



Downer Infrastructure Services
ABN 66 008 709 608

36 Sawmill Cct
Hume ACT 2620
PO Box 186, Queanbeyan NSW 2620
02 6269 1700
www.downergroup.com

27.01.2016

Re: Sealing contract 01/2015 Jerilderie Shire

To the General Manager Mr Craig Moffatt

cc: The Director of Technical Services Mr David Tamlin

Dear Sir,

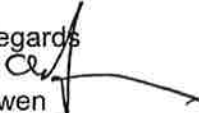
As discussed with David Tamlin, Downer has identified an error we made at time of submission relating to the schedule of rates for the current sealing contract 01/2015. The rates that were submitted were exclusive of GST. However your schedule of rates required by the tender documents included GST.

Downer sincerely apologises for this error, and formally requests that you consider an adjusted schedule to be applied for all work moving forward (attached). These adjusted rates will not be applied to works already completed under this contract should they be accepted.

We have had a remarkably long relationship with Jerilderie Shire and Downer values this relationship very dearly and hopes that you will view this favourably .

If you require any further clarity, please do not hesitate to contact me.

Regards


Owen
Area Manager
Riverina

Schedule 1 – Contractor Details

a. Name of company Tendering

Downer EDI Works PTY LTD T/A Downer Infrastructure

b. Address

Lot 1 driscoll road Narrandera

c. ABN

66 008 709 608.....

d. Contact Details

Contact Name Owen James.

, Telephone 02 69594266

Fax 02 69593127.....

Email owen.james@Downergroup.com

Signed:

Tenderer

Witness

Date:

7.1.16

Schedule 2 - Rates

Rates to apply from 26 Nov 2014 to 30 Sept 2017 and are subject to annual rise and fall provision. Quantities to be based on an average annual 150,000 sq meters sealed.

Item No.	Description of Service	Unit	Rate \$ Inc GST
1.	Traffic control		
2.	Sweeping	m ²	\$ 0.066
3.	Rolling pavement	m ²	\$ 0.066
4.	Supply and spray primebinder AMC5	litre	\$ 1.496
5.	Supply and spray C170 binder	litre	\$ 1.397
6.	Supply and spray PMB binder	litre	\$ 1.815
7.	Supply, incorporate and spray cutter oil	litre	\$ 2.662
8.	Supply, incorporate and spray adhesion agent	litre	\$ 6.60
9.	Load haul and spread council supplied 7mm aggregate	m ²	\$ 0.275
10	Load haul and spread council supplied 10mm aggregate	m ²	\$ 0.275
11	Load haul and spread council supplied 14mm aggregate	m ²	\$ 0.275
12	Small area visit surcharge if less than 10,000 litres sprayed per shire visit	item	

Signed:

Tenderer

Witness

Date:

7.1.16



SCHEDULE 4 – STATEMENT OF ENVIRONMENTAL EFFECTS STANDARD FORM – FOR MINOR DEVELOPMENTS ONLY

About this form

A Statement of Environmental Effects (SEE) is required to accompany all development applications. This SEE template is designed to form an attachment to the Development Application. It can only be used for the following development types:

Applicable Development Types	
✓	Dwellings, single storey in the RU1, RU5 and R5 zones.
✓	Single shops or commercial premises in the RU5 zone*
✓	Residential alterations and additions
✓	Ancillary residential buildings and structures such as, verandahs, carports, garages, she, pergolas, swimming pools.

* Please note that a heritage impact statement is required for all premises within the Heritage Conservation area. This will be required for the majority of developments in the commercial precinct of Jerilderie.

Developments not listed above may require a SEE with greater detail. Please contact Council's Environmental Services section for further information.

The SEE must address all impacts that are relevant to your proposal, with comment on how the development will control or mitigate the impact. No matter how minor the impact please advise Council in this document.

Failure to provide the requested items will delay processing of the development application and may result in the application being returned to you for completion or you receiving an additional information request from Council.

Application Details			
Applicant		FOUR CREEKS FESTIVAL COMMITTEE .	
Land to be Developed			
Street No.	11	Street Name	POWELL STREET
Lot No.	7016	Suburb	JERILDERIE
Section No		DP No.	1125040 1125040 .

