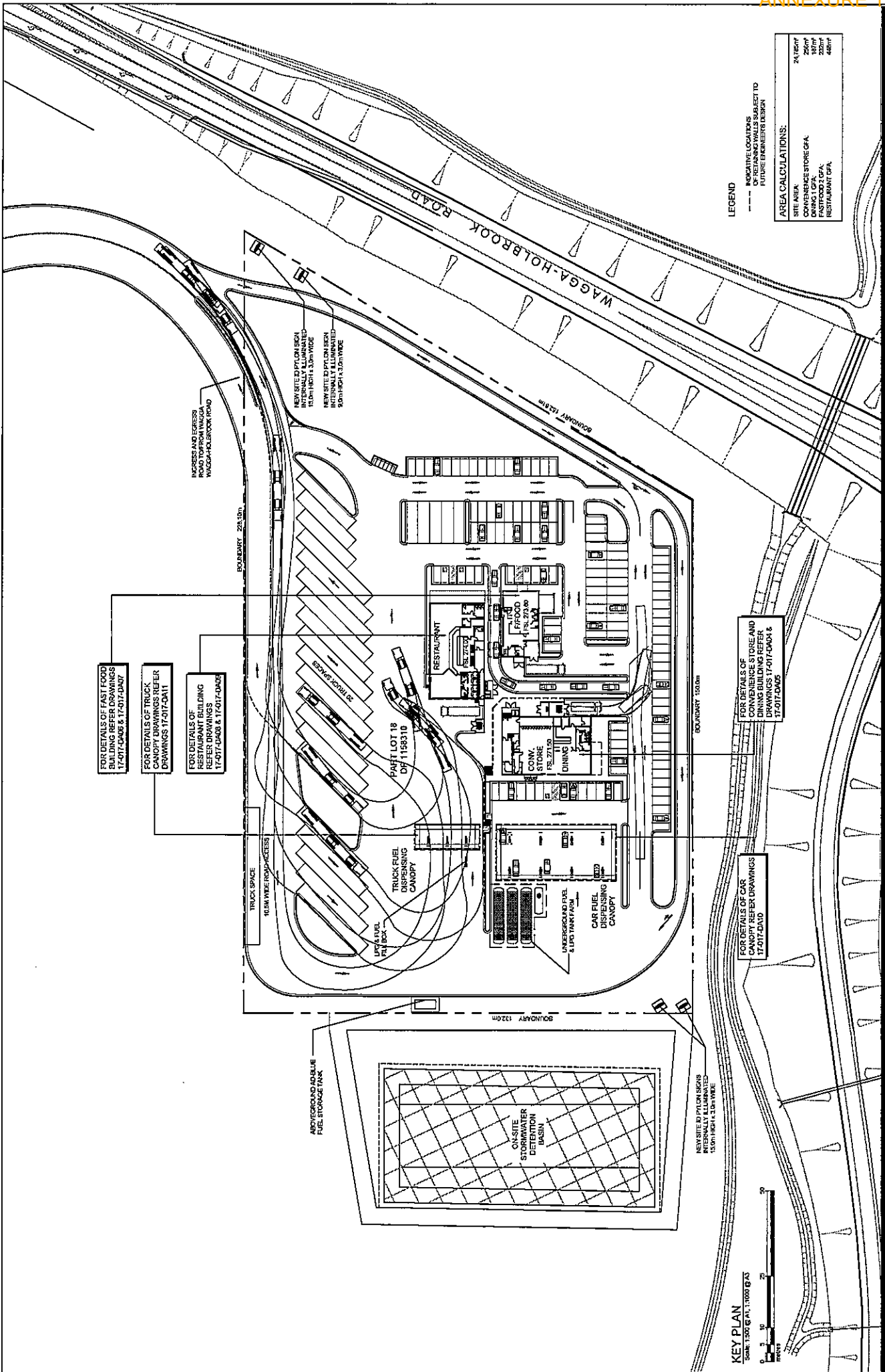


DRAWINGS INDEX:

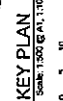
17-017-DA01	LOCATION PLAN AND DRAWINGS INDEX
17-017-DA02	KEY PLAN
17-017-DA03	PROPOSED SITE PLAN
17-017-DA04	CONVENIENCE STORE AND DINING FLOOR PLAN
17-017-DA05	CONVENIENCE STORE AND DINING ELEVATIONS & SECTION
17-017-DA06	FAST FOOD FLOOR PLAN
17-017-DA07	FAST FOOD ELEVATIONS AND SECTION
17-017-DA08	RESTAURANT FLOOR PLAN
17-017-DA09	RESTAURANT ELEVATIONS AND SECTION
17-017-DA10	CAR CANOPY PLAN AND ELEVATIONS
17-017-DA11	TRUCK CANOPY PLAN AND ELEVATIONS
17-017-DA12	LPG-SITE LAYOUT EXCLUSION ZONES

LOCATION PLAN
Scale: 1:1500 @ A1, 1:3000 @ A3

<p>FOR DEVELOPMENT APPROVAL</p>	<p>MCHP AS 17100-01-04</p>	<p>Client: ZOYA INVESTMENTS PTY LTD</p> <p>Project: PROPOSED HIGHWAY SERVICE CENTRE & FAST FOOD OUTLETS PART LOT 18 DA 1185/19 HOLBROOK, NSW 2841</p>	<p>Drawn By: [Signature]</p> <p>Date: 24.03.2017</p> <p>Scale: A3 Scale 1:3000</p> <p>Revision: B</p>
		<p>Drawings Title: LOCATION PLAN AND DRAWINGS INDEX</p>	<p>Drawn By: [Signature]</p> <p>Date: 24.03.2017</p> <p>Scale: A3 Scale 1:3000</p> <p>Revision: B</p>
<p>No: 17-017-DA01</p> <p>Date: 24.03.2017</p> <p>Drawn By: [Signature]</p> <p>Checked By: [Signature]</p> <p>Approved By: [Signature]</p>	<p>Site: SUITE 5, 3848 ALBANY ST ST LEONARDS NSW 2065</p> <p>Telephone: 02 9328 2222</p> <p>Facsimile: 02 9329 1240</p> <p>www.mchp.com.au</p>	<p>Project: PROPOSED HIGHWAY SERVICE CENTRE & FAST FOOD OUTLETS PART LOT 18 DA 1185/19 HOLBROOK, NSW 2841</p>	<p>Drawn By: [Signature]</p> <p>Date: 24.03.2017</p> <p>Scale: A3 Scale 1:3000</p> <p>Revision: B</p>



KEY PLAN
Scale: 1:500 @ A1, 1:1000 @ A0



LEGEND

INDICATE LOCATIONS OF RETAINING WALLS SUBJECT TO FUTURE ENGINEERS DESIGN

AREA CALCULATIONS:

SITE AREA	24,767sqm
CONVENIENCE STORE CFA	2567sqm
CANOPY CFA	1077sqm
RESTAURANT CFA	4567sqm

FOR DETAILS OF FAST FOOD BUILDING REFER DRAWINGS 17-017-DJAB & 17-017-DJAC

FOR DETAILS OF TRUCK CANOPY DRAWINGS REFER DRAWINGS 17-017-DJAI

FOR DETAILS OF RESTAURANT BUILDING REFER DRAWINGS 17-017-DJAB & 17-017-DJAC

FOR DETAILS OF STORE AND CONVENIENCE STORE AND DINING BUILDING REFER DRAWINGS 17-017-DJAK & 17-017-DJAL

FOR DETAILS OF CAR CANOPY REFER DRAWINGS 17-017-DJAD



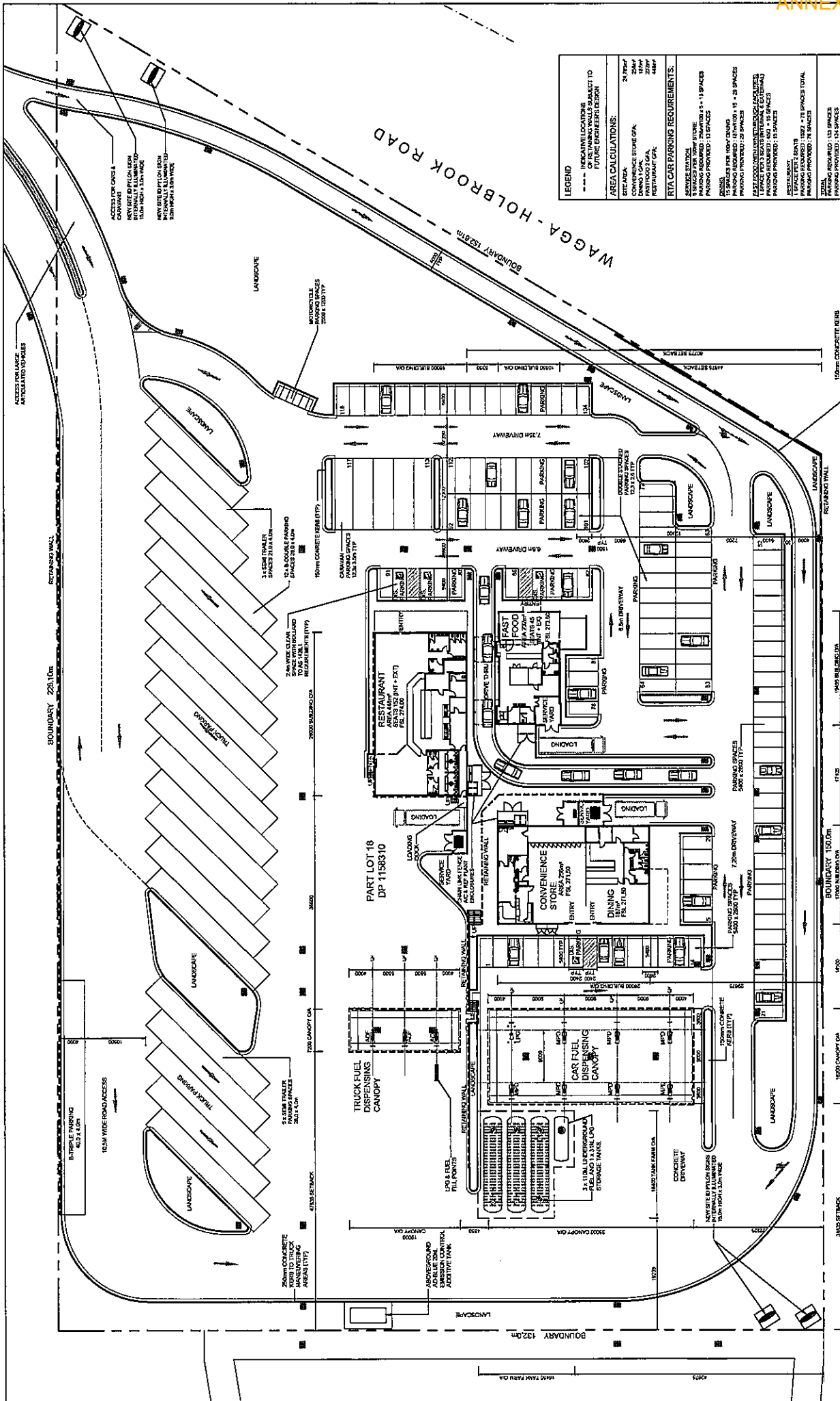
ZOYA INVESTMENTS PTY LTD
 Project: PROPOSED HIGHWAY SERVICE CENTRE & FAST FOOD OUTLETS
 WAGGA-HOLBROOK ROAD
 PART LOT 18 OF PT 1588710
 HOLBROOK, NSW 2884

Site: 5, 28-46 ALBANY ST
 ST LEONARDS NSW 2065
 TELEPHONE: 02 9433 2222
 FACSIMILE: 02 9433 1340
 www.mchp.com.au

No.	Date	Amendment
B	15/03/17	DESIGN ISSUE
A	15/03/17	PRELIMINARY LAYOUT
1	15/03/17	PRELIMINARY LAYOUT

FOR DEVELOPMENT APPROVAL

KEY PLAN
 Drawing No: 17-017-DA02
 A1 Scale: 1:500
 A3 Scale: 1:1000
 Date: 15/03/17
 Drawn: JAC
 Checked: JAC
 Project No: 17-017-DA02
 Revision: B

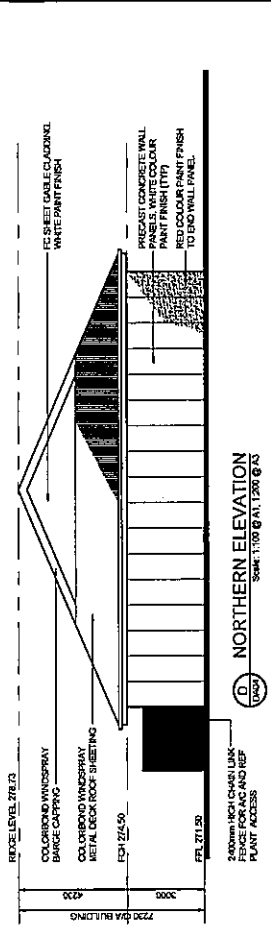
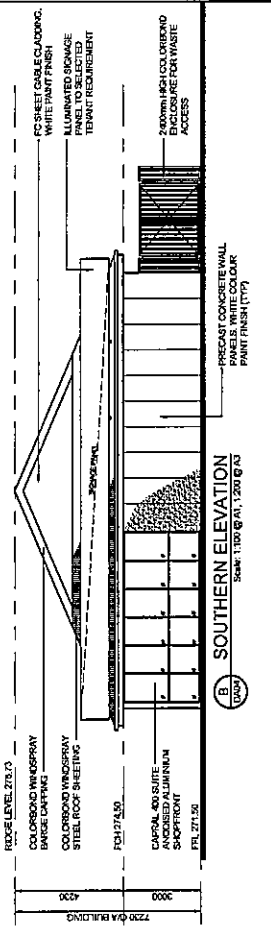
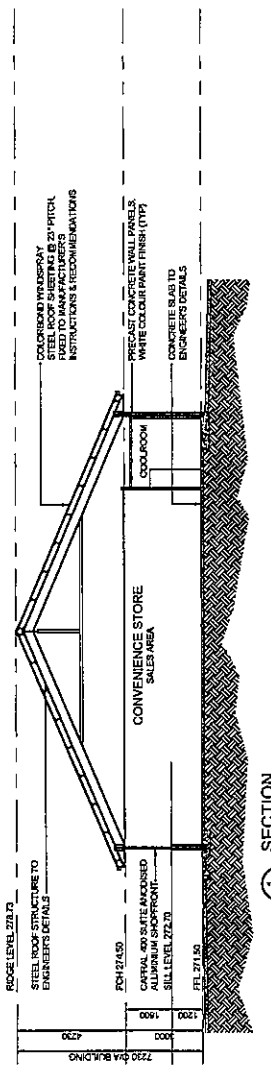
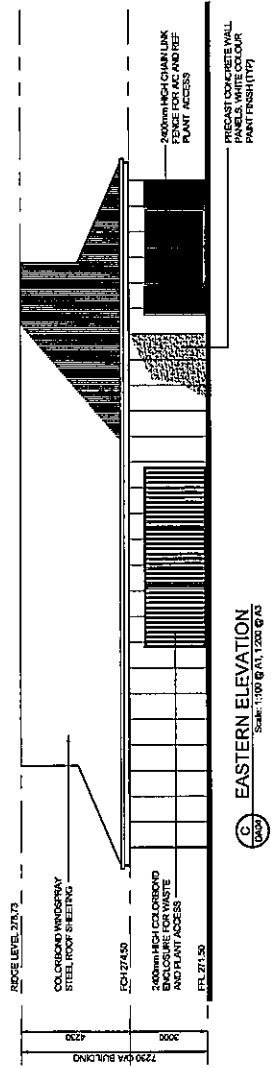
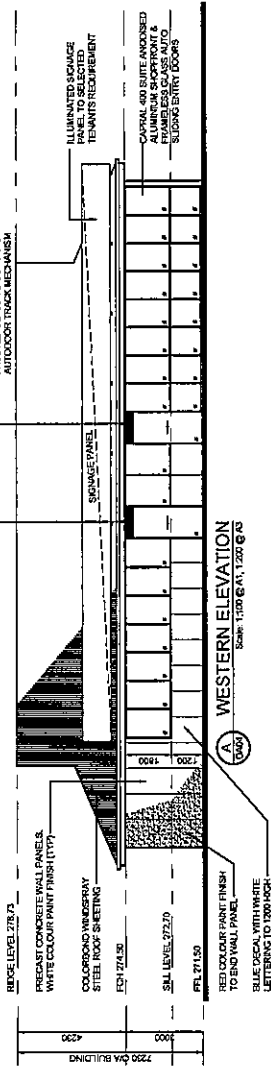


