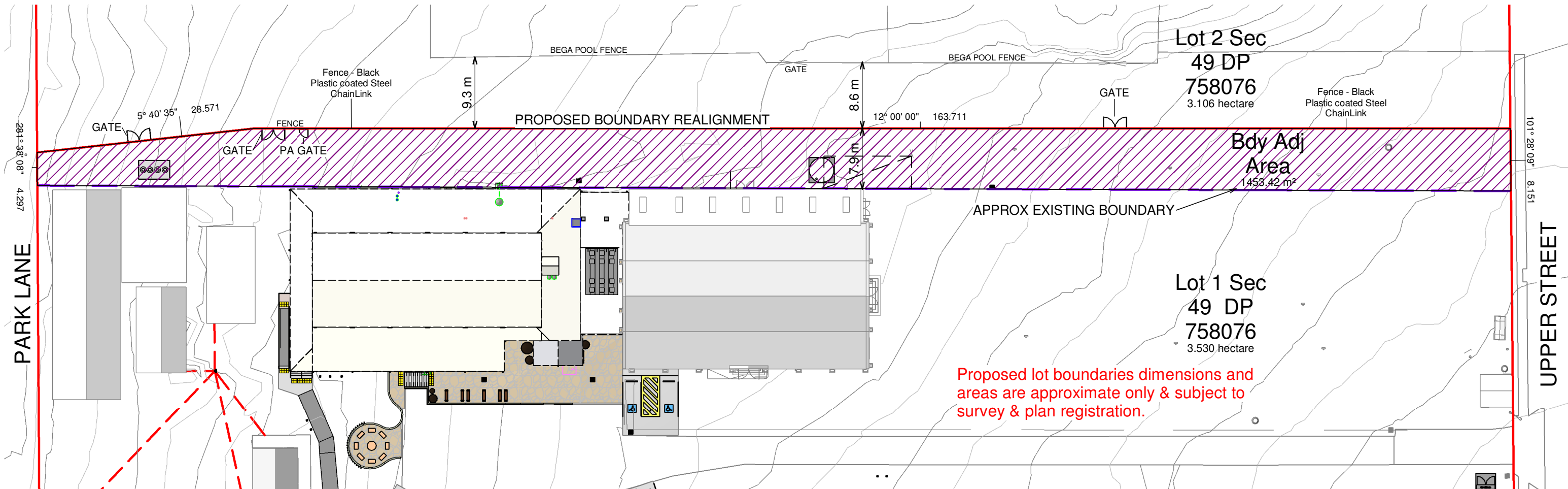




GENERAL NOTES

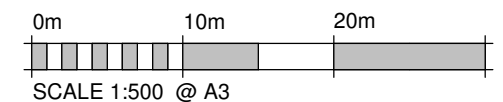
1. Do not obtain dimensions by scaling
2. All owners, builders, sub-contractors and suppliers must verify all dimensions and levels before commencing any work or making any shop drawings.
3. These drawings are to be read with all other contract documents and requirements of the relevant Controlling Authority.
4. The title boundaries as shown have been determined by plan dimensions only and not by field survey.
5. Services shown have been located where possible by field measurement. If not able to be located, services have been plotted from relevant authority records.
6. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of underground services and detailed locations of all services.
7. Proposed lot boundaries dimensions and areas are subject to survey.
8. Building works to be set out by a registered surveyor.

1 : 500

SITE BOUNDARY REALIGN

NOTES

1. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF UNDERGROUND SERVICES.
2. BUILDING WORKS TO BE SETOUT BY REGISTERED SURVEYOR.



DA APPROVALS 20230811



GORDON BUILDING DESIGN P/L



BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

PO BOX 320 BEGA 2550
200A CARP ST, BEGA
P: (02) 6492 1723
E: office@gordondrafting.com.au

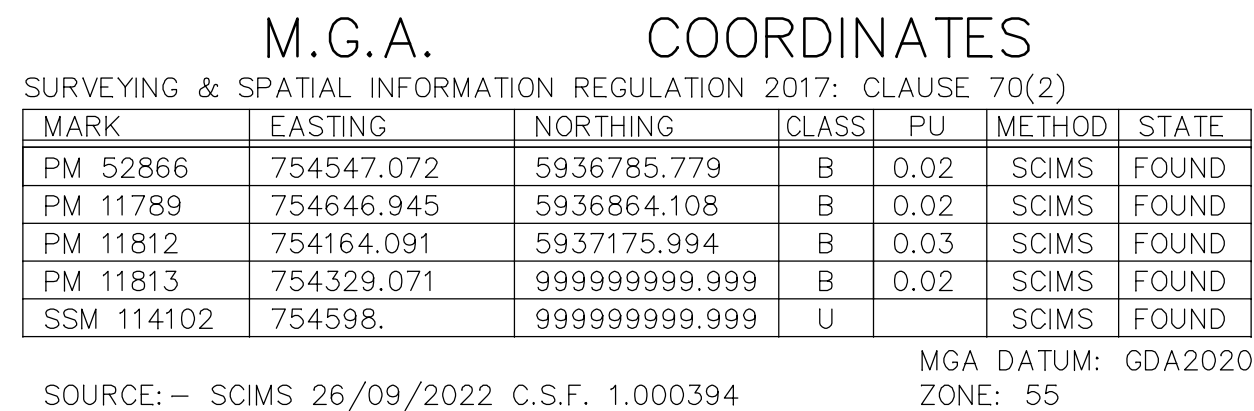
11/08/2023 2:41:50 PM

PROPOSED BEGA SHOWGROUND COMMUNITY CENTRE (BLER 0134
BSCC) UPPER ST. BEGA

Z:\COMBINED CLIENTS\BEGA AP&H 4351\DRW\BEGA SHOWGROUND 4351
20230329.rvt

BOUNDARY REALIGNMENT

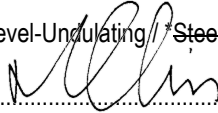
12/20	DWG NO.	4351
Design & Drawn by: S.L.G	SHEET	O-102



DP

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

Office Use Only Registered: Title System:	Office Use Only
PLAN OF SUBDIVISION OF LOTS 1 & 2 SECTION 49 DP758076	LGA: BEGA VALLEY Locality: BEGA Parish: BEGA County: AUCKLAND
Survey Certificate I, MICHAEL GERARD COLLINS of 10 CANNING STREET BEGA NSW 2550 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, is accurate and the survey was completed on , or *(b) The part of the land shown in the plan (*being/*excluding **) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on the part not surveyed was compiled in accordance with that Regulation, or *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>. Datum Line: "A-B" Type: *Urban/*Rural The terrain is *Level-Unculating/*Steep Mountainous. Signature:  Dated: 07/02/2023 Surveyor Identification No: 850..... Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.	Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office: Subdivision Certificate I, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.6.15 of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: Accreditation number: Consent Authority: Date of endorsement: Subdivision Certificate number: File number: *Strike through if inapplicable.
Plans used in the preparation of survey/compilation. DP509151, DP568261, DP632880, DP868701, DP884069, DP1012050, DP1055351, DP1144381 B18.1437	Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.
Surveyor's Reference: 74194	Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

Office Use Only

Office Use Only

Registered:

**PLAN OF SUBDIVISION OF LOTS 1 & 2
SECTION 49 DP758076**

Subdivision Certificate number:

Date of Endorsement:

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
3	N/A	UPPER	STREET	BEGA
4	N/A	UPPER	STREET	BEGA

If space is insufficient use additional annexure sheet

Surveyor's Reference: 74194



P L A N N E D

Statement of Environmental Effects Report

Prepared For: Bega Showground Land Managers

Property: Lots 1 & 2 Section 49 DP758076, Upper Street, Bega NSW

Document Information

Prepared for	Bega Showground Land Managers
Prepared by	Elizabeth Slapp RPIA
PLANNED Project No.	BEGAL1DP758076

Version Control

Version	Date of Issue
03 FINAL	14 August 2023

Disclaimer

1. This report comprises an assessment of the project with respect to the *Environmental Planning and Assessment Act 1979* and has been commissioned by and prepared for the exclusive use of PLANNED's client based on an agreed scope of work, and using information supplied by PLANNED's client and other stakeholders. Whilst all due care has been taken to ensure the accuracy of such information, no responsibility is accepted for the interpretation of that information by the reader or third parties.
2. Except where expressly stated, PLANNED has not verified the validity, accuracy or comprehensiveness of any information supplied to PLANNED for its reports.

Copyright

3. The contents of this report are protected by copyright and PLANNED reserves all intellectual property rights. No part of this document may be reproduced, distributed, or transmitted in any form or by any means without the prior written consent of PLANNED.

Contents

1	Introduction.....	4
2	Site Description and Context	5
3	Proposed Development	8
4	Strategic and Statutory Planning Context.....	10
5	Conclusion	34

1 Introduction

1.1 Commission

PLANNED has been commissioned by the Bega Showground Land Managers (also described in this Report as the **Proponent**) to prepare this supplementary Statement of Environmental Effects (**SEE**) Report to accompany a formal request to amend DA2022.453 (undetermined), which currently proposes the construction of the new Bega Showground Community Centre at Lot 1 Section 49 DP758076, Upper Street, Bega NSW. Specifically, that DA2022.453 be amended to include a proposed two (2) into two (2) lot subdivision (boundary adjustment) of adjoining Lots 1 & 2 Section 49 DP758076, Upper Street, Bega NSW.

This supplementary SEE Report only relates to the proposed subdivision. The SEE Report originally submitted as part of DA2022.453 remains relevant and is not intended to be superseded.

1.2 Purpose of Report

This supplementary SEE Report has been prepared in accordance with the Environmental Planning and Assessment Regulation 2021 (**EP&A Regulation**) for the purposes of:

- Demonstrating that the environmental impacts of the development (as proposed to be amended) have been considered; and
- Outlining the steps to be undertaken to protect the environment or to mitigate against any potential harm, if necessary.

This supplementary SEE Report describes the proposal (only as it relates to the proposed subdivision) and its environment, including a detailed description of the site and its surrounds and an assessment of the proposal against the relevant planning controls.

The SEE demonstrates that the development (as proposed to be amended) is acceptable under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) and concludes that the proposed development is acceptable.

1.3 Type of Development Application

Section 1.5 of the EP&A Act 1979 defines what constitutes 'development'. The scope of the proposed subdivision clearly falls within that definition.

Under Section 4.5 of the EP&A Act, the Bega Valley Shire Council will be the consent authority in this instance.

The proposed subdivision is not defined as either 'integrated', 'designated' or 'State significant' development under the EP&A Act or EP&A Regulation.

2 Site Description and Context

2.1 Site Description

The subject land is described as Lots 1 & 2 Section 49 DP758076 Upper Street, Bega.

Lot 1 Section 49 DP758076

Lot 1 is owned by the Crown and is managed by the Bega Showground Land Managers under the provisions of the *Crown Land Management Act 2016 (CLM Act)*. On this basis, written consent from the Crown has been obtained and is included as part of this submission.

Lot 1 is a large, regular shaped parcel of land and has an area of approximately 35,000m² (or 3.5 hectares). Lot 1 is currently occupied by the Bega Showground, which comprises the main pavilion building and showground area, and a number of other buildings and structures. Land to the east, being Lots 1 & 2 DP744052, and Lot 1 DP667563 also form part of the Bega Showground site but are not included as part of this current Application.

The Bega Showground Pavilion is noted to have historical significance and is listed as a Local Heritage Item (I016) under Schedule 5 of the Bega Valley Local Environmental Plan 2013.

Lot 1 is currently the subject of two (2) DAs. One for the full demolition of ancillary showground buildings (DA2022.190), which was approved subject to conditions on 24 May 2023, and the other being for the proposed construction of the new Bega Showground Community Centre (DA2022.453). To date, DA2022.453 remains undetermined.

Lot 2 Section 49 DP758076

Lot 2 Section 49 DP758076 is owned and managed by Bega Valley Shire Council. The whole of the Council land is classified as 'Community Land' under the provisions of the *Local Government Act 1993 (LG Act)* and is categorised as 'Park and General Community Use' under a Generic Plan of Management adopted by Bega Valley Shire Council dated December 2010. Written consent from the Council has been obtained and is included as part of this submission.

Lot 2 adjoins Lot 1 to the west and is a large, regular shaped parcel of land with an area of approximately 30,100m² (3.1 hectares). Lot 2 is currently occupied by the Bega Memorial Swimming Pool and associated buildings and Bega Park comprising a playground and passive open space areas. Bega Park and the Boer War Memorial (which is situated within the Park) are listed as a Local Heritage Item (I087) under Schedule 5 of the Bega Valley Local Environmental Plan 2013.

2.2 Surrounding Development

Land distant to the south, west and northwest has long been established and is generally characterised by a low-density residential lot pattern offering a variety in lot shapes and sizes. Detached dwellings of various architectural styles and age are common together with well-established, and in most cases, well-maintained landscaped surrounds. Land to the north and northeast (on the opposite side of Upper Street) comprises a church and light industrial type land uses including a car wash, bus depot and gas storage/service yard.

The Bega Town Centre is situated approximately 400m to the northwest (as measured from Lot 2 to Littleton Gardens).



Figure 1: Local Site Context ([MapBrowser \(nearmap.com\)](https://nearmap.com), February 2023)



Figure 2: Site-specific Context ([MapBrowser \(nearmap.com\)](https://nearmap.com), February 2023)

3 Proposed Development

It is proposed that undetermined DA2022.453 be amended to include a two (2) into two (2) lot subdivision (boundary adjustment) between adjoining Lots 1 & 2 Section 49 DP758076, Upper Street Bega, NSW.

The intent of the proposed subdivision is to allocate additional land area to Lot 1 on the basis that the existing and proposed buildings on the Crown land encroach over the boundary shared with the Council land (Lot 2). Council has agreed to transfer the Council land to the Crown in order to rectify the encroachments and to facilitate the construction of the alterations and additions to the Bega Showground (New Community Centre) as currently proposed in DA2022.453.

The land to be transferred is identified on a sketch plan prepared by Gordon Building Design [Drawing No. O-102] included with this submission. An extract of the sketch plan is included below at **Figure 3**.

Specifically, it is proposed to re-align the shared boundary approximately 4.3m – 7.9m to the west, which will result in Lot 1 having a total area of 37,070m² (or 3.707 hectares) – an increase of approximately 1,453m². The total resultant area of Lot 2 will be 29,590m² (or 2.959 hectares) – a reduction of approximately 1,453m². The proposed alignment of the boundary is shown accurately in the Draft Deposited Plan prepared by Caddey Searl and Jarman included with this DA submission.

Both of the proposed allotments would continue to comprise their respective developments and existing connections to reticulated services and utilities (i.e., sewer and water, stormwater, electricity and telecommunications). Existing access arrangements (i.e., pedestrian and vehicular) intersecting with the adjoining public road networks will also be retained without modification.

Given the above, no physical works are proposed as part of this current Application.