Description of Proposed Development
Where applicable include a description of matters such as proposed buildings, proposed building materials, nominated colour scheme. Nature of use, staging of the development, details of any demolition and other works to be carried out in site.
<p>Internal painting works to be white architraves & picture rails, sandstorm walls, white ceilings & beams. All white in entrance hall.</p> <p>Place of Public Entertainment, cafe, bar & Restaurant. Implementation of signage featuring black text, with kaki, & leaf green logo.</p> <p>Installation of timber & wire fence, new doors & window (french doors) on eastern wall.</p> <p>See supporting documentation for see images & plans.</p>

Planning Controls			
Is your proposal permissible in the zone under Jerilderie LEP 2012?	<input checked="" type="checkbox"/>	Yes	No
Is your proposal consistent with the zone objectives?	<input checked="" type="checkbox"/>	Yes	No
Is your proposal in accordance with Jerilderie DCP?	<input checked="" type="checkbox"/>	Yes	No
If you answered no to any of the above questions please discuss your application with Council staff.			
Are there any other planning controls relevant to your proposal		Yes	<input checked="" type="checkbox"/> No
If yes please list controls and how the application complies.			

Description of Site
Include where applicable a description of the physical features of the site such as shape, slope, vegetation, waterways.
Flat site. Sloping towards Billabong Creek.
What is the present use and previous use(s) of the site?
Cafe & Historical society Museum open to the public.

Is the development site subject to any of the following natural hazards?		
<input type="checkbox"/>	Bushfire Prone	<input type="checkbox"/>
<input type="checkbox"/>	Flooding	<input type="checkbox"/>
<input type="checkbox"/>	Storm water inundation	
Note: If the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines. For further information please consult the NSW Rural Fire Service website www.rfs.nsw.gov.au		
How will you mitigate the impact of the natural hazards for this development?		
N/A.		

Is the site constrained by any of the following? Please refer to LEP Maps		
<input type="checkbox"/>	Terrestrial biodiversity	<input type="checkbox"/>
<input type="checkbox"/>	Groundwater vulnerability	<input type="checkbox"/>
<input type="checkbox"/>	Riparian Land and Watercourses	<input type="checkbox"/>
<input type="checkbox"/>	Wetlands	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Item of Environmental Heritage or in conservation area *	
How will you mitigate the impact of the development on these constraints?		
N/A. Our development will be in consultation with Council's Heritage Advisor. The applicants interest is in keeping with the objectives of The Burra Charter.		
*Note a Heritage Impact statement may be required. Please discuss with Council		
What types of land use and development exist on the surrounding land?		
Residential, commercial, open public space & public walk way.		

Context and Setting - Will the development be:				
Visually prominent in the surrounding area?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
Inconsistent with the existing streetscape?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Out of Character with the surrounding area?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Inconsistent with surrounding land uses?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Vary a building line setback	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If you answered yes to any of the above please provide details and justification for the proposal?				
<p>The proposal is consistant to the existing use of the building and site.</p>				
Privacy, Views and Overshadowing				
Will the development result in any privacy issues between adjoining properties as a result of the placement of windows, decks, pergolas, private open space etc?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Will the development result in any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners, pump, bedroom and living room windows etc?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks, road or footpaths?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If yes please provide details of issue. Some issues will require plans, i.e. overshadowing.				
<p>Privacy of the adjoining landowner is an important consideration in this development. Factors to mitigate the impact will be implemented, such as landscaping, location of seating and positioning of outdoor furniture to ensure the privacy of neighbours is maintained.</p>				

Access, Traffic and Utilities			
Is legal and practical access available to the development?	✓	Yes	No
Will the development increase traffic movements/volumes?	✓	Yes	No
If Yes by how much and what types of Vehicles?	Family cars	15 on each weekend night. Friday & Saturday	
Are additional access points to a road network required?		Yes	✓ No
Has vehicle maneuvering and onsite parking been addressed in the design?	✓	Yes	No
Is power, water, electricity, sewer and telecommunication service readily available to the site?	✓	Yes	No
Comments			
Environmental Impacts			
Is the development likely to result in any form of air pollution (smoke, dust odours etc?)		Yes	✓ No
Does the development have the potential to result in any form of water pollution (i.e. sediment from runoff)?		Yes	✓ No
Will the development have any noise impacts above background noise levels? (i.e. air conditioner units, pool pumps)?		Yes	✓ No
Does the development involve any significant excavation or filling?		Yes	✓ No
Could the development cause erosion or sediment runoff (including during construction)?		Yes	✓ No
Is there a likelihood in the development resulting in site contamination?		Yes	✓ No
Is the development considered to be environmentally sustainable (including provisions of BASIX certificate where required)?		Yes	✓ No
Is the development situated in a heritage conservation area or likely to have an impact on any heritage item or item of cultural significance?	✓	Yes	No
Is the development likely to disturb any aboriginal artifacts or relics?		Yes	✓ No
Comments			
The development will promote the opportunity for visitors to engage with the cultural significance of the site & its buildings.			