LEGEND	
INDICATIVE LOCATION	SUBJECT TO FUTURE ENGINEER DESIGN
AREA CALCULATIONS:	
STAIRS	24.00m ²
RESTAURANT	100.00m ²
CONVENIENCE STORE	100.00m ²
DINING	100.00m ²
FOOD	100.00m ²
SERVICE YARD	100.00m ²
RESTAURANT	100.00m ²
RITA CAR PARKING REQUIREMENTS:	
SERVICE STATION	5 SPACES PER 100M ² STORE
RESTAURANT	15 SPACES PER 100M ² STORE
CONVENIENCE STORE	15 SPACES PER 100M ² STORE
DINING	15 SPACES PER 100M ² STORE
FOOD	15 SPACES PER 100M ² STORE
SERVICE YARD	15 SPACES PER 100M ² STORE
RESTAURANT	15 SPACES PER 100M ² STORE
TOTAL	
RESTAURANT	150 SPACES
CONVENIENCE STORE	150 SPACES
DINING	150 SPACES
FOOD	150 SPACES
SERVICE YARD	150 SPACES
RESTAURANT	150 SPACES
TOTAL	
RESTAURANT	150 SPACES
CONVENIENCE STORE	150 SPACES
DINING	150 SPACES
FOOD	150 SPACES
SERVICE YARD	150 SPACES
RESTAURANT	150 SPACES

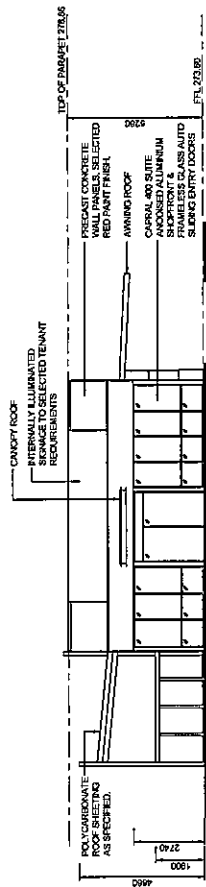
PROPOSED SITE PLAN
SCALE: 1:200 @ A1, 1:500 @ A2



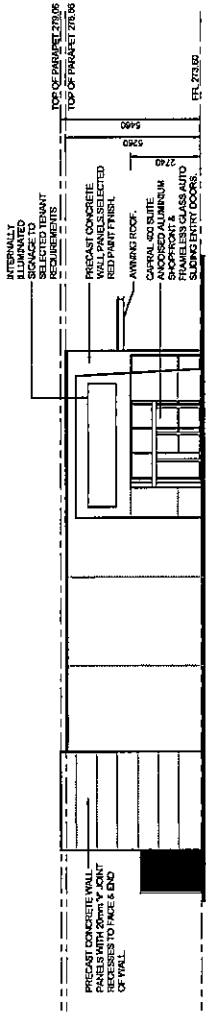
<p>FOR DEVELOPMENT APPROVAL</p>	<p>Client: ZOYA INVESTMENTS PTY LTD</p> <p>Project: PROPOSED HIGHWAY SERVICE CENTRE & FAST FOOD OUTLETS</p> <p>Address: WAGGA-HOLBROOK ROAD, PART LOT 18 DP 1198310, HOLBROOK, NSW 2584</p>	<p>Drawn: MC</p> <p>Date: 13/03/2017</p> <p>Revision: C</p>
	<p>Site: SUITE 5, 38-48 ALBANY ST, ST LEONARDS NSW 2065</p> <p>Telephone: 02 9438 2222</p> <p>Facsimile: 02 9438 1340</p> <p>Website: www.mchp.com.au</p>	<p>Drawn By: MC</p> <p>Checked By: MC</p> <p>Approved By: MC</p>



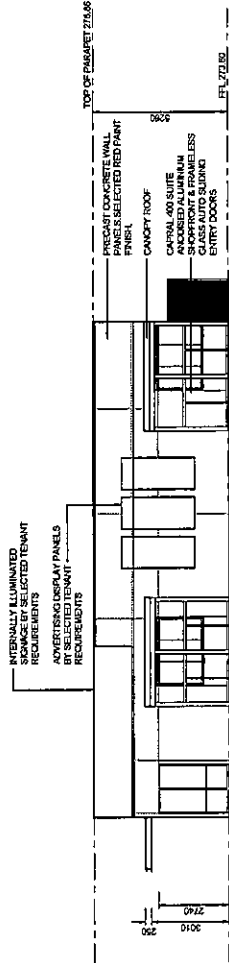
<p>FOR DEVELOPMENT APPROVAL</p>		<p>Client: ZOYA INVESTMENTS PTY LTD</p>		<p>Drawing Title: "C" STORE & DINING ELEVATIONS & SECTION</p>	
		<p>Project: PROPOSED HIGHWAY SERVICE CENTRE & FAST FOOD OUTLETS WAGGA-HOLBROOK ROAD PART LOT 18 DP 1158010 HOLBROOK, NSW 2584</p>		<p>Drawn: 13/03/17</p> <p>Revised: 17-017-DA05</p> <p>Scale: A3 Scale 1:200</p>	
<p>SUITE 51, 33-45 ALBANY ST ST LEONARDS NSW 2068 TELEPHONE: 02 9439 2722 FACSIMILE: 02 9439 1330 www.mchp.com.au</p>		<p>Project: PROPOSED HIGHWAY SERVICE CENTRE & FAST FOOD OUTLETS WAGGA-HOLBROOK ROAD PART LOT 18 DP 1158010 HOLBROOK, NSW 2584</p>		<p>Drawn: 13/03/17</p> <p>Revised: 17-017-DA05</p> <p>Scale: A3 Scale 1:200</p>	
<p>MCHP PH: 11 661 62 40</p>		<p>No. Date A 13/03/2017 ORIGINAL ISSUE Approved By</p>		<p>Drawn: 13/03/17</p> <p>Revised: 17-017-DA05</p> <p>Scale: A3 Scale 1:200</p>	



E EASTERN ELEVATION
Scale: 1:100 @ A1, 1:200 @ A3



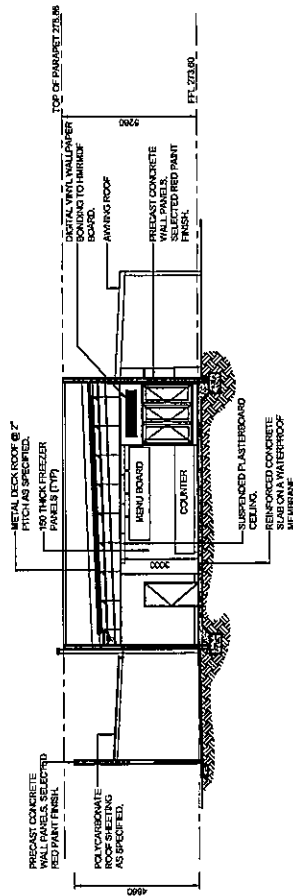
F SOUTHERN ELEVATION
Scale: 1:100 @ A1, 1:200 @ A3



H NORTHERN ELEVATION
Scale: 1:100 @ A1, 1:200 @ A3



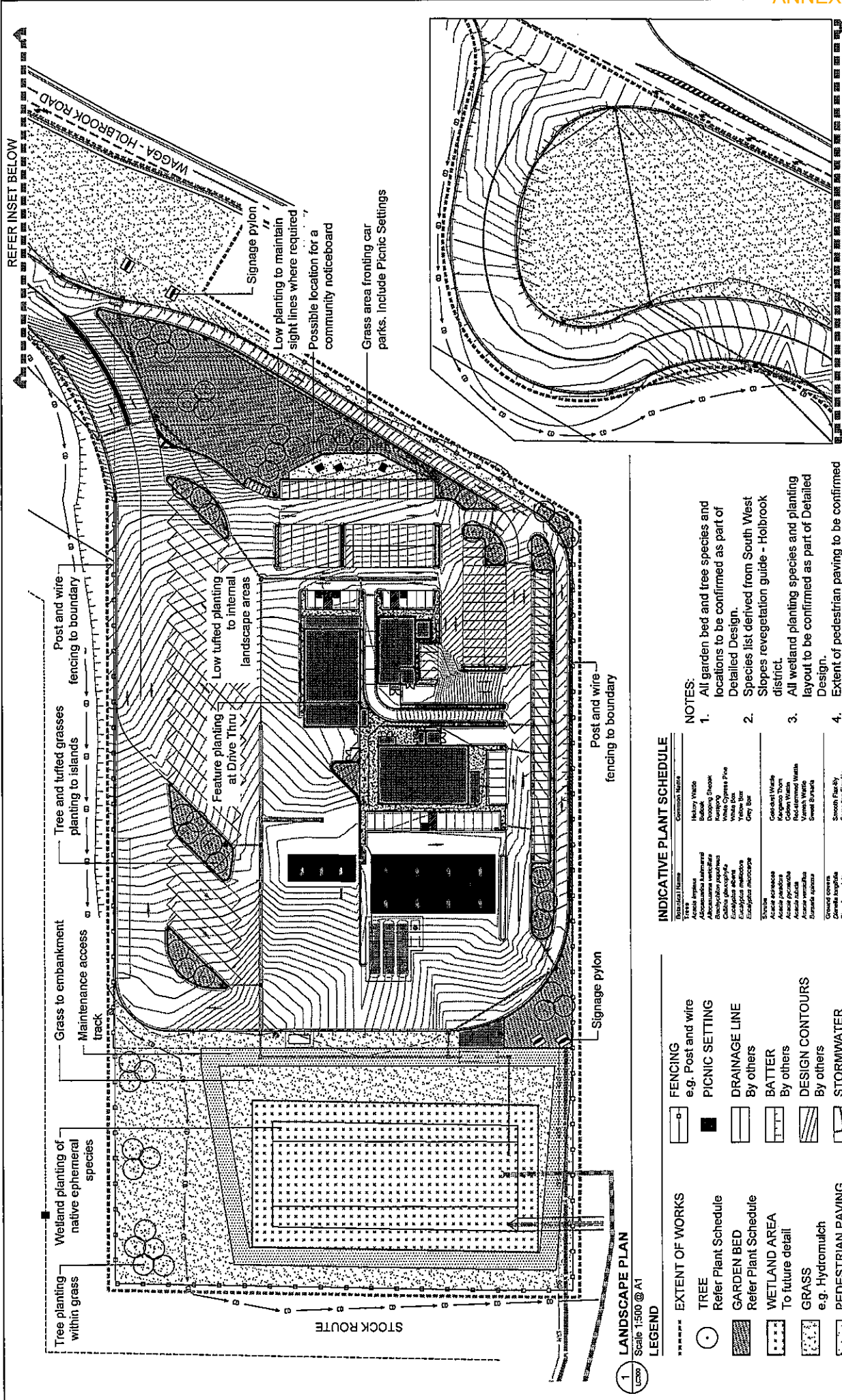
G WESTERN ELEVATION
Scale: 1:100 @ A1, 1:200 @ A3



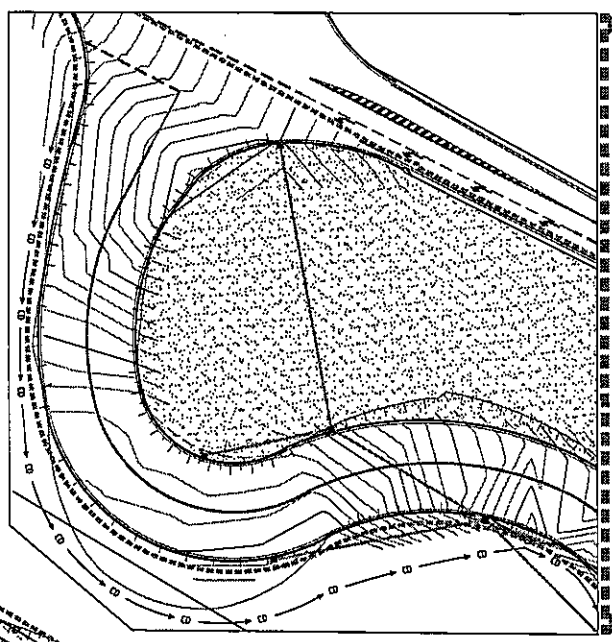
2 FAST FOOD TYPICAL SECTION
Scale: 1:100 @ A1, 1:200 @ A3



<p>FOR DEVELOPMENT APPROVAL</p>		<p>Client: ZOYA INVESTMENTS PTY LTD</p>		<p>Drawing Title: FAST FOOD ELEVATIONS AND SECTION</p>	
		<p>Project: PROPOSED HIGHWAY SERVICE CENTRE & FAST FOOD OUTLETS</p>		<p>Drawn By: 1:100</p>	
<p>Site: SUITE 5, 35-45 ALBANY ST, ST LEONARDS NSW 2055</p>		<p>Proposed: WANGGA-HOLBROOK ROAD</p>		<p>Date: 13.03.2017</p>	
<p>Telephone: 02 9438 2222</p>		<p>Parcel Lot: 18 DP 1158570</p>		<p>Revisions: A</p>	
<p>Facsimile: 02 9438 1540</p>		<p>Address: HOLBROOK, NSW 2044</p>		<p>Drawing No: 17-017-DA07</p>	
<p>www.mchp.com.au</p>		<p>4th Fl 27 068 022 009</p>		<p>Person: A</p>	
<p>No. DATE</p>		<p>DESCRIPTION</p>		<p>BY</p>	
<p>A 13.03.2017</p>		<p>DRAWING ISSUE</p>		<p>ML</p>	
<p></p>		<p>AMENDMENT</p>		<p>BT</p>	



2 LANDSCAPE PLAN - INSET Scale 1:500 @ A1



1 LANDSCAPE PLAN Scale 1:500 @ A1

LEGEND

	FENCING	e.g. Post and wire
	PICNIC SETTING	Refer Plant Schedule
	GARDEN BED	Refer Plant Schedule
	WETLAND AREA	To future detail
	GRASS	e.g. Hydromulch
	PEDESTRIAN PAVING	By others
	GRANITIC GRAVEL	e.g. Buckshot

INDICATIVE PLANT SCHEDULE

Botanical Name	Common Name
<i>Allocasuarina lateralis</i>	Heath Sheoak
<i>Allocasuarina verticillata</i>	Blue Sheoak
<i>Callitris glauca</i>	White Cypress Pine
<i>Viburnum bursifolium</i>	White Box
<i>Escallonia rubra</i>	Grey Box
<i>Leptosiphon</i>	Callitris/Wattle
<i>Acacia dealbata</i>	Wattle
<i>Acacia pycnantha</i>	Golden Wattle
<i>Acacia saligna</i>	Black Wattle
<i>Santalum acuminatum</i>	Red-stemmed Wattle
<i>Stylidium</i>	Swamp Stylidium
<i>Swainsona</i>	Swainsona
<i>Lomandra longifolia</i>	Common Mat-rush
<i>Lomandra moerhousii</i>	Spreading Fan-like Mat-rush
<i>Lomandra teretifolia</i>	Thicket Mat-rush
<i>Themeda trips</i>	Kangaroo Grass

- NOTES:
- All garden bed and tree species and locations to be confirmed as part of Detailed Design.
 - Species list derived from South West Slopes revegetation guide - Holbrook district.
 - All wetland planting species and planting layout to be confirmed as part of Detailed Design.
 - Extent of pedestrian paving to be confirmed by others.
 - Extent of fencing to be confirmed by others.