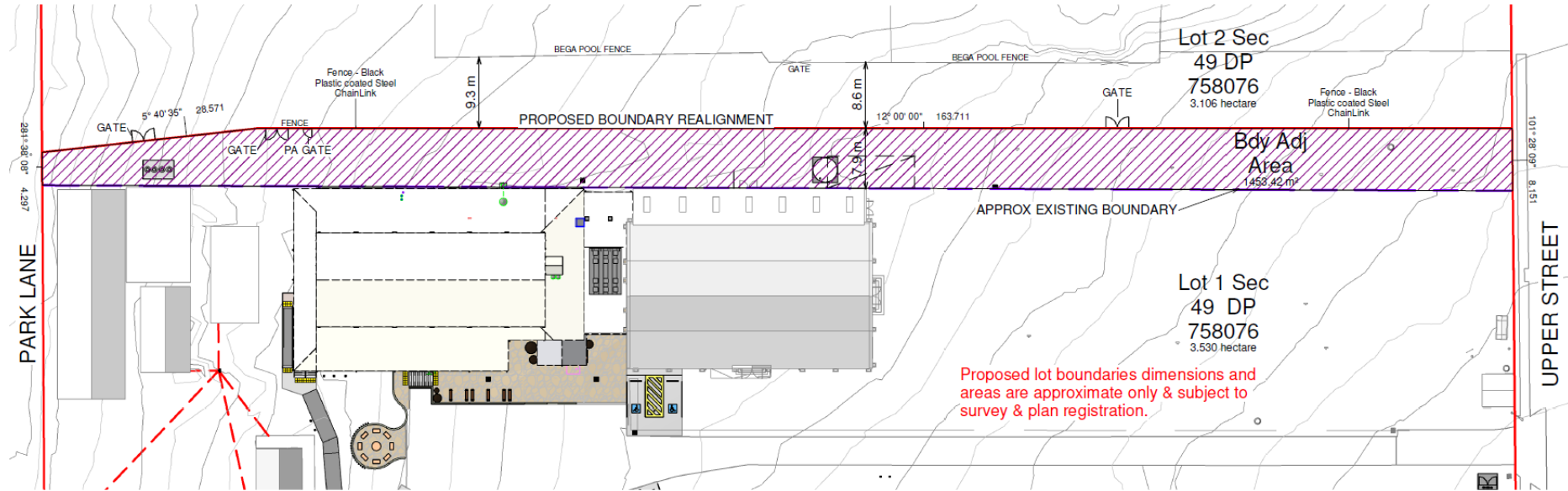


Figure 3: Extract from Sketch Plan prepared by Gordon Building Design (existing shared boundary coloured purple, proposed and existing boundaries coloured red)

4 Strategic and Statutory Planning Context

This Section of the Report assesses the proposed development against the planning framework and planning controls applicable to the site and the development, including:

- Commonwealth legislation
- Biodiversity conservation (Section 1.7 of the EP&A Act)
- Integrated development matters (Section 4.46 of the EP&A Act)
- Matters for consideration relating to Development Applications (Section 4.15 of the EP&A Act)

4.1 Commonwealth Legislation

4.1.1 Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

The EPBC Act protects matters of National Environmental Significance (**NES**), such as threatened species and ecological communities, migratory species (protected under international agreements), and National Heritage places (among others).

Any actions that will or are likely to have a significant impact on the matters of NES, require referral and approval from the Australian Government Environment Minister. Significant impacts are defined by the Commonwealth for matters of NES.

Comment

It is considered possible that matters of NES occur near to the subject site. Notwithstanding this possibility, the scope of the proposal is considered to be minor as it involves the subdivision of land (boundary adjustment) with no physical works. Accordingly, there would appear to be no sustainable grounds, which would preclude the proposed subdivision as provided for in this submission.

4.2 State Legislation

4.2.1 Biodiversity Conservation Act 2016

The Biodiversity Conservation Act 2016 (**BC Act**) commenced on 25 August 2017 and replaces the Threatened Species Conservation Act 1995 (**TSC Act**). Together with the Local Land Services Amendment Act 2016 and State Environmental Planning Policy (Biodiversity and Conservation) 2021, this new regulatory framework introduces a balanced approach to land management and biodiversity conservation in NSW.

Comment

A detailed biodiversity assessment is not considered to be warranted on the basis that the proposal is minor and involves no physical works. Importantly, the proposed subdivision will not result in a requirement to remove, or impact, any existing trees within the Bega Park.

It is therefore considered that the scope of the proposed development would have no impact on biodiversity values.

4.3 Integrated Development

Section 4.46 of the EP&A Act requires a review of whether the proposed development on the land would trigger an approval under other environmental or related legislation. Such development is categorised as ‘integrated development’.

The following provides a brief overview on whether any aspect of the proposed subdivision triggers a need for the consent authority to obtain general terms of approval from other relevant approval authorities.

Table 1: Assessment of Integrated Development Matters

Integrated Development Matters	
Coal Mine Subsidence Compensation Act 2017	☐ Yes ☐ No ☒ N/A
Fisheries Management Act 1994	☐ Yes ☐ No ☒ N/A
Heritage Act 1977	☐ Yes ☒ No ☐ N/A
Mining Act 1992	☐ Yes ☐ No ☒ N/A
National Parks and Wildlife Act 1974	☐ Yes ☒ No ☐ N/A
Petroleum (Onshore) Act 1991	☐ Yes ☐ No ☒ N/A
Protection of the Environment Operations Act 2002	☐ Yes ☐ No ☒ N/A
Roads Act 1993	☐ Yes ☐ No ☒ N/A
Rural Fires Act 1997	☐ Yes ☒ No ☐ N/A
Water Management Act 2000	☐ Yes ☐ No ☒ N/A
Comments. Heritage Act 1977 The <i>Heritage Act 1977</i> provides for the protection, conservation, registration and promotion of items having a State heritage significance.	

Section 57 of the Act states that a person must not “demolish, despoil, excavate, alter, move, damage or destroy” any item on the State Heritage Register without a permit being granted under Section 63 of the *Heritage Act 1977*.

The proposed subdivision does not involve an item or place listed on the NSW State Heritage Register. Approval is therefore, not required under Section 57 of the *Heritage Act 1977*.

National Parks and Wildlife Act 1974

The *National Parks and Wildlife Act 1974* is administered by the Director-General of the National Parks and Wildlife Services, who is responsible for the control and management of all national parks, historic sites, nature reserves, and Aboriginal areas (among others). The main aim of the Act is to conserve the natural and cultural heritage of NSW. Where works will disturb Aboriginal objects, an Aboriginal Heritage Impact Permit (AHIP) is required.

An AHIMS Web Service Search was carried out on 23 February 2023 (refer to **Attachment 1**) and confirmed that zero (0) Aboriginal sites are recorded in or near the subject location, and that zero (0) Aboriginal places have been declared in or near the subject location (being within a buffer of 200m from the subject land).

Noting that the proposed subdivision involves no physical works, it is considered unlikely that any unknown/unrecorded items of Aboriginal culture and heritage would be impacted. On this basis, approval under the *National Parks and Wildlife Act 1974* is not being sought.

Rural Fires Act 1997

Section 100B of the *Rural Fires Act 1997* requires that a bush fire safety authority be obtained for the subdivision of bush fire prone land that could lawfully be used for residential purposes, or development of bushfire prone land for a special fire protection purpose.

With reference to **Figure 4** below, the area the subject of the proposed subdivision is not mapped as bushfire prone and is situated at least 150m to the west of that part of the subject land that is mapped as bush fire prone land (Vegetation Buffer). On this basis, a bush fire safety authority is not considered to be required.



Figure 4: Extract from Bushfire Prone Land (Non EPI) ([NSW Planning Portal Spatial Viewer](#) , February 2023)

4.4 Environmental Planning Instruments

The following addresses the State Environmental Planning Policies (**SEPPs**) and/or deemed SEPPs that are considered to be relevant to the proposed subdivision.

Table 2: Assessment of Relevant SEPPs

Environmental Planning Instruments	
SEPP (Biodiversity and Conservation) 2021	☐ Yes ☒ No ☐ N/A
SEPP (Building Sustainability Index: BASIX) 2004	☐ Yes ☐ No ☒ N/A
SEPP (Exempt and Complying Development Codes) 2008	☐ Yes ☒ No ☐ N/A
SEPP (Housing) 2021	☐ Yes ☐ No ☒ N/A
SEPP (Industry and Employment) 2021	☐ Yes ☐ No ☒ N/A
SEPP 47 Moore Park Showground	☐ Yes ☐ No ☒ N/A
SEPP 65 Design Quality of Residential Apartment Development	☐ Yes ☐ No ☒ N/A
SEPP (Planning Systems) 2021	☐ Yes ☒ No ☐ N/A
SEPP (Precincts – Central River City) 2021	☐ Yes ☐ No ☒ N/A
SEPP (Precincts – Regional) 2021	☐ Yes ☐ No ☒ N/A
SEPP (Precincts – Western Parkland City) 2021	☐ Yes ☐ No ☒ N/A
SEPP (Primary Production) 2021	☐ Yes ☐ No ☒ N/A
SEPP (Resilience and Hazards) 2021	☒ Yes ☐ No ☐ N/A
SEPP (Resources and Energy) 2021	☐ Yes ☐ No ☒ N/A
SEPP (State Significant Precincts) 2005	☐ Yes ☐ No ☒ N/A
SEPP (Transport and Infrastructure) 2021	☐ Yes ☒ No ☐ N/A
Comments SEPP (Biodiversity and Conservation) 2021 This Policy provides the legislative planning framework for protecting and managing the natural environment and includes planning rules for several water catchment areas (i.e., Georges River, Hawkesbury-Nepean, Sydney Harbour and Sydney Drinking Water), foreshores and waterways, vegetation clearing in non-rural areas and Koala habitat.	

Chapter 2 – Vegetation in Non-Rural Areas is applicable on the basis that it applies to all land within Zone RE1 Public Recreation. Chapter 4 – Koala Habitat Protection 2021 is also applicable given that it applies to all land within the Bega Valley Shire Council and properties comprising an area greater than 1 hectare.

For the same reasons stated in the comments provided at **Sections 4.1 and 4.2** of this SEE Report, the provisions of Chapters 2 and 4 of this Policy are not relevant to the proposed subdivision. As such, no further consideration of Chapters 2 and 4 is required nor provided.

SEPP (Exempt and Complying Development Codes) 2008

This Policy provides for a State-wide approach to enabling certain types of specified development to be undertaken without the need for Council approval as either Exempt Development or Complying Development provided land use specific development standards are met.

Part 2 Division 1 Subdivision 38 (Subdivision) of the Policy enables subdivisions comprising the re-alignment of boundaries to be considered as exempt development provided that all relevant provisions are met. In this instance, the scope of the proposed subdivision involves land on which a heritage item is situated. As such, the proposed development is unable to be considered as exempt development under the Policy.

SEPP (Planning Systems) 2021

This Policy provides the legislative planning framework for State and regionally significant development.

Chapter 2 and Schedule 6 as they relate to regionally significant development are relevant to DA2022.453 (as proposed to be amended) as it involves development with a CIV over \$5 million and that is Council related (i.e., involving land owned by Council). As such, the Southern Regional Planning Panel will be the relevant determining authority for the current Application.

SEPP (Resilience and Hazards) 2021

This Policy contains planning provisions for land use planning within the coastal zone (consistent with the *Coastal Management Act 2016*) and for the management of hazardous and offensive development. It also provides a State-wide planning framework for the remediation of contaminated land and to minimise the risk of harm.

Chapter 4 – Remediation of Land is applicable on the basis that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

There is no evidence to suggest that the subject land has been exposed to past land use activities and/or development practices, which have resulted in site specific material contamination. Notwithstanding, the scope of the proposal is considered to be minor as it involves the subdivision of the land (boundary adjustment) with no physical works. On this basis, it is considered to be very low risk that any potential site contamination would be of a severity or extent that would limit the proposed subdivision as provided for in this submission.

SEPP (Transport and Infrastructure) 2021

This Policy contains planning provisions for the delivery of infrastructure (such as hospitals, roads, railways, emergency services, water supply and electricity delivery), child-care centres, schools, TAFEs and universities, and for the protection of three corridors (being the North South Rail Line, South West Rail Link extension and Western Sydney Freight Line). It also provides the land use planning and assessment framework for development at Port Kembla, Port Botany and Port of Newcastle.

Chapter 2 – Infrastructure, Division 5 – Electricity Transmission or Distribution, is not relevant to the proposed subdivision on the basis that it does not include:

- the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,
- development within or immediately adjacent to an easement for electricity purposes, or immediately adjacent to an electricity substation, or within 5m of an exposed overhead electricity power line,
- the installation of a swimming pool,
- the placement of powerlines underground.

On this basis, it is not expected that the proposed subdivision will require referral to the relevant electrical supply authority.

4.5 Other Environmental Planning Instruments

4.5.1 Bega Valley Local Environmental Plan 2013

The following addresses the relevant provisions of the Bega Valley Local Environmental Plan 2013 (**BVLEP 2013**).

Bega Valley Local Environmental Plan 2013	
The subject land is Zoned	RE1 Public Recreation Zone
The proposed development is defined as:	Subdivision
Is the proposed development permissible with consent?	☒ Yes ☐ No
Comments Under the provisions of clause 2.6 the BVLEP 2013, the subdivision of land is permissible with development consent. As detailed at Table 3 below, it is proposed to subdivide land in accordance with the relevant provisions of the BVLEP 2013. Overall, it is considered that there are no provisions in the BVLEP 2013 that would preclude the granting of development consent for the proposed subdivision.	

Table 3: Assessment of the Relevant Provisions of the BVLEP 2013

Relevant Clause	Comment
Part 1 Preliminary	
☒ 1.2 Aims of the Plan	Comment. The development proposed is consistent with the Aims of the Plan.
Part 2 Permitted or Prohibited	
☒ 2.3 Zone Objectives	Comment. The development proposed is consistent with the Objectives of the RE1 Public Recreation Zone, which are: - To enable land to be used for public open space or recreational purposes. - To provide a range of recreational settings and activities and compatible land uses. - To protect and enhance the natural environment for recreational purposes.
☐ 2.4 Unzoned Land	☐ Yes ☐ No ☒ N/A
☐ 2.5 Additional permitted uses for particular land	☐ Yes ☐ No ☒ N/A

Relevant Clause	Comment
☒ 2.6 Subdivision	☒ Yes ☐ No ☐ N/A Comment. It is proposed to subdivide land in accordance with the provisions of the BVLEP 2013. The proposal does not involve the subdivision of land on which a principal and secondary dwelling exist.
☐ 2.7 Demolition requires development consent	☐ Yes ☐ No ☒ N/A
☐ 2.8 Temporary use of land	☐ Yes ☐ No ☒ N/A
☐ 2.9 Canal estate development prohibited	☐ Yes ☐ No ☒ N/A
Part 4 Principal Development Standards	
☒ 4.1 Minimum subdivision lot size	☒ Yes ☐ No ☐ N/A Comment. There is no prescribed minimum lot size for the subject land.
☐ 4.1AA Minimum subdivision lot size for community title schemes	☐ Yes ☐ No ☒ N/A
☐ 4.1A Minimum lot size for dual occupancies in Zones RU5 and R2	☐ Yes ☐ No ☒ N/A
☐ 4.1B Lot averaging subdivision in Zone R5, Zone C3 and Zone C4	☐ Yes ☐ No ☒ N/A
☐ 4.2 Rural subdivision	☐ Yes ☐ No ☒ N/A
☐ 4.2A Erection of dwelling houses and dual occupancies on land in certain rural, residential and conservation zones	☐ Yes ☐ No ☒ N/A
☐ 4.2B Exceptions to minimum lot sizes for certain rural subdivisions	☐ Yes ☐ No ☒ N/A
☐ 4.2C Erection of rural workers dwellings	☐ Yes ☐ No ☒ N/A
☐ 4.2D Erection of dual occupancies (detached) in RU1 and RU2 Zones	☐ Yes ☐ No ☒ N/A
☐ 4.2E Exceptions to minimum subdivision lot size for boundary adjustments	☐ Yes ☐ No ☒ N/A
☐ 4.2F Exceptions to minimum subdivision lot size for resulting lots	☐ Yes ☐ No ☒ N/A
☐ 4.3 Height of buildings	☐ Yes ☐ No ☒ N/A
☐ 4.4 Floor space ratio	☐ Yes ☐ No ☒ N/A

Relevant Clause	Comment
☐ 4.5 Calculation of floor space ratio	☐ Yes ☐ No ☒ N/A
☐ 4.6 Exceptions to development standards	☐ Yes ☐ No ☒ N/A
Part 5 Miscellaneous Provisions	
☐ 5.1 Relevant acquisition authority	☐ Yes ☐ No ☒ N/A
☐ 5.1A Development on land intended to be acquired for public purposes	☐ Yes ☐ No ☒ N/A
☐ 5.2 Classification and reclassification of public land	☐ Yes ☐ No ☒ N/A
☐ 5.3 Development near zone boundaries	☐ Yes ☐ No ☒ N/A
☐ 5.4 Controls relating to miscellaneous permissible uses	☐ Yes ☐ No ☒ N/A
☐ 5.5 Controls relating to secondary dwellings on land in a rural zone	☐ Yes ☐ No ☒ N/A
☐ 5.6 Architectural roof features	☐ Yes ☐ No ☒ N/A
☐ 5.7 Development below mean high watermark	☐ Yes ☐ No ☒ N/A
☐ 5.8 Conversion of fire alarms	☐ Yes ☐ No ☒ N/A
☐ 5.9 Dwelling house or secondary dwelling affected by natural disaster	☐ Yes ☐ No ☒ N/A
☒ 5.10 Heritage conservation	Is the property listed under the LEP? ☒ Yes ☐ No Heritage Conservation Area? ☐ Yes ☒ No Aboriginal Place of Significance? ☐ Yes ☒ No If yes, does it satisfy Objectives/requirements of the Clause? ☒ Yes ☐ No ☐ N/A Is the land in the vicinity of a heritage item/conservation area? ☒ Yes ☐ No If yes, is the proposal satisfactory having considered the heritage significance of the adjoining development ☒ Yes ☐ No ☐ N/A