Other Relevant Matters

Are there any other matters for consideration that you are aware of as developer?

The applicant will be applying for an On-premises liquor license. Hours of operation ~~will~~^{may} be from 7.00am - 12.00pm 3 days per week Thursday - Saturday - 9.00am - 10.00pm Sunday. Monday - Wednesday 9.00am - 8.00pm.

Live entertainment will be provided at the venue.

Liquor will be ancillary to the purpose of the development.

Applicants Declaration	
I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied. I/we acknowledge that the development application may be returned to me if information is found to be missing or inadequate.	
Signature(s)	
Name(s)	LISA BRACKENRIG .
Date	14/01/2016 .
Legal References	
<p>Section 78A(9) of the Environmental Planning and Assessment Act 1979 states that the regulations may specify what is required to be submitted with a development application.</p> <p>Section 50(1)(a) of the Environmental Planning and Assessment Regulation 2000 states that development applications must contain information and documents specified in schedule 1 part 1.</p> <p>Schedule 1, part 1, subclause 2(1)(c) of the Environmental Planning and Assessment Regulation 2000 requires the submission of Statements of Environmental Effects (SEEs) with all development applications (other than complying and designed development).</p> <p>Schedule 1, part 1, subclause 4 of the Environmental Planning and Assessment Regulation 2000 states that such SEEs must show:</p> <ul style="list-style-type: none"> • The environmental impacts of the development • How the impacts have been identified • The steps to be taken to protect the environment or lessen the expected harm to the Environment • Any matters required to be indicated by any guidelines issued by the Director-General. <p>The Applicant is advised that Council will make copies of (including electronic copies) of the development application and accompanying documents for the purpose of complying with its obligations under the Environmental Planning And Assessment Act 1979 and the Local Government Act 1993. The applicant is responsible for obtaining all copyright licenses necessary from the copyright owners for this purpose.</p>	

FOUR CREEKS CAFÉ, BAR & RESTAURANT
DEVELOPMENT APPLICATION – SIGNAGE, FENCING, PUBLIC ENTERTAINMENT
SUPPORTING INFORMATION

SIGNAGE PROPOSAL

Signage to be in accordance with Council's signage policy. An example of corporate graphics and colours to be used are:-



REUSE EXISTING SIGNS FOR ADVERTISING



FOURCREEKS
CAFE, BAR & RESTAURANT

AFFIX NEW SIGN PAINTED ON METAL PANEL TO THIS WESTERN WALL



(To be to scale)

FOUR CREEKS

FOURCREEKS

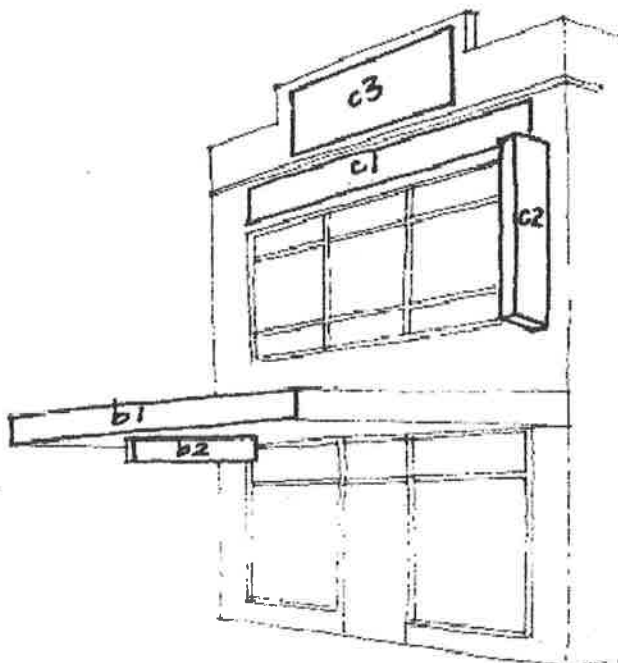
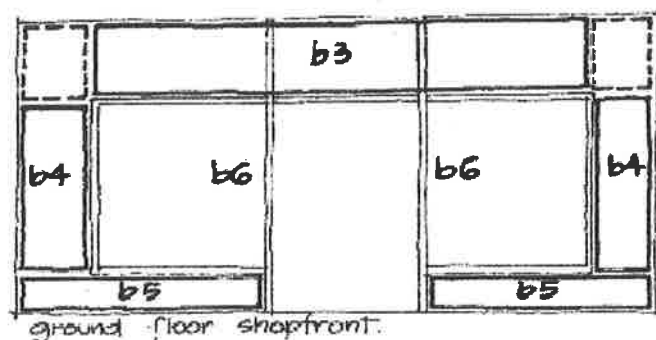
FIX SIGNAGE PAINTED ON METAL PANEL TO THE FAÇADE.

