelling or tourist accommodation will adjoin an agricultural enterprise on an adjoining property, a minimum 100m separation shall be provided. Where the 100m buffer cannot be achieved, Council will consider the use of vegetative buffers on the proposed development site</i>	YES	The development is located greater than 100m from any agricultural enterprise and in an area with extensive vegetative buffers already in place.

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GISC DCP 2014 CHAPTER 4 – RURAL DEVELOPMENT		
CLAUSE 4.8 LAND USE BUFFERS	COMPLIES? YES/NO	COMMENTARY
<i>Any new residence should be located a minimum distance of 2km from any active or proposed wind turbine, unless suitable measures are taken in the design and construction of the dwelling to ameliorate any noise or other impacts</i>	N/A	The development is not located near any active or proposed wind turbines.

GISC DCP 2014 CHAPTER 4 – RURAL DEVELOPMENT		
CLAUSE 4.9 GLEN INNES AERODROME	COMPLIES? YES/NO	COMMENTARY
<i>Where a development will be located in the vicinity of the Glen Innes Aerodrome, the following additional controls will apply.....</i>	N/A	The subject site is not located within the vicinity of the Glen Innes Aerodrome.

GISC DCP 2014 CHAPTER 4 – RURAL DEVELOPMENT		
CLAUSE 4.10 SERVICES	COMPLIES? YES/NO	COMMENTARY
<p>ELECTRICITY AND TELECOMMUNICATIONS STRUCTURES</p> <p><i>Any structures associated with the provision of electricity and telecommunications to the development shall be sited to have minimal environmental impact including vegetation removal and visual impact.</i></p> <ul style="list-style-type: none"> • <i>Applications are required to demonstrate the method of power supply.</i> • <i>Council supports the use of solar energy supplies.</i> • <i>Where generators are proposed, controls shall be placed on the hours</i> 	YES	The buildings are serviced by two stand-alone solar power systems. All solar power does not impact vegetation, nor provides a negative visual impact.

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GISC DCP 2014 CHAPTER 4 – RURAL DEVELOPMENT		
CLAUSE 4.10 SERVICES	COMPLIES? YES/NO	COMMENTARY
<i>of operation and levels of noise emission having regard to the proximity of neighbouring development and the environment.</i>		
<p>WATER</p> <p><i>Rural buildings without a reticulated water supply shall have water storage facilities containing a minimum of 22,000 litres of potable water for domestic purposes.</i></p>	YES	Private water supply to buildings in the form of rainwater tanks is provided.

GISC DCP 2014 CHAPTER 4 – RURAL DEVELOPMENT		
CLAUSE 4.11 FARM DAMS	COMPLIES? YES/NO	COMMENTARY
<p><i>The NSW Office of Water regulates and licenses farm dams. Dams that do not need a licence or development consent are:</i></p> <ul style="list-style-type: none"> <i>Dams that capture up to 10 per cent of run-off</i> <i>Dams up to one megalitre on small properties:</i> <i>Licences are not required for dams up to one megalitre in size on small properties where the Maximum Harvestable Right Dam Capacity (MHRDC) is less than one megalitre and where the property was approved for subdivision before 1 January 1999. No further harvestable right dams may be constructed; any new dams above this allowance must be licensed.</i> 	N/A	No farm dams are proposed as part of this development.

6.1.2. GISC DCP 2014 - Chapter 7 – Access and Parking

GISC DCP 2014 - CHAPTER 7 – Access and Parking		
7.1	<p>About this Chapter</p> <p><i>This chapter of the DCP has been prepared as a guide to Council's requirements for car parking, access and loading facilities as part of development proposals.</i></p>	Noted
7.2	<p>Where this Chapter Applies</p> <p><i>This Chapter applies to all zones under the GISC LEP 2012. This chapter applies to new development and re-development of existing sites.</i></p>	Applicable to Development
7.3	<p>Aims and Objectives</p>	Noted
7.4	<p>Access and Traffic Generation</p> <p><i>Minor development proposals are unlikely to significantly impact the receiving road network; however, consideration of traffic generation and access locations is still required. For more significant developments, Council may require a Traffic Impact Assessment to be prepared addressing the following matters:</i></p> <ul style="list-style-type: none"> • <i>Development involving access off a classified road (New England Highway and Gwydir Highway) will be referred to the Roads and Maritime Services (RMS) for comment.</i> • <i>Traffic Generating Development (Schedule 3 of SEPP Infrastructure) will be referred to the RMS as Integrated Development and will require their General Terms of Approval.</i> • <i>The rate of traffic generation associated with the proposed development.</i> 	<p style="text-align: center;">Complies</p> <p>Vehicle access to the property is available from Morven Road (which is not a Classified Road) via Bald Nob Road. All buildings are currently accessed from Morven Road via an existing driveway crossover and internal all-weather gravel driveway located with the portion of land designated as a road (being Lot 1 DP 1159715).</p> <p>The existing internal driveway allows vehicles to drive and park onsite.</p> <p>As driveway access from Morven Road already exists, application under S138 of the Roads Act is</p>