Relevant Clause	Comment
	Comment. The overarching objective of the BVLEP 2013 is to ensure the integrity of both European and Aboriginal heritage and archaeology. European Heritage The subject land is not listed on the State Heritage Register and has not been identified as being within a heritage conservation area under the provisions of the BVLEP 2013. Notwithstanding, the subject land comprises two (2) locally listed heritage items, being the Bega Showground Pavilion (I016) and the Boer War Memorial and Bega Park (I087) under the provisions of the BVLEP 2013. A Statement of Heritage Impact (SoHI) was originally submitted with DA2022.453. As part of that SoHI, the proposed boundary re-alignment was considered and was found to result in a positive impact on the original Bega Showground Pavilion as it would require less alterations to meet relevant codes and standards. It also concluded that no adverse impacts to the Boer War Memorial and Bega Park would result from the minor re-alignment of the boundary. Aboriginal Heritage This submission is not supported by a due diligence test of significance on the basis that the land is not recorded on the Aboriginal Heritage Information Management System to date (refer to Attachment 1) and that the proposed subdivision involves no physical works. Accordingly, it is considered highly unlikely that the proposed development will impact on any unknown/unrecorded items of Aboriginal cultural and heritage.
☐ 5.11 Bush fire hazard reduction	☐ Yes ☐ No ☒ N/A
☐ 5.12 Infrastructure development and use of existing buildings of the Crown	☐ Yes ☐ No ☒ N/A
☐ 5.13 Eco-tourist facilities	☐ Yes ☐ No ☒ N/A
☐ 5.14 Siding Spring Observatory – maintaining dark sky	☐ Yes ☐ No ☒ N/A
☐ 5.15 Defence communications facility	☐ Yes ☐ No ☒ N/A
☐ 5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones	☐ Yes ☐ No ☒ N/A
☐ 5.17 Artificial waterbodies in environmentally sensitive areas and in areas of operation of irrigation corporations	☐ Yes ☐ No ☒ N/A
☐ 5.18 Intensive livestock agriculture	☐ Yes ☐ No ☒ N/A
☐ 5.19 Pond based, tank-based and oyster aquaculture	☐ Yes ☐ No ☒ N/A

Relevant Clause	Comment
☐ 5.20 Standards that cannot be used to refuse consent – playing and performing music	☐ Yes ☐ No ☒ N/A
☒ 5.21 Flood planning	☐ Yes ☒ No ☐ N/A Comment. The subject land is not known to be flood prone.
☐ 5.22 Special flood considerations	☐ Yes ☐ No ☒ N/A
☐ 5.23 Public bushland	☐ Yes ☐ No ☒ N/A
☐ 5.24 Farm stay accommodation	☐ Yes ☐ No ☒ N/A
☐ 5.25 Farm gate premises	☐ Yes ☐ No ☒ N/A
Part 6 Additional Local Provisions	
☐ 6.1 Acid sulfate soils	Will the proposed development disturb, expose or drain acid sulphate soils and resulting in environmental damage? ☐ Yes ☐ No ☒ N/A
☐ 6.2 Earthworks	Will the proposed development have detrimental effects resulting from extensive site excavations? ☐ Yes ☐ No ☒ N/A
☐ 6.4 Coastal risk planning	Will the proposed development be impacted on or contribute to coastal risks? ☐ Yes ☐ No ☒ N/A
☐ 6.5 Terrestrial biodiversity	Is the proposal likely to have an adverse impact on: Flora and fauna ☐ Yes ☐ No ☒ N/A Habitat and survival of native fauna ☐ Yes ☐ No ☒ N/A Potential to fragment, disturb or diminish biodiversity structure, function and composition ☐ Yes ☐ No ☒ N/A Connectivity ☐ Yes ☐ No ☒ N/A Appropriate measures have been proposed to avoid, minimise or mitigate the impacts of development ☐ Yes ☐ No ☒ N/A The development has been designed, sited and will be managed to avoid, minimise, or manage any significant adverse environmental impacts ☐ Yes ☐ No ☒ N/A

Relevant Clause	Comment
☐ 6.6 Riparian land and watercourses	Is the proposal likely to have an adverse impact on: Water quality and flows ☐ Yes ☐ No ☒ N/A Aquatic and riparian species, habitat and ecosystems ☐ Yes ☐ No ☒ N/A Stability of the bed and banks of the water course ☐ Yes ☐ No ☒ N/A Free passage of fish and other aquatic organisms within or along the watercourse ☐ Yes ☐ No ☒ N/A Any future rehabilitation of the watercourse and riparian areas ☐ Yes ☐ No ☒ N/A Appropriate measures have been proposed to avoid, minimise or mitigate the impacts of the development ☐ Yes ☐ No ☒ N/A The development has been designed, sited and will be managed to avoid, minimise or manage any significant adverse environmental impact ☐ Yes ☐ No ☒ N/A
☐ 6.7 Environmentally sensitive land	Is the proposal likely to have an adverse impact on: Any land with a slope greater than 25% ☐ Yes ☐ No ☒ N/A Any land that is subject to high erosion potential ☐ Yes ☐ No ☒ N/A Any land with a high proportion of rock outcropping ☐ Yes ☐ No ☒ N/A
☐ 6.8 Airspace operations	Will the proposed development penetrate the Limitation or Operational Surface of the Merimbula Airport? ☐ Yes ☐ No ☒ N/A
☐ 6.9 Development at Kalaru Racecourse	Is the dwelling house to be erected on a neighbourhood lot? ☐ Yes ☐ No ☒ N/A Has development consent been granted for a stabling complex on the land? ☐ Yes ☐ No ☒ N/A Has the stabling complex been completed or will be completed before the dwelling house is occupied. ☐ Yes ☐ No ☒ N/A
☐ 6.10 Development of certain land at Sapphire Coast Drive and Tura Beach Drive, Tura Beach	☐ Yes ☐ No ☒ N/A

4.6 Draft Environmental Planning Instruments

Are there any Draft Environmental Planning Instrument relevant to the proposed subdivision? ☐ Yes ☒ No

Draft Environmental Planning Instruments	Comment
Draft LEP (exhibited)	N/A
What is the proposed zoning of the development site?	N/A
What is the land use definition for the proposal?	N/A
Is the proposed development permissible in the draft LEP	N/A
Draft SEPP	N/A
Is the draft EPI certain and imminent at the time of this assessment?	☐ Yes ☒ No

4.7 Provisions of Development Control Plans

The Bega Valley Development Control Plan 2013 (**BVDCP**) supplements the BVLEP 2013 by providing detailed reasoning, guidelines, controls and general information relating to the decision-making process. Together, these documents form the land use planning and development controls for the Bega Valley Shire LGA.

The proposal has been sited and designed in accordance with the relevant development standards of the BVDCP as detailed below:

Provisions of Development Control Plans	
Part 2 Commercial and Industrial Development	☐ Yes ☒ No
Part 3 Residential Development	☐ Yes ☒ No
Part 4 Rural Development	☐ Yes ☒ No
Part 5 General Development	☒ Yes ☐ No
Part 6 Engineering Requirements	☒ Yes ☐ No
Part 7 Specific Requirements	☐ Yes ☒ No

Table 4: Assessment of the Relevant Provisions of the BVDCP 2013

Relevant Section	Response
PART 5 – GENERAL DEVELOPMENT	
5.1 Aboriginal Heritage	
5.1.1 Application requirements Where a development will disturb the ground surface and/or may impact on Aboriginal cultural or spiritual values, the development application must demonstrate that a Due Diligence assessment has been undertaken by the applicant or a suitably qualified person. This includes (but is not limited to) submitting the following documentation in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW: ▪ A statement and results of a basic 200m AHIMS search. Where a site is identified within 200m of the development site the results of an extensive AHIMS search are required. ▪ A statement identifying whether the development site is partially or wholly within the area identified as having a high probability of Aboriginal cultural heritage values on the Aboriginal Cultural Heritage Landscape Map (see Figure 5.1b). ▪ A statement indicating whether there are landscape features that indicate the potential presence of Aboriginal objects. Landscape features include foreshore areas, creek lines, rocky areas, wetlands, ridge tops, ridgelines, headlands, sand dunes and caves. Figure 5.1a illustrates several landscape features where there is potential for Aboriginal sites to occur. ▪ A statement indicating if previous Aboriginal Cultural Heritage studies have been undertaken on the subject land. ▪ A statement indicating if the development site is within a declared Aboriginal Place of Significance as listed in Schedule 5 of the Bega Valley Local Environmental Plan 2013.	Deemed to comply. The proposal is considered to comply with the requirements of this Section based on the following: ▪ An AHIMS Web Service Search was carried out on 23 February 2023 (refer to Attachment 1) and confirmed that: - zero (0) Aboriginal sites are recorded in or near the subject location (within a buffer of 200m from the subject land), and - zero (0) Aboriginal places have been declared in or near the subject location (within a buffer of 200m from the subject land). ▪ As per Council's Aboriginal Cultural Heritage Landscape Map (Figure 5.1b of the BVDCP 2013), the subject land is located as being within an area having high probability of Aboriginal cultural heritage values. ▪ There are no landscape features within the subject site that indicate the potential for Aboriginal objects and/or sites to occur. ▪ It is unknown as to whether or not Aboriginal Cultural Heritage studies have previously assessed the Aboriginal cultural or spiritual values of the subject land. ▪ The subject land is not within a declared Aboriginal Place of Significance as listed in Schedule 5 of the BVLEP 2013. As detailed at Section 3 of this SEE Report, the proposed subdivision involves no physical works. Accordingly, it is considered highly unlikely that the proposal would impact on any unknown/unrecorded items of Aboriginal cultural and heritage.
5.2 Non Aboriginal Heritage	
5.2.2 Requirements for Heritage Listed Items	
5.2.2.1 General Requirements ▪ In accordance with Clause 5.10 of the LEP, Council will not grant consent to a development application unless it has made an assessment of the impact of the proposal on the heritage significance of the place, including historic, architectural, aesthetic, cultural, social, technological, landscape, archaeological or other features of the place including its setting.	Deemed to comply. As detailed at Section 4.5.1 of this SEE Report, the subject land is not listed on the State Heritage Register and has not been identified as being within a heritage conservation area under the provisions of the BVLEP 2013. Notwithstanding, the subject land comprises two (2) locally listed heritage items, being the Bega Showground Pavilion (I016) and the Boer War Memorial and Bega Park (I087) under the provisions of the BVLEP 2013.

Relevant Section	Response
Where a development may have significant impact on a heritage item or Heritage Conservation Area, Council may request the applicant to provide a full Heritage Impact Assessment prepared by an appropriately qualified person.	A SoHI was originally submitted with DA2022.453. As part of that SoHI, the proposed boundary re-alignment was considered and was found to result in a positive impact on the original Bega Showground Pavilion as it would require less alterations to meet relevant codes and standards. It also concluded that no adverse impacts to the Boer War Memorial and Bega Park would result from the minor re-alignment of the boundary.
5.3 Access and Mobility	Not relevant. This submission relates to the subdivision of land (boundary adjustment) comprising no physical works. Matters relating to access and mobility are addressed within the documentation originally submitted as part of DA2022.453.
5.4 Social and Economic Impacts	Not relevant. The proposed subdivision (boundary adjustment), which comprises no physical works, is unlikely to have any significant social or economic impacts. On this basis, a Social and Economic Impact Assessment is not considered to be required.
5.5 Sustainable Design Principles	
5.5.1 Sustainable design requirements	
- All development is encouraged to achieve best practice in addressing SDPs from the design stage through to construction and operation. - A Sustainable Design Management Plan (SDMP) is required for the following developments: commercial development greater than 1,500m², development of 4 or more storeys, residential subdivision for 5 or more allotments and developments of 10 or more dwellings (including units). - The principles of sustainable design are outlined in Table 5.1.	Deemed to comply. In this instance, the scope of the proposed development would have no serious environmental consequence and any perceived risk would be minor and manageable.
5.6 Tree and Vegetation Preservation	Not relevant. No trees are proposed to be removed as part of the proposed subdivision. Refer also to the comments at Sections 4.1 and 4.2 of this SEE Report
5.7 On-Site Sewerage Management	Not relevant. The subject land is connected to a reticulated sewerage service. The existing service connections will not be impacted as a result of the proposed subdivision.

Relevant Section	Response
5.8 Planning for Hazards	
5.8.1 Flood Planning	Not relevant. The subject land is not known to be flood prone.
5.8.2 Coastal Hazards	Not relevant. The subject land is not identified as being within a coastal area.
5.8.3 Contaminated land	
5.8.3.1 Requirements - Development will only be approved on land where Council has made an assessment of any land contamination that may have resulted from a previous use. - Where contamination is identified, remediation will be undertaken in accordance with the Managing Land Contamination Planning Guidelines, SEPP55 – Remediation of Land and the Contaminated Land Management Act 1997 and a Verification Report provided to Council.	Considered to comply. Refer to the comments in relation to contamination at Section 4.4 of this SEE Report.
5.8.4 Bushfire Prone Land	
5.8.4.1 Requirements - Consent will not be granted to the subdivision of land or the erection of a building on land which is subject to bushfire hazards unless Council is satisfied that the requirements of NSW Rural Fire Service's Planning for Bushfire Protection 2006 and the provisions of the Building Code of Australia AS3959 Construction of Buildings in Bushfire Prone Areas have been addressed. - Additional requirements for asset protection zones are outlined in Section 5.10.1.4.	Not relevant. The area of the land that is the subject of this current Application is not mapped as bushfire prone. Refer to the comments at Section 4.3 of this SEE Report.
5.8.5 Climate Change	
5.8.5.1 Guidelines Council recognises the likely impacts of climate change including; increased hot days, increased severe weather, more extreme droughts and floods and storm surges. Council is not yet in a position to determine what land may be impacted by sea level rise, coastal processes, flooding and rising water table, or impacts of higher temperatures, possibility of bushfire events. Until the required investigations and studies are completed, this Plan recommends that people building new homes in any low lying area near the coast or a waterway, or in the more remote and vegetated areas should exercise caution and discretion in commissioning designs for new homes and design and construct development to ensure environmentally sustainable buildings that can more easily cope with climate change over time.	Deemed to comply. The proposed subdivision will have no impact on the environmental setting of the subject land or its possible exposure to future-climate related risks.

Relevant Section	Response
In some locations as knowledge is improved, climate change impacts may require mandatory controls to be applied. The introduction of the carbon tax and a growing awareness of gasses that impact on climate change will increase the costs of carbon rich goods and services, particularly the cost energy from non-renewable resources and new building materials. This plan includes requirements and guidelines to enable small scale renewable energy generation and reduce energy consumption as well as encourage the reuse of building materials.	
5.9 Off-Street Car and Bicycle Parking	Not relevant. The layout of the proposed subdivision will have no impact to the provision of car parking associated with the existing developments as described at Section 2 of this SEE Report.
5.10 Subdivision Standards	
5.10.1 General Requirements	
5.10.1.1 Access and Servicing - Minimum development standards for subdivision requiring development consent are contained in Clauses 4.1, 4.1A-C, 4.2, 4.2A-B of the LEP, including the Lot Size Map. - Each lot in every subdivision must be provided with an appropriate standard of legal and practical vehicular access and access to an appropriate standard of public utility services and drainage as set out in this plan. - Legal access will extend between each lot and a Council controlled public road or State Highway. Legal access may include Council public roads, rights of carriageway, rights of access, easements for access or some combination of these. - Council will only allow the creation of lot(s) relying upon private roads for access where it is demonstrated that the lot(s) enjoy a legal right to use those roads in perpetuity. - Direct access to a classified road is not permitted where access is practicable via an alternative road. - Practical access to each lot must be wholly contained within the legal access.	Deemed to comply. As detailed at Section 3 of this SEE Report, all existing access arrangements (i.e., pedestrian and vehicular) intersecting with the adjoining public road networks will be retained without modification.
5.10.1.2 Subdivisions Across Zone Boundaries	Not relevant. The subject land is within Zone RE1 Public Recreation.
5.10.1.3 Public Reserve Dedications Early consultation with Council is encouraged in the planning of subdivisions involving public reserve dedications, so that the reserve areas provide benefit to the occupants of the	Deemed to comply. The proposed subdivision does not involve public reserve dedication.