In accordance with Figure 2 of Traditional sign locations.B5, B2, C3 and once sign on the masonry beside the door.

It is also proposed to have one sandwich board on the footpath on the northern side of Powell Street, one fixed to the front area adjacent to the Jacaranda. - see signage page also

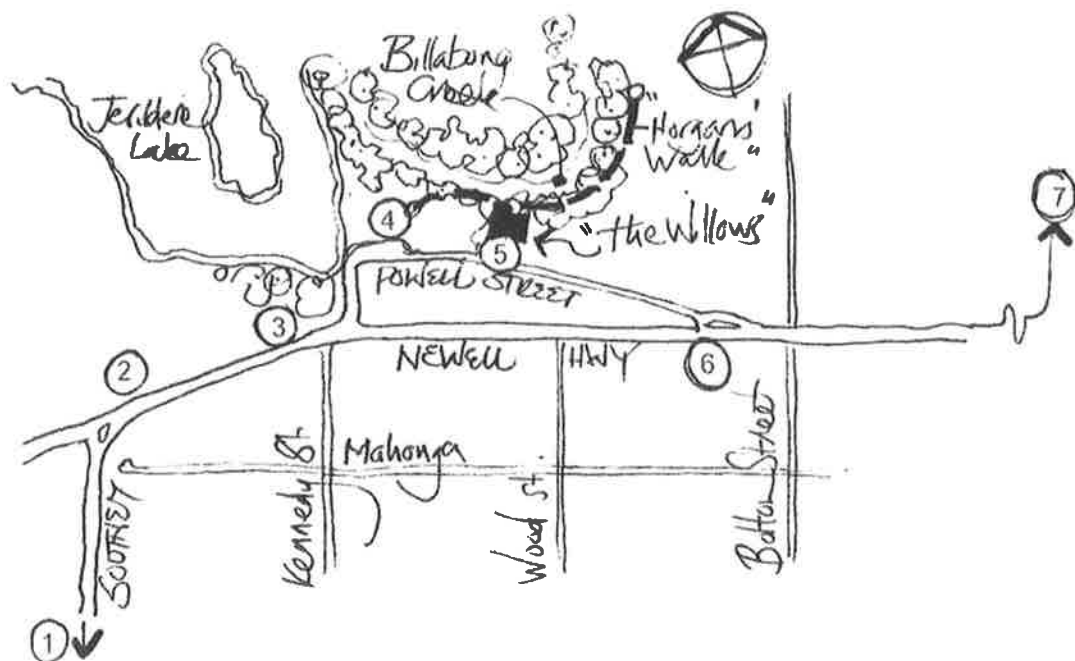
- (a) forecourt and footpath: one free-standing sign which must have the consent of Council if located within a road reserve
- (b) ground floor façade suitable sites
 - awning fascia;
 - one suspended under awning/verandah sign or cantilevered over-footpath sign at standard awning level where there is no verandah;
 - above door head/above window transom;
 - Piers
 - One sign on the window glass or masonry beside the door.

Figure 4 KEY NUMBER OF SIGNS PER SITE



SIGNAGE

- directions to "Historic Jerilderie" with The Willows Restaurant to begin on highway at north and south outskirts of town. "Historic Port of Echuca" would be an example of scale and frequency of signage proposed, with further signage at lake and supermarket strip. The positive signage overkill would have the same effect as in Echuca, where a traveller knows where to turn for the Port district several km away from major approach intersections, and is reminded repeatedly of the destination. This is particularly useful to travellers towing caravans.
 - changing "specials board/whats on" at Lake signs and along Horgans Walk would keep locals interested
- 1) at South approach along Newell Hwy
 - 2) Turn Left at the Lake to Historic Jerilderie & The Willows restaurant
 - 3) Arrows to "Historic Jerilderie Area and Restaurant"
 - 4) signs advertising Daily specials/whats on at Horgans walk entry/Luke Park caravan pull-in area
 - 5) Main "Out Front" sign
 - 6) Right at the Lake to Historic Jerilderie & The Willows restaurant
 - 7) at North approach along Newell Hwy