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GISC DCP 2014 - CHAPTER 7 – Access and Parking		
	<ul style="list-style-type: none"> • <i>Any impact additional traffic generated may have on traffic efficiency, amenity, safety, and road pavement life.</i> 	<p>not required to be lodged in conjunction with this application.</p>
7.5	<p>Vehicular Crossover and Driveway Width</p> <p><i>Footway crossings shall generally be constructed from concrete. Applicants are to lodge a Road Opening Application Form with Council, and receive a Road Opening Permit, prior to performing any work within a public road reservation. Any conditions of the Road Opening Permit are to be complied with in association with the work.</i></p> <p>Design Requirements</p> <p><i>The following requirements must be taken into consideration at the design stage of a medium density development:</i></p> <ul style="list-style-type: none"> • <i>driveways, manoeuvring areas and parking areas are generally to be designed in accordance with the provisions of AS2890.1 Parking Facilities: Off-Street Parking</i> • <i>long straight driveways are to be avoided</i> • <i>all vehicles must enter and leave the site in a forward direction</i> • <i>the location of visitor parking facilities should be evident from the street so that their use is encouraged</i> • <i>the location of resident and visitor parking shall be behind the building line;</i> • <i>one car parking space per unit is to be enclosed and form part of the unit</i> 	<p>Complies</p> <p>All buildings are serviced by an existing all weather driveway as described in the above column.</p> <p>In keeping with the nature of eco-tourism road and parking is centrally located at the entrance to the main facility.</p>

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	<p><i>entitlement should the development be strata subdivided and,</i></p> <ul style="list-style-type: none"> <i>all driveways, parking areas and vehicular turning areas are to be constructed with a base course of adequate depth to suit design traffic and are to be sealed from kerbline with either bitumen, asphaltic concrete or interlocking pavers. Full details should be indicated on the plans submitted with the Development Application. The use of decorative paving e.g. interlocking pavers, grasscrete etc. for access and visitor parking is strongly encouraged.</i> <i>each resident car parking space is to have minimum dimensions of 6m x 3m. Other parking spaces are to have minimum dimensions of 5.5m x 2.6m. Car parking spaces are to be adequately delineated and maintained at all times.</i> 	
<p>7.6</p>	<p>Parking Controls</p> <p>General</p> <ul style="list-style-type: none"> <i>Car-parking spaces are to be provided on the same lot as the proposed development. Multi-lot land holdings may require consolidation to comply with this control. (Reason: To ensure car parking remains annexed to the approved development.)</i> <i>Additional parking spaces required for any new development or redevelopment shall comply with the controls of this chapter and Table 7.1: Off-street Parking Rates.</i> <i>Accessible car parking spaces are to be provided in accordance with the Disability</i> 	<p>Complies</p> <p>The development proposes carparking in accordance with <i>Table 7.1: Off-Street Parking Rates</i> as follows:</p> <p>Table 7.1:</p> <ul style="list-style-type: none"> Farm Stay Accommodation (Note – this was selected as Eco-tourist facility not listed): <ul style="list-style-type: none"> ➤ 1 per guest room Dwelling House and Dual Occupancy (Note – selected for the Manager’s Residence): <ul style="list-style-type: none"> ➤ 1 space per 1- and 2-bedroom dwelling house

STATEMENT OF ENVIRONMENTAL EFFECTS

Use of Land and Existing Buildings as Eco Tourist Facility with Manager’s Residence and Associated Upgrade Works

