



**COUNCIL ASSESSMENT REPORT**  
**SUPPLEMENTARY REPORT Rev B (20 May 2024)**  
NORTHERN REGIONAL PLANNING PANEL

<b>PANEL REFERENCE &amp; DA NUMBER</b>	PPSNH-287- Gwydir DA 48/2023
<b>PROPOSAL</b>	<b>To construct a new Public Administration Building complex on the land, including part-retention of the former memorial hall facade. (Note: Demolition of the existing facilities is covered under PAN-409455)</b>
<b>ADDRESS</b>	33 to 35 Maitland Street Bingara being Lot 20, Section 38, DP758111, Lot 1 DP87721 and Lots B and C DP 156384. Access is through 39 and 37 Maitland Street Bingara being Lot 1 DP209422 and Lot A DP 152922 (BK 1566 No 614 and BK 1701 No 95 Right of Way and BK 1566 No 614 Right of Way)
<b>APPLICANT</b>	Gwydir Shire Council
<b>OWNER</b>	Gwydir Shire Council for Lot 20 Sect 38 DP 758111, Lot 1 DP87721 and Lots B and C DP 156384. The registered Right of Way is across two lots – one owned by Nancy Helen Macinnes (Lot 1 in DP 209422) and the other owned by Sylvia May Williams and Amy Louise Iris Evans (Lot A in DP 152922).
<b>DA LODGEMENT DATE</b>	22 February 2024
<b>APPLICATION TYPE (DA, Concept DA, CROWN DA, INTEGRATED, DESIGNATED)</b>	DA
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 3A and 3B, Schedule 6 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> : Council is the applicant and owns the land, and the capital value is above \$5,000,000.
<b>CIV</b>	\$5,050,000 (excluding GST)
<b>CLAUSE 4.6 REQUESTS</b>	Nil

<b>KEY SEPP/LEP</b>	SEPP (Resilience and Hazards) 2021 – Chapter 4 Remediation of Land State Environmental Planning Policy (Sustainable Buildings) 2022 Gwydir Local Environmental Plan 2013
<b>TOTAL &amp; UNIQUE SUBMISSIONS &amp; KEY ISSUES IN SUBMISSIONS</b>	A single submission was received from the owner of 39 Maitland Street (Lot 1 in DP 209422). This concerned the proposed use of the laneway to the rear of her lot which she indicated she understood that she owns, and has future plans to use.
<b>DOCUMENTS SUBMITTED FOR CONSIDERATION</b>	Attachment A – Draft Conditions of Consent Attachment B – Amended SEE – 27 Nov 2023. Attachment C – Response to RFI – 5 Feb 2024. Attachment D – Plan Set for DA Approval. Contains the complete architectural plan set and landscaping plans.
<b>SPECIAL INFRASTRUCTURE CONTRIBUTIONS (S7.24)</b>	Nil
<b>RECOMMENDATION</b>	Approval with Conditions
<b>DRAFT CONDITIONS TO APPLICANT</b>	Yes
<b>SCHEDULED MEETING DATE</b>	21 May 2024
<b>PLAN VERSION</b>	31 January 2024 Issue B
<b>PREPARED BY</b>	Angus Witherby
<b>DATE OF REPORT</b>	20 May 2024

## **SUPPLEMENTARY REPORT**

This supplementary report addresses questions posed by Panel members in their initial review of the application together with supplementary questions. The questions, with responses, are detailed below. Section 1 deals with issues raised since our last updated report:

### **1. Further review of SEPP, LEP and Regulations issues**

#### **a) Characterisation of the Use.**

It is agreed that the use *Public Administration Building* is appropriate. This is a permissible use under Gwydir LEP 2013, in that it is included under “Any other development not specified in item 2 or 4”. This use is considered in accordance with the zone objectives in that it provides services and facilities appropriate to a rural village.

**Recommendation:** That the use the subject of the application be amended to Public Administration Building

#### **b) Clause 6.4(e): Essential Services of the *Gwydir Local Environmental Plan 2013***

In considering Clause 6.4(e) it is noted that the land is existing serviced land in the Bingara Town Centre. Accordingly, the following services are already available and connected to the land: water supply, sewer and power.

Stormwater drainage was also available to the previous development, and details of the use of existing systems together with any new works would be detailed in the Construction Certificate.

Access has been the subject of discussion elsewhere in the report. In brief, access arrangements can be addressed through the options and draft conditions proposed in this supplementary report.

**Recommendation:** That the draft amended conditions regarding access be adopted.

#### **c) Section 4.6 of *State Environmental Planning Policy (Resilience and Hazards) 2021***

Consideration has been given to Section 4.6. Details of contamination and remedial measures are outlined elsewhere in this report with a suitable condition recommended. It is noted that contamination has been addressed under the previous DA for demolition, and further information has been provided in this supplementary report. It is considered that subject to suitable conditions (recommended) that the clauses 1(a) and (b) and (c) have been satisfied.

The use of the land is not changing, and accordingly clause 2 does not apply.

The provisions of clause (3) have been addressed in the demolition DA which has resulted in additional investigations and a Remedial Action Plan being prepared and submitted to the Council.

In terms of Clause (4), the land is not in an investigation area. Consideration has been given to Table 1. This was addressed in the DA for the demolition when the land use history identified a former car repair station on No. 35 Maitland Street. The land is not proposed to be used for residential, educational, recreational, or childcare purposes, or for the purposes of a hospital.

**Recommendation:** That the approach taken to SEPP (Resilience and Hazards) 2021 be endorsed.

d) Section 66A of the *Environmental Planning and Assessment Regulation 2021*

This section of the Regulation does not apply, as Council is not determining the application. Council does not have a formal policy regarding conflict of interest. In practice in this case conflict of interest issues have been addressed by the application being prepared by a third party, and the assessment being undertaken by a different third party.

**Recommendation:** That the response to the question on Section 66A be received and noted.

e) Section 4.8(2) of the *State Environmental Planning Policy (Biodiversity and Conservation) 2022*

No Koala plan applies to the land. Accordingly, this clause does not apply to the application.

**Recommendation:** That the response to the question on SEPP *Policy (Biodiversity and Conservation) 2022* be received and noted.

f) Determination of the modification to the demolition consent

The modification to PAN 405455 has now been determined (Date of Determination 17 May 2024) and accordingly there is no need for a deferred commencement condition surrounding this modification.

**Recommendation:** That the response to the question on the demolition DA be received and noted

g) Section 3.2(2) of *State Environmental Planning Policy (Sustainable Buildings) 2022*

The consent authority is the Regional Planning Panel. On this basis it is the Panel that needs to be satisfied that the requirements of the SEPP have been met. At the time of original report submission, there was no separate report addressing the embodied energy issues as well as the other energy issues that are required to be addressed.

Further investigations have identified that the Guidelines referred to in the SEPP have not yet been made available. We refer to the *Embodied Emissions Technical Note (DPE undated)* accessed 17 May 2024. Accordingly, the table provided at **Attachment 1** to this report is sufficient. Condition 10 is therefore redundant.

**Recommendation:** That, based on the material at Attachment 1, the Panel find itself satisfied that the requirements of the SEPP have been met.

**2. Right of Way – further detail to be provided in regard to the details of the agreement noted in Condition 23(b) or alternative proposal if there is no agreement (or any potential legal proceedings)**

Further consideration has been given to the right of way issue. Considerable care needs to be taken with rights of way that are shown on plans prior to the Conveyancing Act of 1919. Essentially, they are of no legal effect unless the appropriate dealings have been lodged to implement the right of way.

In the case of the current right of way, the Certificates of Title of both the lots burdened reference the existence and width of the right of way. These certificates are at **Attachment 2**. Further, the relevant title plans for the two burdened lots have been reviewed. Extracts are also at **Attachment 2**. Each shows the right of way. Due to the notation on title regarding the dealing numbers, there can be confidence that the right of way was actually created, although, to this point, never constructed or utilised.

In terms of the current application, consideration has been given to the situation where resolution of the access issue may be delayed. In this regard there are several options moving forward:

- Negotiation with the landholders is successful and an appropriate 88B instrument is implemented subject to any necessary commercial adjustments.
- In the absence of any 88B Council is of the view that the right of way can still be used.
- It is noted that at least one owner may have a different view, and this may need to be tested at law. In this regard, Council, as a model applicant/litigant, should look to either acquire the land, or complete the development without use of the right of way, if this becomes an issue.