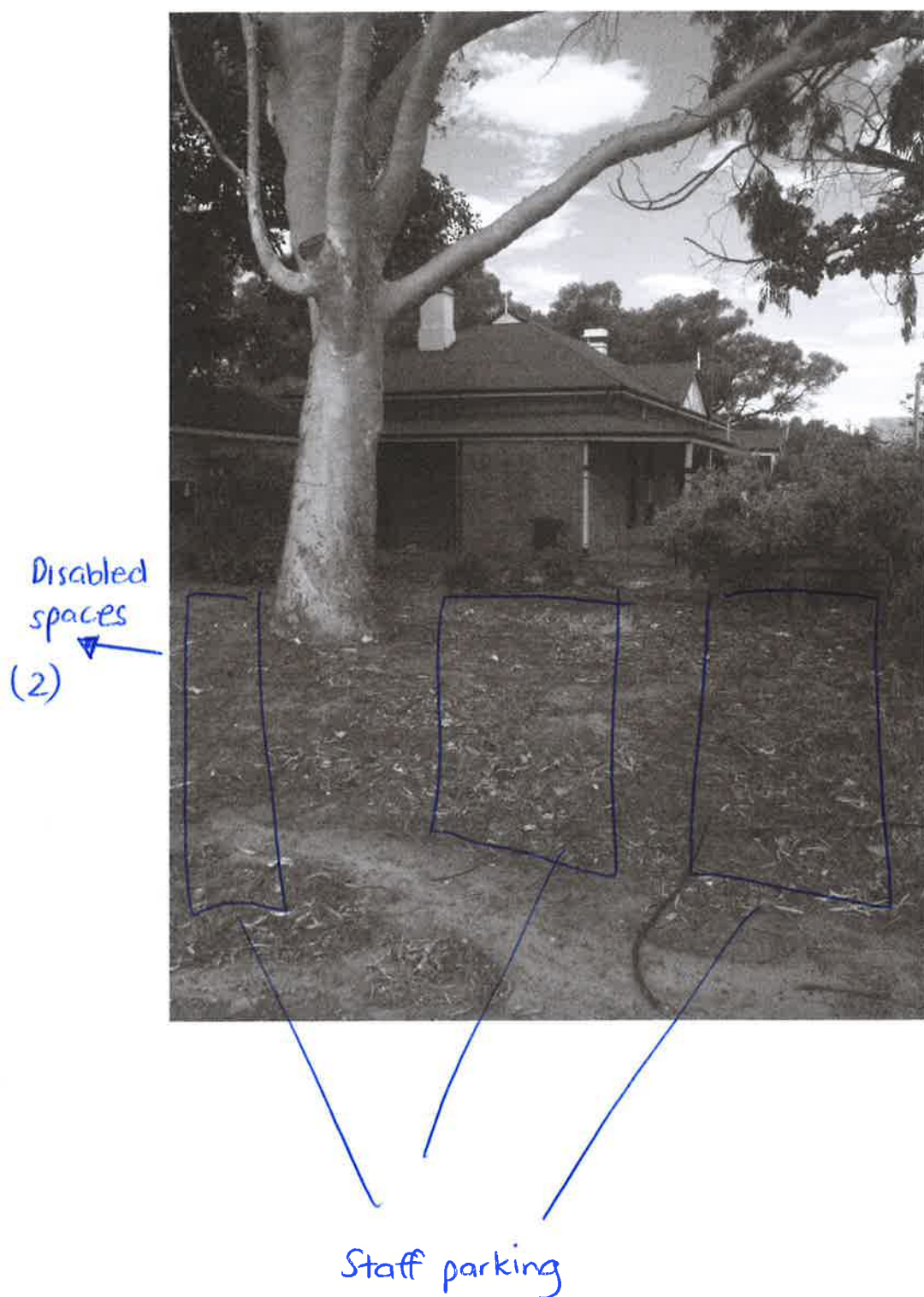


PUBLIC ENTERTAINMENT

CARPARKING

Disabled car parking space will be on the most north western end of the existing carparking area.