488 The Esplanade, Perth
NSW/2606 Australia | 61 8 9591 1300
spire.com.au | ABN 55 050 029 035

Checked: TW
Date: 19/09/2017
Authorised: SE

DESIGNED BY: SE

SHELL HOLBROOK SERVICE CENTRE
LANDSCAPE CONCEPT PLAN

GREATERTHURM SHIRE COUNCIL
ZOTA INVESTMENTS PTY LTD

PRELIMINARY 304044LC300

Rev B

This landscape plan is the property of Spire Pty Ltd and is intended for use by the client for the project identified in the title block only. It is not to be used for any other purpose without the written consent of Spire Pty Ltd. Spire Pty Ltd accepts no liability for any errors or omissions in this plan. Spire Pty Ltd is not responsible for any costs or expenses incurred by the client in connection with this plan. Spire Pty Ltd is not responsible for any delays or disruptions caused by any third parties.

[Show header](#)

Development Application

From : "Alex Smith" <abmasmith15@gmail.com>

To : Mail

Sent : 4 October 2017 13:54:51

Reference: BCP : EJP: P10047710

To whom it may concern,

We are writing this submission in regard to the proposed development of a service station on Wagga Road Holbrook.

As our family will be directly impacted by this proposal we are choosing to oppose this proposed development with our lifestyle, safety of our children and belongings and impact on our home our main concerns.

Some points we think that we will be impacted by are:

All our bedrooms are south facing (towards Wagga road), so lights coming back out of the service station will be through our bedroom windows all night as well as the noise associated with the vehicles.

Further more on that point the noise will now be greatly enhanced as we always hear the Wagga road much more then the highway and trucks slowing and also taking of at a intersection right outside home is not ideal for us. We also are not wanting to have a sound barrier as we believe it presents a eye sore.

Safety concerns for our children. Our kids play outside a large part of most days and as we are close to the road and now with a greater amount of traffic to be turning left at our intersection we fear the risk will be far greater then previous as the Wagga road is currently not much more then a country road.

Rubbish has also been an issue with cars pulling up at the turn to Pinnabar Road and almost using it as a rest area so rubbish and pollution can only enhance with more traffic.

This was to be our forever home and the place to raise our kids and we feel this we greatly affect the lifestyle we wanted our kids to be raised in as the privacy will be less with traffic having to slow down even more giving them more time to look in making us feel like we have no privacy at all with people looking in all the time.

Also if we were to ever sell this place the proposal can possibly only have a negative impact on selling as per the points stated above.

When we brought this house we acknowledged the highway however we felt it was far enough away to still give us a semi rural lifestyle however with this proposal it makes us feel stuck right in the middle and we do not wish for that to be the case.

Kind Regards

Alex Smith & Brooke Spencer

0473 472 033

abmasmith15@gmail.com

4/10/2017

Sent from my iPhone

Sharon Godde

From: Colin Kane
Sent: Wednesday, 14 February 2018 1:58 PM
To: Sharon Godde
Subject: FW: Proposed Service Centre Development : Hume Hwy (Off Wagga Wagga-Holbrook Rd.)
Attachments: Lot 101 and 102 Owners Authorisation.pdf; 640-006 RPT 001 Lighting Design Report.pdf; QS Council Report - Service Centre (Wagga-Holbrook Rd HOLBROOK).pdf; 17-017-DA12-B.PDF; 16.45_Subdivision Plan_Wagga-Holbrook Rd.Holbrook.pdf
Importance: High

Colin Kane
Director Environment & Planning
 Greater Hume Shire Council
 PO Box 99
 HOLBROOK NSW 2644
 Phone: 02 6044 8928 (Direct)
 Facsimile: 02 6029 8607
 Mobile: 0428 667 071
 Email: ckane@greaterhume.nsw.gov.au



Greater Hume Shire
 simply greater

From: Luke Rollinson [<mailto:luke.rollinson@mmj.com.au>]
Sent: Wednesday, 31 January 2018 6:41 PM
To: Colin Kane
Cc: david.hunter@habitatplanning.com.au; Steven Pinnuck; Ben McNamara
Subject: RE: Proposed Service Centre Development : Hume Hwy (Off Wagga Wagga-Holbrook Rd.)
Importance: High

Hi Colin,

I refer to Council's letter dated 17 November 2017 requesting additional information to be provided in relation to DA 10.201.127.1 at the subject site, and provide the following in relation to those particular items raised:-

1. It is confirmed that the proposed vehicle access arrangements from Holbrook – Wagga Road will traverse Lots 101 and 102 as indicated. In this regard, please find attached the relevant land owners consent authorising such access considerations accordingly.
2. As requested, we have prepared a draft Torrens title subdivision plan, separating the service Centre development components from the main Lot 18 property. In addition, this proposed subdivision will also incorporate a minor realignment of the boundaries associated with Lots 101 and 102 as identified by Council. Also please note that the subdivision has allowed for a relocation of the travelling stock rout currently through the property, which will align the western side of the proposed development, in keeping with the expectations from Local Land Services within their correspondence provided 29 September 2017.

3. The location of the site access adjacent to the Pinnabar Lane intersection has been deliberately positioned to accord with RMS expectations. In this regard, our engineers Spiire consulted with Maurice Morgan from RMS in July around amendments to the site access arrangements initially proposed for the intersection to meet RMS requirements. From these discussions it was stipulated RMS will not consider an offset intersection in regards to Pinnabar Lane. Hence, the entry and exit point to and from the site has been ideally positioned for traffic flow considerations.

In regards to the potential impacts upon nearby residences from lights of vehicles egressing the site to Holbrook – Wagga Road, both dwellings either side of the Pinnabar Lane incorporate a moderate amount of screening provided from the site by trees and foliage, which in itself will provide its own level of partial illuminance protection. Notwithstanding this, there is opportunity for any headlight glare from vehicles egressing the site to be further minimised/mitigated through the provision of additional site boundary fencing (solid timber fencing for example) to the corner of each of the subject properties in question, which will restrict any direct light spill upon the nearby residential dwellings. Timber fencing is suggested in order to maintain some form of rural character with the area at this location. Please refer to the below aerial image, which incorporates some marked up shaded “blue” areas indicating where any light spill would be directly focused towards the residential dwellings, and the area shaded in “red” indicating how a potential solid fence along this portion of the common boundary would restrict any direct light onto these dwellings accordingly. The topography is relatively level throughout this part, and therefore a traditional 1.8 metre high boundary fence (in part) would be sufficient to restrict any light spill directly onto the dwellings. It is proposed that, if acceptable to Council, that this solid timber fencing for the area marked in “red” would be fully funded by the developer of the service station. Another option may be to include some form of increased landscape areas along these frontages also if desired by Council and the subject land owners. The developer is happy for this matter to be conditioned to Council satisfaction accordingly.

4. In relation to the proposed lighting to be installed within the development, please find attached a Lighting Design Report prepared by QGE, detailing the design intent with respect to the exterior lighting at the proposed Service Centre development and the potential impact of the lighting design on the surrounding environment. In general, the report confirms that the installation of lighting will be designed to avoid any off-site impacts, and can be enforced by the appropriate conditions of development consent.
5. As per Item 3 above, the access positioning has been located to accord with RMS standards and expectations. It is not desired by RMS to have any offset from the existing intersection, and with dramatic differences in grade/topographic level from the subject site to Holbrook – Wagga Road (created by the over pass), as well as distance attenuation considerations from the Hume Highway offramp intersection with Holbrook – Wagga Road, the current ingress/egress arrangements are the most plausible from a traffic management perspective.
6. Please note that the submitted plan drawing number 17–017–DA–12 was based on a previous scheme investigating opportunities for a roundabout, and should be deleted from the application documentation accordingly. Please find attached a copy of the updated version for inclusion in the application. Apologies for any confusion as a result.

In relation to the submission provided by Alex Smith being an adjoining resident, we note the following considerations in response to the concerns raised:-

- It is anticipated that partial timber fencing to the boundary adjacent to Holbrook – Wagga Road as per Item 3 above will restrict any light spill to be created from headlight glare egressing the subject development during night-time periods.
- With respect to Road traffic noise generated by the proposal, the noise assessment prepared by Atkins Acoustics demonstrates that the road noise policy baseline noise assessment goals are satisfied in this instance, and appropriate noise attenuation measures and recommendations are contained within the subject report in order to reduce and/or mitigate increase noise levels for the operation of the development.
- In regards to the current situation on Pinnabar Road and any apparent illegal dumping, it is not considered that the proposal will contribute to increased rubbish along this road. Proposed service in the development

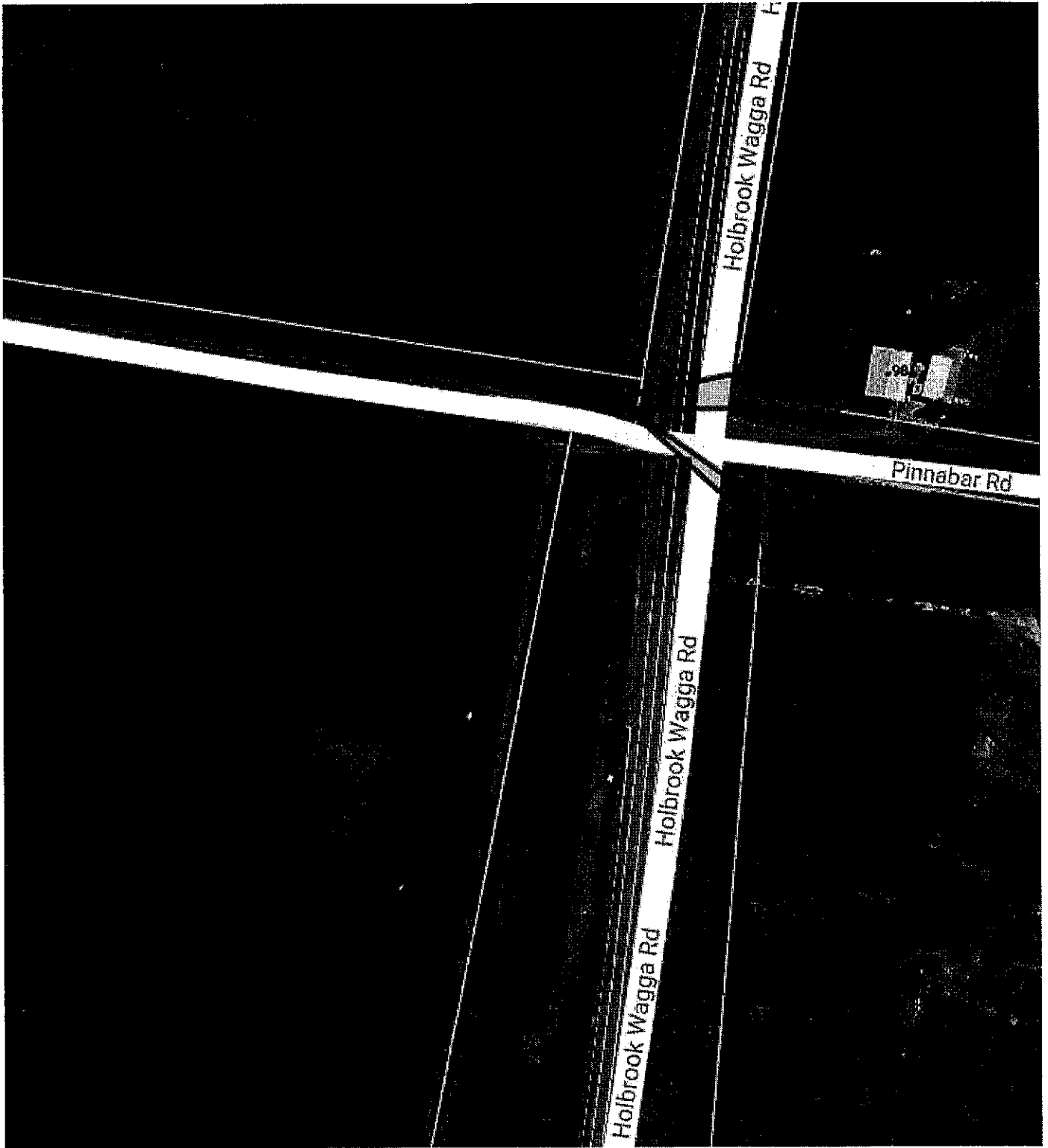
will incorporate its own waste management facilities on-site, and the in dining option as well as takeaway facilities available means that it is unlikely rubbish will be created upon immediate exit from the subject development. Notwithstanding, developments like this generally incorporate a site management plan throughout the operation, whereby patrolled rubbish collection et cetera throughout the road frontages is generally undertaken by site operators on a regular basis. It is considered that such matters could be addressed as a condition of consent through Council accordingly.

- With regards to child safety and traffic speeds along this part of Holbrook – Wagga Road, it is not believed that the development will attributed to any increased vehicle speeds along the section of road. In fact, the development is likely to lead to a slowing down of vehicles that travel pass the development or in fact want to enter/egress the development accordingly.
- It is noted that the subject proposal has been flagged for the subject site since around 2011, and RMS/Council were well aware of the development at the time of the highway upgrade works being undertaken (when I understood they owned the subject properties in question). Not sure when the current landowner purchased this property and what due diligence was undertaken accordingly, and therefore cannot comment on any disclosure considerations.

In addition, I refer to Council's letter dated 6 December 2017 requesting that an estimated cost report be prepared by a registered quantity surveyor, so that council can verify the cost of works for the proposal. As requested, please find attached a detailed cost summary report prepared by quantity surveyor Angelo Antidormi of Property and Building Assessments. The updated cost analysis provides for a total development cost of \$8,369,467.50 plus GST, which is substantially more than that originally provided by the project engineers Spiire. In this regard, we understand that the cost of works associated with the service centre development on Lot 18 equates to approximately \$6 to \$6.5 million dollars (as Spiire initially estimated). However no allowance was originally made for the lead in infrastructure works associated with the development as Council have suggested, and hence the increased development cost result. In this regard, please send through any updated Council fees required in relation to the cost variable provided, and I will arrange for these to be attended to by the proponent at the earliest convenience.

I trust this supplementary information satisfies those requests provided by Council to date, and look forward to the matter being reported to Council's February meeting as anticipated. Please feel free to contact me should you require any other urgent action or documentation.

Regards, Luke.



Kind Regards,

Luke Rollinson

Director, Town Planning, MMJ Real Estate Wollongong

P: (02) 4229 5555 | F: (02) 4226 2040 | M: Mobile: 0414 965 984

E: luke.rollinson@mmj.com.au | W: www.mmj.com.au

A: Ground Floor, 6-8 Regent Street, PO Box 1167, Wollongong NSW 2500



MMJ Real Estate
Your Partners in Property | mmj.com.au



My business comes from referrals. If you know someone you think I can help, please refer them to me.

happy new year

Let's work together to make your property goals a reality



CONFIDENTIAL

The information in this message is intended for the recipient names on this email. If you are not that recipient, please do not read, copy or distribute or act upon the message as the information in it may be privileged and confidential. If you have received this message in error, please notify us immediately on 4229 5555 or by return mail. Thank you for your co-operation.

17 January 2018

General Manager
Greater Hume Shire Council
PO Box 99
HOLBROOK NSW 2644


**RE: LOT 101 IN DEPOSITED PLAN 817824
OFF WAGGA WAGGA HOLBROOK ROAD, HOLBROOK**

Subject to the agreed commercial terms being finalised with Zoya Investments Pty Ltd and appropriate access being maintained to the above-mentioned property at all times, authority is hereby given to Martin Morris & Jones Pty Limited (MMJ Wollongong) to submit a Development Application (DA) to Greater Hume Shire Council for the proposed mixed use Service Centre development partially over the above-mentioned land.

Also, we are not aware of any person having a financial interest in the application, made a 'reportable political donation' or 'gift' to a Councilor or Council employee within a two (2) year period before the date of this application.