**Recommendation:** That the Panel consider an additional condition, which would replace Condition 10 (which is not needed as per recommendation above) as well as an amended Condition 23.

### **New Condition 10 – Resolution of Right of Way**

Prior to the issue of a Construction Certificate, and subject to the agreement of the affected landowners, an 88B instrument shall be established over the right of way providing access to the property, which runs across the rear of Lots A DP152922 and Lot 1 DP 209422 (being 37 and 39 Maitland Street) to ensure that:

- a. the development site is specifically benefited by the right of way;
- b. each lot containing the right of way has legal access to the right of way; and
- c. to ensure that the maintenance of the right of way rests with the owner of the consolidated development lot as required in Condition 10.

In the absence of landholder agreement, Council shall either:

- a. Proceed to acquire the right of way under the provisions of the *Land Acquisition (Just Terms Compensation) Act* or
- b. Reconfigure the development to avoid the need to use the right of way.

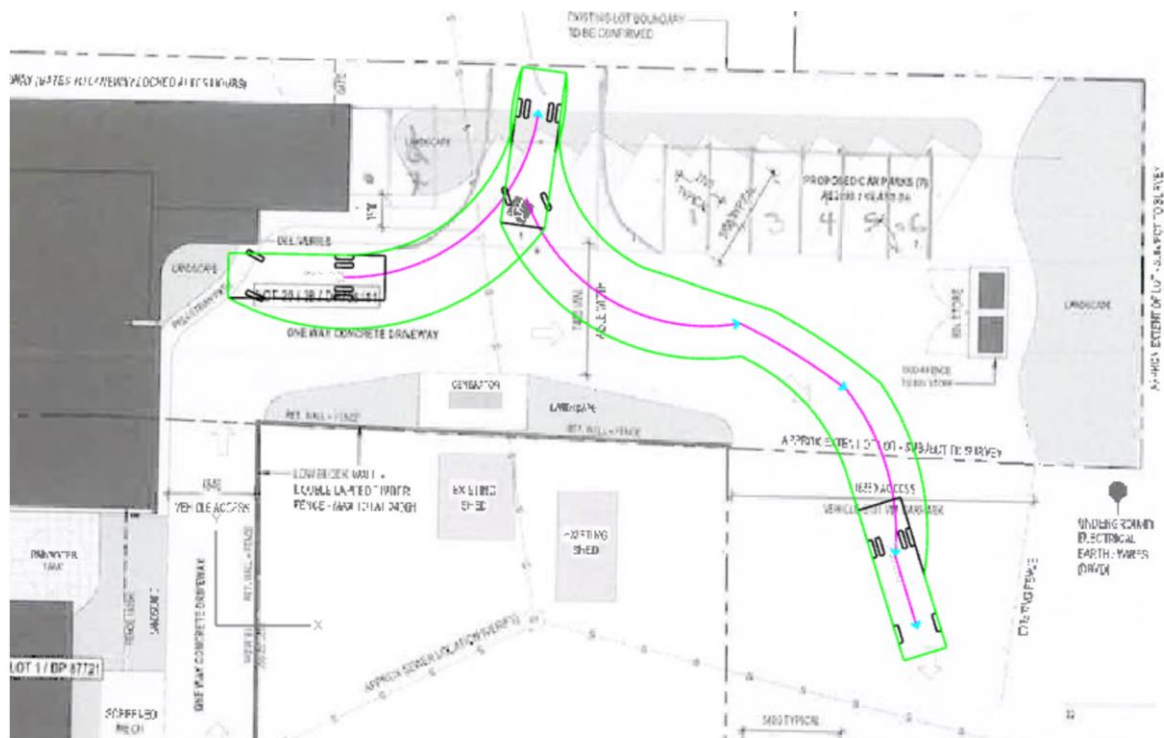
In this regard:

- i. A turning area, to cater for a minimum medium rigid vehicle, is to be provided opposite the proposed generator;
- ii. The disabled parking space is to be provided between the truck turning area and the main building;
- iii. The six other spaces are to be placed at right angles to the access aisle east of the truck turning bay;

- iv. The entrance to the main parking area from Cunningham Street shall be labelled and pavement marked for entry and exit.
- v. All the above are to comply with AS2890 Parts 1 and 2 and be to the satisfaction of Council.

Reason: To confirm access to the site, and to adjoining properties.

Note: For the information of the Panel, the physical suitability of the alternative, without a right of way, has been tested as per the sketch below:



This includes realignment of the parking including the space for persons with disabilities.

### Amended Condition 23. Consolidation of Lots

Before the issue of an occupation certificate, the lots, the subject of the development, (with the exception of the right of way) are to be consolidated into a single allotment. This includes the following lots:

- Lots 20 and 38 DP 758111
- Lot 1 DP 87721
- Lots B and C DP 156384

Reason: To ensure that the development can function without the requirement for rights of way across the existing lots.

Note: further investigations have identified that Lot C DP 156384 should also be included in the consolidation. A sketch of that allotment in the context of the site is provided below:



**3. Car parking - not covered in conditions at all (including parking for people with a disability) and not adequately covered in assessment report. The report also mentions an increased in staff - does the parking accommodate that?**

Further consideration has been given to the quantum of parking. It is noted that the overall area of built form is reducing from 1461m<sup>2</sup> to 1098m<sup>2</sup>. This is a reduction in area of some 25%. In addition, the former community hall has been demolished, and there is no longer the need to provide for larger events. Depot parking would be accommodated within the main depot site.

The previous site had parking at the rear for four cars only. The proposed office parking area was then informal and was typically utilised by some 16 vehicles per day. The new development increases spaces at the rear of the building from four to seven, including one space for people with disabilities, while the formalisation of the depot parking provides 22 spaces. Together this makes 29 spaces.

In the absence of a DCP, guidance can come from typical parking rates for different types of development.

- Office space – Typically 1 space per 40m<sup>2</sup>

Looking to these guidelines, we find:

- 766m<sup>2</sup> office space equates to 19 spaces

The community spaces would operate as follows. Council meetings are outside business hours, and ample parking is available on-street with angle parking provided. Toilet usage and counter attendance would generally be by persons already visiting the town centre. Field observation shows that there is no shortage of on-street parking in the vicinity. The tourist information centre would attract visitors to the town, however they, also, would predominantly utilise on-street parking. Accordingly, the ten spaces available in the reconfigured parking are considered adequate to support the community uses.

The plans provide for 29 spaces and are annotated regarding compliance with AS2890. For this reason, a specific condition was not included.

**Recommendation:** That the Panel receive and note the additional material on parking.

**4. Assessment Report page 18 - it would be helpful to have the assessment better address the “Actions to care for Maitland Street” in the Bingara town plan. Some kind of design statement that responds to the 6 points and consideration of an assessment of the proposed architectural style**

The Bingara Town Strategy Plan identifies the Depot site as a key site. The redevelopment of the Council chambers part of the site would not preclude future redevelopment of the depot site for housing, as per the plan, and recommendations in the Housing Strategy that is currently on exhibition.

In addition, consideration has been given to Actions to Care for Maitland Street. The key actions are listed below, together with comments:

- 1. Retain deep awnings and awning posts and continue these with any new commercial or mixed use buildings.*

The Memorial Hall did not have awnings, although the commercial building adjacent had a suspended awning. The replacement building is not a commercial building, but a community building. It is important, therefore, that the overall site “reads” in a way that reflects the former Council buildings on the site. In this instance, a variation regarding the provision of awnings is considered appropriate.

- 2. Retain all buildings on the front boundary, and off-street carparking behind buildings.*

Off street carparking is being increased, behind the building. For historical reasons, creating a zero setback for the whole site was not supported. The key community issue was retention of the façade of the old memorial hall, which is set back, and ensuring that the redeveloped site responded to that history.

- 3. Provide detail to new buildings and front facades, incorporating recesses, window detail and brickwork consistent with the Main Street’s character.*

The new building cluster preserves the existing façade of the memorial hall, though specifically conditioning painting treatment to echo an historical palette would be of advantage. The newer section avoids “pretend heritage” but is unashamedly modern. It does, however, have good attention to detailing on the recessed sections. The length addressing the street frontage makes a bold statement, but one which is consistent with monumental architecture associated with memorials. Overall, the height and the complexity are consistent with streetscape character, while the setbacks maintain links to the past buildings on the site.

- 4. Develop a signage trail – The stories of Bingara, focusing on interesting tales regarding particular buildings, and celebrating history.*

It is proposed, as part of the demolition requirements of the previous buildings, that an interpretive feature be included in the public courtyard. This would be consistent with this action.