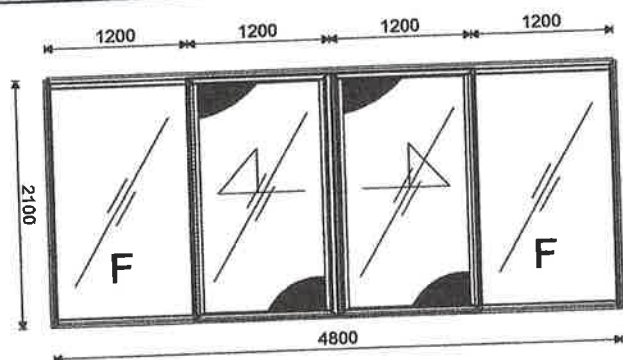
See attached floor plan.



Item No 1.

541 4 Panel Sliding Door

Quantity 1



Deflection: 150 SLS: 400 pa ULS: 1000 pa Pw: 150 pa

Item Comments:

Accepted Customer Signature: _____

Code: SD-4
Framing: 541 4 Panel Sliding Door
Dimension: 2,100 mm x 4,800 mm
Hand: FXXF (Fxd Slide< Slide> Fxd)
Finish: Grp B Special Finish
Window Glass: NONE
Lowlight Glass: NONE
Door Glass: 5mm VFloat Clear Toughened
Hardware Type: ANDO Dbl Cyl Single Point (93645)
Hardware Colour: Custom Black
Reveals: 135 mm Finger Jointed Primed Pine Reveals
Screens: Buy In Flyscreen, Aluminium Mesh
Trims: NONE (No Trims Required)
Protection: NONE (Not Required)
Damp Course: NONE (Not Required)

Proposed door to eastern wall of weatherboard section of Northern room.

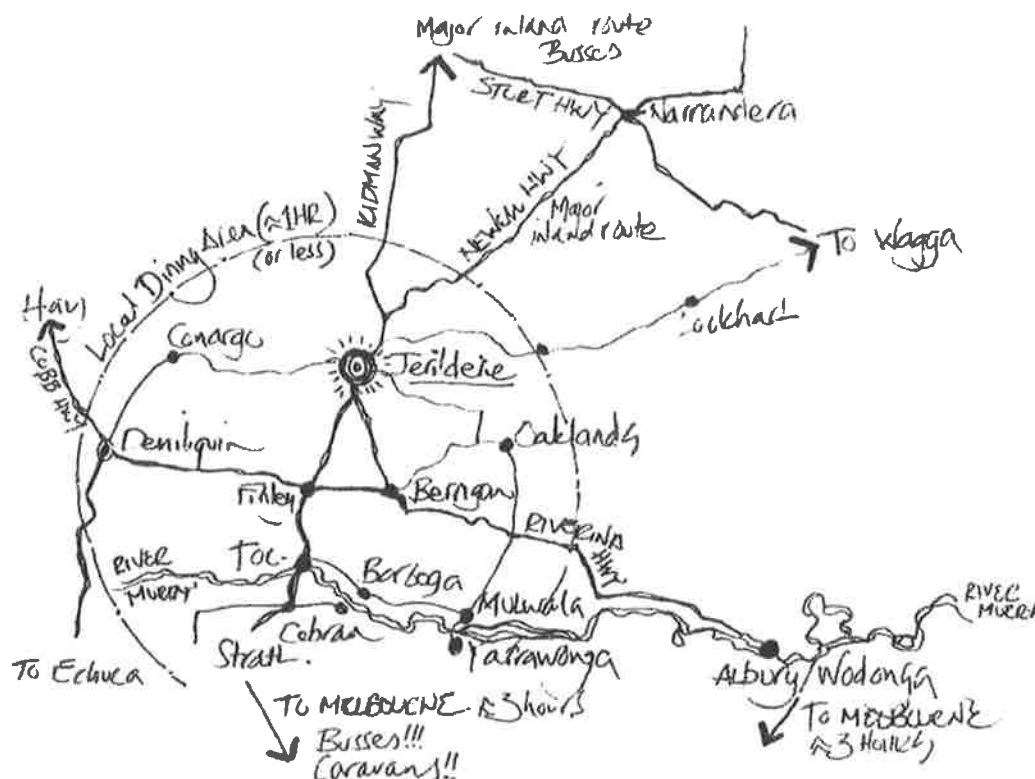
See plan provided. B&M Civil Engineering have been engaged to provide certification documents & plans for construction.

THE WILLOWS JERILDERIE PROPOSAL - SUPPORTING MATERIAL RESTAURANT/CAFE; FOUR CREEKS FESTIVAL ROOMS; FUTURE VISITOR INFORMATION CENTRE (VIC)

The following series of headings and concept diagrams describes how Jerilderie's historic "The Willows" is proposed to function as a local, passing traffic and destination dining venue. The dining venue is sited at the heart of Jerilderie's Historic tourist precinct, and will also house Jerilderie's Four Creeks Festival. The different usages proposed sit comfortably together in the physical environment of the building and greater context of Historic Jerilderie. The diagrams are ordered from broader to more detailed in scale.