Relevant Section	Response
subdivision and the community in general. Council will not accept the dedication of land that does not provide significant benefit to the subdivision and the community. The requirement for public reserve dedications will be specified in the conditions of the development consent relating to the proposed subdivision.	
5.10.1.4 Hazards - The design of subdivisions must take account of environmental hazards such as flooding, bushfire protection, coastal hazards, dunal migration, steep slopes, and soil erosion potential for landslip and site contamination. Refer to Section 5.8 for additional information. - The state government publication “Planning for Bushfire Protection” must be consulted in regard to site suitability and appropriate protection measures. - All proposed bushfire Asset Protection Zones must be achieved within the property to be subdivided and be incorporated into affected lots. Asset Protection Zones may not be accepted on neighbouring properties, existing Council Reserves, other public lands or in reserves proposed to be dedicated through the subdivision - In assessing subdivision proposals, it may be necessary for applicants to provide Council with technical reports from suitably qualified professional persons addressing site hazards. These reports will be prepared at the cost of the developer.	Deemed to comply. In relation to environmental hazards (as relevant), refer to the comments provided in response to Part 5.8 of the BVDCP above.
5.10.1.5 Threatened Species, Significant and Endangered Ecological Communities - Subdivisions must be designed to avoid impacts on threatened species, significant and endangered ecological communities and their habitats. - Council may require an applicant for subdivision to submit a report from a suitably qualified consultant where the initial assessment of a development application does not allow Council to be confident that the proposal is not likely to have an adverse impact on threatened species, significant and endangered ecological communities and their habitats. This will generally apply to lots proposed in E zones or areas included in the Natural Resource – Biodiversity or Water and Wetlands Maps of the LEP. - Where there is insufficient information available to Council to justify a conclusion that a development will not have a significant impact, the precautionary principle requires that Council not grant consent to that development. - All costs in the preparation of site assessments in regard to threatened species, significant and Endangered Ecological Communities and their habitats will be borne by the proponents of the developments.	Deemed to comply. The proposed subdivision involves no physical works. Accordingly, it is considered unlikely that the proposed subdivision would have an impact on threatened species, significant and endangered ecological communities and their habitats. Refer also to the comments provided at Sections 4.1 and 4.2 of this SEE Report.

Relevant Section	Response
5.10.1.6 Riparian Areas, Estuaries and Wetlands	Not relevant. The subject land does not comprise riparian areas, estuaries and/or wetlands.
5.10.1.7 Weeds	Not relevant. The subject land is managed and is not known to be affected by infestations of weeds proclaimed under the <i>Noxious Weeds Act 1993</i> .
5.10.1.8 Energy Efficient Design	Not relevant. The layout of the proposed subdivision will have no bearing on the ability of future development to be designed to achieve energy efficiencies.
5.10.1.9 Neighbourhood Design – Infill Development - Subdivisions of land in currently developed areas must take account of the pattern of surrounding development so that the resulting development is compatible with its surroundings. Consideration must be given to issues of privacy, overshadowing, potential noise impacts and servicing. - Subdivision and the development consequences arising from subdivision will not compromise the curtilage or setting of significant heritage places.	Deemed to comply. The proposed subdivision layout would not be inconsistent with that surrounding.
5.10.1.10 Neighbourhood Design – Greenfield Development	Not relevant. The subject land is not located within an urban release area.
5.10.1.11 Subdivisions Involving Buildings Where land containing buildings is subdivided, the subdivision must be designed so that the relationships between buildings and boundaries conform to all relevant provisions of the Building Code of Australia. Particular attention is required to setback distances from boundaries and fire resistance ratings of building elements within 3m of boundaries.	Deemed to comply. As detailed at Section 3 of this SEE Report, the intent of the proposed subdivision is to allocate additional land area to Lot 1 on the basis that the existing and proposed buildings on the Crown land encroach over the boundary shared with the Council land (Lot 2). Council has agreed to transfer the Council land to the Crown in order to rectify the encroachments and to facilitate the construction of the alterations and additions to the Bega Showground (New Community Centre) as proposed in DA2022.453.
5.10.2 Specific Requirements	Not relevant. The subject land is within Zone RE1 Public Recreation. As such, the provisions of Part 5.10.2 of the BVDCP do not apply.
5.10.2.1 Rural and Rural Residential Subdivisions	
5.10.2.2 Residential and Village Subdivisions	
5.10.2.3 Commercial and Industrial Subdivisions	
5.11 Signage and Advertising	Not relevant. The installation of signage or advertising structures is not proposed.

Relevant Section	Response
PART 6 – ENGINEERING REQUIREMENTS	
6.1 Roads and Easements	Not relevant. No new roads are proposed to be constructed.
6.2 Parking Driveways	Not relevant. No new driveways are proposed to be constructed. All existing vehicular access arrangements are proposed to be retained without modification.
6.3 Soil and Stormwater Management	
6.3.1 General Requirements	
▪ The development will incorporate the principles of water sensitive urban design. These include minimisation of impervious surfaces and provision for the collection, reuse and management of stormwater to reduce reliance on potable water and ensure that predevelopment water quality is maintained or enhanced in post-development runoff. ▪ The management of water must address cumulative environmental impacts and be carried out in accordance with the objectives of integrated water cycle management. ▪ In order to minimise land degradation, water pollution and damage to infrastructure from accumulated sediment, development must be constructed in a manner which minimises erosion and sedimentation to current best practice. ▪ Interallotment drainage systems will be designed and constructed to minimise the number of allotments using each easement so that maintenance responsibilities are as simple as possible. As a general rule, each interallotment drainage easement must serve no more than two allotments, except where no feasible alternative exists. ▪ Subdivisions will be designed so that stormwater flows for rainfall events of a 100 year average recurrence interval (ARI) and greater can pass without causing damage to property and infrastructure. Stormwater flows for events larger than the 5 year ARI for residential development and 10 years for commercial and industrial development are not required to be contained within piped drainage systems however the overflow path must be planned, clearly evident on the site and contained within suitable easements, public reserves and road reserves. ▪ Subdivisions in zones R2, R3, RU5, B1, B2, B4, IN1, IN2, SP2 and SP3 will be designed and constructed to produce no net increase in peak stormwater flows downstream, generally through the use of on-site stormwater detention facilities, and re-use of stormwater on site.	Deemed to comply. Refer to the conceptual stormwater management plan originally included with DA2022.453.

Relevant Section	Response
The development of land within Wonboyn Village must achieve best practice soil and water management controls as detailed in the report: "Stormwater, Septic and Water Leachate Management Plan Wonboyn Lake" 4 April 2005. The report is available on request from Council.	
6.4. Utility Services	
6.4.1 General Requirements	
- Where land being subdivided is identified by Council as being within the Development Servicing Plan for Water Supply or identified by Council as being within the Development Servicing Plan for Sewerage all lots will be provided with access to these services. - The subdivider will provide the reticulation mains and all works necessary to enable these mains to operate, including reservoirs, trunk mains, pumping stations, telemetry systems and any associated works, all at no cost to Council. - Any existing water services and any existing internal sewer drainage lines are to be wholly within the boundaries of the allotment they are to serve. - Easements for services may be required to allow public utility services. - Electricity substations and telecommunications service multiplexers will be located within suitable easements and will not be located within public road reserves. - Where development other than subdivision requires sewerage or water supply works outside of normal connection to existing mains, Council will select the appropriate equivalent service requirements.	Deemed to comply. Both of the proposed allotments would continue to comprise their respective developments and existing connections to reticulated services and utilities (i.e., sewer and water, electricity and telecommunications). Existing access arrangements (i.e., pedestrian and vehicular) without modification.

4.8 Planning Agreements

Is the proposed development of the land subject to a planning agreement (existing/proposed) ☐ Yes ☒ No

Planning Agreements
Comments No further comment required.

4.9 The Regulations

Regulations	
Does the proposed development involve demolition?	☐ Yes ☒ No
Does the proposed development involve the construction of a manor house or multi dwelling housing (terraces)	☐ Yes ☒ No
For development involving the rebuilding, alteration, enlargement or extension of an existing building, is it considered appropriate to require the upgrading of the existing building to ensure fire safety standards	☐ Yes ☐ No ☒ N/A
For the erection of a temporary structure will the fire protection and structural capacity be appropriate and will the surface on which the structure is to be erected suitable to sustain the structure while in use	☐ Yes ☐ No ☒ N/A
Comments No further comment required.	

4.10 Coastal Zone Management Plan

Is the land subject to the application located within an adopted coastal zone management plan? ☐ Yes ☒ No

4.11 Likely Impacts of the Development

4.11.1 Environmental Impacts - Natural

Is this proposal satisfactory, having consideration to the impact on the environment in terms of:	
Landforms	☐ Yes ☐ No ☒ N/A
Drainage/hydrology/watercourses	☐ Yes ☐ No ☒ N/A
Water quality	☐ Yes ☐ No ☒ N/A
Vegetation	☐ Yes ☐ No ☒ N/A
Erosion and sedimentation	☐ Yes ☐ No ☒ N/A
Marine environment	☐ Yes ☐ No ☒ N/A
Other	☐ Yes ☐ No ☒ N/A

Comments No further comment required.	
Is the proposal satisfactory having regard to:	
Provision of landscaping	☐ Yes ☐ No ☒ N/A
Preservation of existing vegetation	☒ Yes ☐ No ☐ N/A
Setbacks to watercourses/riparian buffers	☐ Yes ☐ No ☒ N/A
Provisions of any property vegetation plan	☐ Yes ☐ No ☒ N/A
Comments No further comment required.	

4.11.2 Biodiversity Considerations

Biodiversity Considerations	
Will the proposed development involve clearing native vegetation	☐ Yes ☒ No ☐ N/A
Will any part of the proposed development take place on land nominated on the Biodiversity Values Map	☐ Yes ☒ No ☐ N/A
Will any proposed clearing exceed the nominated threshold for the land	☐ Yes ☐ No ☒ N/A
Is the application supported by a development biodiversity assessment report	☐ Yes ☐ No ☒ N/A
Comments Refer to the comments at Section 4.2.1 of this SEE Report.	

4.11.3 Environmental Impacts – Hazards

Is the proposal satisfactory having regard to:	
Soil instability/subsidence/slip/mass movement, uncompacted fill	☐ Yes ☐ No ☒ N/A
Contaminated land provisions or listings	☐ Yes ☐ No ☒ N/A
Other	☐ Yes ☐ No ☒ N/A
Comments Contaminated Land Provisions or Listings Refer to the discussion at Section 4.4 of this SEE Report, which responds to the provisions of SEPP (Resilience and Hazards).	

4.11.4 Environmental Impacts – Built

Is the proposal satisfactory having regard to:	
Impact on adjoining land and the locality?	☐ Yes ☐ No ☒ N/A
The amenity of the area?	☐ Yes ☐ No ☒ N/A
Appearance from public spaces?	☐ Yes ☐ No ☒ N/A
Noise/lighting impacts on adjoining developments or roads etc?	☐ Yes ☐ No ☒ N/A
Existing noise sources?	☐ Yes ☐ No ☒ N/A
The scenic qualities and features of the landscape and streetscape?	☐ Yes ☐ No ☒ N/A
The design, scale and character of the area?	☐ Yes ☐ No ☒ N/A
Sunlight and overshadowing?	☐ Yes ☐ No ☒ N/A
Visual impact?	☐ Yes ☐ No ☒ N/A
View sharing?	☐ Yes ☐ No ☒ N/A
The positioning of buildings?	☒ Yes ☐ No ☐ N/A
Boundary treatments, retaining walls and impact on neighbouring buildings	☒ Yes ☐ No ☐ N/A
Is the road system adequate to cater for any increase in traffic movements generated by the proposal?	☐ Yes ☐ No ☒ N/A

Is vehicular access satisfactory?	☒ Yes ☐ No ☐ N/A
Is carparking provided and adequate?	☐ Yes ☐ No ☒ N/A
Is a carparking contribution appropriate?	☐ Yes ☐ No ☒ N/A
Has the availability, accessibility and adequacy of public transport been considered in the assessment of this proposal?	☐ Yes ☐ No ☒ N/A
Is pedestrian access satisfactory?	☐ Yes ☐ No ☒ N/A
Comments No further comment required.	

4.11.5 Social and Economic Impact

Will the proposal have a social and economic impact	☐ Yes ☐ No ☒ N/A
Comment No further comment required.	

4.11.6 Public Interest

Would approval of the development be in the public interest?	☒ Yes ☐ No ☐ N/A
Have the principles of ecologically sustainable development been considered in the assessment of this development under the <i>Environmental Planning & Assessment Act 1979</i> ?	☒ Yes ☐ No ☐ N/A
Has the precautionary approach been considered in the assessment of this development?	☐ Yes ☒ No ☐ N/A
Have the potential impacts of sea level rise been considered in the assessment of this development?	☐ Yes ☐ No ☒ N/A

4.11.7 Crime Prevention Through Environmental Design

Will the proposed development satisfy the Principles of Crime Prevention Through Environmental Design? ☐ Yes ☐ No ☒ N/A

5 Conclusion

This submission has detailed the proposal to amend undetermined DA2022.453 to include a two (2) into two (2) lot subdivision (boundary adjustment) between adjoining Lots 1 & 2 Section 49 DP758076, Upper Street Bega, NSW.

The scope of the proposal has been assessed in accordance with the provisions of all relevant State legislation, the Bega Valley Local Environmental Plan 2013 and Bega Valley Development Control Plan 2013 (as relevant) and has been found to be an acceptable development.

Based on the information contained within this supplementary SEE Report and the technical documentation included with the original DA, there would appear to be no sustainable grounds to refuse the issue of development consent.

Attachment 1 – AHIMS Search Result

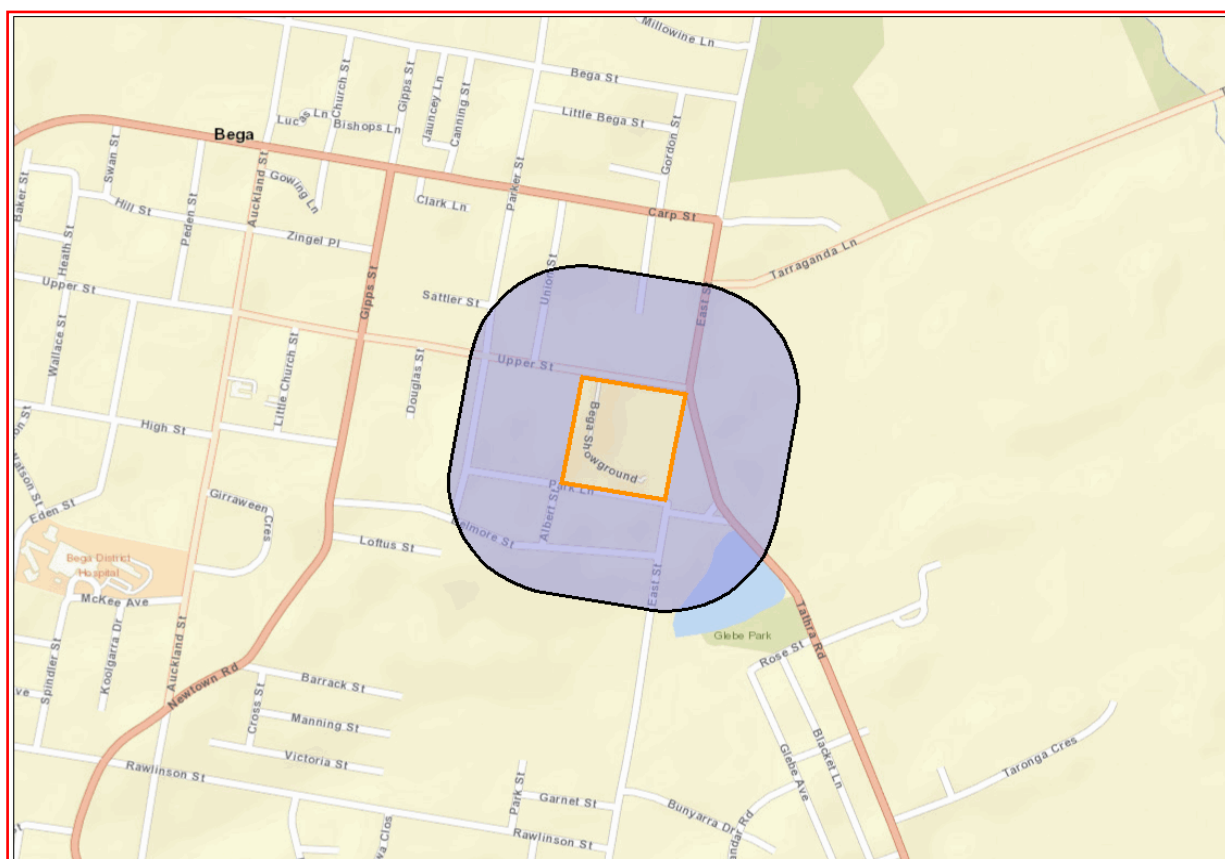
Elizabeth Slapp
13 Hakea Place
Tura Beach New South Wales 2548
Attention: Elizabeth Slapp
Email: elizabeth@planned.net.au

Date: 08 February 2023

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 1, DP:DP758076, Section : 49 with a Buffer of 200 meters, conducted by Elizabeth Slapp on 08 February 2023.