5. *Improve the laneways to provide better footpaths, lighting and linkages.*

No laneways are affected by the proposal.

6. *Promote public spaces by encouraging more sitting, gathering and (sic)*

The site provides enhanced public opportunities by creating an attractive public space on the north of the new building. Details of street furniture to encourage seating and mingling would be included in the detailed landscaping plan. A suitable condition is proposed below.

**Recommendation:** That the above comments be received and noted, and that the following additional condition be included that addresses the landscaping of the public area, and the colour treatment of the former memorial hall façade.

**Condition 10(a) Landscaping and Paint Treatment**

Prior to the issue of a Construction Certificate, the following are to be provided, to Council's satisfaction:

- a. A detailed landscaping plan that includes street furniture within the proposed community open space area to provide seating, tables and the like, to encourage people to gather and utilise the space; and
- b. A schedule of paint colours for the former Memorial Hall façade that draws on the historic period of the façade's original construction.

Reasons: To enhance the appearance of and functionality of the development.

**5. Assessment Report p. 20 – further detail required in regard to designing for safety.**

The issue of CPTED was given careful consideration in the design development. Essentially the tension was between demolishing much of the existing façade to improve surveillance into the site or retaining an element of considerable importance to the Bingara community. The on-balance decision was taken to keep the main façade elements, but to ensure as much transparency as possible.

Bingara is perceived by its residents as a safe town, as outlined in the Bingara Plan. This is borne out by statistics from the Bureau of Crime Statistics and Research which show that Gwydir Shire is generally low in crime except for domestic violence and stealing/robbery from dwellings and motor vehicles where it is low-mid range.

As part of security approached, the pathway from the community open space towards the rear of the site would be locked at night.

**Recommendation:** That the additional commentary on CPTED be received and noted and that a supplementary condition 32 be added as follows:

**Condition 32: Public Safety and Security**

That access to the rear of the site, be restricted by locking of the gate during non-business hours.

Reason: To improve safety and security of the site.

**6. Does the proposal preclude future residential use on the site - refer again the Bingara Town Plan?**

As discussed above, should the depot be relocated in the future, the opportunity exists to implement housing on the (to be) former depot component of the site. This is recommended in the Draft Housing Strategy which is currently on exhibition.

A town centre location was considered essential for the Council facility, which brings significant foot traffic to this part of Maitland Street.

**Recommendation:** That the additional commentary on future residential use be received and noted.

- 7. Acoustics/noise has limited details in the assessment report – the condition relates to noise output but without going to the source docs (noting that it was a desktop exercise) – further details required to ensure that the Panel can be satisfied that the issue can be managed.**

Noise was given consideration in the RFI document provided following the initial review of the application. Extracts are included at **Attachment 3**.

**Recommendation:** That the supplementary noise information be received and noted.

- 8. Contamination assessment and associated condition – the reference in the AR is vague/lacking detail – further details are requested to ensure that the site is suitable for the intended use, with the condition to provide more detail regarding the nature of the required clearance certificate**

Further consideration has been given to contamination. This issue is addressed under the demolition DA. In short, the site has several types of contamination as might be expected from buildings of that age. As part of that DA, a report was commissioned from SMK Consultants in Moree, who reviewed the site undertaking a preliminary site investigation. This involved the following steps:

- Desktop assessment of available information about the site;
- Review of historical aerial photographs of the property and surrounds;
- Onsite assessment of visible landscape to identify any potential contamination in relation to historical activity on site;
- Risk assessment of previous landuse;
- Sampling of soils to determine whether contamination is present;
- Analysis of samples by a NATA Laboratory including screening for a range of relevant parameters based on site observations and history;
- Review of results to compare standard threshold levels for analytes; and
- Preparation of a Preliminary Site Investigation Report to outline the investigation.

The report identified the following contaminants:

Location	Material Status	Potential Concern	Risk Class	Comment
Lawn and open areas	Residual Contamination Risk	Heavy metals	Low	There is a possibility of surface contamination due to past activities on the property
		Hydrocarbon		
	Surface Contamination	Contaminated Soil		
Buildings	Building materials	Asbestos	Low	Most buildings of this age contain Asbestos sheeting or asbestos materials
	Residual contamination risk	Heavy metals	Low	Paint on old buildings usually contains a high amounts of lead.

A sampling program was undertaken which focused on the areas with the highest likelihood of contamination. The following results were obtained.

Analyte	Unit	LOR <sup>1</sup>	HIL C - Recreational C	23-33-1	23-33-2
Depth	mm		-	0.5m	0.5m
EA055: Moisture Content (Dried @ 105-110°C)					
Moisture Content	%	1.0	-	11.7	5.2
EG005(ED093)T: Total Metals by ICP-AES					
Arsenic	mg/kg	5	300	10	7
Cadmium	mg/kg	1	90	<1	2
Chromium	mg/kg	2	300	30	26
Copper	mg/kg	5	17000	17	142
Lead	mg/kg	5	600	241	898
Nickel	mg/kg	2	1200	28	22
Zinc	mg/kg	5	30000	345	463
EG035T: Total Recoverable Mercury by FIMS	mg/kg				
Mercury	mg/kg	0.1	80	<0.1	<0.8

Analyte	Unit	LOR <sup>1</sup>	HIL C - Recreational C	23-33-1	23-33-2
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons	mg/kg				
Naphthalene	mg/kg	0.5	170	<0.5	<0.5
Acenaphthylene	mg/kg	0.5	NL*	<0.5	<0.5
Acenaphthene	mg/kg	0.5	NL	<0.5	<0.5
Fluorene	mg/kg	0.5	NL	<0.5	<0.5
Phenanthrene	mg/kg	0.5	NL	<0.5	<0.5
Anthracene	mg/kg	0.5	NL	<0.5	<0.5
Fluoranthene	mg/kg	0.5	NL	<0.5	<0.5
Pyrene	mg/kg	0.5	NL	<0.5	<0.5
Benz(a)anthracene	mg/kg	0.5	NL	<0.5	<0.5
Chrysene	mg/kg	0.5	1	<0.5	<0.5
Benzo(b+j)fluoranthene	mg/kg	0.5	1	<0.5	<0.5
Benzo(k)fluoranthene	mg/kg	0.5	1	<0.5	<0.5
Benzo(a)pyrene	mg/kg	0.5	NL	<0.5	<0.5
Indeno(1.2.3.cd)pyrene	mg/kg	0.5	NL	<0.5	<0.5
Dibenz(a,h)anthracene	mg/kg	0.5	NL	<0.5	<0.5
Benzo(g,h,i)perylene	mg/kg	0.5	NL	<0.5	<0.5
Sum of polycyclic aromatic hydrocarbons	mg/kg	0.5	NL	<0.5	<0.5
Benzo(a)pyrene TEQ (zero)	mg/kg	0.5	NL	<0.5	<0.5
Benzo(a)pyrene TEQ (half LOR)	mg/kg	0.5	NL	0.6	0.6
Benzo(a)pyrene TEQ (LOR)	mg/kg	0.5	NL	1.2	1.2
EP080/071: Total Petroleum Hydrocarbons					
C6 - C9 Fraction	mg/kg	10	NL	<10	<10
C10 - C14 Fraction	mg/kg	50	NL	<50	<50
C15 - C28 Fraction	mg/kg	100	NL	<100	1480
C29 - C36 Fraction	mg/kg	100	NL	<100	1920
C10 - C36 Fraction (sum)	mg/kg	50	NL	<50	3400
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions					
C6 - C9 Fraction	mg/kg	120*	180*	<10	<10
C6 - C10 Fraction minus BTEX (F1)	mg/kg	NL	5,100	<10	<10
>C10 - C16 Fraction	mg/kg	25*	120*	<50	<50
>C16 - C34 Fraction	mg/kg	100	5,300	<100	2920
>C34 - C40 Fraction	mg/kg	100	2800	<100	1010
>C10 - C40 Fraction (sum)	mg/kg	50	7,400	<50	3930
>C10 - C16 Fraction minus Naphthalene (F2)	mg/kg	50	NL	<50	<50
EP080: BTEXN					
Benzene	mg/kg	10	50	<0.2	<0.2
Toluene	mg/kg	10	85	<0.5	<0.5
Ethylbenzene	mg/kg	10	70	<0.5	<0.5
meta- & para-Xylene	mg/kg	NL	-	<0.5	<0.5
ortho-Xylene	mg/kg	NL	-	<0.5	<0.5
Total Xylenes	mg/kg	NL	-	<0.5	<0.5
Sum of BTEX	mg/kg	NL	-	<0.2	<0.2
Naphthalene	mg/kg	1	3	<1	<1

That report identified a staged remediation process.