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<p><i>(Access to Premises - Buildings) Standards 2010.</i></p> <ul style="list-style-type: none"> • <i>Accessible car parking spaces are to be located as close as possible to the main pedestrian entrance and should have regard to the use and function of the building.</i> • <i>Council will apply the controls of this Chapter if it considers a proposed Change of Use requiring consent will produce a substantially different parking requirement than those attributable to the previous use of premises.</i> • <i>Development proposals that provide less parking than required by this Chapter shall be supported by a parking study.</i> • <i>On-site parking design must meet the relevant Australian Standards (AS 2890.1 and 2890.2 2004).</i> • <i>All required car parking areas, driveways, turning areas and loading areas are paved in either a bitumen seal coat, asphaltic or bituminous concrete, cement concrete, concrete paving blocks, or brick paving blocks. The standard of paving required will be dependent upon the type of development proposed, with regard to traffic loadings including turning movements of heavy vehicles.</i> • <i>In villages and rural areas all-weather paving of driveways, turning areas, loading areas and car parking areas is required.</i> 	<ul style="list-style-type: none"> ➤ 2 spaces per 3-bedroom dwelling house (may be stacked) • Office Premises <ul style="list-style-type: none"> ➤ 1 space per 40m² GFA <p>Calculations follow below:</p> <ul style="list-style-type: none"> • Eco-tourist facility cabins – 6 cabins total = 6 spaces required. • Manager’s Residence – 3 bedrooms = 2 spaces required. • Office – 52.2m² GFA = 2 spaces required <p>As detailed on the accompanying architectural plans, all cabins, the Manager’s residence and office have been provided with hardstand gravel car parking spaces in compliance with the above control which allows vehicles to enter and exit the site in a forward direction.</p>
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STATEMENT OF ENVIRONMENTAL EFFECTS

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	<i>Surface materials to be at the discretion of Council's Director of Infrastructure Services</i>	
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7. EP&A ACT SECTION 4.15(1) EVALUATION

The proposed development is evaluated with regard to the matters for consideration of section 4.15(1) of the Environmental Planning and Assessment Act 1979 (EP&A Act) as follows:

7.1. The Provisions of any Environmental Planning Instrument – 4.15 (1)(a)(i)

Consideration has been given to relevant Environmental Planning Instruments (EPI). The proposed development is not inconsistent with any EPI.

7.2. The Provisions of any Draft Environmental Planning Instrument – 4.15(1)(a)(ii)

No Draft Environmental Planning Instrument available for consideration at time of application.

7.3. The Provisions of any Development Control Plan – 4.15(1)(a)(iii)

Consideration has been given to the provisions of the relevant Development Control Plan. The proposed development is not inconsistent with the objectives or controls within the DCP as detailed within Section 5 of this report.

7.4. The Provisions of any Planning Agreement – 4.15(1)(a) (iiia)

None applicable to this application.

7.5. The Provisions of the Regulations – 4.15(1)(a)(iv)

None applicable to this application.

7.6. The Provisions of any Coastal Zone Management Plan – 4.15(1)(a)(v)

Not applicable to this application.

7.7. Likely Impacts of the Development – 4.15(1)(b)

Likely Impacts	Assessment
Context and Setting	The proposal is appropriately located within the site and with respect to adjoining allotments.

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Likely Impacts	Assessment
Access, Transport and Traffic	Any additional traffic generated by the proposed development will not create any adverse impact on the surrounding road network.
Public Domain	The proposal will not result in any adverse impacts to the public domain.
Utilities	All buildings located upon the property currently enjoy access to stand-alone solar power electricity, private water supply (rainwater tanks), on-site sewerage management systems (with the exception of Manager's Residence Room 3, Cabin 5 and Cabin 6 which do not possess amenities), and have the ability to connect to satellite NBN telecommunication services. A copy of the approval to operate the on-site wastewater management system issued by Council in September 2016, has been submitted with this application.
Heritage	Not applicable to this development.
Other Land Resources	The proposed development will not alienate other uses on neighbouring sites.
Water Quality	Stormwater management to Building Code and Council regulations.
Soils	The site of the proposed development is not identified as contaminated, nor is located within an Acid Sulfate Soils zone.
Air and Microclimate	The proposal is expected to have a negligible impact on air quality and microclimate.