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



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

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

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

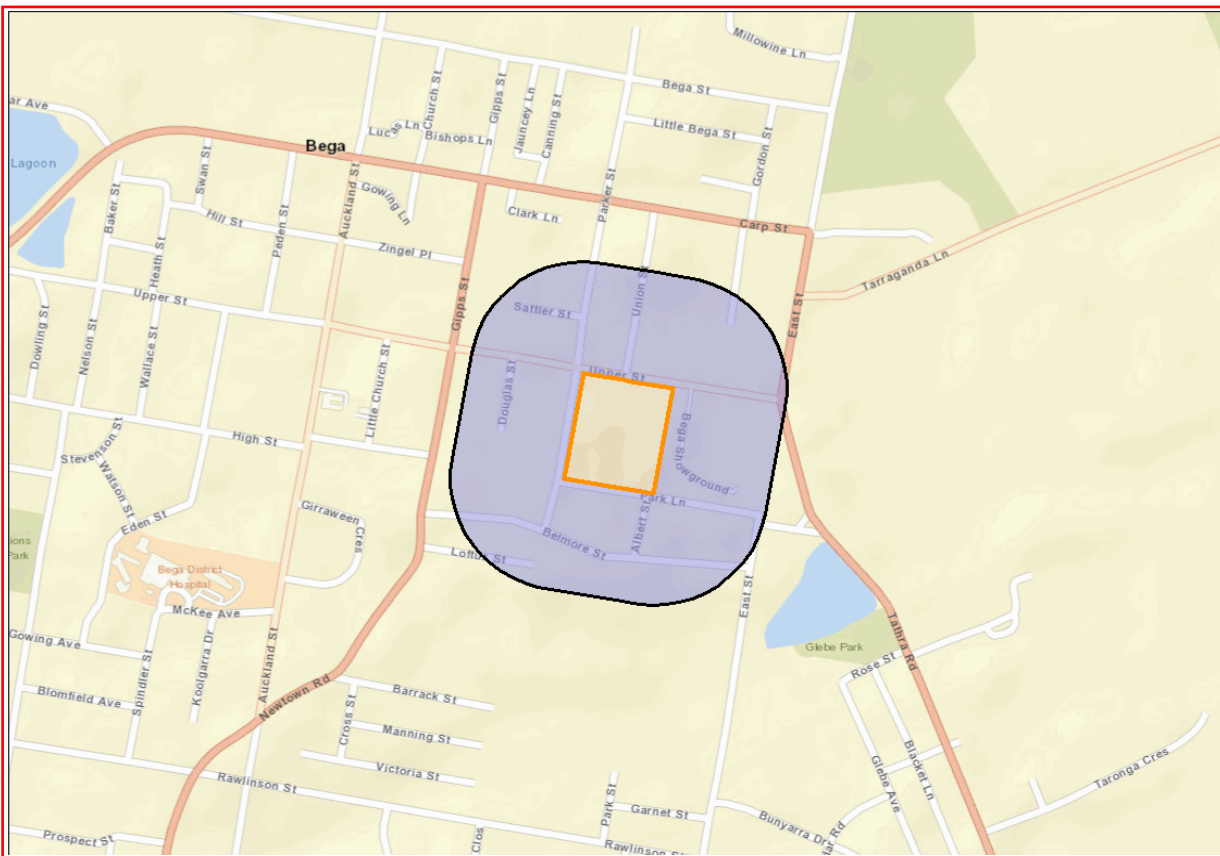
Elizabeth Slapp
13 Hakea Place
Tura Beach New South Wales 2548
Attention: Elizabeth Slapp
Email: elizabeth@planned.net.au

Date: 08 February 2023

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 2, DP:DP758076, Section : 49 with a Buffer of 200 meters, conducted by Elizabeth Slapp on 08 February 2023.

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



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

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

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

27 June 2023

Attention: Mr Mark Fowler
Bega Valley Shire Council
PO Box 492
Bega NSW 2550

Re: BLERF 0134 – Response to SRPP queries on DA 2022.453 - Bega Showgrounds Community Centre

Dear Mark,

In response to the queries provided by Council's Engineering team and the Southern Region Planning Panel (SRPP) on 05.06.23 regarding development application 2022.453, we provide the following responses.

Item	RFI	Response
SRPP01	Where will deliveries load and unload? How will this be managed at peak times when events are running?	We plan to receive deliveries at the front of the facility.. There is sufficient space for a full turning circle further along the driveway within the showgrounds as shown in the swept path plan attached at Appendix A. Deliveries will not be allowed once events have commenced. This has been updated under section 4.1 of the Plan of Management
SRPP02	As the East St and Park Ln gates are locked most of the time it may not always be possible for service vehicles to exit in a 'one way' fashion. Please provide turning path diagram for the largest service vehicle, demonstrating how it can gain front in, front out access from Upper St?	It has now been agreed with the Land Managers that vehicles will not exit in a one-way fashion onto East St and Park Lane. There is ample space for bus/truck to turn around as demonstrated in the swept path plan attached at Appendix A. This aligns with the current arrangement at the Showgrounds. Horse trucks and Cleanaway trucks currently use this space for turning around. This has been updated under section 4.1 in the plan of Management.
SRPP03	It is not clear how the informal parking areas will be delineated or how vehicles will be managed in peak times? IE how will people know where to park? Please address.	We are proposing to install 'dot-markers' for informal parking spaces. For large events, bunting and signage will be provided to delineate parking spaces and pedestrian access spaces. A designated parking official will be provided to provide direction/instruction during large events. This has been updated under section 4.1 in the Plan of Management. A revised site plan is attached at Appendix B.
SRPP04	In DAP it was noted that an area of formalised parking should be provided for the function centre (with most of the site parking informal as proposed). The parking plan isn't clear in this regard, please clarify if a formal parking area for the function centre is proposed?	Formal parking area is not proposed. This is captured under Section 3.5 of the Traffic Management Plan. During smaller events, the informal parking along the main showground's roadway will be utilised in the first instance. Large events at the facility will be capped at 350 patrons. If a proposed event or function requires the use of overflow car parking areas, the use of these areas can be managed by the on-site manager, to meet the demands of the subject event/function. This has been updated under section 3.2 and 3.3 in the Plan of Management.

SRPP05	Note that any new hardstand proposed needs to be included in the drainage concept design	No additional hardstand for parking is proposed other than the accessible spaces and the hardstand at the booster assembly for firefighting appliances. These are shown on the updated site plan attached at Appendix B. These areas will be captured on the civil drainage design.
SRPP06	The traffic assessment notes that 1 accessible space is proposed and 6 would be required to comply with the BCA. Please address.	The Land Managers have confirmed that not all 3 function spaces will be utilised at once. Large events will be capped at 350 max. patrons. We have based the accessible parking requirements on DCP 1 space per 4m2 for the single largest space to be occupied at once (the existing pavilion). Based on this calculation, we have added additional accessible spaces to achieve compliance. This is shown on the updated site plan attached at Appendix B.

We trust that the above clarifies our position. Please don't hesitate to be in contact if you have any queries in relation to the above.

Yours sincerely,



David Ledsam

Project Manager on behalf of

Bega Showground Land Managers

John Hamilton

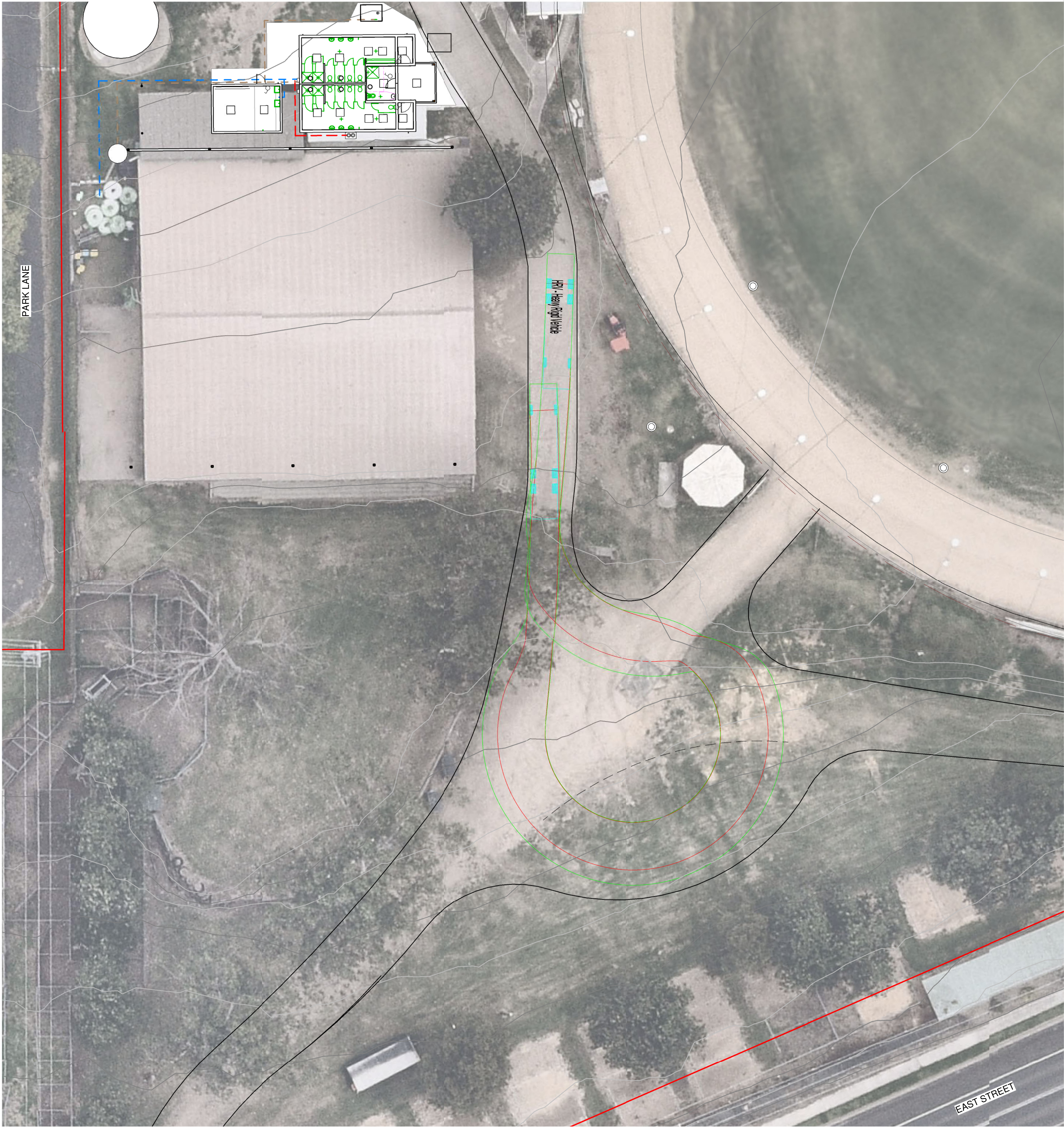
Phil Moffitt

Charlie Bell

Appendices

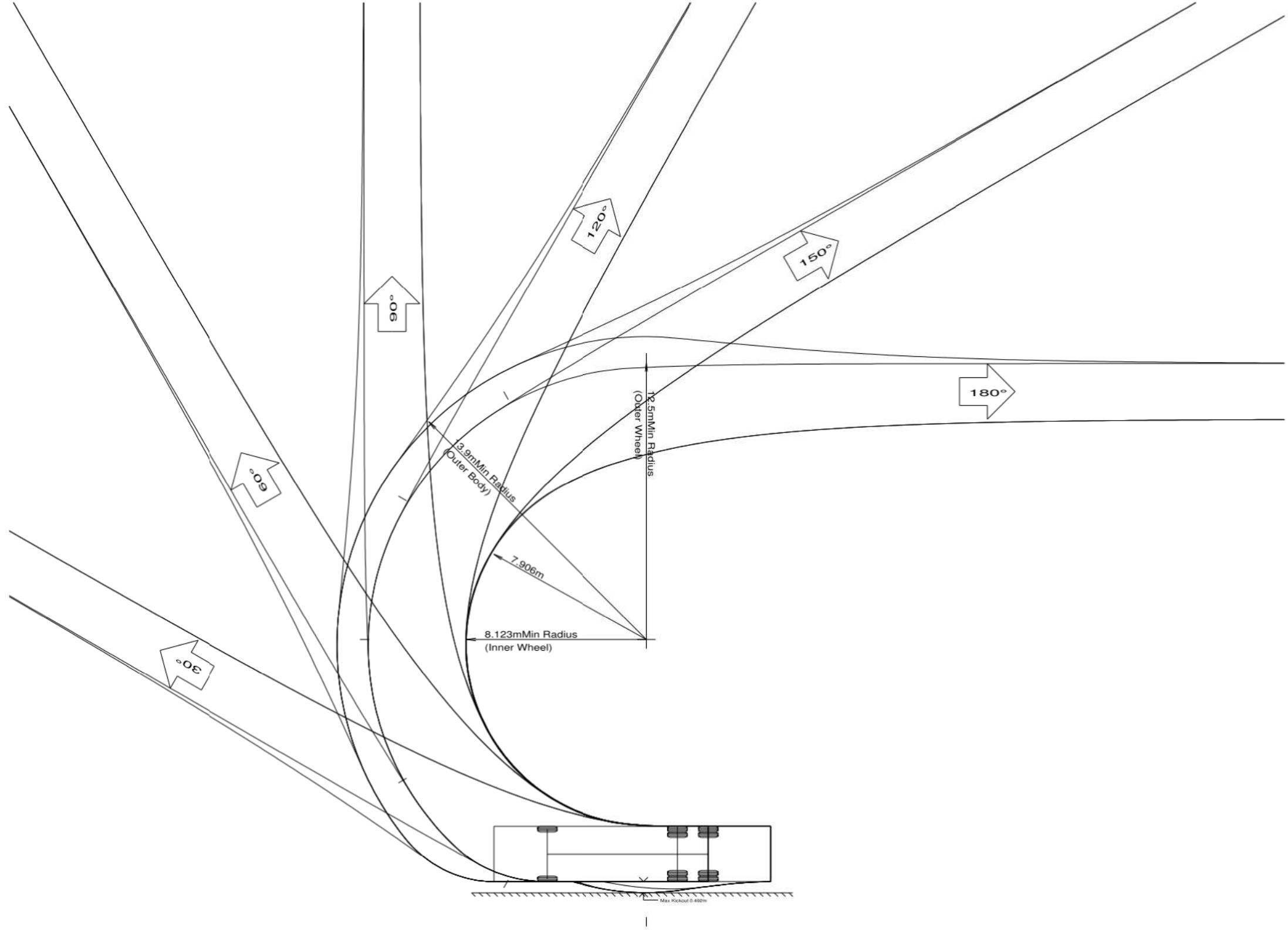
Appendix A - Swept Path Diagram

Appendix B – Updated Site and Parking Plan



1:200
SWEEP PATH

04	DRAFT TENDER	22/05/23	GBD	DL
03	DA SUBMISSION	06/12/22	SLG	DL
02	DRAFT DA	09/11/22	SLG	DL
01	PRELIMS	03/02/22		
Rev.	Description	Date	Issued	To
Revisions				



Autodesk Vehicle Tracking v3.0.0 (254020202020) © Autodesk, Inc. www.autodesk.com

Notes:
Turn(s) based upon a design speed of 5.00km/h. After transition, center of front axle follows smallest possible circular arc. Curb is located 0.50m from the vehicle. Maximum kick out distance is 0.492m.