Yours faithfully,


.....
Andrew Emerson
Owner


.....
John Emerson
Owner

17 January 2018

General Manager
Greater Hume Shire Council
PO Box 99
HOLBROOK NSW 2644

**RE: LOT 102 IN DEPOSITED PLAN 817824
OFF WAGGA WAGGA HOLBROOK ROAD, HOLBROOK**

Subject to the agreed commercial terms being finalised with Zoya Investments Pty Ltd and appropriate access being maintained to the above-mentioned property at all times, authority is hereby given to Martin Morris & Jones Pty Limited (MMJ Wollongong) to submit a Development Application (DA) to Greater Hume Shire Council for the proposed mixed use Service Centre development partially over the above-mentioned land.

Also, we are not aware of any person having a financial interest in the application, made a 'reportable political donation' or 'gift' to a Councilor or Council employee within a two (2) year period before the date of this application.

Yours faithfully,



John Emerson
Owner

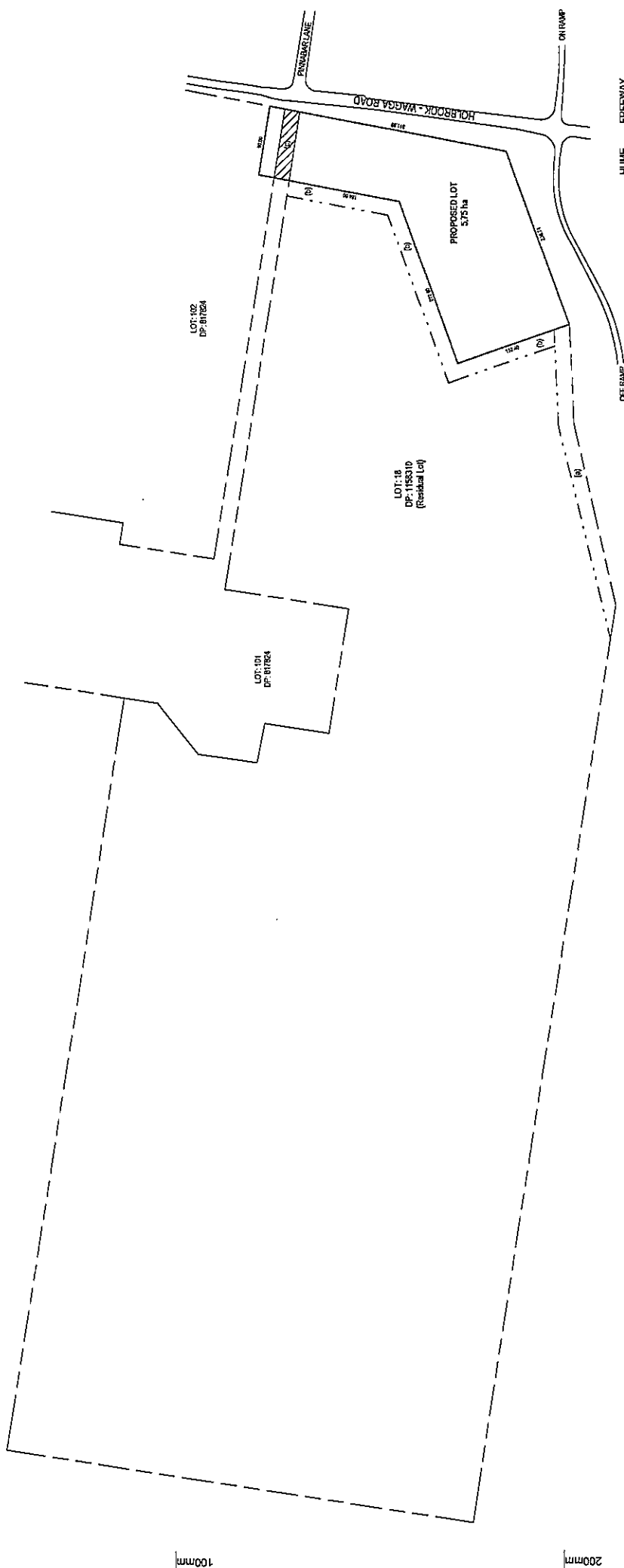
300mm

200mm

100mm

0mm

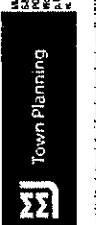
NOTE:
 (a) Existing stock route within Lot 24
 (b) Realignment of existing stock route
 (c) Easement for Access for Lot 101 and Lot 102 of DP 817824
 1. Boundary positions are approximate only and should be verified by a cadastral survey.



title: PROPOSED SUBMISSION PLAN drawing no: DA-01
 job number: 15.45
 date: January 2018 drawn: BM scale @ A3: 1:5000
 stage: Development Application (not for construction) ref:

project: PROPOSED SERVICE CENTRE SITE
 address: LOT 18 / DP 1158310 WAGGA-HOLBROOK ROAD, HOLBROOK
 client: ZOYA INVESTMENT PTY LTD

design:




Town Planning

14/141 Wollaton Rd
 4/4 Regent Street
 Melbourne VIC 3000
 t: 61 3 9279 3395
 e: info@tp.com.au

amendments

date: _____ rev: _____

N 

Copyright in this design and other information herein is owned by TOWN PLANNING PTY LTD. This information is provided for the sole purpose of providing a service to the client and is not to be used for any other purpose without the written permission of TOWN PLANNING PTY LTD.



Reference:	640-006 RPT 001
Client:	Zoya Investments c/o MCHP Architects
Project:	BP Holbrook – Proposed Service Station
Document:	Exterior Lighting Design Report
Author:	Michael Schmidtchen
Date:	24 December 2017

Introduction

An application has been lodged with the Greater Hume Council for the development of a site in Holbrook into a BP Service Station. In order to process the application, the Greater Hume Council have requested additional information in correspondence (ref: CJK:SLG:P10047710:P40535-03 dated 17 November 2017) as follows:

4. *Please provide further details and discussion regarding proposed lighting to be installed within the development, including surrounding buildings, boundaries and driveways, and measures to avoid impact of proposed lighting be directed to avoid off-site impacts.*

This report provides information detailing the design intent with respect to the exterior lighting at the proposed BP Service Station development and the potential impact of the lighting design on the surrounding environment.

Note this report covers the exterior lighting contained within the site, including the carpark, canopy and general area lighting. It does not include specific consideration of illuminated signage, internal shop lighting, lighting from adjoining properties or road lighting within the area.

Site Description

The site is located at the corner of Wagga-Holbrook Road and the Hume Highway, Holbrook, New South Wales, 2644. Formally the property is identified as Part Lot 18 of DP1158310.

The subject property is generally trapezoidal in shape and has a site area of approximately 2.5 hectares, with frontage to Wagga-Holbrook Road of approximately 152 metres and to the Hume Highway (off-ramp) of approximately 150 metres.



Area Description

The site shares boundaries as follows:

- Approximately 200 m to the east of the site is a low-rise residential building with a moderate amount of screening provided from the site by trees and foliage. A second residence is located approximately 300 m to the north-east which is also screened from the subject site by trees and foliage.
- The southern side of the site is bounded by the Hume Highway. Beyond this relatively wide road reserve is a rural field with a scattered light-to-medium foliage varying in height between approximately 4 to 10 m. The nearest residence, to the south-south-west of the site is approximately 350 m away and is well screened visually by foliage located in the area and the rise in ground level created by the highway on-ramps / off-ramps.
- The northern and western boundaries adjoin rural field / paddock. To the north-west of the site, approximately 450 m away is a residence. The residence appears to have trees and foliage surrounding it.

The topography of the area is relatively flat.

For the purposes of the lighting design, the area will be considered “*Residential Area – Dark Surrounds*”.

To our knowledge there are no astronomical observatories or other such facilities within the immediate vicinity.

Design Objectives

The exterior lighting design will be completed in accordance with generally accepted industry standards for low impact floodlighting design, and based on the recommendations and requirements of the AS/NZS 1680 and AS/NZS 1158 set of lighting standards. In particular:

- AS/NZS 1680.2.4:2017 Interior and workplace lighting – Industrial tasks and processes
 Table E1 Item 5.10 Pumps 400 lux.
- AS/NZS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements
 Tables 1.5 and 2.4 Carparks Lighting categories P11 and P12.

Due consideration will also be given to Work Health and Safety requirements and general public safety within the site.

The surfaces to be illuminated comprise the concrete forecourt surrounding the car and truck canopies and store, the site entry and exit crossovers (driveways), the car and truck parking areas and the associated landscaped areas around the site.

The objective of the lighting design will be to satisfy the criteria of the above references whilst complying with the illuminance and luminous intensity requirements of AS 4282-1997 *Control of the obtrusive effects of outdoor lighting* and minimising the impact of the proposed facility on the nearby residences.

We understand the operation of the site is planned to be 24 hours a day, 7 days a week. With regard to AS 4282, in lieu of any information from the controlling authority, it is assumed that curfew hours are between 11 pm and 6 am.

The maximum applicable design parameters from AS 4282 are therefore:

- | | |
|--|---------|
| ▪ Illuminance in vertical plane (E_v) | 1 lux |
| ▪ Luminous intensity emitted by luminaires (I) | 500 cd. |

Lighting Design

An exterior lighting plan will be produced as part of the detailed design phase of the project, which will include the proposed luminaire locations and the illuminance levels expected on the ground plane. The illuminance levels expected in the plane of the windows in the residences mentioned above will also be calculated.

The design will utilise full cut-off / dark-sided luminaires. The locations, luminaire orientation and mounting position will be chosen to avoid direct view of the actual light source wherever possible.

The mounting height of luminaires in general will be minimised with due consideration of the photometric distribution from the luminaires and the area to be illuminated.

The car and truck canopy luminaires will be mounted at a height of approximately 4.5 m and 5.4 m respectively. Luminaires will be recessed into the canopies, and be of a low glare type construction. Canopy luminaires, as with all luminaires utilised for this design, will have the lamps recessed into the body of the luminaire to achieve a “dark sided” luminaire.

Luminaires will be based on LED light sources with lamp luminous efficacies in the order of 100 lm/W, aligning with current best practice for energy efficient lighting.

All luminaires selected will be mechanically fixed with the glass in the horizontal orientation to avoid any site adjustment away from the rigid initial design parameters.

The installation will be designed to avoid conflict with the road lighting system, whilst facilitating safe vehicle interchange between the major road carriage ways and the service station, and pedestrian traffic within the site.

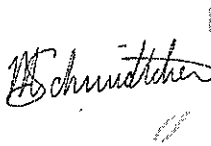
The pole-mounted luminaires selected will have available a range of additional light controlling devices or shields that can be readily fitted on-site after installation if required. This ensures that should the lighting parameters require further adjustment, this can be simply accommodated with off-the-shelf hardware options.

All calculations will be subject to the accuracies and tolerances nominated in AS/NZS 3827.1 and AS/NZS 3827.2.



Summary

The above is intended to provide additional detail in response to item 4 in the Greater Hume Council correspondence listed in the introduction. Should additional information be required, please don't hesitate to contact the undersigned.

 Digitally signed by
Michael Schmidtchen
Date: 2017.12.24
13:57:29 +10'00'

Michael Schmidtchen

BE, MIEAust, CPEng, RPEQ, MIES (Associate)

REGISTERED* QUANTITY SURVEYOR'S DETAILED COST REPORT

GREATER HUME SHIRE COUNCIL
Section 94A Development Contribution Plan
 Development costs in excess of \$1,000,000

APPLICATION DETAILS:

Development Application No.:

Complying Development Certificate Application No.:

Construction Certificate No.:

PROPERTY ADDRESS: Wagga-Holbrook Rd HOLBROOK, NSW (Part Lot 18 DP 1158310)

PROJECT DESCRIPTION: Highway Service Centre & Fast Food Outlets

APPLICANTS DETAILS:

Name (or Company Name ACN):

Postal Address:

Phone.:

Email:

ANALYSIS OF DEVELOPMENT COSTS

<u>Item</u>		
Gross Floor Area – Retail / Commercial:	m ²	1,123.00
Gross Floor Area – Parking:	m ²	
Gross Floor Area – Other:	m ²	
Site Area:	m ²	24,785.00
Total Car Parking Spaces:		134
Total Development Costs:	\$	9,206,414.25 (incl. GST)
Total Construction Costs:	\$	8,369,467.50 (excl. GST)
Total GST:	\$	836,946.75

DECLARATION:

I certify that I have:

- ✓ Inspected the plans the subject of the application for development consent;
- ✓ Prepared an elemental estimate in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors
- ✓ Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning & Assessment Regulation at current prices;
- ✓ Included GST in the calculation of development costs; and
- ✓ Measured the Gross Floor Area in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual.



Approved for issue by: _____

Name: Angelo Antidormi
 Position & Qualifications: Managing Director - B.Build. (CM), AIQS Membership No. 6901
 Date: 19th January 2018

Property & Building Assessments Pty Ltd
 Level 2, Suite 210, 29 Kiora Road MIRANDA, NSW2228
 P.O. Box 168 OATLEY NSW 2223
 Phone: (02) 9522 6407
 Fax: (02) 9522 8839
 E-mail: info@pbaqs.com.au


2.0 ELEMENTAL COST ESTIMATE SUMMARY (STRUCTURES)

ITEM	ELEMENT	%	COST P/M2	TOTAL \$
1	Demolition / Site Preparation	1.40%	\$ 35.55	\$ 43,723.91
2	Substructure (<i>excavation, piles, piers, basement, walls</i>)	10.50%	\$ 266.61	\$ 327,929.33
3	Structure (<i>columns, slabs, staircases</i>)	25.20%	\$ 639.86	\$ 787,030.40
4	External Walls	10.10%	\$ 256.45	\$ 315,436.79
5	Windows (<i>incl. louvres</i>)	3.60%	\$ 91.41	\$ 112,432.91
6	Internal Walls, Screens & Doors	1.80%	\$ 45.70	\$ 56,216.46
7	Wall Finishes (<i>plasterboard, render, tiles, paint</i>)	2.30%	\$ 58.40	\$ 71,832.14
8	Floor Finishes (<i>tiles, carpet, timber floors, etc.</i>)	2.80%	\$ 71.10	\$ 87,447.82
9	Ceiling Finishes (<i>plasterboard, suspended, paint</i>)	1.60%	\$ 40.63	\$ 49,970.18
10	Roofing (<i>metal, tiles, concrete</i>)	5.20%	\$ 132.04	\$ 162,403.10
11	Fixtures & Equipment (<i>P.C. items, appliances</i>)	6.60%	\$ 167.58	\$ 206,127.01
12	Hydraulic Services (<i>plumbing, stormwater, sewer</i>)	4.20%	\$ 106.64	\$ 131,171.73
13	Mechanical Services (<i>A/C, exhaust/ventilation</i>)	2.30%	\$ 58.40	\$ 71,832.14
14	Fire Services (<i>hydrant, sprinklers, smoke detectors</i>)	2.80%	\$ 71.10	\$ 87,447.82
15	Electrical Services	3.80%	\$ 96.49	\$ 118,679.19
16	Lift Services (<i>lift, escalators, travelators</i>)	0.00%	\$ -	\$ -
17	External Works (<i>landscaping, retaining walls, driveway</i>)	6.10%	\$ 154.89	\$ 190,511.33
18	External Services	2.90%	\$ 73.63	\$ 90,570.96
19	Preliminaries	6.80%	\$ 172.66	\$ 212,373.28
20	Total Construction Costs	100.00%	\$ 2,539.14	\$ 3,123,136.49
21	Consultant Fees	2.50%	\$ 63.48	\$ 78,078.41
22	Contingency	0.00%	\$ -	\$ -
23	Total Development Costs (excluding GST)		\$ 2,602.61	\$ 3,201,214.90
24	Goods & Services Tax	10.00%		\$ 320,121.49
25	Total Development Costs (including GST)		\$ 2,862.88	\$ 3,521,336.39
M2	1230			


3.0 ELEMENTAL COST ESTIMATE SUMMARY (CIVIL WORKS)

ITEM	ELEMENT	%	COST P/M2	TOTAL \$
1	Preliminaries	5.2%	\$ 10.23	\$ 253,536.92
1	Demolition & Site Clearance	1.1%	\$ 2.16	\$ 53,632.81
2	Earthworks	14.2%	\$ 27.93	\$ 692,350.82
3	Detention Basin	4.6%	\$ 9.05	\$ 224,282.66
4	Clearing	0.9%	\$ 1.77	\$ 43,881.39
5	Erosion & Sediment Control	0.8%	\$ 1.57	\$ 39,005.68
6	Roadworks	8.6%	\$ 16.92	\$ 419,311.06
7	Drainage/Stormwater	3.6%	\$ 7.08	\$ 175,525.56
8	Fencing	1.6%	\$ 3.15	\$ 78,011.36
9	Sewer Reticulation	20.6%	\$ 40.52	\$ 1,004,396.26
10	Water Reticulation & Water Quality	16.5%	\$ 32.46	\$ 804,492.15
11	Electricity Reticulation	12.3%	\$ 24.20	\$ 599,712.33
12	Telecommunications	8.6%	\$ 16.92	\$ 419,311.06
13	Revegetation & Street Tree Planting	1.4%	\$ 2.75	\$ 68,259.94
14	Total Construction Costs	100.0%	\$ 196.72	\$ 4,875,710.00
15	Consultant Fees	6.0%	\$ 11.80	\$ 292,542.60
16	Contingency	0.0%	\$ -	\$ -
17	Total Development Costs (excluding GST)		\$ 208.52	\$ 5,168,252.60
18	Goods & Services Tax	10.0%		\$ 516,825.26
19	Total Development Costs (including GST)		\$ 229.38	\$ 5,685,077.86
M2	24785			



3.0 NOTES

3.1 Schedule of Quantities

Please note that the below quantities are estimates only and should not be construed to be exact quantities.