JERILDERIE REGIONAL CONTEXT

- through traffic anticipated to bring more than half of total business to venue.
- caravanners and highway rest-stoppers to be redirected and harvested as visitors to historic precinct.
- advertising and signage to be developed ready for venue opening early 2016.
- bus traffic to historic Jerilderie to be developed in future with possible home of Visitor Information Centre again at the Willows
- potential to develop further as lunch/dinner venue in broader local area e.g. successful fresh food cafe/dining venues in Berrigan, Tocumwal and Strathmerton draw lunch crowds from up to 1 hour away locally
- these regional trippers would be drawn to the dining venue and Jerilderie with the staging of Four Creeks Festival events and ongoing activities at The Willows



JERILDERIE LOCAL CONTEXT

LOCAL USE

- restaurant/cafe will draw local Jerilderie patronage
- dining venue experience will be enriched by changing on-site artist/exhibition facilities,
- greater local patronage with further outdoor entertainment area development e.g. seasonal music, outdoor pizza oven nights, Four Creeks Festival events
- central to town pedestrian routes, Jerilderie Lake, CBD, residential areas

HERITAGE PRECINCT

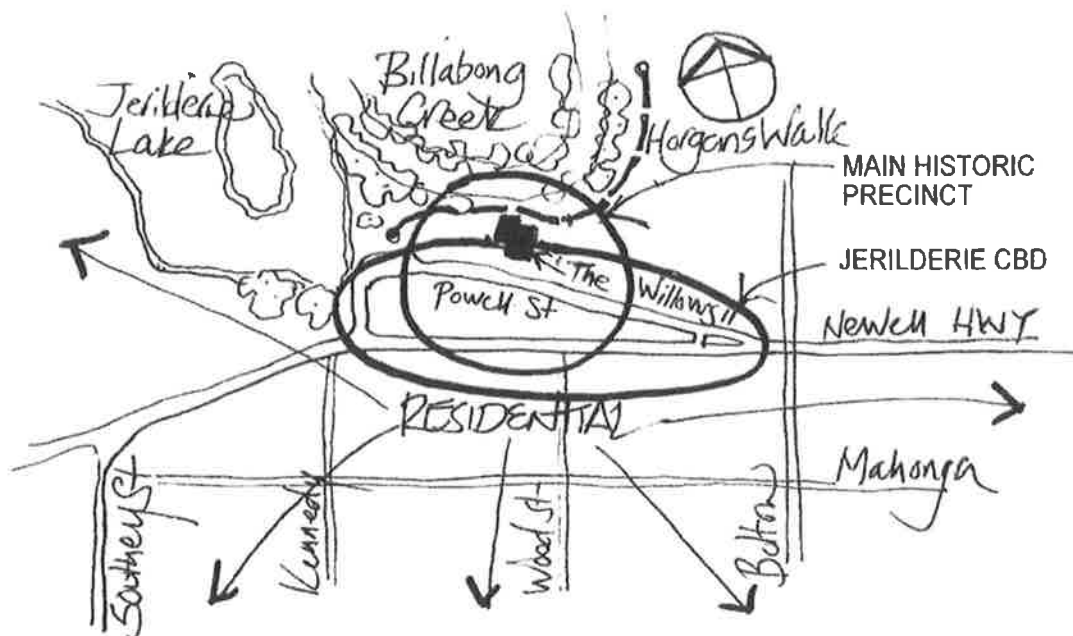
- most notably in easy walking distance of most of the CBD Historic sites.
- one-stop parking visit for caravanners and other travellers

PEDESTRIAN PRECINCT

- comfortable pedestrian routes for lakeside walkers, Horgan's walkers or cyclists and CBD shoppers.
- walking distance home for revellers and late night diners