Title:
HRV - Heavy Rigid Vehicle

Scale: 1:200

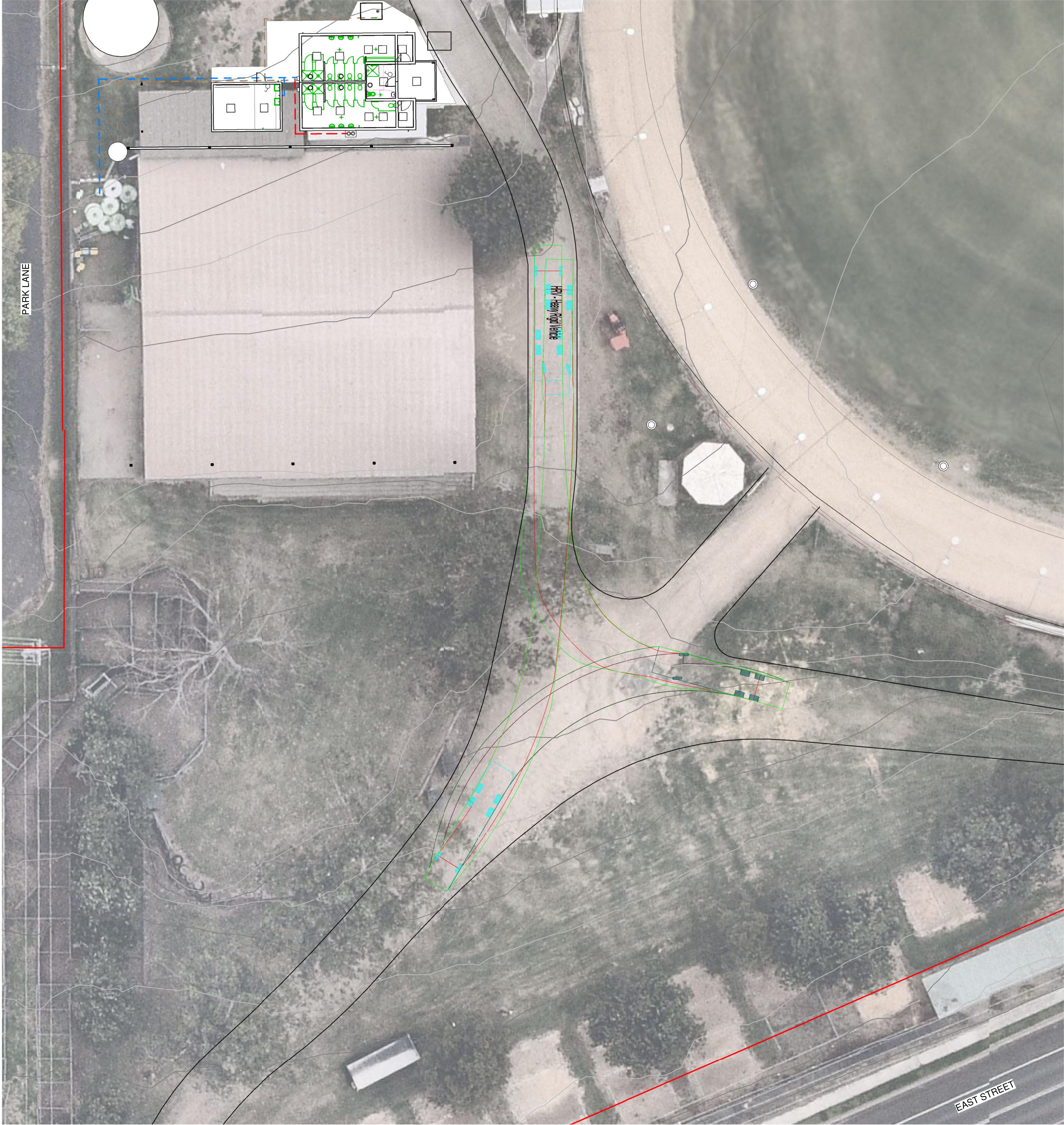
Date:

GORDON BUILDING DESIGN P/L
PO BOX 320 BEGA 2550
200A CARP ST, BEGA
+61 2 6492 1723
office@gordondrafting.com.au
bdag BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

A1 SCALE AS SHOWN / A3 TWICE SCALE
0m 5m 10m
SCALE 1:250 @ A1
DRAFT TENDER 20230620

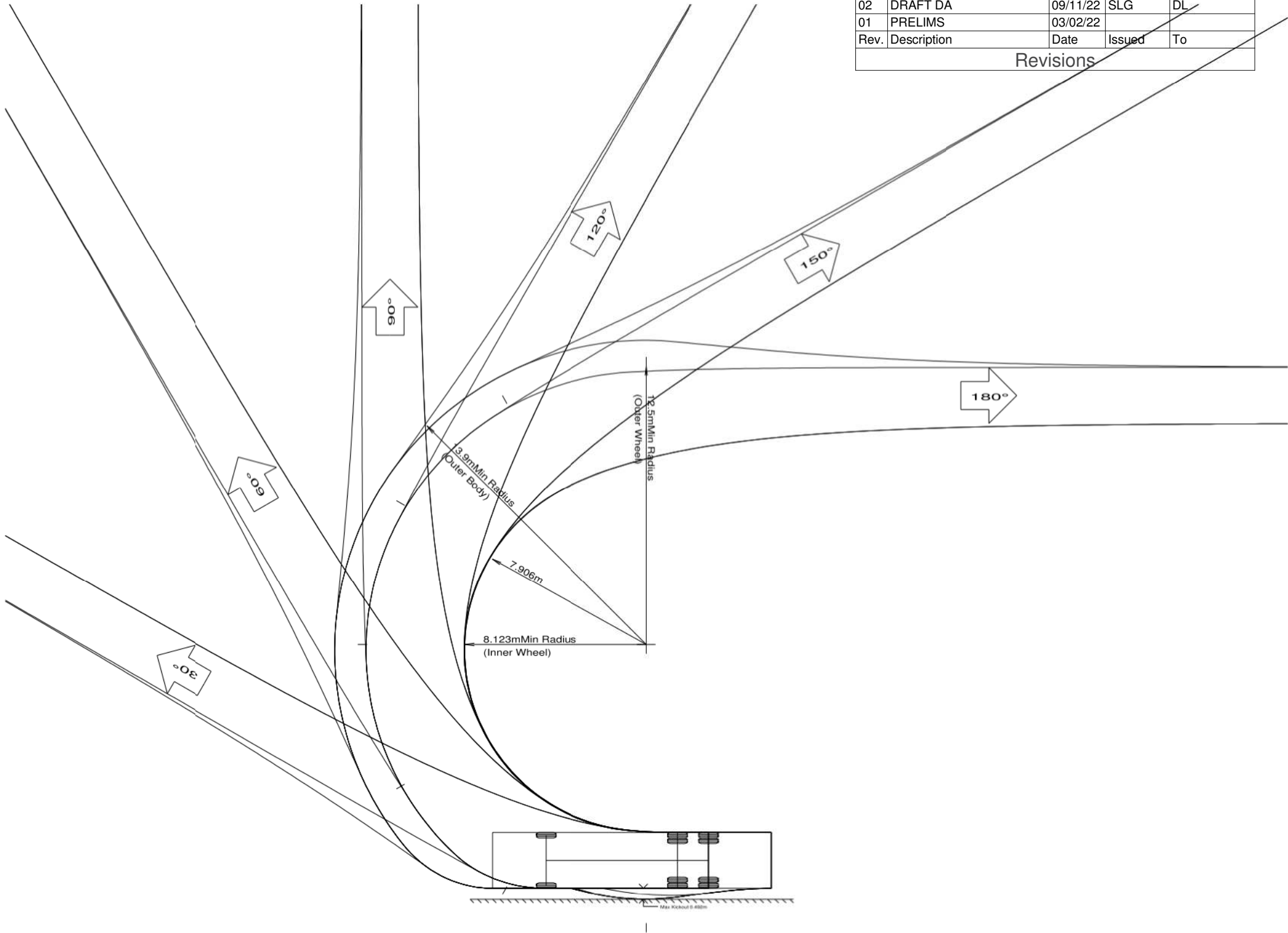
TRUCK TURNING 2
12/20
Design & Drawn by: S.L.G.

Rev. 04
DWG NO. 4351
SHEET C-113



1:200
SWEPT PATH

04	DRAFT TENDER	22/05/23	GBD	DL
03	DA SUBMISSION	06/12/22	SLG	DL
02	DRAFT DA	09/11/22	SLG	DL
01	PRELIMS	03/02/22	SLG	DL
Rev.	Description	Date	Issued	To
Revisions				



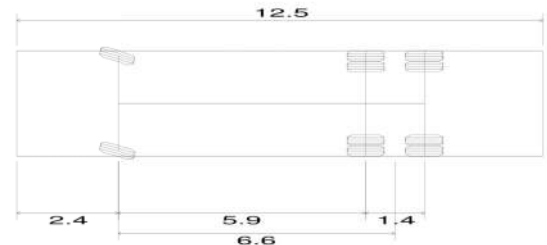
Notes:
Turn(s) based upon a design speed of 5.00km/h. After transition, center of front axle follows smallest possible circular arc. Curb is located 0.50m from the vehicle. Maximum kick out distance is 0.492m.

Title:
HRV - Heavy Rigid Vehicle

Scale: 1:200

Date:

Vehicle Tracking Vehicle Details		Ref: 100022
Vehicle Name:	HRV - Heavy Rigid Vehicle	
Type:	Heavy Rigid Vehicle	
Category:	Heavy Rigid Vehicle	
Class/Code:	Heavy Rigid Vehicle	
Source:	AS 2942-2002 (2002-07-01) (2002-07-01) (2002-07-01)	
Description:	Design vehicle	
Note:	This vehicle is the same as the 1995 AUSTRALIAN Design Vehicle (TrackTrac). According to AS 2942-2002, "The HRV is the design vehicle which should normally be provided for in major urban arterial delivery areas."	
Unit 1 Name:	HRV - Heavy Rigid Vehicle	



HRV - Heavy Rigid Vehicle
Overall Length 12.500m
Overall Width 2.500m
Overall Body Height 4.300m
Min Body Ground Clearance 0.417m
Track Width 2.500m
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 12.500m

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

\\NAS-01-9E-2\media\COMBINED CLIENTS\BEGA AP&H 4351\DRWBEGA SHOWGROUND 4351 20230329.rvt

3/07/2023 2:31:44 PM

04	DRAFT TENDER	22/05/23		
03	DA SUBMISSION	06/12/22	GBD	DL
02	DRAFT DA	09/11/22	SLG	DL
01	PRELIMS	03/02/22		
Rev.	Description	Date	Issued	To
Revisions				

(a) Bays at 30°

User class (Note 1)	A (Notes 2 & 3)	B	C ₁	C ₂	C ₃	Aisle width
1, 1A	2.1	4.2	4.4	4.1	4.5	3.1
2	2.3	4.6	4.4	4.1	4.7	3.0
3	2.5	5.0	4.4	4.1	4.9	2.9
3A	2.5	5.0	4.4	4.1	4.9	3.45

(b) Bays at 45°

User class (Note 1)	A (Note 3)	B	C ₁	C ₂	C ₃	Aisle width
1, 1A	2.4	3.4	5.2	4.8	5.5	3.9
2	2.5	3.5	5.2	4.8	5.6	3.7
3	2.6	3.7	5.2	4.8	5.7	3.5
3A	2.6	3.7	5.2	4.8	5.7	4.2

(See Note 5)

(c) Bays at 60°

User class (Note 1)	A (Note 3)	B	C ₁	C ₂	C ₃	Aisle width
1, 1A	2.4	2.75	5.7	5.1	5.9	4.9
2	2.5	2.90	5.7	5.1	6.0	4.6
3	2.6	3.00	5.7	5.1	6.0	4.3
3A	2.6	3.00	5.7	5.1	6.0	5.1

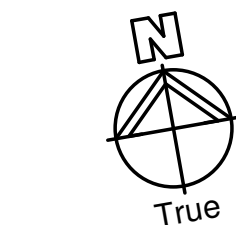
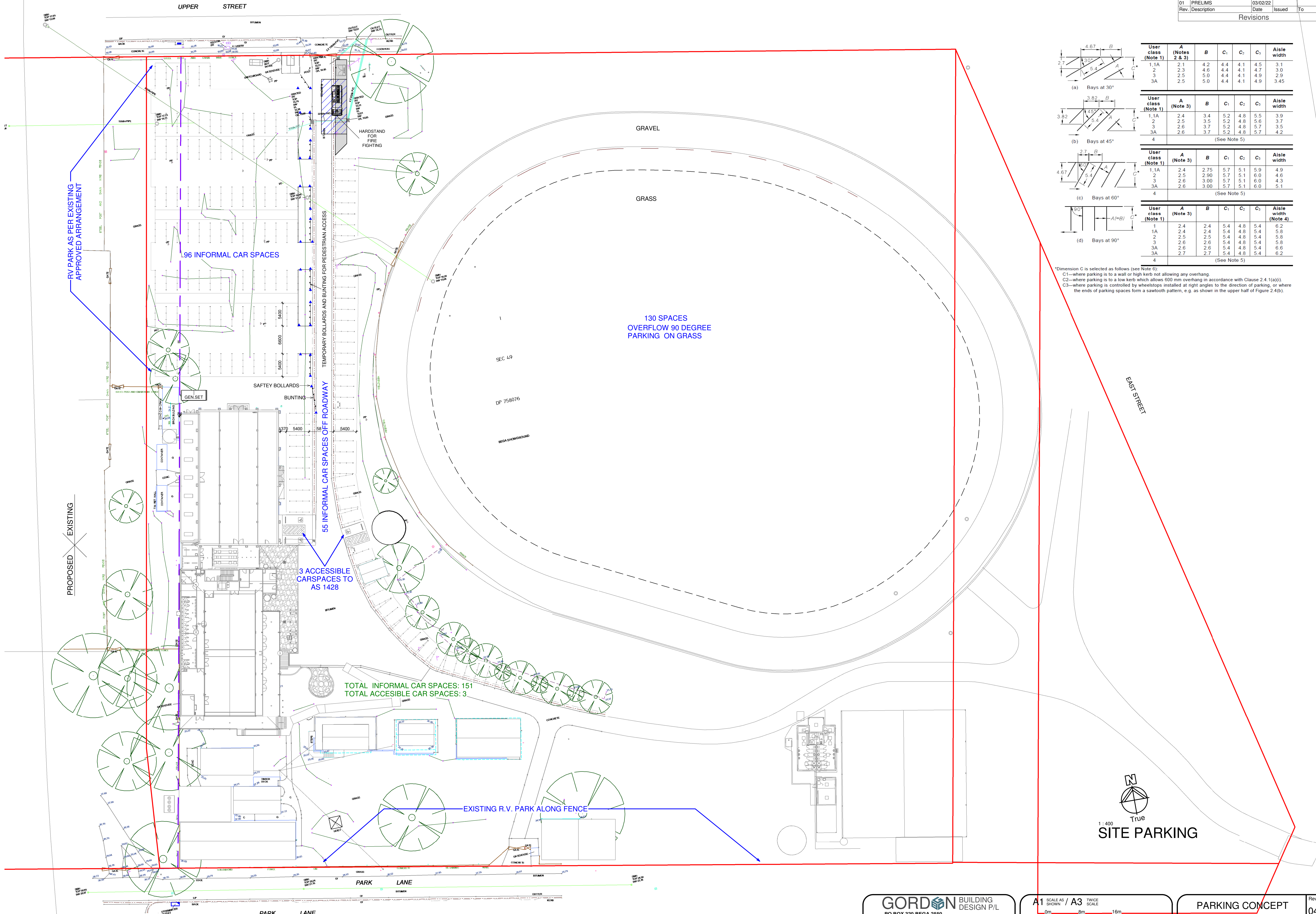
(See Note 5)

(d) Bays at 90°

User class (Note 1)	A (Note 3)	B	C ₁	C ₂	C ₃	Aisle width (Note 4)
1	2.4	2.4	5.4	4.8	5.4	6.2
1A	2.4	2.4	5.4	4.8	5.4	5.8
2	2.5	2.5	5.4	4.8	5.4	5.8
3	2.6	2.6	5.4	4.8	5.4	5.8
3A	2.6	2.6	5.4	4.8	5.4	6.6
3A	2.7	2.7	5.4	4.8	5.4	6.2

(See Note 5)

*Dimension C is selected as follows (see Note 6):
C1—where parking is to a wall or high kerb not allowing any overhang.
C2—where parking is to a low kerb which allows 600 mm overhang in accordance with Clause 2.4.1(a)(i).
C3—where parking is controlled by wheelstops installed at right angles to the direction of parking, or where the ends of parking spaces form a sawtooth pattern, e.g. as shown in the upper half of Figure 2.4(b).