3.2 Mark Ups & Allowances

No provision for Escalation has been included. Prices and rates throughout are held to include all labour, materials, workshop drawings, waste plant & equipment. The rates in this document are estimated and have NOT been confirmed by Suppliers or Subcontractors unless otherwise noted.

3.3 Preliminaries

Preliminaries covers on-site costs not applicable to any particular trade and include site personnel, non-productive labour, site accommodation, scaffolding, waste bins, and plant hire etc. Any estimated percentage may vary subject to the type of builder contracted.

3.4 Overheads / Margin

Overheads & Profit Margin: Covers off-site overheads and builder's profit. This percentage may vary subject to the builder contracted. Our estimate has been prepared on a Developer/Builder procurement allowing for reduced preliminaries and margin.

3.5 Exclusions

- a) Land Costs
- b) Finance Costs
- c) Legal Fees
- d) Escalation Costs
- e) Loose furniture & equipment
- f) Site Remediation Costs
- g) Works Outside Boundary
- h) Authority Fees

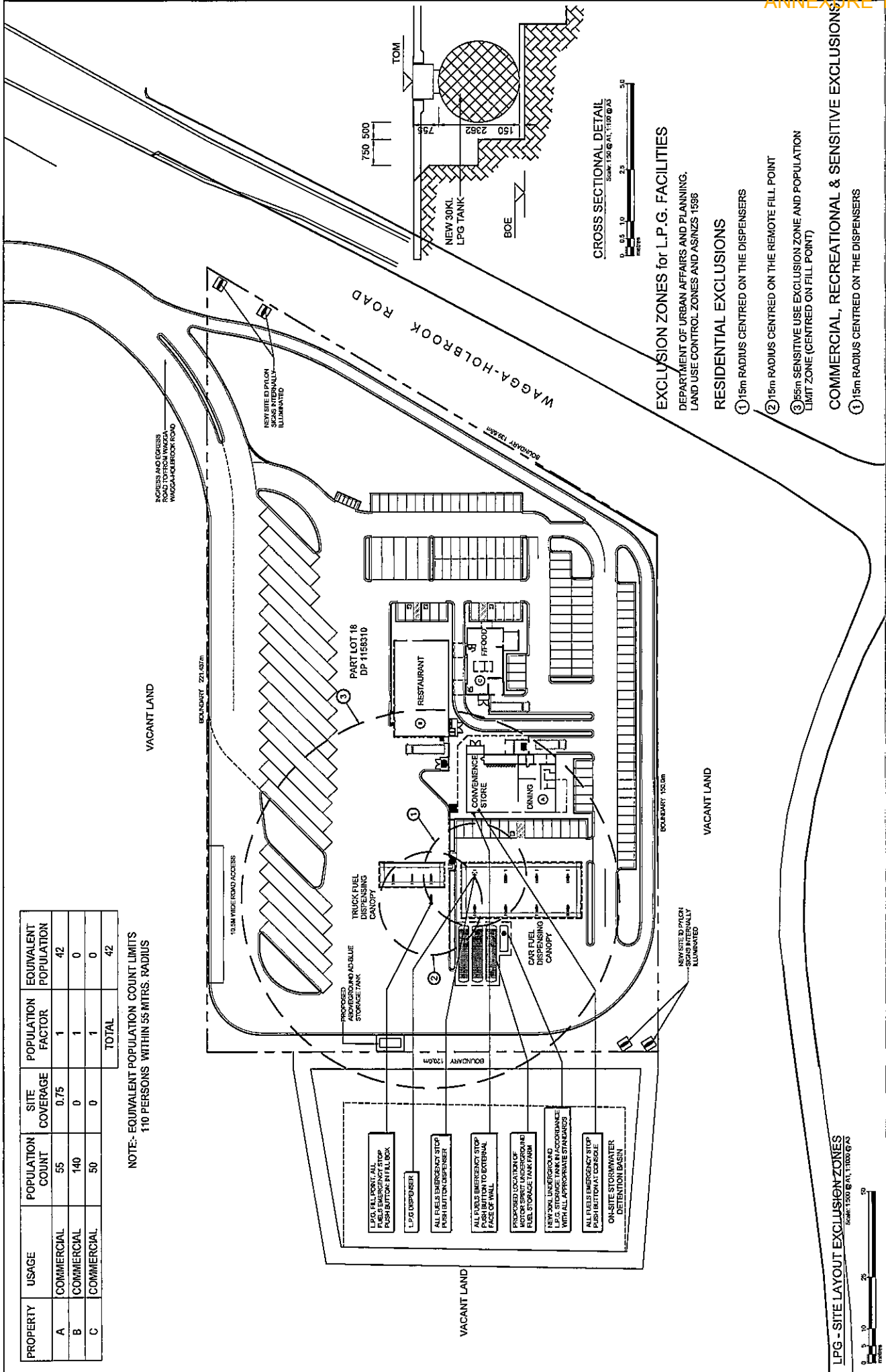
3.6 Disclaimer

This estimate has been prepared for the purpose of providing an indicative development budget suitable for the purpose of a DA submission to Council and for no other purpose. This report has been prepared for the exclusive use of the *Customer and Council* and should not be relied upon by any other third party for any other purpose. Property & Building Assessments Pty Ltd (PBA) does not accept any contractual, tortious or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this report. PBA reserves the right to revise this report upon review of any additional information. PBA and its employees have no association with the parties concerned nor share any interest in the proposed development, thus eliminating any conflict of interest.

No structural drawings were available at the time of this report. Assumptions have been made on professional judgment. Our estimate summary has been prepared on an elemental basis and is subject to final structural drawings and specifications.

PROPERTY	USAGE	POPULATION COUNT	SITE COVERAGE	POPULATION FACTOR	EQUIVALENT POPULATION
A	COMMERCIAL	55	0.75	1	42
B	COMMERCIAL	140	0	1	0
C	COMMERCIAL	50	0	1	0
TOTAL					42

NOTE:- EQUIVALENT POPULATION COUNT LIMITS
110 PERSONS WITHIN 55 METERS RADIUS



EXCLUSION ZONES for L.P.G. FACILITIES
DEPARTMENT OF URBAN AFFAIRS AND PLANNING,
LAND USE CONTROL ZONES AND ASINZS 1596

- RESIDENTIAL EXCLUSIONS**
- ① 15m RADIUS CENTRED ON THE DISPENSERS
 - ② 15m RADIUS CENTRED ON THE REMOTE FILL POINT
 - ③ 95m SENSITIVE USE EXCLUSION ZONE AND POPULATION LIMIT ZONE (CENTRED ON FILL POINT)
- COMMERCIAL, RECREATIONAL & SENSITIVE EXCLUSIONS**
- ① 15m RADIUS CENTRED ON THE DISPENSERS

LPG - SITE LAYOUT EXCLUSION ZONES
Scale: 1:500 @ A1, 1:1000 @ A2

FOR DEVELOPMENT APPROVAL

MCHP
404 FIDELITY CT
404 FIDELITY CT
ST LEONARDS NSW 2099
TELEPHONE: 02 9438 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

No.	Date	Approval
B	07/03/2017	SITE LAYOUT REVISED
A	18/03/2017	OVERLAY ISSUE

SITE 5, 3646 ALBANY ST
ST LEONARDS NSW 2099
TELEPHONE: 02 9438 2222
FACSIMILE: 02 9439 1340
www.mchp.com.au

FOR DEVELOPMENT APPROVAL

Client	Drawing Title	Drawing No.	Scale	Date	Drawn	Checked	Revision
ZOYA INVESTMENTS PTY LTD	LPG - SITE LAYOUT EXCLUSION ZONES	17-017-DA12	1:500 @ A1, 1:1000 @ A2				B



Transport
Roads & Maritime
Services

7 February 2018

SWT6/00026
SF2016/030834
MM

The General Manager
Greater Hume Shire Council
P.O. Box 99
HOLBROOK NSW 2664

Attention: Colin Kane

**DA10.2017.127.1 - PROPOSED HIGHWAY SERVICE STATION AND SUBDIVISION - LOT 18
DP1158310, HOLBROOK WAGGA ROAD, HOLBROOK.**

I refer to your correspondence regarding the subject Application which was referred to the Roads and Maritime Services for assessment and comment.

From the information provided it is understood that the proposal is for the establishment of a Highway Service Centre on the subject site. The subject site has frontage to the Hume Highway and the Holbrook - Wagga Wagga Road, which are both classified roads. Access is proposed to the development site from the Holbrook - Wagga Wagga Road (also referred to as Wagga Road) within a 50 km/h speed zone.

The subject site is located to the northwest of Holbrook and in close proximity to the road reserve of the Hume Highway bypass of Holbrook. The proposed development is to consist of

- Separate fuelling areas for light and heavy vehicles with canopies over each bowser set,
- Retail area for convenience goods,
- Food outlets and provision for drive-through facility,
- Toilet facilities with separate "truckies" lounge and shower/toilet facilities,
- Separate internal circulation paths and parking for light vehicles and heavy vehicles
- on-site parking for light vehicles, vehicles with trailers in tow, buses and heavy articulated vehicles up to Road Train configurations.

The submitted plans provide for a single 2 way driveway providing for ingress and egress between the development and Wagga Road. The proposed entrance driveway is proposed to be located at the intersection of Wagga Road with Pinnabar Road creating a 4 way intersection. Given the traffic volumes on Pinnabar Road and the potential demand for traffic to access across Wagga Road between the development and Pinnabar Road no objection is raised to the proposed intersection.

The intention of the Highway Service Centre is to service traffic on the Hume Highway. Access from the Hume Highway to the site via the current interchange is obvious however northbound motorist wishing to return to the Hume Highway from the site may exit the site and head north along Pinnabar Road to try access the Hume Highway. To address this appropriate signage is to be erected and maintained at the intersection of Pinnabar Road with Wagga Road advising that Pinnabar Road is a no-through road.

Roads and Maritime Services

Given the current road environment along Wagga Road and the potential traffic generation of the proposed development it is considered appropriate that as a minimum the intersection of the proposed driveway with Wagga Road be designed and constructed to provide a sealed Channelised Right Turn (CHR) and Auxiliary Left Turn (AUL) treatment in accordance with the Austroads Guide to Road Design as amended by the supplements adopted by Roads and Maritime. This treatment is consistent with the submitted traffic report. To accommodate right turn access to Pinnabar Road a Channelised Right Turn -Short (CHR(s)) should also be provided on Wagga Road on the approach from Holbrook.

The submitted plans indicate that light and heavy vehicles will utilise the same entry and exit driveway but will follow separate travel paths within the site to allow for ease of circulation and to minimise conflict within the site. This segregation of light and heavy vehicles within the development site is supported for safety reasons.

The plans indicate provision on site for the standing of both light and heavy articulated vehicles for fuelling purposes and on-site parking for both light and heavy vehicles. The plans indicate that separate fuel bowser sets are to be provided for light and heavy vehicles. The separation of the bowzers for light and heavy vehicles provides for the standing of light vehicles clear of movement paths for heavy vehicles accessing the site. The site layout shall also provide for fuel delivery vehicles to stand clear of the road reserve and not impede the movement of any vehicle through the site.

The submitted plans indicate that the site has been designed to accommodate the B-triple heavy vehicles. As the Holbrook - Wagga Wagga Road and its nearby interchange with the Hume Highway allows for B-Double access the B-Double combination vehicle is to be adopted as the design vehicle. Notwithstanding this the development site and the access to the Holbrook - Wagga Wagga Road could be retrofitted to accommodate B-Triple heavy vehicles should Wagga Road be approved for such vehicles.

The development proposal also includes signage within the site however the detail provided in relation to the proposed signage does not allow for an informed assessment of the signage particularly relating to its exposure to the carriageway of the Hume Highway. Therefore any signage proposed with exposure to the Hume Highway shall be conditioned to be subject to further application.

A travelling stock reserve was provided along the western side of the road reserve of Wagga Road and the northern side of the Hume Highway as part of the Hume Highway duplication works. Access is to be maintained along the travelling stock reserve for the purposes of movement of livestock. Any changes to this travelling stock reserve is to be finalised and agreed to, in writing, by the appropriate Government Agency prior to release of the Construction Certificate.

Roads and Maritime Services is mainly concerned with the provision of safe access between the subject site and the public road network and the impact of the development on the safety and efficiency of the road network. As the subject site has frontage and access to the classified road network the following conditions are proposed for road safety reasons.

Roads and Maritime Services has assessed the Development Application based on the documentation provided and would raise no objection to the development proposal subject to the Consent Authority ensuring that the development is undertaken in accordance with the information submitted as amended by the inclusion of the following as conditions of consent (if approved):-

1. Pedestrian and vehicular access from the road reserve of the Hume Highway to the development site is to be denied. Appropriate fencing is to be installed to enforce this restriction.