STATEMENT OF ENVIRONMENTAL EFFECTS

Use of Land and Existing Buildings as Eco Tourist Facility with Manager’s Residence and Associated Upgrade Works

Lot 1 DP 1159715 & Lot 5 DP 717246 No. 1583 Morven Road, DUNDEE NSW 2370



Likely Impacts	Assessment
Ecological	There are negligible ecological impacts anticipated.
Waste	Waste generated will be handled in accordance with the Waste Management Plan included as Appendix B .
Energy	The development will incorporate applicable energy efficient design features in accordance with the BASIX Certificate and Section J Report submitted with the application.
Noise and Vibration	The construction of the upgrade works will comply with the provisions for acceptable noise and vibration.
Natural Hazards	<ul style="list-style-type: none"> ➤ Bushfire Prone Land. <i>A bushfire report has been prepared in accordance with NSW Planning for Bushfire Protection 2019 and submitted with this application for Council’s consideration accordingly.</i> ➤ Containing land identified on the Biodiversity Values Map. <i>As detailed within Section 4.2.2 of this report, the proposed development does not encroach or propose to remove any vegetation within the area identified upon the Biodiversity Values Map.</i> c) Containing land identified on the GISLEP 2012 Riparian Lands and Watercourses Map. <i>As detailed within Section 5 of this report, the proposed development does not encroach or propose to remove any vegetation within the area identified upon the Riparian Lands and Watercourses Map.</i> d) Cabin 4, Cabin 5, Cabin 6, all 3 rooms of the Manager’s Residence and the solar hut are located within 40m of portions of the high bank of Glen Elgin Creek that traverses through the property. <i>As the mentioned buildings are located within 40m of a permanent</i>

STATEMENT OF ENVIRONMENTAL EFFECTS

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Lot 1 DP 1159715 & Lot 5 DP 717246 No. 1583 Morven Road, DUNDEE NSW 2370



Likely Impacts	Assessment
	<p><i>watercourse and are not dwelling houses as defined by the Standard Instrument, it is understood Council may refer the application to NSW Water as Integrated Development. However, it is important to note that the DPIE waterfront land exemption e-tool does not require a controlled activity approval for the construction of dwelling houses within 40m of a stream order 3 creek (such as Glen Elgin Creek).</i></p>
Technological Hazards	None exist in respect to this type of development.
Safety, Security and Crime Prevention	The development is designed and located to ensure safety and security will be maintained.
Social Impact in Locality	The proposal does not introduce a type of development or scale of development that would result in an adverse impact.
Economic Impact in Locality	No adverse economic impact is expected, nor is the proposal envisaged to impact the future economic viability of the locality, but rather enhance it.
Site Design and Internal Design	Compatible in relation to the existing built form and context of surrounding rural locality.
Construction	To Council and BCA requirements.
Cumulative Impacts	None are likely to result from this scale of development.

7.8. Suitability of the Site for Development – 4.15(1)(c)

The SoEE has demonstrated in detail that the site is suitable for the proposed development. In summary, suitability is achieved given:

STATEMENT OF ENVIRONMENTAL EFFECTS

Use of Land and Existing Buildings as Eco Tourist Facility with Manager's Residence and Associated Upgrade Works

Lot 1 DP 1159715 & Lot 5 DP 717246 No. 1583 Morven Road, DUNDEE NSW 2370



- The proposed development is permissible and will be consistent with the relevant zone objectives.
- The development will respect the desired future character of the immediate and surrounding locality.
- There are no prohibitive constraints posed by the site or those adjacent.

7.9. Submissions – 4.15(d)

It is requested that should the assessing officer choose to notify the application in accordance with Council's Community Participation Plan, any submissions received as a result of said notification be forwarded to the applicant for consideration.

7.10. Public Interest – 4.15(e)

It is considered that the proposal will have no detrimental effect on the public interest, subject to appropriate conditions being proposed.

7.11. Ecologically Sustainable Development

The principles of ecologically sustainable development (ESD) have been considered in preparing this SoEE. Schedule 2 of the Environmental Planning and Assessment Regulation 2000 notes that ecologically sustainable development requires the effective integration of economic and environmental considerations in decision-making processes. The principles of ESD have been considered in the preparation of this SoEE and development design. The proposed development is considered to be able to comply with the ESD objectives for the site.

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8. CONCLUSION

The application for development seeks assessment and consent under the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979. The proposal and development is a permissible use of the land under the *Glen Innes Severn Local Environmental Plan 2012* and displays compliance with the objectives and controls of the *Glen Innes Severn Council Development Control Plan 2014*. It is therefore requested that Council favourably consider the proposed development, subject to conditions of consent.