1:400
True
SITE PARKING

GORDON BUILDING DESIGN P/L
PO BOX 320 BEGA 2550
200A CARP ST, BEGA
+61 2 6492 1723
office@gordondrafting.com.au
bdga BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

A1 SCALE AS / A3 TWICE SCALE
0m 8m 16m
SCALE 1:400 @ A1
DRAFT TENDER 20230621

PARKING CONCEPT		Rev. 04
12/20	DWG NO. 4351	
Design & Drawn by: S.L.G.	SHEET A-104	

Bega Showgrounds Community Centre

Plan of Management

Introduction

The Plan of Management (PoM) has been compiled by the Bega Showground Land Managers (BSLM) and is a considered and deliberate process designed to implement actions required for the Management and Maintenance of the Bega Showgrounds Community Centre.

This plan is a live document and will be regularly reviewed and updated as required.

Review and Revision

Revisions to the FMP are recorded below.

Rev	Description	Status	Approved	Issue Date
A	Initial publication – For comment	Draft	JH, PM, CB	15.03.2022
B	Consultant Review – For comment	Draft	DL, SG	14.07.2022
C	Updated for DA	Draft		28.09.2022
D	Updated for RFIs	Draft	DL, JH	27.06.2023

Table of Contents

EXECUTIVE SUMMARY	3
1. INTRODUCTION	4
1.1 Background to the Plan	4
1.2 Objectives of the Plan	4
2. SITE DESCRIPTION and BUILDING DETAILS	4
2.1 Vision statement	4
2.2 Land covered by the Plan	5
2.3 Site context	5
2.4 Owner of the land	6
2.5 Land and building descriptions	6
2.6 Consents and approvals for activities on the land	8
3. Usage	8
3.1 Current and permitted uses	8
3.2 Scale and intensity of permitted uses	9
4. MANAGEMENT OBJECTIVES	10
4.1 Access	11
4.2 Asset management	13
4.3 Environmental sustainability	14
4.4 Operational management	14
4.5 Safety and security	14
4.6 Waste Management	15
5. PLAN MONITORING	15

EXECUTIVE SUMMARY

The Bega Showground Community Centre is located at Lot 1 of DP 758076 known as 79 Parker St, Bega NSW 2550. Owned by the Crown Lands Department, the Centre and grounds are managed by the Bega Showground Land Managers, a group of community volunteers, and operates as a multi-purpose community facility.

In a declared emergency the Centre becomes a Major Evacuation Centre for the Bega Valley to provide shelter for people and animals.

The Bega Showground occupies 4.444 hectares of land.

The Centre consists of two main buildings; the heritage listed Main Pavilion and the recently constructed, two level Kerrison Building which was funded by a grant under the joint Federal/ State Bushfire Local Economic Recovery Program.

The Plan of Management has been prepared by the Bega Showground Land Managers and has four major sections:

1. Introduction
2. Site Description and Building Details
3. Management Objectives and Strategies
4. Plan Monitoring

The plan covers a comprehensive range of management issues and provides requirements, guidelines, and strategies for each of the key issues to ensure that the Centre retains its importance and readiness to facilitate a variety of community events as well as a venue for a Major Evacuation Centre should the need arise.

1. INTRODUCTION

1.1 Background to the Plan

The Bega Showground Community Centre is situated on a Crown Land Reserve currently operated by the Bega Showground Land Managers.

This plan has been prepared to guide, monitor, and assess the operation of the centre and its surrounding open space as defined in Figures 1 and 2.

While the plan is strategic in focus, it also provides a framework to guide the day-to-day operation and management. This approach has been taken to allow for flexibility in the implementation of the plan and to take advantage of opportunities in emerging leisure trends and community needs. A flexible approach will also help the Land Managers to better manage the fluctuations in usage levels that may occur during a given year.

1.2 Objectives of the Plan

The Plan has the following objectives:

- to outline the role of the Centre and to describe the facilities and amenities that are available for community use over time.
- to meet the Land Managers obligations in respect to Crown Land management
- to accommodate both community and private uses, e.g., birthday parties
- to enable the Land Managers to either negotiate or enter into contracts, leases. Licences and hire agreements for the Centre in relation to the provision of services and utilities.
- to alleviate concerns that may exist in the surrounding community that Centre operations will adversely impact their quality of life; and
- to provide for an effective program of asset management. Maintenance and improvements to the Centre

2. SITE DESCRIPTION and BUILDING DETAILS

2.1 Vision statement

The Bega Showground Community Centre is a multi-purpose facility designed to accommodate a wide range of community uses and activities.

The development of this facility was made possible through a generous grant under the Bushfire Local Economic Recovery program funded by State and Federal Governments. The overarching purpose of the development was to provide the Bega Valley Community with a safe, secure, and comfortable major evacuation centre where required as the result of a major disaster impacting our community.

In normal times the Centre will provide residents with access to a range of events and activities including access to and use of meeting rooms and halls on a fee for hire basis.

The Centre will also support a limited caravan and camping operation to encourage short duration stays by tourists and visitors to our town.

2.2 Land covered by the Plan

This Plan applies to the land and buildings on Lot 1 of DP 758076 known as 79 Upper St, Lots 1 & 2 DP744052, and Lot 1 DP667563 Bega NSW 2550 as shown in Figure 1. The site with an area of 4.444 hectares is managed by the Bega Showground Land Managers. The site is RE1 Public Recreation under the provisions of the Bega Valley Local Environmental Plan 2013.



Figure 1

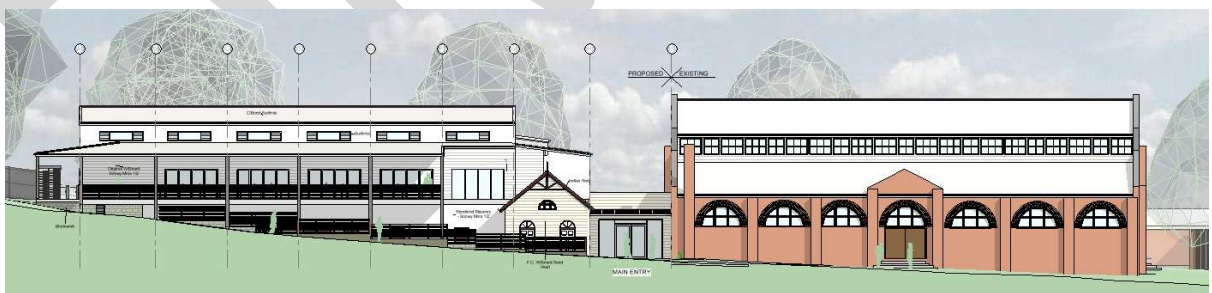


Figure 2

2.3 Site context

The Bega Showground is bounded by Bega Park with the Bega Swimming Pool at its western boundary. To the east, across East Street is farmland. The northern boundary, across Upper Street is a mix of commercial and residential properties. While to the South, across Park Lane, the site is bounded by residential properties.

The annual Bega Show has been conducted on this site, then known as Market Reserve, since 1876. The use of the current showground site was dedicated to the Bega Agricultural, Pastoral and Horticultural Society by the Department of Lands on 29 September 1886.

The Main Pavilion, opened in 1905, has a heritage classification.

2.4 Owner of the land

The land on which the Community Centre is built is owned by the Crown Lands Department.

2.5 Land and building descriptions

The Centre consists of two main buildings connected by an enclosed, covered atrium of 84.0 m². To the East of the Centre is the Bega Showground consisting of the main arena and a range of buildings connected with the annual show and some areas of open space.



Figure 3

The Centre has an overall floorspace of 2301 square metres comprising of two buildings:

- The Main Pavilion. This building has an area of 609.5 m² with an attached annexe of 130.5 m² to provide a total area of 740 m². The main pavilion is heritage listed.
- The Kerrison Building is a recently constructed, accessible two-level facility consisting of:

Level 1 709 m ²	
▪ Level 1 Function Room	230 m ²
▪ Office area	48 m ²
▪ Commercial Kitchen (including pantry and cool room)	67 m ²
▪ Other areas including First Aid Room, Dressing Rooms, Accessible Ablution Bocks, storerooms, plant room, and Lift/stairs)	364 m ²

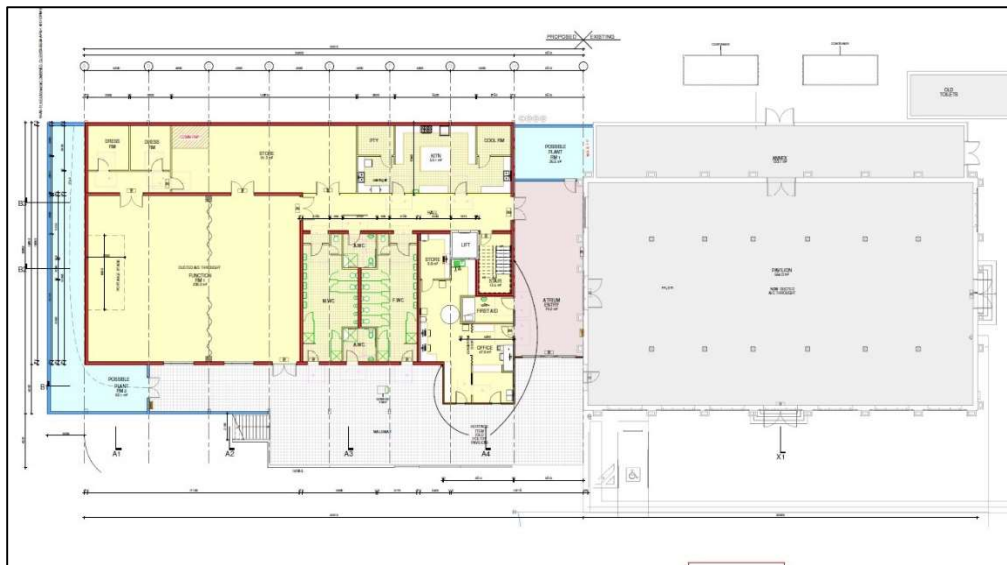


Figure 4

Level 2 785 m²

- Level 2 Function Room 404 m²
- Ticket Office 13 m²
- Storeroom 47.5 m²
- Covered external verandah/entry 168 m²
- Other areas including Accessible Ablution Blocks, small storeroom, Lift. 152.5 m²

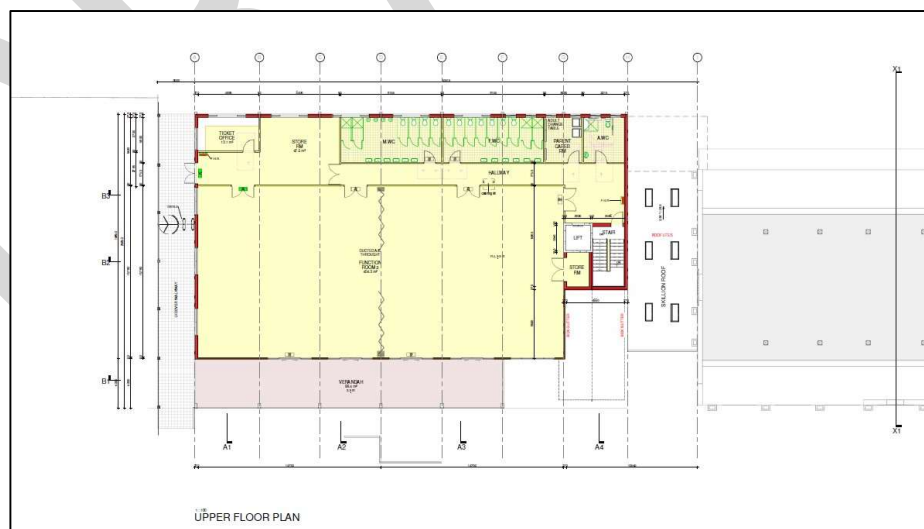


Figure 5

2.6 Consents and approvals for activities on the land

TBC

3. USAGE

3.1 Current and permitted uses

This plan authorises the use of the Centre for the following activities:

- Major Evacuation Centre in the case of an Emergency Event.
- Educational Uses
- Recreational and leisure purposes
- Performing and visual arts
- Public Art installation and associated activities
- Exhibit and Entertainment activities for the Bega Show Society
- Community, corporate and private training, and functions.

Typical examples of meetings, events, activities, and functions are listed below to show the variety of uses that is consistent with the Centre's objectives as a multi-purpose community centre.

- Meeting rooms for community groups
- Sustainability demonstration, education, courses, and activities
- Dance, yoga, and similar classes
- Community events/ festivals
- Arts and Crafts markets
- Educational workshops, seminar lectures etc
- School speech day
- Movie screening/ film festivals
- Private functions – birthday parties and other special occasions
- Music performances
- Art exhibitions, launches and talks
- Drama, plays and theatre workshops
- School activities, science competitions, movies, indoor sports
- Short stay caravan and camping with access to ablutions blocks.

The Centre also supports a limited caravan and camping operation to encourage short duration stays by tourists and visitors to our town. It is important to note that caravan and camping activities are a secondary function of the site with other events taking precedence. Camping activities are short term with bookings postponed as needed to allow for the camping space to be utilised for parking and other activities associated with functions and events.

Further details on historical usage (including approximate figures) is attached in Appendix A.

3.2 Scale and intensity of permitted uses

The scale and intensity of the various activities held at the Centre is limited by the:

- Outdoor space and/or internal seating capacity, and
- Hours of operation.

Internal capacity of the various rooms at the Centre is shown below:

Venue	Theatre Style	Table Seating
Kerrison Building - Ground Floor Function Room	96	120
Kerrison Building - Upper Floor Function Room	350	350 (capped)
Main Pavilion	240	350 (capped)

The Main Oval and other associated external areas of the Showground can be used to accommodate larger groups of people.

Hours of Operation

- 8am – 11pm, Mondays to Saturdays.
- 8am – 10pm, Sundays and Public Holidays.

Any variations to the hours of operation will require written endorsement by the Bega Showground Land Managers at the time of making the event booking.

The scale and intensity of the uses will comply with all policies of the Bega Valley Shire Council, development consent and state legislation relating to matters such as noise transmission and controls.

Since food and beverages may be served in some of the events/functions held on the premises, relevant legislation and guidelines including the Food Standards Code and the Food Act 2003 (NSW) are required to be met by the function/event organisers or their appointed caterers and agents.

For an event where alcoholic beverages will be served, the organiser must hire and have present a licenced Class 1 Security Operative (NSW) for the duration of the event.

Noise omitted from the facility during events is to be managed in accordance with the NSW EPA Guidelines and is to be kept at a non-intrusive level to adjoining property owners. The following measures are to be put in place during events to keep noise disturbance at a minimum:

- The external doors of the proposed Bega Showground Community Centre should be kept closed during events after 10pm

- People should not make unreasonable levels of noise in the car parks after 10pm
- Hours of operation are to be enforced and managed.

3.3 Management of Functions and Activities

While it will be important to maximize utilisation of the Community Centre, it will be equally important to ensure that Centre maintains a sound balance between utilisation and neighbourhood relations.

Bookings for the Centre will be assessed according to the following criteria:

1. Type of Function or Activity
2. Day of week and Time of day
3. Duration of event
4. Number of Persons Attending
5. Likely vehicular attendance
6. Potential for Undue Noise Levels

The Community Centre management will limit bookings to avoid the potential for undue inconvenience to its neighbours by applying commercial guidelines to the events it allows on site.

A major event with a potential audience/ attendee volume of 100 or more individuals will be regarded as the sole event to be held at the Centre on that date or dates. Note: Such an activity might use multiple areas of the Centre for break-out activities during the event but will still be regarded as a single event for booking purposes.