2. As a minimum a sealed Channelised Right Turn (CHR) and Auxiliary Left Turn (AUL) treatment shall be constructed at the intersection of the proposed access driveway with the Holbrook - Wagga Wagga Road. The intersection treatment is to be designed and constructed in accordance with the Austroads Guide to Road Design as amended by the supplements adopted by Roads and Maritime Services for the posted speed limit. As a minimum the design vehicle is to be a B-Double heavy vehicle.
3. A Channelised Right Turn -Short (CHR(s)) shall be constructed at the intersection of Pinnabar Road with the Holbrook - Wagga Wagga Road to accommodate the right turn movement from the Holbrook - Wagga Wagga Road to Pinnabar Road. As a minimum the design vehicle is to be a B-Double heavy vehicle.
4. An acceleration lane shall be provided from the intersection of the proposed driveway with the Holbrook – Wagga Road towards the grade separated interchange on the Hume Highway in accordance with the Austroads Guide to Road Design as amended by the supplements adopted by Roads and Maritime Services for the posted speed limit. As a minimum the design vehicle is to be a B-Double heavy vehicle.
5. The proposed driveway to the Holbrook - Wagga Wagga Road shall be located and the roadside maintained to provide the required Sight Distance criteria in accordance with the Austroads for the posted speed limit. Compliance with this requirement is to be certified by an appropriately qualified person prior to construction of the vehicular access.
6. As a minimum the proposed driveway shall be constructed as a roadway treatment in accordance with the Austroads Guide to Road Design as amended by the supplements adopted by Roads and Maritime Services and shall be sealed from the edge of seal for at least 50 metres from its intersection with the Holbrook - Wagga Wagga Road. As a minimum the design vehicle is to be a B-Double heavy vehicle.
7. The driveways shall be designed and constructed to accommodate the largest size of vehicle likely to access the subject site. The intersection with the Holbrook - Wagga Wagga Road shall be designed and constructed so that vehicles turning between the development site and the road are not required to cross to the opposing travel lane in order to perform a turn manoeuvre. The intersection shall be line marked in accordance with Australian standards.
8. Any existing vehicular access driveways to the subject property from the Holbrook - Wagga Wagga Road shall be removed and the road reserve reinstated to match the surrounding roadside landform in accordance with Council requirements.
9. Signage shall be erected within the development to provide motorists with directions from the development site to the Hume Highway. Signage is to be located on Pinnabar Road north of the development site advising that Pinnabar Road is a no through road.
10. The proposed separation of light and heavy vehicles within the site shall be implemented. Appropriate signage and line marking is to be installed and maintained within the subject site to enforce this requirement and provide for direction to motorist for way-finding through the development.
11. As a minimum the off-street car park associated with the proposed development including driveway design and location, internal aisle widths, parking bay dimensions and loading bays shall be in accordance with AS 2890.1-2004 "Off-street car parking", AS 2890.2-2002 "Off-street commercial vehicle facilities" and the Austroads Guide to Traffic Management Part 11: Parking. The driveways are to be designed and constructed to accommodate the largest size of vehicle likely to access the subject site.

12. The swept path of the largest vehicles entering and exiting the subject site and manoeuvrability through the site is to be in accordance with AS 2890.2-2002 "Off-street commercial vehicle facilities" and to Councils satisfaction. For road safety reasons, all vehicle access driveways, and the internal layout of the development, shall be designed and maintained to allow all vehicles to enter and exit the subject site in a forward direction and not be required to reverse onto the adjoining road reserve.
13. Facilities are to be provided within the car park to facilitate safe pedestrian movements throughout the car park. Pedestrian crossing stripes are not to be placed as it resembles to the pedestrian crossing on the road and creates confusion as to who has the priority. Raised pedestrian walkways enhance the visibility of the walkway and the safety of pedestrians.
14. The development is to be designed and managed to ensure that vehicles do not queue onto the road reserve of the Holbrook - Wagga Wagga Road.
15. Internal vehicular manoeuvring aisles, parking areas and loading bays shall be maintained clear of obstruction and used exclusively for the purposes of vehicle access, parking and loading and unloading respectively. This is to provide for the ease of circulation of vehicles within the development site. Under no circumstances shall these areas be used for the storage of goods or waste receptacles or any other purpose.
16. A Full time "No Stopping" restriction is to be implemented along the western side of the Holbrook - Wagga Wagga Road for the full frontage of the subject property to that road prior to commencement of any works.
17. All activities including, loading and unloading associated with this development are to take place within the subject site. Fill points for petrol and gas storage are to be located so that tankers can stand clear of access driveways and not impede vehicular access through the development site. A plan is to be submitted to indicate compliance with this condition prior to release of the Construction Certificate.
18. Suitable drainage treatment is to be implemented to retard any increased storm water run-off directly from the subject site onto the adjoining road reserve. Any access driveway shall be designed and constructed to prevent water from proceeding onto, or ponding on, the carriageway of the adjoining public road network. Any culvert proposed to be located within the clear zone of the Holbrook - Wagga Wagga Road for the posted speed limit shall be constructed with a driveable type headwall.
19. Any damage or disturbance to the road reserve of the Hume Highway or to the Holbrook - Wagga Wagga Road is to be restored to match surrounding landform in accordance with Council requirements. Any redundant vehicular access driveways to the subject property from the Hume Highway or to the Holbrook - Wagga Wagga Road shall be removed and the road reserve reinstated to match the surrounding roadside landform in accordance with Council requirements.
20. A management plan to address construction activity access and parking is to be prepared to ensure that suitable provision is available on site for all vehicles associated with the on-site works for the construction of the development to alleviate any need to park within, or load/unload from the road reserve of the public road network. Access to the development site shall be from the Holbrook - Wagga Wagga Road only. Appropriate signage and fencing is to be installed and maintained to effect this requirement.
21. Detailed design plans for any proposed works, or works required by a condition of consent, within the road reserve of a classified road are to be submitted to Roads and Maritime Services for approval prior to the commencement of such works. On Classified Roads the geometric design and pavement designs must be in accordance with guidelines adopted by Roads and

Maritime Services including the Austroads Guide to Road Design as amended by the supplements adopted by Roads and Maritime Services for the posted speed limit.

22. Any works within the road reserve of a Classified Road requires concurrence from Roads and Maritime Services under section 138 of the Roads Act 1993 prior to commencement of any such works. The developer is responsible for all public utility adjustment/relocation works, necessitated by the proposed development and as required by the various public utility authorities and/or their agents.
23. Legal vehicular access shall be provided via the proposed driveway to the development from the Holbrook – Wagga Wagga Road to Lots 101 and 102 DP 817824 and Lot 18 DP 115 8310 or the residue of those allotments following subdivision.
24. No advertising signage with frontage or exposure to the Hume Highway is approved as part of this Development Application. Further Development Application(s) with accompanying detailed information is to be submitted to the consent authority for assessment.
25. Works associated with the development shall be at no cost to Roads and Maritime Services.

Further to the above Council could consider the following requirements in its assessment of the development proposal.

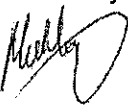
1. The provision of on-site parking for light and heavy vehicles, including articulated heavy vehicles, associated with the subject development is to be in accordance with Council requirements. Provision for disabled parking is also required. All car parking spaces required by the development are to be provided on-site and not to be compensated by the on-road parking in the vicinity. Customer parking, particularly disabled parking, is to be located with convenient pedestrian access to the entry doors of the premises.

Please be advised that under the provisions of the Environmental Planning & Assessment Act it is the responsibility of the Consent Authority to assess the environmental implications, and notify potentially affected persons, of any development including conditions.

Any enquiries regarding this correspondence may be referred to the Manager, Land Use for Roads and Maritime Services (South West Region), Maurice Morgan, phone (02) 6923 6611.

Please forward a copy of the Notice of Determination for this Development Application to the Roads and Maritime Services at the same time as advising the applicant.

Yours faithfully

Per: 
Jonathan Tasker
Acting Director
South West NSW

29 September 2017

Murray Local Land Services

PO Box 61
Deniliquin NSW 2710
Tel: 03 5881 1055
www.lls.nsw.gov.au/murray
RM8 Ref: DOC17/101597

Mr Bradley Peach
Environmental Health and Building Surveyor
Greater Hume Shire Council

Email: mail@greaterhume.nsw.gov.au

Dear Mr Peach

Proposed Service Centre – Development Application 10.2017.127.1

I refer to your letter dated 25 September 2017 (reference EJP:P10047710) regarding a proposed service centre by MMJ Real Estate Wollongong at Lot 18 DP 1158319. Thank you for the invitation for Murray Local Land Services to make a submission regarding this proposal.


Murray Local Land Services does not object to the development proposal subject to the proposal not impacting the ability to continue move travelling stock (primarily cattle) along the current stock route adjacent to Lot 18 DP 1158319. The orange line shown on the following aerial image indicates the route currently used by travelling stock in this area.



As well as not preventing the ability to continue to move stock along the indicated stock route, the developer may also want to consider measures such as fencing that limit the risk of travelling stock entering the service centre as stock pass through this location.

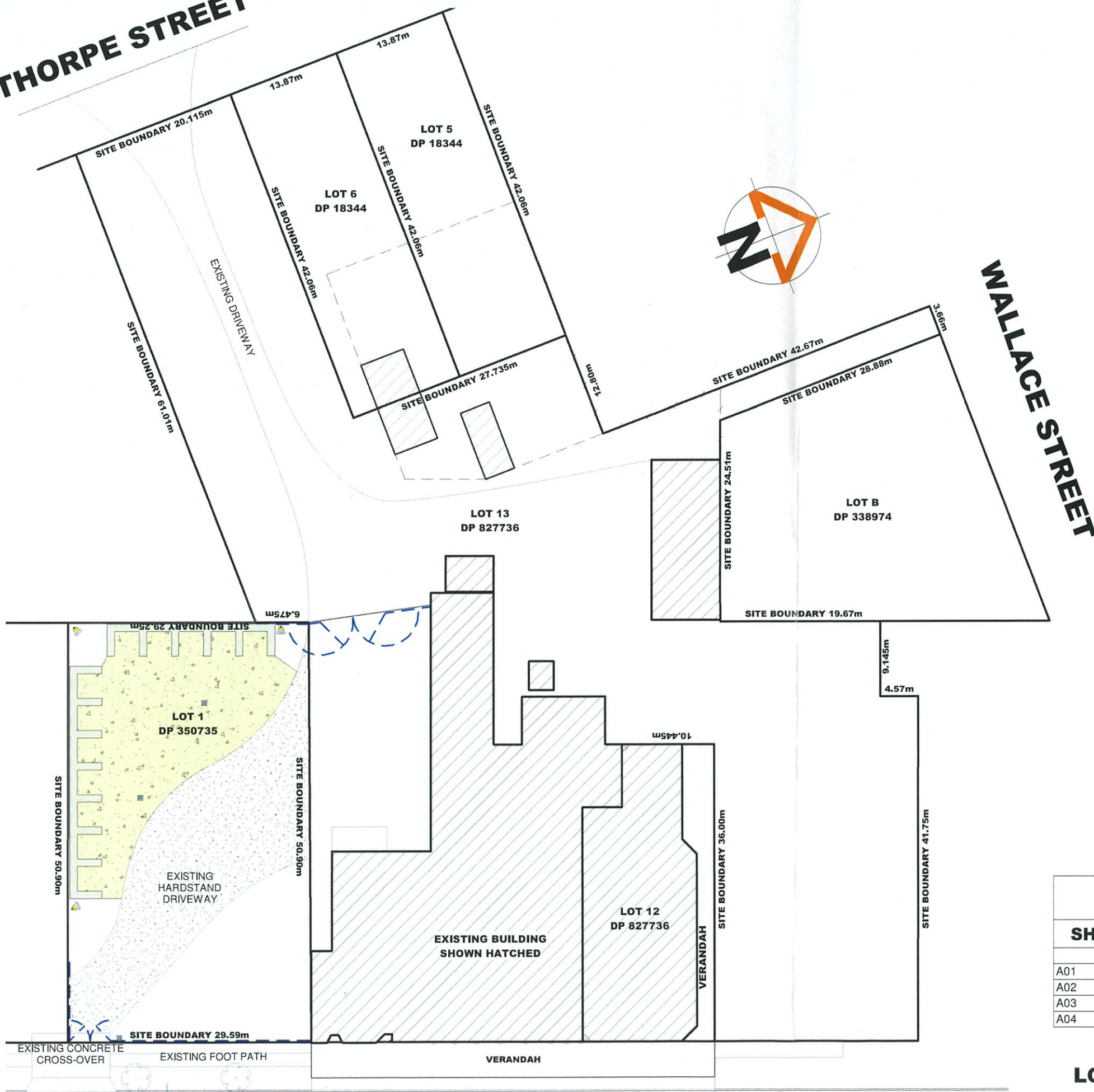
Please feel free to contact me on 0429 609 793 or david.clarke@lls.nsw.gov.au should you require any further information regarding this issue.

Kind regards,

A handwritten signature in black ink that reads "David Clarke". The signature is written in a cursive, slightly slanted style.

David Clarke
Team Leader Land Services

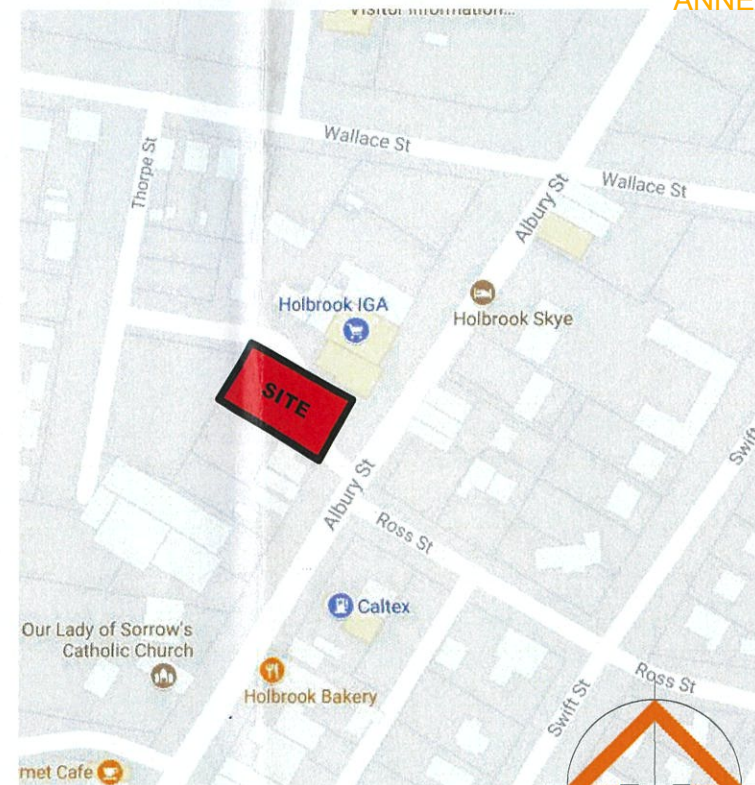
THORPE STREET



ALBURY STREET

WALLACE STREET

LOCALITY MAP



SITE DATA:-

ADDRESS: ...153 ALBURY STREET
HOLBROOK NSW 2644
LOT NUMBER: ...1
DP NUMBER: ...350735
SITE AREA: ...1506m²

DRAWING REGISTER

SHEET No	SHEET NAME
A01	LOT PLAN
A02	SITE PLAN - PROPOSED
A03	ELEVATIONS
A04	ELEVATIONS

LOT PLAN

1 : 500

Sketch: DA
Sheet: A01
Date: 24-10-2017
Job No: 6560

ROB PICKETT DESIGN
PO Box 3054 Albury NSW 2640
Fax 02 6021 1754

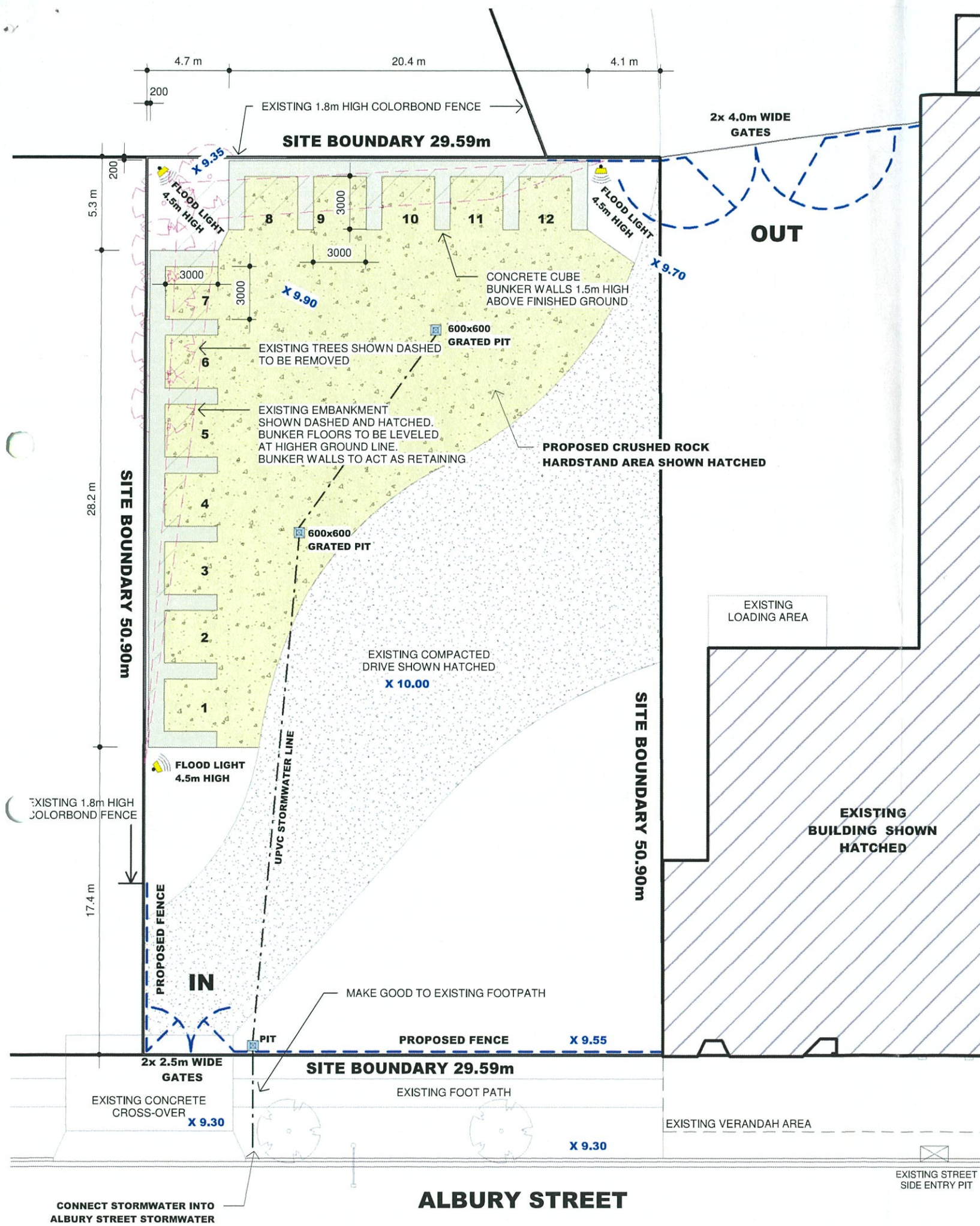
Email rob@rpdesign.com.au
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED LANDSCAPING MATERIAL YARD