Stage	Process	Comment
1	Establishment of exclusion fencing, signage of activities and contact details for site supervision	Standard procedure before asbestos is removed or demolition commences.
2	Removal of asbestos by a Class B Licensed Asbestos assessor	Permits to be obtained from Safework NSW for non-friable asbestos removal.
3	Visual Asbestos Clearance Certificate	To be obtained in accordance with Safework NSW requirements to confirm removal of all asbestos materials.
4	Demolition of buildings	Building materials can be disposed of as general building waste or recycled as asbestos free building waste.
5	Detailed site investigation	Soil sampling to determine depth of excavation of soil for removal of lead and hydrocarbon contamination, locate fuel tanks and review their condition and any contamination from the tanks.
6	Preparation of a Remediation Action Plan (RAP)	To provide specific details for appropriate remediation of the site to the required standards.
7	Site Remediation	In accordance with the RAP
8	Validation	Conduct a site Validation investigation to confirm RAP has been completed to required standards.

As can be seen from the table, ongoing investigations were recommended during the process as the demolition itself was likely to expose further contamination. This has, in fact, been the case and works are continuing to remediate the site in accordance with EPA protocols. Once the site has been adequately remediated for the proposed use, a site clearance certificate would issue from the monitoring consultants confirming that the site is clear for development.

**Recommendation:** That the Panel receive and note the information.

## **ATTACHMENT 1 – Embodied Energy**

### **Design Statement**

**The proposed Bingara Administration Building responds to the State Environmental Planning Policy (Sustainable Buildings) 2022 Clause 3.2 as follows:**

(a) the minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials,

- Many of the materials from the existing building are unsuitable for re-use due to age and deterioration.
  - Bricks are soft – some have been salvaged for reuse as decorative finishes to the new tilt panel walls.
  - Timber was found to be brittle and unable to be salvaged. Roof framing material has been salvaged for re-use as joinery items within the new structure.
  - Existing solar panels are being re-used on the new building.

(b) a reduction in peak demand for electricity, including through the use of energy efficient technology,

- Solar Panels are being re-installed and augmented to the new building;
- All lighting and fixtures are LED
- HVAC is zoned into small zones and fitted with activity sensors to minimise un-necessary use

(c) a reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design,

- All faces of the building have access to daylight. Staff areas and open office areas are deliberately exposed to natural light. Even the edge to the common wall incorporates highlevel glazing designed to illuminate the internal space during daylight hours.
- Shading studies have been used to inform the placement of glazing, overhangs and other shading devices.

(d) the generation and storage of renewable energy,

- As above solar panels are being salvaged from the existing building for re-use.
- Battery storage was not considered necessary as the peak use time and peak generation time overlap meaning there is little efficiency to be gained from battery storage.

(e) the metering and monitoring of energy consumption,

- NCC 2022 Section J has been adopted in full in the design of energy systems.
- Separate monitoring of energy usage is available in the switchboard.

(f) the minimisation of the consumption of potable water.

- Roof water capture has been utilised on site for both on-site re-use and detention capacity to mitigate peak flows during rain events. Approximately 50,000 liters of stored water is available for use in sanitary facilities and on site irrigation and cleaning.

Step 1: About the building

Fill out blue cells

Building location and site data	Value	Unit	Note	Comment
Building address	33-35 Maitland Street			
Postcode	2404		Required	Postcode of building
Town/city	Bingara		Town/city/suburb/region automated from postcode (may not give exact town name)	Town/city/suburb/region of the building site.
Distance to nearest major city/town	151	km	Enter for rural/regional locations only	Declare the shortest route by road to your site from the centre of your nearest major city (>100,000 people). The route must be traversable by a semitrailer truck.
Project stage	Development Application		Required	Stage of development
New build or major renovation?	New build		Required	
Brownfield or greenfield site?	Greenfield		Required	

Floor area by NCC building classification	Gross (GFA)	Net (NLA/NSA/UFA)	Unit	Note	
Please enter all floor areas relevant to your building. Leave areas blank if not applicable. Please enter Gross Floor Area (GFA) for all building classifications. Please also enter the corresponding net area (Net Lettable Area, Net Sellable Area or Usable Floor Area) where it is commonly used for that building classification.					
Class 1a: Detached residential buildings			m²	Required for Class 1a: Detached residential houses, townhouses	Gross Floor Area (GFA), as defined by the AIQS Australian Cost Management Manual
Class 1b: Boarding houses and hostels			m²	Required for Class 1b: Boarding house, guest house, hostel	Net area (Net Lettable Area, Net Sellable Area, Usable Floor Area), as defined by the PCA's Method of Measurement
Class 2: Multi-unit residential buildings			m²	Required for Class 2: Multi-unit residential, including apartment buildings	
Class 3: Other residential buildings			m²	Required for Class 3: Other residential buildings	
Class 4: Residential inside non-residential			m²	Required for Class 4: Residential building inside a non-residential building, e.g., caretaker residence	
Class 5: Office buildings	1,098	685	m²	Required for Class 5: Office building	
Class 6: Retail buildings			m²	Required for Class 6: Retail building, e.g., shop, restaurant, café	
Class 7a: Carparks			m²	Required for Class 7a: Carparks	
Class 7b: Warehouse-type buildings			m²	Required for Class 7b: Warehouses, wholesalers and storage facilities	
Class 8: Industrial buildings			m²	Required for Class 8: Industrial buildings, e.g., factories and workshops	
Class 9a: Healthcare buildings			m²	Required for Class 9a: Healthcare, e.g., hospitals, clinics, day surgeries	
Class 9b: Civic buildings			m²	Required for Class 9b: Civic buildings, e.g., theatres, civic centres, train stations	
Class 9c: Aged care and personal care buildings			m²	Required for Class 9c: Aged care and personal care	
Class 10a: Non-habitable buildings			m²	Required for Class 10a: Non-habitable buildings including sheds, carports and private garages.	
Class 10b: Miscellaneous structures			m²	Required for Class 10b: Miscellaneous structures, including fences, masts, antennas, retaining walls and swimming pools	
Class 10c: Bushfire shelters			m²	Required for Class 10c: Bushfire shelters not attached to a Class 1a building	
Total	1,098	685	m²	Required: Sum of m² inputs must be more than 0.	

Project information	Value	Unit	Note	
Total cost of project	6,000,000	AUD excl. GST	Required	Include labour, materials, transport, plant, equipment and professional fees. Exclude GST, land, finance, escalation and other costs.
Building design life	50	years	Required	If uncertain, enter 50 years
Estimated envelope life		years	Optional	
Estimated replacement cycle for mechanical services		years	Optional	
Estimated replacement cycle for vertical transportation		years	Optional	

Dimensions of the building and the site	Value	Unit	Note	
Site area	2,910	m²	Required	Total area of site to external boundary.
Shared services or infrastructure	Yes		Required	Indicate if there are shared services that the building utilises, or shared foundations, basement or podium
Building footprint area	1,098	m²	Required	Total floor area of the ground floor measured to the outside edge of the floorplate.
Typical floor area (if different to building footprint area)		m²	Only needed if different to row above	
Typical floor perimeter	200	m	Required	
Area of external carpark (not included in GFA)	1,120	m²	Required. Enter 0 if not applicable.	
Area of external hardstand (not included in GFA)	0	m²	Required. Enter 0 if not applicable.	
Area of other hard landscaping (not included in GFA)	578	m²	Required. Enter 0 if not applicable.	Include all other impervious areas. For example, patios, paths and driveways (not already included in carparks and hardstands above).
Number of floors/storeys above ground, including ground floor	1	no.	Required	
Number of floors/storeys below ground	0	no.	Required. Enter 0 if not applicable.	
Number of floors/storeys of car parking	0	no.	Required. Enter 0 if not applicable.	
Total height above ground	6,080	m	Required	Measured from the average finished grade to the highest point of the building, excluding protrusions (lighting rods, masts, chimneys, etc.)