During daylight hours of 0800 to 1800 hours, Monday to Saturday, the Centre will be permitted to book multiple events/ activities for its various function rooms provided the overall attendance on site does not exceed 350 persons. Note: this provision does not apply to the Annual Bega Show.

4. MANAGEMENT OBJECTIVES

Providing a well located and designed building does not in itself guarantee that a community centre will be successful in achieving the desired social outcomes. A variety of operational factors/issues are critical to ensuring that the Centre continues to serve the community well.

Management objectives and strategies applicable to the Centre are outlined below in terms of the following management issues:

4.1 Access

To ensure that the community centre remains accessible to visitors and local residents, the following shall be addressed.

Building legibility

Clear and visible signage will be installed on the building premises to help guide first time visitors and users to the Centre.

Vehicular access

If the Centre is declared a Major Evacuation Centre during an emergency, traffic flow through the Showgrounds will immediately become one way, entering from Upper Street, and exiting via the East Street Gate.

In times of normal operation vehicular access and egress for the Centre is provided via Upper Street at the main gate to the Showground. This gate remains open 24 hours per day. The street access gates at Park Lane and East Street will remain locked.

For larger events and functions at the Centre, vehicles can turn around at the existing gravel hardstand area located in the South East corner of the Showgrounds site. This will allow vehicles to enter and exit via Upper Street in a forward motion. This arrangement will also be utilised for large vehicle movements (trucks and buses).



Figure 6 – Swept path for Heavy Rigid Vehicle with turn speed of 5km/hour.

During the annual Bega Show vehicular access will not be permitted via Upper Street during operating hours.

Emergency vehicle access will be available via Upper Street, East Street, Park Lane, and Park Gate. Gates will be attended during operating hours to facilitate ease of access and appropriate pedestrian supervision.

Deliveries

Deliveries to the Community Centre Buildings will generally be accepted Monday to Saturday, 0900 to 1600 hours.

Deliveries to the Community Centre Buildings by truck will not be accepted during major functions or events.

A Loading Zone has been established in front of the main entry doors. This will provide ground floor, level access to the Community Centre and the Main Pavilion. The design of the entry road from Upper street has been developed to provide safe access and turning for Fire Appliances.

Parking, Pedestrian, and Cycle Access

If the Centre is declared a Major Evacuation Centre during an emergency, pedestrian and cycle access will be determined by the authorities managing the Evacuation Centre.

During normal times pedestrian and cycle access and egress for the Centre is provided via Upper Street at the main gate to the Showground. This gate remains open 24 hours per day. The remaining street access gates at Park Lane and East Street remain locked.

During large events, a dedicated parking officer will be on site to direct traffic to the informal parking spaces and direct pedestrian movements to and from the function centre. Parking and pedestrian areas will be delineated with bunting, markers, and signage as required.



Figure 7 – Informal parking space arrangements for events

During the annual Bega Show pedestrian access is gained via gates at Upper Street, Park Gate (Bega Park), Park Lane and East Street. Cyclists are not permitted to bring cycles onto the showground during the show.

4.2 Asset management

Under the requirements of the Australian Accounting Standard 27 (AAS27), the Bega Showground Land Managers must identify assets under their control and establish a framework for the management of these assets. A number of key actions are outlined below to ensure the Centre assets are maintained and managed to acceptable standards.

- 4.2.1 Undertake building condition audits, to identify building components requiring repair or replacement

- 4.2.2 Develop and implement maintenance and asset management programs according to the condition audit.
- 4.2.3 Ensure the Centre's assets are maintained in good operational and safe order

4.3 Environmental sustainability

The aim of the sustainability initiatives for the Centre is to demonstrate environmental sustainability practices.

The sustainability goals of this development are to achieve:

- water conservation through water sensitive improvements, and
- Environmentally Sustainable Design leadership with environmental and community responsive design features.

The following actions are to ensure the Centre operates in accordance with achieving the sustainability goals.

4.3.1 Monitor water and energy usage of the Centre and look for methods to improve water and energy use throughout the Showground.

4.3.2 Maintain the Centre's energy and water efficient equipment, such as energy efficient lighting, 3-star or better tap fittings, showerheads, and toilets with cistern wash basins.

4.4 Operational management

Initiating, planning, and coordinating centre activities.

Marketing and promotion of the Centre for community use and private functions

Maintaining bookings, including liaising with organisations and groups that initiate activities and services; and

Achieving governance, social and economic sustainability through cost-efficient operation and effective procedures to manage and balance community/cultural uses and commercial uses of the Centre.

4.5 Safety and security

It is important to ensure a safe environment for visitors, users, and staff of the Centre. This can be achieved via a number of methods such as clearly marked exits, limited entry points and sufficient lighting, etc.

Continue to review building and grounds security requirements and establish appropriate security procedures

- 4.5.1 Ensure clear and adequate signage of emergency service information at all buildings
- 4.5.2 Ensure equipment/facilities do not pose any safety risks to visitors/users.
- 4.5.3 Maintain safety procedures and guidelines for visitors/users who may operate equipment/facilities
- 4.5.4 Maintain appropriate lighting in conjunction with the use of the Centre
- 4.5.5 Implement and maintain a Work, Health & Safety Policy.

4.6 Waste Management

Waste services at the Bega Showground are contracted to Cleanaway. We place all of our waste during non-show time in two skip bins, which are emptied when full by Cleanaway. The following measures are implemented to reduce the impact of waste from the site:

- 4.6.1 Ensure the location, storage and removal of waste does not cause a nuisance or pollution.
- 4.6.2 Display instructions to facilitate the recycling of and the sorting of waste streams into appropriate waste
- 4.6.3 Ensure staff, visitors and user groups understand and practice effective waste control.

5. PLAN MONITORING

The Plan will be reviewed every three years, or earlier, if significant changes are required to the Centre's management and operations in the intermittent period.

The review will include:

- 5.1 An operational performance report of the Centre.
- 5.2 Recommendations for objectives and strategies in response to identified issues: and
- 5.3 Any other necessary changes due to new usage trends or management needs of the Centre.

APPENDICES

Appendix A – Historical Utilisation

DRAFT

Bega Showground Utilisation

1. Annual Show – held over two days in February
Through gate attendance, Adults and Children
Year 2019 – 5000
Year 2020 – No show due to COVID
Year 2021 – No show due to COVID
Year 2022 – 7000
(We believe the 2022 record attendance was due to post Covid breakout and may not reflect future attendances)
2. Spring Fair – held on a weekend in Spring
Average attendance 300 to 400 people
3. Poultry Show – held late May
Average attendance 200 people
4. Rotary Book Fair – held twice yearly, on Friday Saturday and ½ Sunday
Average attendance over three days 1200 people
5. Annual Chamber of Commerce Business Awards
Sit down dinner for up to 350 people
6. Can Assist Trash and Treasure Market – held annually on a Saturday
Average attendance 400 people
7. Science and Engineering Challenge held once every two years
Average attendance: 130 high school students who arrive in up to 6 Coaches and two Minibuses
Up to 40 organisers and volunteer support people
8. Horse Events (other than annual Show) e.g. Show Jumping Championship
Average attendance 150 to 200 people
Events per year:
9. Indigenous Funerals
Average attendance 50 to 60 people
Events per year:
10. Private Functions / Weddings.
Average attendance 70 to 120 people
Events per year:
11. Short Term Camping
14 sites approved
Average stay: 2 or 3 days
Average occupancy per month: 100 people / month
12. Other bookings:
Table tennis 10 people / wk

Australian Electoral Office bookings for voting and pre-polling: 1000 people / 3-4 years over 4 wk period.

Exercise classes: 20 people twice a week.

Fling Theatre: Casual bookings once per year, practice sessions and performances. 20 people twice week for 4 weeks

27 June 2023

Attention: Mr Mark Fowler

Bega Valley Shire Council

PO Box 492

Bega NSW 2550

Re: BLERF 0134 – Response to public queries on DA 2022.453 - Bega Showgrounds Community Centre

Dear Mark,

In response to the queries provided by members of the public following the notification period for development application 2022.453, we provide the following responses.

Item	RFI	Response
DA01	These buildings are old and have been used by the public for over 100 years. They contain asbestos, but this is only a health issue if demolished. I propose these buildings add considerably to the character, history and practical use of the Bega Showground and need not be demolished if the proposed building is built on either the North or East of the Bega Showground, as opposed to the Western boundary with the Bega Park and Park Lane.	The existing buildings are in poor condition and are no longer suitable for their proposed use. Asbestos is present, as is mould and termite damage. The Heritage report identifies that the buildings proposed to be demolished have been added in an inconsistent and haphazard way over the period since 1950 and are of low significance. Any structures of significance are being retained and re-built. The Statement of Heritage Impact identified that the new structure is considered a more appropriate addition than the multitude of poor-quality buildings that exist at present.
DA02	It is not possible to expand the Bega Park, which is historically significant and shelters trees over 100 years old, many rare. This park is used every day and night of the week by the public and attracts people and animals of all ages. Removal and reduction of public green spaces to make way for man-made structures is a form of asset-stripping and in no way benefits the local community. It's an environmental tragedy to lose public green spaces to buildings.	It is not intended to significantly impact green space to make way for the new development. The design attempts to create a new facility within the footprint of the existing structures, with minor expansion to the South of the Committee room noted.
DA03	The trees proposed for removal are old, mature, shade-providing homes to generations of birds, insects, possums and creatures. It would take over 100 years to replace them. They provide shade, dampness, mossy areas, soft emerald-green grass, coolness on hot days and arboreal life to watch and enjoy for all the thousands of community members who visit the Bega Park and its trees every day. In other cities, trees are treasured and appreciated for the mental and physical	One existing tree (Elm) is proposed to be removed as part of the development. The tree has a history of dropping large limbs within the showgrounds and presents a risk to the public. The tree is proposed to be removed to reduce the risk and enable construction of the new facility. The removal is approved under a separate application to the DA. Once removed, three (3) advanced trees will be planted to offset the removal of the tree.

	health benefits they provide... and in these days of multiple stressors, the removal of accessible shade-providing mature trees would be devastating to many, including myself and my family.	No further tree removal or impact to existing trees within the Parkland is expected as part of the development.
DA04	Park Lane and Belmore Streets are long-established residential areas. Residents of these streets have frequently phoned police when events at the Bega Showground have made life unbearable through excessive noise, excessively late social events, increased traffic necessitating one-way and often dangerous traffic and parking for people attending Bega Showground events. Complaints to the Bega Showground calling for consideration of neighbouring residents has so far only resulted in one letter stating residents should have considered the noise of events at the Bega Showground prior to purchasing their homes. Given this attitude from the Bega Showground, I have no doubt the proposed development will not consider the needs of neighbours in matters relating to noise, activity or traffic during weekdays, weekends and evenings.	Acoustic monitoring was undertaken during design stages to ensure that the future development would not adversely impact surrounding properties. The predicted level of noise at the residential receptors is within criterion for all residential receptors. Additional management measures relating noise are included in the Plan of Management. The Traffic Management Plan and design indicated adequate parking within the Showgrounds. Management of the facility and functions notes that events are not to exceed 350 patrons. The development is not expected to have an adverse impact on parking or activity in the surrounding streets.
DA05	If the Proposed Addition was to be built adjoining either Upper Street (opposite the gas works or car wash sites) or East Street (opposite pastures used for grazing), no neighbours would be affected by the proposal, visitors would have immediate and direct access from accessible and wide roads, no park land or green spaces would be lost, no mature trees would be lost, no, neighbours would have their physical or mental health compromised by excessive and unwelcome noise, activity or traffic.	The development is intended to replace the existing buildings which are no longer fit for purpose. It is important to have a link to the existing Heritage listed pavilion for functionality, accessibility, and amenity. The new pavilion follows a similar form and is a slightly smaller size than the original pavilion. It is cut into the hill, so the south side is only single storey above ground, it is an uncomplicated design with simple details to maintain the emphasis on the original pavilion.
DA06	The proposed development entails the destruction of existing buildings that are not only old and therefore of cultural and historic interest but also provide amenities to groups with traditional ties to rural pursuits like the poultry associations of the Bega Valley. The proposed development could be comfortably positioned in the considerable area of vacant ground that exists within the showground to the north	The existing buildings are in poor condition and are no longer suitable for their proposed use. Asbestos is present, as is mould and termite damage. The Heritage report identifies that the buildings proposed to be demolished have been added in an inconsistent and haphazard way over the period since 1950 and are of low significance. Any structures of significance are being retained and re-built. The Statement of Heritage Impact identified that the new structure is considered a more appropriate addition than the multitude of poor-quality buildings that exist at present.

	of the Showground Pavilion. No existing structures would be affected and no relocation of any user groups would be necessitated. There is also a vacant piece of land immediately to the west of this area, between the showground and the public swimming pool that could be incorporated into any development plan. The current proposal indicates that the developers wish to destroy part of the Bega Park with its mature trees and incorporate it into the development. This would be unacceptable as the park is already small enough and has no room for expansion, whereas the Showground has a considerable area of vacant land not made available for public use.	It is not considered appropriate to build the new facility to the North or Northeast of the existing pavilion. The development is intended to replace the existing buildings which are no longer fit for purpose. It is important to have a link to the existing Heritage listed pavilion for functionality, accessibility, and amenity. The new pavilion follows a similar form and is a slightly smaller size than the original pavilion. It is cut into the hill, so the south side is only single storey above ground, it is an uncomplicated design with simple details to maintain the emphasis on the original pavilion.
DA07	Another suitable site within the Showground would be in its northeastern corner where there are small structures for temporary use as horse shelters. Here there would be easy access from two main roads, East Street and Upper Street.	It is not considered appropriate to build the new facility to the North or Northeast of the existing pavilion. The development is intended to replace the existing buildings which are no longer fit for purpose. It is important to have a link to the existing Heritage listed pavilion for functionality, accessibility, and amenity. The new pavilion follows a similar form and is a slightly smaller size than the original pavilion. It is cut into the hill, so the south side is only single storey above ground, it is an uncomplicated design with simple details to maintain the emphasis on the original pavilion.
DA08	The proposed development would greatly impinge on residents of Park Lane and Belmore Street, both of which are residential. The noise generated by the proposed building whose use as a community centre would almost certainly entail functions and loud activity would reduce the quality of life for residents of Park Lane and Belmore Street. Siting the development to the north of the Pavilion on Upper Street would mostly only impinge on existing commercial enterprises and rarely used churches.	It is not considered appropriate to build the new facility to the North or Northeast of the existing pavilion. The development is intended to replace the existing buildings which are no longer fit for purpose. It is important to have a link to the existing Heritage listed pavilion for functionality, accessibility, and amenity. The new pavilion follows a similar form and is a slightly smaller size than the original pavilion. It is cut into the hill, so the south side is only single storey above ground, it is an uncomplicated design with simple details to maintain the emphasis on the original pavilion.
DA09	The proposal is for a Community Centre. For this to be fully and easily accessible to the community it would be far better sited on the northern side of the showground where there is easy access for the public.	It is not considered appropriate to build the new facility to the North or Northeast of the existing pavilion. The development is intended to replace the existing buildings which are no longer fit for purpose. It is important to have a link to the existing Heritage listed pavilion for functionality, accessibility, and amenity. The new pavilion follows a similar form and is a slightly smaller size than the original pavilion. It is cut into the hill, so

		the south side is only single storey above ground, it is an uncomplicated design with simple details to maintain the emphasis on the original pavilion.
DA10	The developers propose installing an emergency excess road through the southern end of the Bega Park from the narrow roadway of Park Lane. This would entail destruction of some of the public amenity of the park which would be a loss to the people of Bega. It would also be an inefficient and slow emergency access, reducing its use as a serious emergency access. A building close to Upper Street or East Street would be easily accessible by emergency vehicles. Lives would be more easily saved, and no park would be destroyed. For the same reasons if this proposed development is intended for future use as an emergency refuge in time of fire or flood then main road access from Upper Street would certainly be more suitable.	The development does not intend to create a new emergency access road through the Southern end of Bega Park. Notes reflecting this have been removed from the drawings.

We trust that the above clarifies our position. Please do not hesitate to be in contact if you have any queries in relation to the above.

Yours sincerely,



David Ledsam

Project Manager on behalf of

Bega Showground Land Managers

John Hamilton

Phil Moffitt

Charlie Bell

Appendices

Appendix A - Swept Path Diagram

Appendix B – Updated Site and Parking Plan