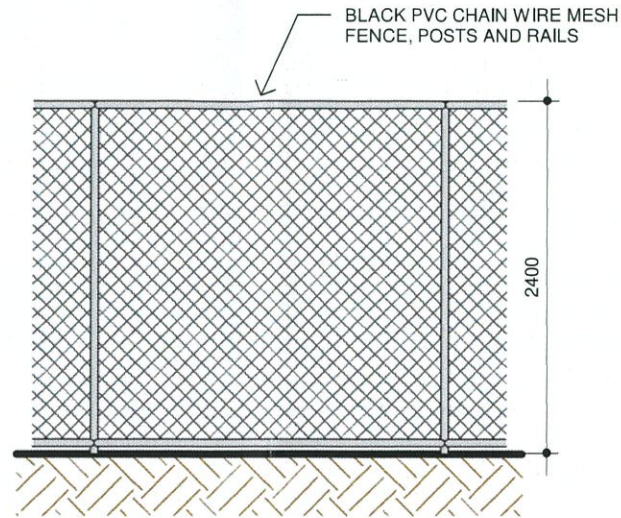
For: TONY GEDDES

At: 153 ALBURY STREET, HOLBROOK NSW

SHEET SIZE "A3"
COPYRIGHT RESERVED. -
NO PORTION OF THESE
DRAWINGS
MAY BE REPRODUCED BY
ANY PROCESS WITHOUT
THE WRITTEN CONSENT
OF ROB PICKETT DESIGN.



SITE PLAN - PROPOSED
1 : 250



TYPICAL FENCE DETAIL

1 : 50

SITE DATA:-

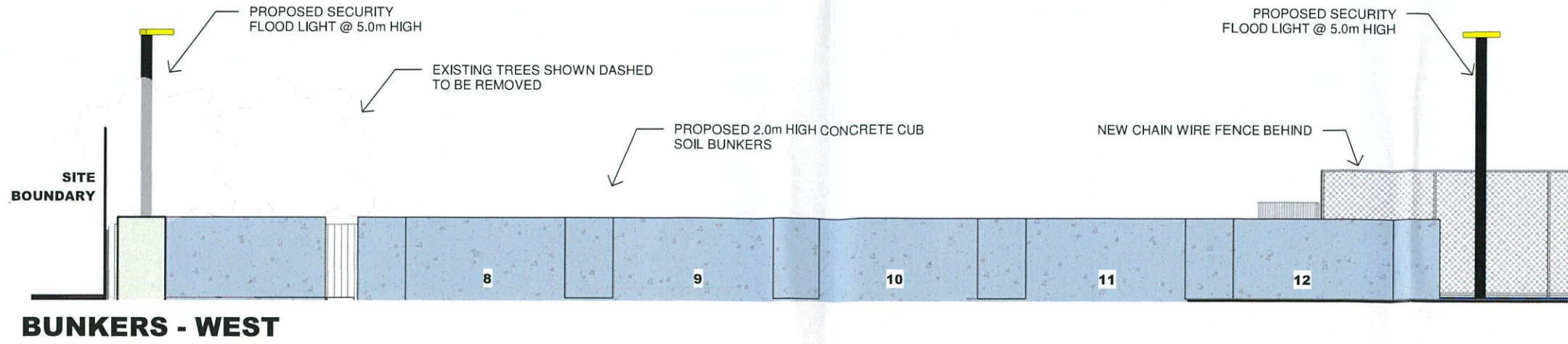
ADDRESS: ...153 ALBURY STREET
HOLBROOK NSW 2644
LOT NUMBER: ...1
DP NUMBER: ...350735
SITE AREA: ...1506m²

SHEET SIZE "A3"
COPYRIGHT RESERVED. NO PORTION OF THESE DRAWINGS MAY BE REPRODUCED BY ANY PROCESS WITHOUT THE WRITTEN CONSENT OF ROB PICKETT DESIGN.

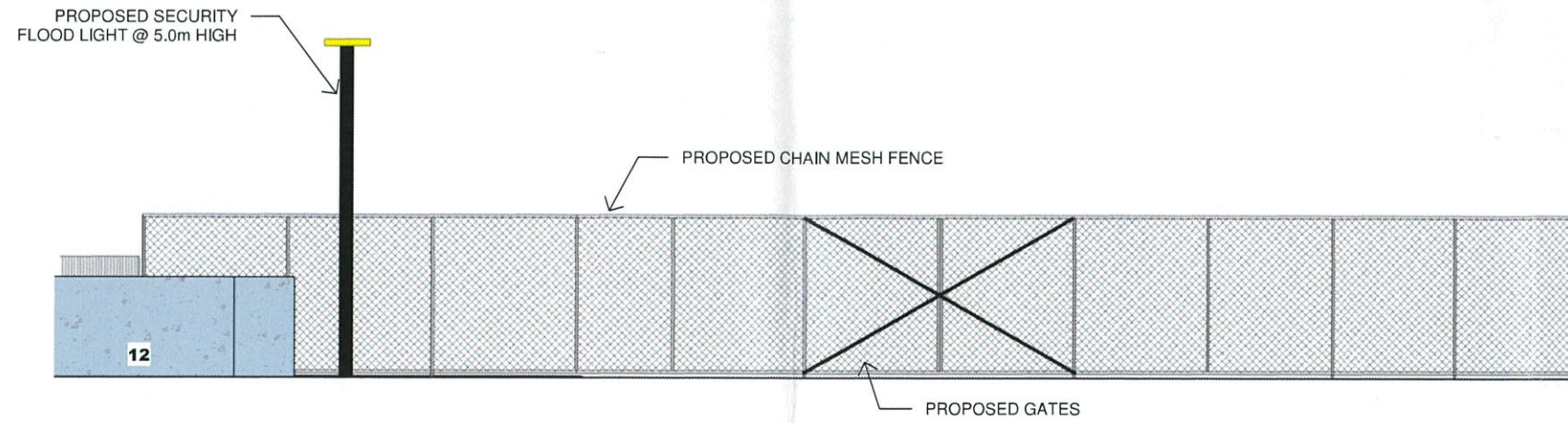
PROPOSED LANDSCAPING MATERIAL YARD
For: TONY GEDDES
At: 153 ALBURY STREET, HOLBROOK NSW

ROB PICKETT DESIGN
PO Box 3054 Albury NSW 2640
Fax 02 6021 1754
Email rob@rpdesign.com.au
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. A.B.N 72 003 725 246
R/- REVIT/- Revit/- Commercial/6560 Geddes2 - DA Drawings/2017-9-22/6560 Geddes - DA.rvt 10/24/2017 11:15:39 AM

Sketch: DA
Sheet: A02
Date: 24-10-2017
Job No: 6560

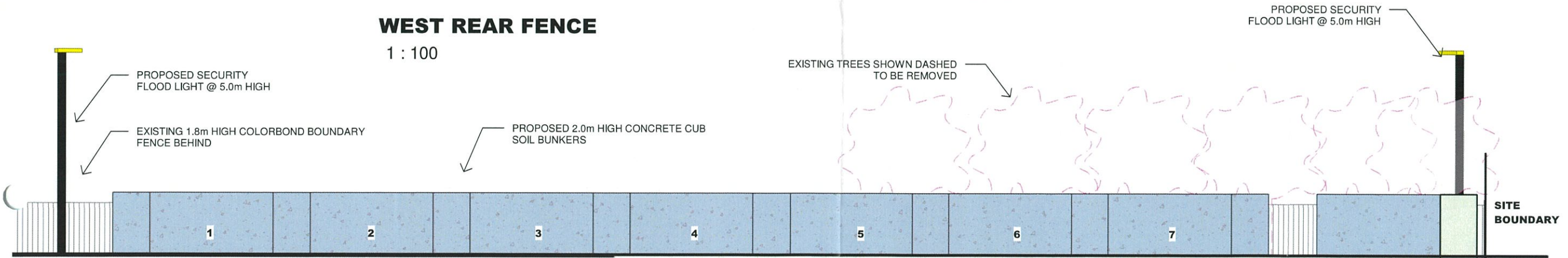


1 : 100

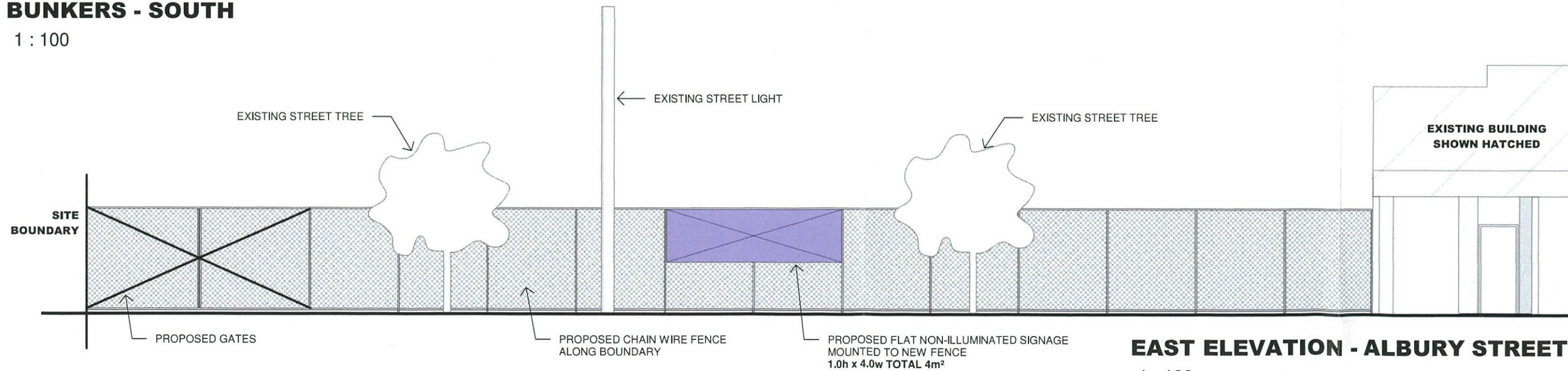


WEST REAR FENCE

1 : 100



1 : 100



1 : 100

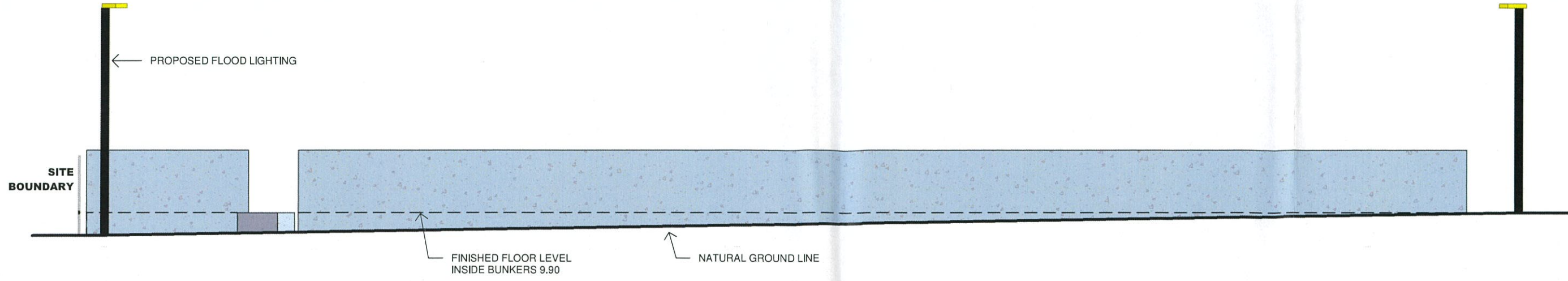
Sketch: DA
Sheet: A03
Date: 24-10-2017
Job No: 6560



ROB PICKETT DESIGN
PO Box 3054 Albury NSW 2640
Fax 02 6021 1754
Email rob@rpdesign.com.au
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. A.B.N 72 003 725 246
R:\REVIT\Revit\Commercial\6560 Geddes - DA.rvt 10/24/2017 11:15:40 AM

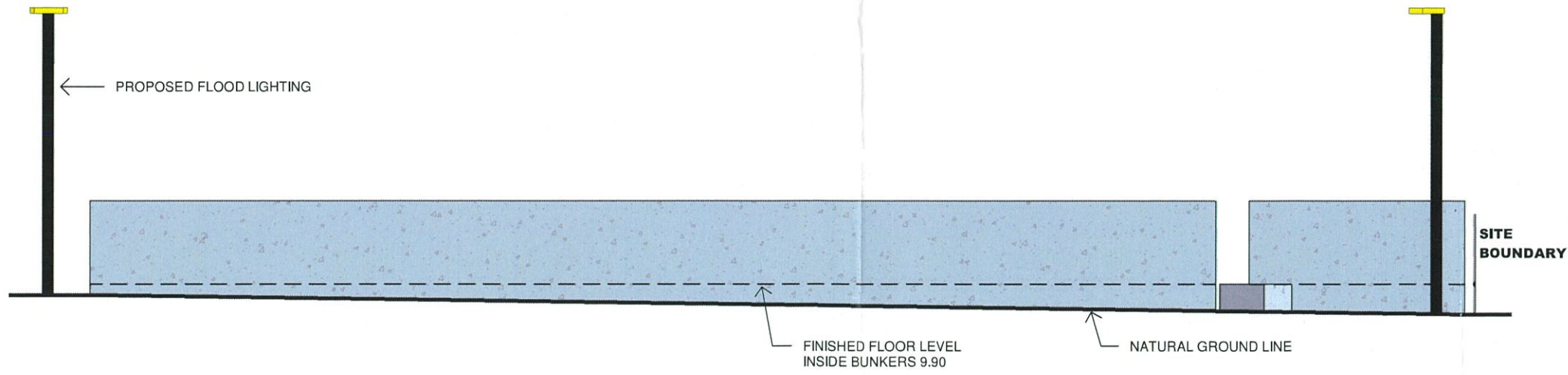
PROPOSED LANDSCAPING MATERIAL YARD
For: TONY GEDDES
At: 153 ALBURY STREET, HOLBROOK NSW

SHEET SIZE "A3"
COPYRIGHT RESERVED -
NO PORTION OF THESE
DRAWINGS
MAY BE REPRODUCED BY
ANY PROCESS WITHOUT
THE WRITTEN CONSENT
OF ROB PICKETT DESIGN.