Structural material choices	Value	Unit	Note	
Foundation type	Slab-on-ground		Required	
Frame type (dominant)	Hybrid: Steel, reinforced concrete		Required	
Suspended floor type (typical)			Only needed for multi-storey buildings	
Describe low carbon materials specified in your building (e.g. green concrete, low carbon bricks)	timber, green concrete		Required	
Describe recycled content specified in your building (e.g. recycled steel)	Recycled & salvaged brick and timber, retention and rectifica		Required	

Step 2: Quantity of materials

Complete all blue cells that are applicable to the building. Leave items that aren't applicable blank.

Fill out blue cells

Material category	Sub-category 1	Value	Unit of measure	Comment	AIQS ACMM Code	ICMS3 (Level 3 Codes Construction)
Structure						
The structural parts of the building that are below ground (substructure) and above ground (superstructure). This includes fill below the substructure, foundations, basement levels, suspended floors, wall structure, roof structure, stairs, lift shafts and balconies. It excludes external areas such as hardstands, car parks, paths, etc.						
Coverage of structural material spend	-		%	Required. Coverage of <u>spend</u> for structural elements entered below. Minimum requirement = 80%. Exclude head contractor preliminaries and margins.		
Concrete in-situ	≤10 MPa		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>10 MPa to ≤20 MPa		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>20 MPa to ≤32 MPa		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>32 MPa to ≤40 MPa	151.0	m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>40 MPa to ≤50 MPa		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>50 MPa to ≤60 MPa		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>60 MPa to ≤80 MPa		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>80 MPa to ≤100 MPa		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>100 MPa		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete pre-cast panel	-	96.1	m³	Please enter reinforcing steel in relevant line items below. If not known at DA stage, please make your best estimate. If not known at CC stage, please ask your supplier.	01_SB or 02-11	02 or 03
Concrete block	Hollow core		m³	Enter as <u>cubic metres</u> , calculated as (area in m²) * (thickness in mm / 1000). Please include all block fill concrete and all reinforcing steel in relevant line items above/below.	01_SB	02 or 03
Concrete block/brick	Solid		m³	Enter as <u>cubic metres</u> , calculated as (area in m²) * (thickness in mm / 1000)	01_SB	02 or 03
Concrete block/brick	Solid AAC		m³	Solid Aerated Autoclaved Concrete (AAC) block. Enter as <u>cubic metres</u> , calculated as (area in m²) * (thickness in mm / 1000).	01_SB	02 or 03
Mortar	-		kg		01_SB	02 or 03
Reinforcing steel	Bar & mesh	29,515	kg	<b>Include all reinforcing steel bar/mesh in the building's structure in this row.</b> Usually this is calculated as kg/m³ per concrete element and then summed. Example: 10 m³ of 40 MPa concrete @ 100 kg/m³ + 5 m³ of 50 MPa concrete @ 150 kg/m³ = 1,750 kg reinforcing steel.	01_SB or 02-11	02 or 03
Reinforcing steel	Fibre & strand		kg	<b>Include all steel fibre reinforcing and steel strand in the building's structure in this row.</b>	01_SB or 02-11	02 or 03
Structural steel	Hot rolled structural	27	t	Examples include universal beams, universal columns and welded beams	01_SB	02 or 03
Structural steel	Cold formed structural	46	t	Examples include C purlins, Z purlins and all light gauge steel framing	01_SB	02 or 03
Structural steel	Other welded structural		t		01_SB	02 or 03
Structural steel	Plate	1	t	Include any allowance for connections here	01_SB	02 or 03
Structural steel	Sheet		t		01_SB	02 or 03
Stainless steel	-		t	Primarily for engineered timber structure connections	02_11	02 or 03
Reinforced concrete piles	Concrete	11	m³	Please enter reinforcing steel in the line below. If not known at DA stage, please make your best estimate. If not known at CC stage, please ask your supplier.	01_SB	02 or 03
Reinforced concrete piles	Steel reinforcing	11	kg	If not known at DA stage, please make your best estimate. If not known at CC stage, please ask your supplier.	01_SB	02 or 03
Steel piles	-		t	Where concrete and reinforcing steel are also used, enter these in the rows above.	01_SB	02 or 03
Timber poles/piles	-		m³	Where concrete and reinforcing steel are also used, enter these in the rows above.	01_SB	02 or 03
Timber (solid)	Sawn softwood		m³		02_11	02 or 03
Timber (solid)	Sawn hardwood		m³		02_11	02 or 03
Timber (engineered)	CLT		m³		02_11	02 or 03
Timber (engineered)	Glulam		m³		02_11	02 or 03
Timber (engineered)	LVL		m³		02_11	02 or 03
Timber (engineered)	OSB		m³	Enter as <u>cubic metres</u> , calculated as (area of wall in m²) * (thickness in mm / 1000)	02_11	02 or 03
Brick	Heat cured		m³	Enter as <u>cubic metres</u> , calculated as (area of wall in m²) * (thickness in mm / 1000)	02_11	02 or 03
Structural Insulated Panel (SIP)	Steel outer		m²		01_SB	02 or 03
Structural Insulated Panel (SIP)	Aluminium outer		m²		01_SB	02 or 03
Structural Insulated Panel (SIP)	Engineered timber outer		m²		01_SB	02 or 03
Fill	-		t	Include purchased material only. Exclude site-won material.	01_SB	01
Sand & gravel	-	84	t	Include purchased material only. Exclude site-won material and sand/gravel in concrete.	01_SB	01
Waterproofing membrane	Bituminous		m²		01_SB	01 or 02 or 03
Waterproofing membrane	Polyethylene	1,055	m²		01_SB	01 or 02 or 03
Other structural (Describe and add unit >>)				Please enter a description for any structural material that does not fit a predefined classification		
Other structural (Describe and add unit >>)				Please enter a description for any structural material that does not fit a predefined classification		
Other structural (Describe and add unit >>)				Please enter a description for any structural material that does not fit a predefined classification		

## Envelope

The skin or the building that separates the internal building from the external environment.

This includes the roof cladding, wall cladding, windows, doors and internal/external shading. It also includes insulation and the internal wall lining of envelope walls.