RuralPlan Consultants

PO Box 5

GLEN INNES New South Wales 2370

Attention: James Sheridan

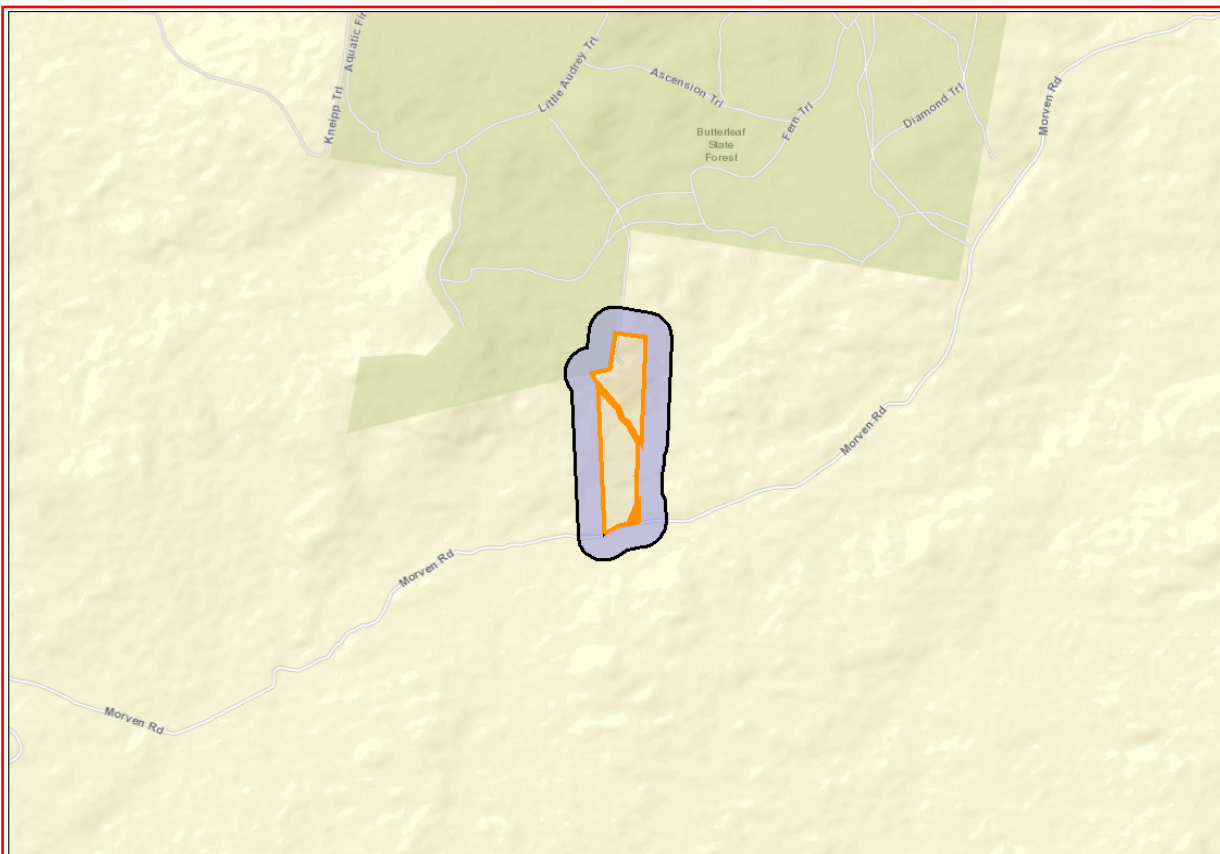
Email: admin@ruralcert.com.au

Date: 17 September 2023

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 5, DP:DP717246, Section : - with a Buffer of 200 meters, conducted by James Sheridan on 17 September 2023.

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



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

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

APPENDIX B

Waste Management Plan

WASTE MANAGEMENT PLAN

**Lot 1 DP 1159715 & Lot 5 DP 717246
1583 Morven Road
DUNDEE NSW 2370**

**Use of Land and Existing Buildings as
Eco-Tourist Facility with Ancillary
Manager's Residence and Associated
Upgrade Works**

**SEPTEMBER 2023
REF: LITTLE CREEK**

Site Details and Project Outline

Site Address

Flat/ Street No: Street Name:

Suburb or Town:

Lot: Section: DP/SP No:

Applicants Details

Applicants Name:

Applicants Postal Address:

Phone: Fax: Email:

Details of Site

Provide a description of buildings and other structures currently on the site:

Main building (comprising kitchen and function area), 6 x cabins, Manager's Residence comprising 3 pavillions, Office and Laundry, Wash House, Outbuildings / Sheds, Rainwater Tanks.