BUNKERS - SOUTH EXTERNAL

1 : 100



BUNKERS - WEST EXTERNAL

1 : 100

Sketch: DA
 Sheet: A04
 Date: 24-10-2017
 Job No: 6560



ROB PICKETT DESIGN
 PO Box 3054 Albury NSW 2640
 Fax 02 6021 1754
 Email rob@rpdesign.com.au
PHONE 02 6021 1355
 INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246
 R:\REVIT\Revit\Commercial\6560 Geddes\2 - DA Drawings\2017-9-22\6560 Geddes - DA.rvt 10/24/2017 11:15:40 AM

PROPOSED LANDSCAPING MATERIAL YARD
For: TONY GEDDES
At: 153 ALBURY STREET, HOLBROOK NSW

SHEET SIZE "A3"
 COPYRIGHT RESERVED. -
 NO PORTION OF THESE
 DRAWINGS
 MAY BE REPRODUCED BY
 ANY PROCESS WITHOUT
 THE WRITTEN CONSENT
 OF ROB PICKETT DESIGN.

Paul Spokes
 PO Box 603
 Lavington NSW 2641
 Phone 02362744
 4/12/2017

Dear Sir /or Madam

In regard to the development application No 10.2017.166.1 at Lot1 DP: 350735, Lot: 13 DP: 827736. My deep concern to this development is of the extra heavy vehicle traffic that will be generated in Thorpe street Holbrook, as there long dirt driveway is directly opposite my property in Thorpe street.

We have for many years put up with dust from this driveway generated by heavy vehicles delivering goods to the IGA store and other vehicles using it. After heavy rain water lays in deep holes at the west end of the driveway which had the gutter cut away and removed by Roger Getty in 2010. I made a written complaint to council about the dust from this driveway in 2012, after I was informed by Roger Getty that the driveway was going to be sealed and never was

Yours Faithfully

Paul Spokes

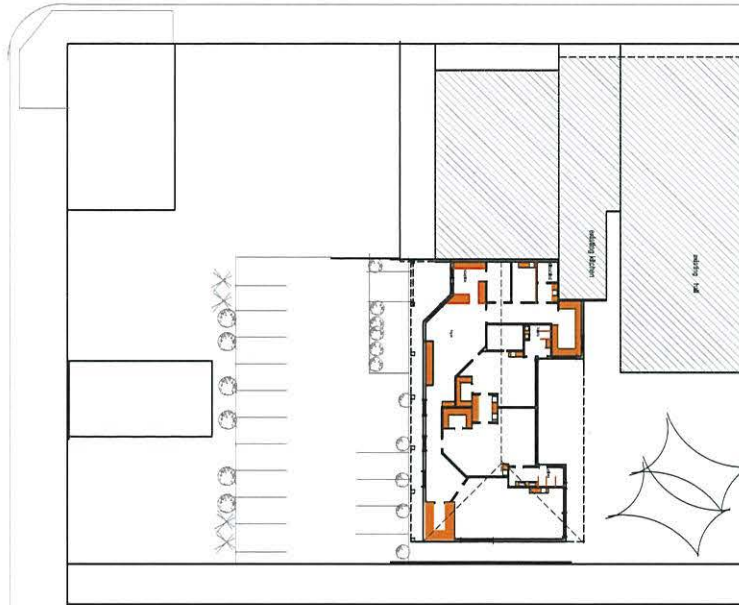
GREATER HUME SHIRE COUNCIL	
Received:	
Doc ID: 7 DEC 2017	
File:	
Officer	Action
CM	
DCGS	
DE	
DHP	

Mr Spokes would like
notification that his letter
has been received.

COMMERCIAL STREET

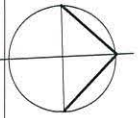
QUEEN STREET

STREET



SITE PLAN
WALLA WALLA

SCALE 1 : 500
@ A3
FEBRUARY 2017
DRAWING NO. 4393 / SK 1



Hub ticks all right boxes for families

LONG day care will be available five days a week in Chiltern for the first time with the opening of the town's Early Years Hub.

The addition of three extra days for children aged up to three and extension of opening hours to 7.30am to 6pm brings more flexibility for parents.

The Victorian government, Albury-Wodonga Community College and Indigo Council contributed funding to upgrade the former Chiltern Municipal Offices building next to the post office.

The project refurbished and extended the community building to include two children rooms, a sleeping room and amenities, adding capacity by 33 spaces.

Hours of the existing kindergarten opposite the Hub, caring for children aged three to five, have also been extended by AWCC to five days a week.

Northern Victoria MLC Jaelyn Symes opened the Hub yesterday, which began



READY: Bree Murphy, with Isabelle Salmon, 4 months, wants Zander Salmon, 2, to attend the Chiltern Early Years Hub. **Picture:** MARK JESSER

taking children today.

"As a mother of young children I know how vital childcare services in country towns are," she said.

"When I was walking through, I couldn't believe \$300,000 had covered it ... congratulations to the families that are going to benefit."

Chiltern mum Bree Murphy is ready to sign up her two-year-old Zander Salmon, now that the Hub is open.

"When we started to look into daycare there weren't any options here," she said.

"Travelling just wasn't convenient for us.

"This looks like a good set up - everyone's really excited to have this service now."

Construction began in September and was completed a couple of weeks ago.

Ms Murphy said the only thing missing was a shade structure outside protecting kids playing in the sand-

pit - which council plans to provide.

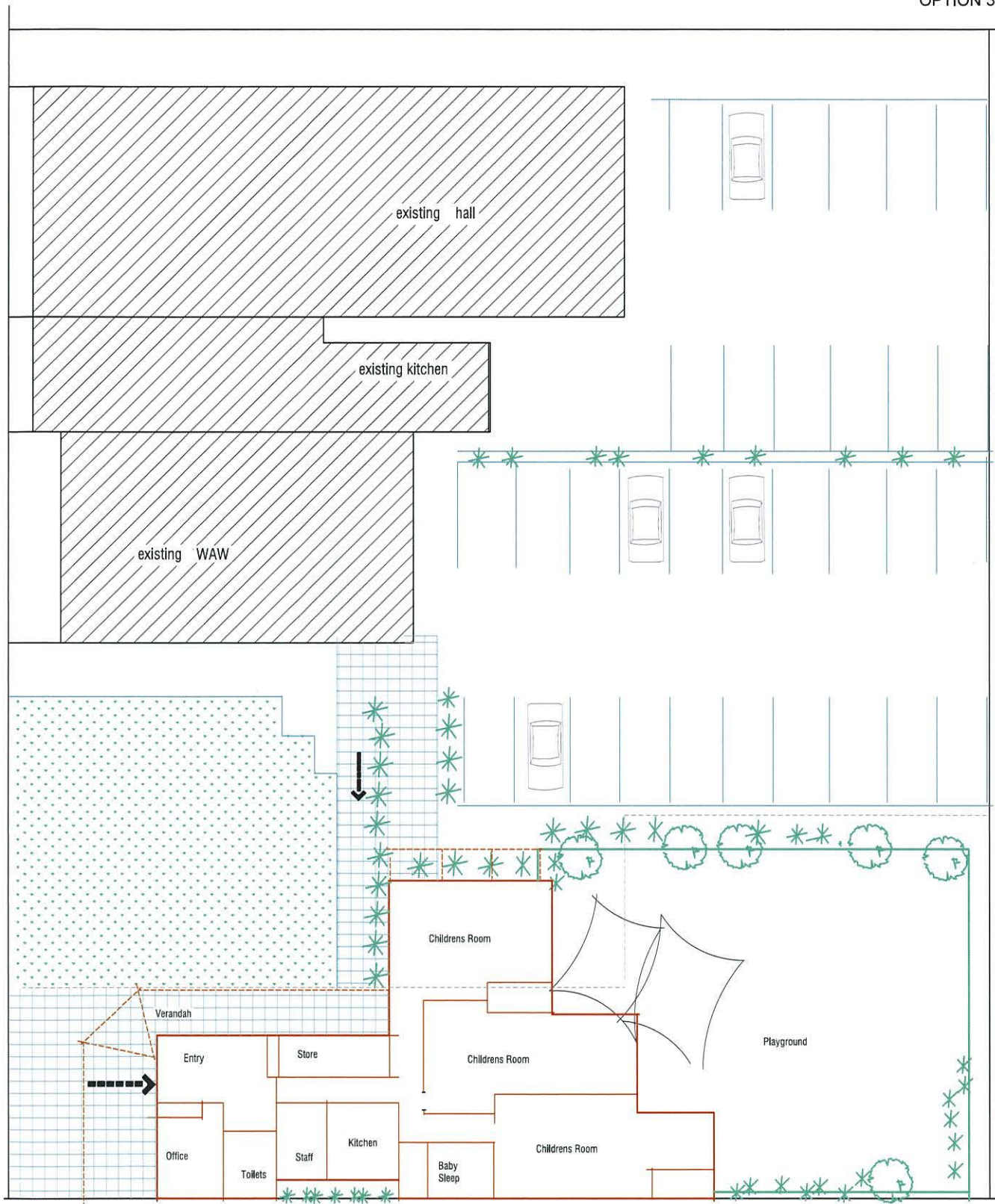
Project officer Adam Flynn said council had applied for funding through the state government's shade grants program for an eight-metre structure and would hear back soon.

Indi MP Cathy McGowan

congratulated council and deputy mayor Sophie Price, who pushed for better childcare before she was elected.

"She was studying at university and rang our office," she said.

"She organised a meeting and there was a gathering of 20 people."



QUEEN

STREET

PRELIMINARY

WALLA WALLA

FLOOR PLAN

SCALE 1 : 200
@ A3

DRAWING NO. 4393 / Sk.b

Loans to Community Groups Policy

Document Name	Document Version Number	Review Date
Loans to Community Groups Policy	1.0.1	June 2018
Date Adopted	Minute Number	Status
22 June 2016	4395	Revised

Purpose

To provide financial assistance to community groups and organisations within the shire by way of interest bearing loans.

Scope

Community groups and organisations within the shire.

Definitions

Nil.

Policy Content

Council will consider providing financial assistance by way of interest bearing loans to community groups and organisations within the Greater Hume Shire Council area for the purposes of exercising Council functions of providing community, sporting, and recreational projects, services and facilities under the following guidelines:

1. The community project or facility which is subject of the application for a loan is approved by Council and is located on Council owned or controlled (usually Crown Land) community land.
2. Applications for loans to purchase major items of plant and equipment will be considered however consideration will only be given to applications where the use of such plant and equipment is directly related to the maintenance and operations of the community facility to which it is assigned. Council's Director Engineering must be advised of the proposed purchase and confirmation as to the suitability of the proposed item of plant and equipment must be obtained from Council prior to a loan being granted under this policy.
3. Applications for loans will be considered up to a maximum of \$50,000, subject to the loan liability to the Council for any one community group not exceeding \$50,000 at any one time.
4. The interest rate for all loans shall be fixed at a rate of 3% per annum for the duration of the loan.
5. The period for repayment of loans will be within a term of not more than 10 years.
6. The quantum of all loans approved shall not exceed \$250,000 at any one time. Should the maximum loan amount be reached applications from community groups and organisations will be considered by Council and placed on a waiting list until sufficient loan funds have been repaid.
7. Priority will be given to applications for financial assistance from community groups and organisations that:
 - a. Provide community, recreational and sporting projects, services and facilities that are available uniformly to all persons or a significant number of persons within the Council area and;

Loans to Community Groups Policy

- b. Include the contribution of funds by the community group or organisation, either cash or in kind.
8. Council will undertake a due diligence review to establish the ability of the applicant to service loan interest and principal repayments.
9. Applications by community groups and organisations for loans from Council must provide a full description of the project, service or facility for which the loan is sought and include with the application the following:
 - a. Annual audited income and expenditure statements for the last 3 years.
 - b. A copy of the community group or organisations constitution (not required if the community group or organisation is a Committee of Council constituted under section 355 of the Local Government Act).
 - c. A copy of the minute passed at a meeting of the community group or organisation seeking the loan from Council.
10. The full amount of any loan provided by Council under this policy must be drawn down in full within two years of being approved.

Links to Policy

Nil.

Links to Procedure

Nil.

Links to Forms

Nil.

References

Nil.

Responsibility

Director Corporate & Community Services

Document Author

Director Corporate & Community Services

Relevant Legislation

Section 356, Local Government Act 1993

Associated Records

Nil.



Culcairn Football & Netball Club Inc
C/o 84 Balfour Street
CULCAIRN NSW 2660

06 February 2018

L

Mr Steve Pinnuck
General Manager
Greater Hume Shire
39 Young Street, Holbrook, 2644

I

Dear Mr Pinnuck,

I am writing on behalf of the Culcairn Football & Netball Clubs to thank you very much for your support in past years and to request assistance in the form of a loan of \$50 000 from Council. This year, we are in the position of having to replace our netball courts due to deterioration of the surface and damage under the surface.

O

We have been successful in obtaining two grants, \$30 000 and the other \$10 000 with a co contribution of \$10 000 from the Football & Netball Club. This in addition to the insurance payout means we require an additional \$50 000 to complete the project prior to the commencement of the 2018 Hume Football & Netball season.

N

The Football & Culcairn Netball Club Committee have discussed the requirements to meet any loan payments and are in the position to do so. Please find attached details of grant money and quotation for court replacement.

Please contact myself on the below phone number, or Michelle Cottrell-Smith, Assistant Secretary, Culcairn Football & Netball Club on 0439298090.

Kind regards,

S

On behalf of Brendan Sheather
President
Culcairn Football & Netball Club
0438298717



**901 Doland Street ALBURY. N.S.W.
2640**

Ph 0260412757 Fax 0260415937 Mob. 0415393154

Web site www.riverinasports.com.au

E-mail kerry@riverinasports.com.au

A.C.N. 064 140 898 A.B.N. 61 115 711 844.

Wednesday, 8 March 2017

To the Culcairn Football & Netball Club
Culcairn

Attn. Barbara Campbell

Dear Barbara

Further to your inquiry, please accept this as my quotation for the installation of two new netball courts at the Culcairn Recreation Reserve.

I have supplied 2 quotations

1. Rebound Ace Synpave 4 coat system
2. Rebound Ace Pro Challenge 8 coat system

Courts to be to Netball Aust. Spec. with 3 meter runoff and 3.66 between courts

Courts to move .600 toward east side to be 3 meters off shelter sheds and will be 3 meters off light poles

Extent of works and materials as follows.

Existing courts to be removed by others and falls set to grade supplied by RSS

Laser 25mm bluestone crusher dust to area 1501 SQM

Supply and install 2 sets heavy duty Netball post with padding

Concrete 100mm /25mpa on black poly over 25mm lasered crusher dust

Mesh F72 on bar chairs

Control joints Saw cut same day.

Concrete to have 14days curing time.

Rebound Synpave single colour 4 coat system

Pressure wash and acid etch slab

Install 2 coats GP sealer

Install 2 Synpave Top coats

Line mark

Cost \$139,593.00

GST \$ 13,959.30

Total \$153,552.30

Rebound Pro Challenge 2-3mm single colour 8 coat system

Pressure wash and acid etch

Install 2 coats GP sealer

Install 2 coat fine liquid rubber

Install 2 coats flexible filler coats

Install 2 coats ultra top coats

Line mark

Cost \$157,605.00

GST \$ 15,760.50

 Total \$173,365.50

Rubber base Pro challenge courts installed at

2 Brocklesby

1 court Yarrawonga Football & Netball Club

1 court Nth Albury Football & Netball Club

4 courts Griffith Netball Club

2 courts Lockhart

2 courts Mulwala

Quotation covers recent risers in steel and concrete

Quotation subject to materials risers after 60 days

Thank you

regards

Kerry Watson