Coverage of envelope material spend	-	80	%	Required. Coverage of spend for the envelope items you have entered below. Minimum requirement = 80%. Exclude head contractor preliminaries and margins.		
Roof cladding	Profiled steel	1,330	m²	Enter as m² of roof area. Exclude allowances for overlap in the roofing sheets. This row includes all metal-coated and pre-painted steel sheets where steel is the base metal. Examples include: galvanised steel, zinc-aluminium (zincalume) coated steel and zinc-aluminium-magnesium (ZAM) coated steel, whether painted or unpainted.	05_RF	03 or 04
Roof cladding	Profiled aluminium		m²	Enter as m² of roof area. Exclude allowances for overlap in the roofing sheets. This row also includes pre-painted aluminium sheets.	05_RF	03 or 04
Roof cladding	Profiled zinc		m²	Enter as m² of roof area. Exclude allowances for overlap in the roofing sheets. This row also includes pre-painted zinc sheets.	05_RF	03 or 04
Roof cladding	Membrane		m²	Enter as m² of roof area. Exclude allowances for overlap in the membrane sheets.	05_RF	03 or 04
Roof cladding	Tiles (traditional clay)		m²	Enter as m² of roof area. Exclude allowances for overlap between the tiles.	05_RF	03 or 04
Roof cladding	Tiles (concrete)		m²	Enter as m² of roof area. Exclude allowances for overlap between the tiles.	05_RF	03 or 04
Roof cladding	Other (Please describe >>)		m²	Please enter a description for any roofing that does not fit a predefined classification	05_RF	03 or 04
Wall cladding	Bricks (heat cured)		m²	Enter as m² of wall area. Heat-cured bricks use a kiln or furnace to raise the brick temperature above ambient temperature during curing process.	06_EW	03 or 04
Wall cladding	Bricks (air dried)		m²	Enter as m² of wall area. Air-dried bricks are cured using ambient temperature.	06_EW	03 or 04
Wall cladding	Bricks (under fired)		m²	Enter as m² of wall area.	06_EW	03 or 04
Wall cladding	Bricks (concrete)		m²	Enter as m² of wall area	06_EW	03 or 04
Wall cladding	Mortar and render		kg		06_EW	03 or 04
Wall cladding	Profiled steel	300	m²	Enter as m² of wall area. Exclude allowances for overlap in the cladding sheets, offcuts, etc. This row includes all metal-coated and pre-painted steel sheets where steel is the base metal. Examples include: galvanised steel, zinc-aluminium (zincalume) coated steel and zinc-aluminium-magnesium (ZAM) coated steel, whether painted or unpainted.	06_EW	03 or 04
Wall cladding	Profiled aluminium		m²	Enter as m² of wall area. Exclude allowances for overlap in the cladding sheets, offcuts, etc. This row also includes pre-painted aluminium sheets.	06_EW	03 or 04
Wall cladding	Profiled zinc		m²	Enter as m² of wall area. Exclude allowances for overlap in the cladding sheets, offcuts, etc. This row also includes pre-painted zinc sheets.	06_EW	03 or 04
Wall cladding	GRC cladding		m²	Enter as m² of wall area. GRC = Glass Reinforced Concrete.	06_EW	03 or 04
Wall cladding	Timber weatherboards		m²	Enter as m² of wall area. Exclude allowances for overlap between weatherboards, offcuts, etc.	06_EW	03 or 04
Wall cladding	Fibre cement board	237	m²	Enter as m² of wall area. Exclude allowances for offcuts, etc.	06_EW	03 or 04
Wall cladding	Terracotta		m²	Enter as m² of wall area. Exclude allowances for offcuts, etc.	06_EW	03 or 04
Wall cladding	Brick tiles / veneers		m²	Enter as m² of wall area. Exclude allowances for offcuts, etc.	06_EW	03 or 04
Wall cladding	Plasterboard	2,450	m²	Enter as m² of wall area. Exclude allowances for offcuts, etc. Include both external wall linings and internal wall linings for envelope walls.	12_WF or 06_EW	03 or 04
Wall cladding	Plywood		m²	Enter as m² of wall area. Exclude allowances for offcuts, etc. Include both external wall linings and internal wall linings for envelope walls.	12_WF or 06_EW	03 or 04
Wall cladding	Other (Please describe >>)		m²	Please enter a description for any wall cladding that does not fit a predefined classification	06_EW or 12_WF	03 or 04
Windows & doors	Aluminium frame	258	m²	Include all single glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	Aluminium frame		m²	Include all double glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	Aluminium frame		m²	Include all triple glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	Timber frame		m²	Include all single glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	Timber frame		m²	Include all double glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	Timber frame		m²	Include all triple glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	uPVC frame		m²	Include all single glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	uPVC frame		m²	Include all double glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	uPVC frame		m²	Include all triple glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	Frameless		m²	Include all single glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	Frameless		m²	Include all double glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	Frameless		m²	Include all triple glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	Other (Please describe >>)		m²	Please enter a description for any windows or doors that do not fit a predefined classification	07_WW or 08_ED	03 or 04
Curtain wall	Single skin façade		m²	Please declare all single-skin façade area in this section. All double-skin façade area should be entered in the next section. Include all single glazing, including standard, toughened, laminated and low-E	06_EW	03 or 04
Curtain wall	Single skin façade		m²	Include all double glazing, including standard, toughened, laminated and low-E	06_EW	03 or 04
Curtain wall	Single skin façade		m²	Include all triple glazing, including standard, toughened, laminated and low-E	06_EW	03 or 04
Curtain wall	Single skin façade		m²		06_EW	03 or 04
Curtain wall	Single skin façade		m²	GRC = Glass-fibre Reinforced Concrete	06_EW	03 or 04

Curtain wall	Single skin façade		m²		06_EW	03 or 04
Curtain wall	Single skin façade		m²		06_EW	03 or 04
Curtain wall	Single skin façade		m²		06_EW	03 or 04
Curtain wall	Double skin façade		m²	Please declare all double-skin façade area in this section. Please declare as the area of the curtain wall and do not enter the inner and outer skins twice. Include all single glazing, including standard, toughened, laminated and low-E.	06_EW	03 or 04
Curtain wall	Double skin façade		m²	The type of glazing refers to the building's envelope wall, not including the outer skin	06_EW	03 or 04
Curtain wall	Double skin façade		m²	The type of glazing refers to the building's envelope wall, not including the outer skin	06_EW	03 or 04
Curtain wall	Double skin façade		m²		06_EW	03 or 04
Curtain wall	Double skin façade		m²	GRC = Glass-fibre Reinforced Concrete	06_EW	03 or 04
Curtain wall	Double skin façade		m²		06_EW	03 or 04
Curtain wall	Double skin façade		m²		06_EW	03 or 04
Curtain wall	Double skin façade		m²		06_EW	03 or 04
Curtain wall	Other (Please describe >>)		m²	Please enter a description for any curtain wall that does not fit a predefined classification	06_EW	03 or 04
Stick-framed wall system	Aluminium frame		m²	Include all single glazing, including standard, toughened, laminated and low-E	06_EW	03 or 04
Stick-framed wall system	Aluminium frame		m²	Include all double glazing, including standard, toughened, laminated and low-E	06_EW	03 or 04
Stick-framed wall system	Aluminium frame		m²	Include all triple glazing, including standard, toughened, laminated and low-E	06_EW	03 or 04
Stick-framed wall system	Aluminium frame		m²		06_EW	03 or 04
Stick-framed wall system	Aluminium frame		m²	GRC = Glass-fibre Reinforced Concrete	06_EW	03 or 04
Stick-framed wall system	Aluminium frame		m²		06_EW	03 or 04
Stick-framed wall system	Aluminium frame		m²		06_EW	03 or 04
Stick-framed wall system	Aluminium frame		m²		06_EW	03 or 04
Stick-framed wall system	Steel frame		m²	Include all single glazing, including standard, toughened, laminated and low-E	06_EW	03 or 04
Stick-framed wall system	Steel frame		m²	Include all double glazing, including standard, toughened, laminated and low-E	06_EW	03 or 04
Stick-framed wall system	Steel frame		m²	Include all triple glazing, including standard, toughened, laminated and low-E	06_EW	03 or 04
Stick-framed wall system	Steel frame		m²		06_EW	03 or 04
Stick-framed wall system	Steel frame		m²	GRC = Glass-fibre Reinforced Concrete	06_EW	03 or 04
Stick-framed wall system	Steel frame		m²		06_EW	03 or 04
Stick-framed wall system	Steel frame		m²		06_EW	03 or 04
Stick-framed wall system	Steel frame		m²		06_EW	03 or 04
Stick-framed wall system	Other (Please describe >>)		m²	Please enter a description for any wall system that does not fit a predefined classification	06_EW	03 or 04
Wall louvre system	Aluminium		m²		06_EW	03 or 04
External shading system	Aluminium frame		m²	Please enter as m² of shaded area = linear metres * (width in mm / 1000)	06_EW	03 or 04
External shading system	Aluminium frame		m²	Please enter as m² of shaded area = linear metres * (width in mm / 1000). GRC = Glass-fibre Reinforced Concrete.	06_EW	03 or 04
External shading system	Aluminium frame		m²	Please enter as m² of shaded area = linear metres * (width in mm / 1000)	06_EW	03 or 04
External shading system	Aluminium frame		m²	Please enter as m² of shaded area = linear metres * (width in mm / 1000)	06_EW	03 or 04
External shading system	Aluminium frame		m²	Please enter as m² of shaded area = linear metres * (width in mm / 1000)	06_EW	03 or 04
External shading system	Aluminium frame		m²	Please enter as m² of shaded area = linear metres * (width in mm / 1000)	06_EW	03 or 04
External shading system	Aluminium frame		m²	Please enter as m² of shaded area = linear metres * (width in mm / 1000)	06_EW	03 or 04
External shading system	Other (Please describe >>)		m²	Please enter as m² of shaded area = linear metres * (width in mm / 1000)	06_EW	03 or 04
Roller doors	Steel profile	9	m²	Please note unit is <u>square metres</u> , not quantity	08_ED	03 or 04
Roller doors	Hardwood over steel		m²	Please note unit is <u>square metres</u> , not quantity	08_ED	03 or 04
Roller doors	Softwood over steel		m²	Please note unit is <u>square metres</u> , not quantity	08_ED	03 or 04
Revolving doors	Glass/aluminium/steel		no.		08_ED	03 or 04
Fire-rated doors	Engineered timber		no.	Please enter as single-leaf equivalent. For double-leaf doors, multiply the quantity by 2.	08_ED	03 or 04
Fire-rated doors	Steel		no.	Please enter as single-leaf equivalent. For double-leaf doors, multiply the quantity by 2.	08_ED	03 or 04
Fire-rated doors	Aluminium/glass		no.	Please enter as single-leaf equivalent. For double-leaf doors, multiply the quantity by 2.	08_ED	03 or 04
Insulation	Glass wool / fibreglass		m²	Please include both wall and ceiling insulation	05_RF or 06_EW	03 or 04
Insulation	Stone wool	4,041.0	m²	Please include both wall and ceiling insulation	05_RF or 06_EW	03 or 04
Insulation	Polyester		m²	Please include both wall and ceiling insulation	05_RF or 06_EW	03 or 04
Insulation	Expanded polystyrene		m²	Please include both wall and ceiling insulation	05_RF or 06_EW	03 or 04
Insulation	Other (Please describe >>)		m²	Please include both wall and ceiling insulation	05_RF or 06_EW	03 or 04
Other (Please describe and add unit >>)				Please enter a description for any envelope material that does not fit a predefined classification		
Other (Please describe and add unit >>)				Please enter a description for any envelope material that does not fit a predefined classification		
Other (Please describe and add unit >>)				Please enter a description for any envelope material that does not fit a predefined classification		

## Permanent internal walls and doors

Walls and doors within the building that are either structural or designed to be permanent.