Provide a brief description of the proposal:

Upgrade works associated with proposed use of Land and Existing Buildings as Eco Tourist Facility with Manager's Residence as detailed within accompanying architectural plans and Statement of Environmental Effects Report.

Construction Stage On-Site Storage of Waste

Objective

All waste is to be contained within the bounds of the property.

Control Measures:

- > No waste is to be stored on the nature strip, road or adjoining properties.
- > All building materials, product and plant are not to be stored on the footpath or road unless prior approval is obtained from Council.
- > All loading and unloading is to take place within the bounds of the property.
- > Solid builder's waste is to be stored on site within bulk waste skip bins, in covered stockpiles or behind purpose-built waste receptacles that do not permit waste to be carried by the wind.
- > Food scraps and associated waste materials are to be sorted and stored on site within a divided wheelie bin or similar covered waste receptacle.

Monitoring:

- > Regular inspection of the site by Contractor or representative to ensure waste storage facilities are being used correctly and effectively.

Reporting:

- > Records, including waste receipts to be kept by the Contractor on the monitoring activities and control measures. Reports by the Contractor when requested.

Site Preparation Stage

Type of Materials on Site	Estimated Weight	Reuse and Recycle on-site and off-site Specify proposed reuse or on-site recycling methods	Destination/Disposal Specify Contractor and Landfill site
Excavation Material	N/A		
Garden Organics	N/A		
Bricks	N/A		
Concrete	N/A		
Timber	N/A		
Plasterboard	N/A		
Metals	N/A		
Hazardous Material and Lead based Paints (Refer to Section (i))	N/A		

- (i) The NSW Environmental Protection Authority document, "Environmental Guidelines: Assessment, Classification & Management of Liquid and Non-Liquid Wastes" available at www.environment.nsw.gov.au/epa/ provides classification for landfills which can and cannot accept asbestos waste and also reproduces the minimum requirements for the handling and transport of asbestos.

MONITORING: Regular inspection of the site by Contractor or representative during the removal, storage, recycling, reuse and disposal of materials.

REPORTING: Records, including waste receipts to be kept by the Contractor on the monitoring activities and control measures. Reports by the Contractor when requested.

Construction Stage

Type of Materials on Site	Reuse and Recycle on-site and off-site Specify proposed reuse or on-site recycling methods	Destination/Disposal Specify Contractor and Landfill site
Excavation Material	N/A	N/A
Garden Organics	N/A	N/A
Bricks	N/A	N/A
Concrete	Remove all concrete waste from site.	Council waste facility.
Timber	Remove all timber waste from site.	Council waste facility.
Plasterboard	Remove all plasterboard waste from site.	Council waste facility.
Metals	Remove all metals from site.	Council waste facility.
Hazardous Material and Lead based Paints (Refer to Sections (i) and (ii) below	N/A	N/A

- (i) The NSW Environmental Protection Authority document, “Environmental Guidelines: Assessment, Classification & Management of Liquid and Non-Liquid Wastes” available at www.environment.nsw.gov.au/epa/ provides classification for landfills which can and cannot accept asbestos waste and also reproduces the minimum requirements for the handling and transport of asbestos.

MONITORING: Regular inspection of the site by Contractor or representative during the removal, storage, recycling, reuse and disposal of materials.

REPORTING: Records, including waste receipts to be kept by the Contractor on the monitoring activities and control measures. Reports by the Contractor when requested.

Use of Premises

Type of Waste to be Generated Please specify for example: glass, paper, food waste, off cuts, etc.	Proposed Storage and Treatment Facilities For example: domestic waste bins, waste storage and recycling area, garbage Chutes, on-site composting, compaction equipment.	Destination Recycling, Disposal.
General waste associated with Eco-Tourist Resort and ancillary Manager's Residence	Domestic waste bins and recycle bins located in designated waste collection areas.	Waste will be managed by on-site caretaker who will utilise Council waste pick-up and drop-off facility services as required.

On-going Management:

Describe how you intend to ensure on-going management of waste on site:

The owner / operators and on-site manager of the Eco-tourist Resort will be solely responsible for waste disposal in perpetuity.