Coverage of material spend on permanent internal walls and doors		90	%	Enter the % coverage of <u>spend</u> for the items you have entered below. There is no minimum requirement: enter what you know. This should include all structural walls. Exclude head contractor preliminaries and margins.		
Interior wall (permanent)	Steel (light framing)		t	COUNTED IN STRUCTURAL STEEL LINE ITEM	09_NW	03 or 04
Interior wall (permanent)	Timber framing		m³		09_NW	03 or 04
Interior wall (permanent)	AAC panel (reinforced)		m²	Panels of autoclaved aerated concrete (AAC) with reinforcing steel. E.g., Hebel.	09_NW or 12_WF	03 or 04
Interior wall (permanent)	Concrete-filled steel panel		m²	Panels made from a steel sheet outer with an aerated concrete core. E.g., Speedpanel.	09_NW or 12_WF	03 or 04
Interior wall (permanent)	Plasterboard	1,959	m²	Enter as single-layer equivalent. If using 2 layers, multiply the area by 2.	09_NW or 12_WF	03 or 04
Interior wall (permanent)	Plywood		m²	Enter as single-layer equivalent. If using 2 layers, multiply the area by 2.	09_NW or 12_WF	03 or 04
Interior wall (permanent)	Fibre cement sheet	337.0	m²	Enter as single-layer equivalent. If using 2 layers, multiply the area by 2.	09_NW or 12_WF	03 or 04
Interior wall (permanent)	Insulation	2,296.0	m²		09_NW or 12_WF	03 or 04
Interior wall (permanent)	Glass	100.9	m²		09_NW or 12_WF	03 or 04
Interior wall (permanent)	Other (Please describe >>)		m²	Please enter a description for any internal wall that does not fit a predefined classification	09_NW or 12_WF	03 or 04
Internal door (permanent)	Aluminium/glass	38	no.	Please enter as single-leaf equivalent. For double-leaf doors, multiply the quantity by 2.	11_ND	03 or 04
Internal door (permanent)	Timber/glass		no.	Please enter as single-leaf equivalent. For double-leaf doors, multiply the quantity by 2.	11_ND	03 or 04
Internal door (permanent)	Timber solid lightweight	21	no.	Please enter as single-leaf equivalent. For double-leaf doors, multiply the quantity by 2.	11_ND	03 or 04
Internal door (permanent)	Fire resistant		no.	Please enter as single-leaf equivalent. For double-leaf doors, multiply the quantity by 2.	11_ND	03 or 04
Internal door (permanent)	Steel		no.	Please enter as single-leaf equivalent. For double-leaf doors, multiply the quantity by 2.	11_ND	03 or 04
Internal door (permanent)	Other (Please describe >>)		no.	Please enter a description for any internal door that does not fit a predefined classification	11_ND	03 or 04
Other (Please describe and add unit >>)				Please enter a description for any material that does not fit a predefined classification		
Other (Please describe and add unit >>)				Please enter a description for any material that does not fit a predefined classification		
Other (Please describe and add unit >>)				Please enter a description for any material that does not fit a predefined classification		

ServicesUnit of measure

Building services included <u>within the main building contract</u> . If the building components that are the subject of the development application or the construction certificate are base building only, then only enter these items. If you cannot split services by type, please enter them all in the "Other services" category at the bottom. Enter all values as						
Mechanical services	-	182,500	AUD excl. GST	Where possible, enter material costs excluding labour, plant, equipment, margins and taxes	28_SS	05
Vertical transportation	-		AUD excl. GST	Where possible, enter material costs excluding labour, plant, equipment, margins and taxes	28_SS	05
Electrical services	-	200,000	AUD excl. GST	Electrical services including the main power supply, backup generators, security and communications. Excluding solar installations. Where possible, enter material costs excluding labour, plant, equipment, margins and taxes.	26_LP	05
Solar photovoltaic installations	-		AUD excl. GST	Where possible, enter material costs excluding labour, plant, equipment, margins and taxes	26_LP_LPGP	05
Plumbing/hydraulic services	-	102000	AUD excl. GST	Where possible, enter material costs excluding labour, plant, equipment, margins and taxes	18_PD and 19_WS	05 or 06
Fire services		5,000	AUD excl. GST	Where possible, enter material costs excluding labour, plant, equipment, margins and taxes	25_FPSS04 or 39_XWAW_03 or 41_XF	05
Other services (Please describe)			AUD excl. GST	Please group all other services here, meaning that coverage will always be 100% for services. Enter only the material costs (excluding labour, plant, equipment, margins and taxes).	29_SS or multiple	

External works

The materials associated with hard landscaping and outbuildings on the site but outside the building envelope. This includes hardstands, carparks, driveways, covered walkways, decks, patios, awnings, fences, gates, etc. Soft landscaping should be excluded.						
Coverage of spend on external works	-	80	%	Required. Coverage of <u>spend</u> for external works (excluding soft landscaping) entered below. Minimum requirement = 80%. Exclude head contractor preliminaries and margins.		
Asphalt	-		t		33_XR	07
Concrete in-situ	≤10 MPa		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	33_XR or 34_XN or 35_XB or 36_XL	07
Concrete in-situ	>10 MPa to ≤20 MPa		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	33_XR or 34_XN or 35_XB or 36_XL	07
Concrete in-situ	>20 MPa to ≤32 MPa	0.0	m³	Please enter reinforcing steel as part of "Reinforcing steel" below	33_XR or 34_XN or 35_XB or 36_XL	07
Concrete in-situ	>32 MPa to ≤40 MPa	169.5	m³	Please enter reinforcing steel as part of "Reinforcing steel" below	33_XR or 34_XN or 35_XB or 36_XL	07
Concrete in-situ	>40 MPa to ≤50 MPa		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	33_XR or 34_XN or 35_XB or 36_XL	07
Concrete in-situ	>50 MPa		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	33_XR or 34_XN or 35_XB or 36_XL	07
Pavers, bricks and blocks	Concrete		m²		33_XR	07
Pavers, bricks and blocks	Clay		m²		33_XR	07
Reinforcing steel	Bar & mesh	16,950	kg	Include all reinforcing steel bar/mesh in the external works in this row. Usually this is calculated as kg/m³ per concrete element and then summed. Example: 10 m³ of 40 MPa concrete @ 100 kg/m³ + 5 m³ of 50 MPa concrete @ 150 kg/m³ = 1,750 kg reinforcing steel.	33_XR or 34_XN or 35_XB or 36_XL	07
Reinforcing steel	Fibre & strand		kg	Include all steel fibre reinforcing and steel strand in the external works in this row.	33_XR or 34_XN or 35_XB or 36_XL	07
Structural steel	-		t		02_11	07
Structural aluminium	-		t	Includes structures, louvre systems, etc.	35_XB	07
External roof/wall cladding	Polycarbonate		m²	Enter as profiled polycarbonate sheet that would ordered, including allowance for overlap	35_XB	07
External roof/wall cladding	PVC		m²	Enter as profiled PVC sheet that would ordered, including allowance for overlap	35_XB	07
External roof/wall cladding	Bitumen sheet		m²	Enter as bituminous sheet that would ordered, including allowance for overlap	35_XB	07

External roof/wall cladding	Steel profile	106	m²	Enter as profiled steel sheet that would ordered, including allowance for overlap	35_XB	07
Fill	-		t	Include purchased material only. Exclude site-won material.	33_XR or 34_XN or 35_XB or 36_XL	07
Sand & gravel	-	68	t	Include purchased material only. Exclude site-won material and sand/gravel in concrete.	33_XR or 34_XN or 35_XB or 36_XL	07
Timber (solid)	Sawn softwood		m³		33_XR or 34_XN or 35_XB or 36_XL	07
Timber (solid)	Sawn hardwood		m³		33_XR or 34_XN or 35_XB or 36_XL	07
Timber (engineered)	CLT		m³		33_XR or 34_XN or 35_XB or 36_XL	07
Timber (engineered)	Glulam		m³		33_XR or 34_XN or 35_XB or 36_XL	07
Timber (engineered)	LVL		m³		33_XR or 34_XN or 35_XB or 36_XL	07
Timber (engineered)	OSB		m³		33_XR or 34_XN or 35_XB or 36_XL	07
Fabric (awning/sunshade)			m²		35_XB or 36_XL	07
Other (Please describe and add unit >>)				Please enter a description for any external works that does not fit a predefined classification		
Other (Please describe and add unit >>)				Please enter a description for any external works that does not fit a predefined classification		
Other (Please describe and add unit >>)				Please enter a description for any external works that does not fit a predefined classification		

Step 3: Certifier details

Fill out blue cells

The material quantities must be determined through an itemised list of building materials (such as a bill of quantities) and certified by a quantity surveyor, designer, engineer or NABERS Assessor.

Person that completed this form	Value	Note
Name	OWEN KLEIDON	Required
Company	STRUXI DESIGN	Required
ABN		
Profession	BUILDING DESIGNER - MEDIUM RISE	Required
Qualification or registration	QBCC 1080847	Required

Person that certified the details in this form	Value	Note
Name	OWEN KLEIDON	Required
Company	STRUXI DESIGN	Required
ABN		
Profession	BUILDING DESIGNER - MEDIUM RISE	Required
Qualification or registration	QBCC 1080847	Required

Confirmation of certification	Value	Note
Are 80% of material costs captured for the building's structure, envelope and external works?	Yes	Required
If no - why not?		

Additional comments from data provider

Additional comments of certifier

Attach this Excel spreadsheet to your development application or construction certificate application.

## **Attachment 2 – Details on Right of Way**

Lot A

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
6/5/2024	12:02 PM	4	13/10/2021

LAND

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LOT A IN DEPOSITED PLAN 152922  
AT BINGARA  
LOCAL GOVERNMENT AREA GWYDIR  
PARISH OF BINGARA COUNTY OF MURCHISON  
TITLE DIAGRAM DP152922

FIRST SCHEDULE

-----

SYLVIA MAY WILLIAMS  
AMY LOUISE IRIS EVANS  
AS JOINT TENANTS (T AR375843)

SECOND SCHEDULE (3 NOTIFICATIONS)

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- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 3 BK 1566 NO 614 RIGHT OF WAY 4.57 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

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UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

FP 152922

Plan Form N° 5 (for transfers, leases etc)

Municipality of Bingara  
Shire of

## PLAN

of Subdivision of part of lot 1 Section 38  
TOWN OF BINGARA  
Parish of Bingara County of Murchison

Scale 40 Feet to an Inch

It is intended that the vendors reserve as appurtenant to Lot "A" a right of way over that part of the land comprised in Lot "B" having a width of fifteen feet and edged in red.

Misc. plan of Subdn. (O. 3.)

Regd. No. 2922

*Signatures of parties to be made in this margin.*

*This margin to be left free from notation*

MAITLAND

SEC 38

Lot 2

CUNNINGHAM

*Eleutheria*  
*of Anarionius.*

C. Astronomical  
by his attorneys  
C. Astronomical.  
J. Astronomical.  
H. Astronomical.

002

Verdict

Approved and covered by Council Clerks Certificate

No. 3/1934 of 13<sup>th</sup> July 1934

W. Hanson  
Council Clerk.

Subscribed and declared before me at Bingera.  
this 25<sup>th</sup> day of August A.D. 1934

Datum line of Azimuth A.B.

I, John Garland of Bingora  
a Surveyor registered under the Surveyor's Act, 1929, do hereby solemnly and sincerely  
declare (a) that all boundaries and measurements shown on this plan are correct,  
(b) that all survey marks found and relevant physical objects on or adjacent to the  
boundaries are correctly represented, (c) that all physical objects indicated actually exist  
in the positions shown, (d) that the whole of the material facts in relation to the land  
are correctly represented, (e) that the survey represented in this plan has been made  
in accordance with the Survey Practice Regulations, 1933 (1) by me (2), ~~under my~~  
~~superior's~~ supervision, the character and extent of which was as required by the Survey Practice  
Regulations, 1933, and was completed on 7<sup>th</sup> August 1934.

And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act, 1900.

(Signature) Leo G. Groland  
Surveyor registered under the Surveyors Act, 1929

\*Strike out either (1) or (2)

†insert date of Survey.

"This is the plan marked "

Dated \_\_\_\_\_

Lot 1

LAND

----

LOT 1 IN DEPOSITED PLAN 209422

AT BINGARA

LOCAL GOVERNMENT AREA GWYDIR

PARISH OF BINGARA COUNTY OF MURCHISON

TITLE DIAGRAM DP209422

FIRST SCHEDULE

-----

NANCY HELEN MACINNES

(T AA570546)

SECOND SCHEDULE (4 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 BK 1566 NO 614 BK 1701 NO 95 RIGHTS OF WAY AFFECTING THE PART OF THE  
LAND ABOVE DESCRIBED SHOWN AS RIGHT OF WAY IN THE  
TITLE DIAGRAM
- 3 AA570547 MORTGAGE TO WESTPAC BANKING CORPORATION
- 4 AH101160 LEASE TO COMMUNITY MUTUAL LIMITED OF BANKING  
CHAMBER, GROUND FLOOR, 40 MAITLAND STREET, BINGARA.  
EXPIRES: 31/12/2016. OPTION OF RENEWAL: TWO OPTIONS OF  
THREE YEARS EACH.

NOTATIONS

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UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

OFFICE USE ONLY

## Attachment 3 – Extracts – Acoustic Report

### Issue 5 – Acoustic Amenity

Noise may be generated by the development. The Applicant was requested to provide:

*'A desktop study to assess:*

- a. The current noise environment*
- b. Likely sources of noise*
- c. Potential noise at the nearest sensitive receiver*
- d. Likely attenuation available from the planned noise control structure.'*

### Response

It is noted that the proposed development is for redevelopment of the existing land uses currently lawfully operating on the site. While it is acknowledged that there is a change in the type and number of vehicles utilizing the Right of Way from Cunningham Street, the increase in vehicle trips over the Right of Way is insignificant.

Further, the use generally does not include noise generating activities and will be operating during normal business hours only (typically 8:00AM – 6:00PM Monday to Friday, with public access usually limited to 8:30AM to 5:30PM). Few or no activities associated with the development will occur on weekends. The proposed development is located in the Town Centre where background noise in the locality will generally exceed the level of noise associated with the proposed development making it barely discernible. The proposed development also adjoins light industrial uses being undertaken at the Council Depot located to the east of the site.

While the frequency and level of noise associated with the proposed development are not that which are likely to cause noise nuisance, it is acknowledged that activities associated with the use may cause noise from time to time. Such activities may include vehicle movements through the right of way, car doors closing/engines starting in the carpark, refuse collection by a refuse collection vehicle and music from vehicles parked in the carpark and/or people talking in the carparking area. Typically, these noises are best managed through operational procedures and employee/contractor education and not through constructed mitigation measures. Typical sound pressure levels for the noise generating activities are included in **Table 1** below. The levels have been taken from measurements of the activities undertaken by others and collated for the purposes of assumed noise levels.

**Table 1 – Sound Pressure Levels for Site Activities**

Noise Source	Measured Level SPL @ 1m	Correction SPL dB(A)*	Corrected SPL Level dB(A)
Car Start Up	71 dB L <sub>Aeq</sub>	0	71 dB L <sub>Aeq</sub>
Car door closure	70 dB L <sub>Aeq</sub>	+ 5 (impulsive)	75 dB L <sub>Aeq</sub>
Car bypass @ 5 km/h	63 dB L <sub>Aeq</sub>	0	63 dB L <sub>Aeq</sub>
Talking and radio at normal Level in Carpark	60 dB L <sub>Aeq</sub>	0	60 dB L <sub>Aeq</sub>
Refuse Collection	70 dB L <sub>Aeq</sub>	+ 5 (impulsive)	75 dB L <sub>Aeq</sub>