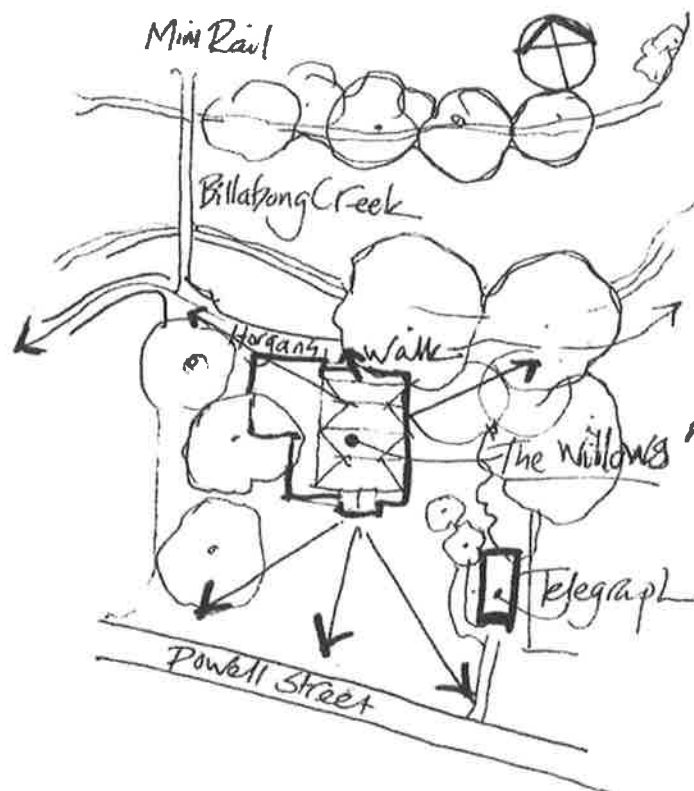
VEHICULAR ACCESS

- good existing caravan parking and on street parking for proposed usage
- limited off-street near footbridge.
- will need to be reassessed for possible future VIC use and associated bus parking facilities
- potential for bus traffic with restaurant and VIC (possible toilet facilities upgrade)



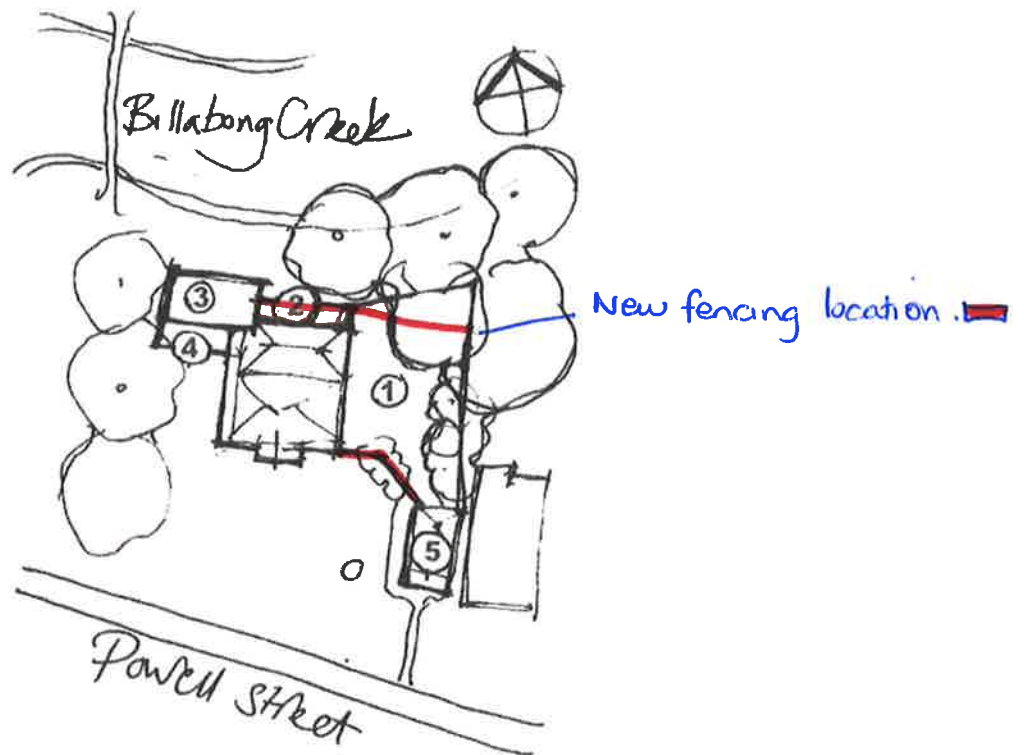
SETTING BETWEEN NATURAL CREEK ENVIRONMENT AND POWELL STREET
HERITAGE PRECINCT
INTERFACE WITH BOTH

- strongly welcoming to public (Powell St) frontage and
- also extending more casual welcome to pedestrians along Horgans walk.
Secluded natural bush setting off riverbank
- active, open and friendly in both directions



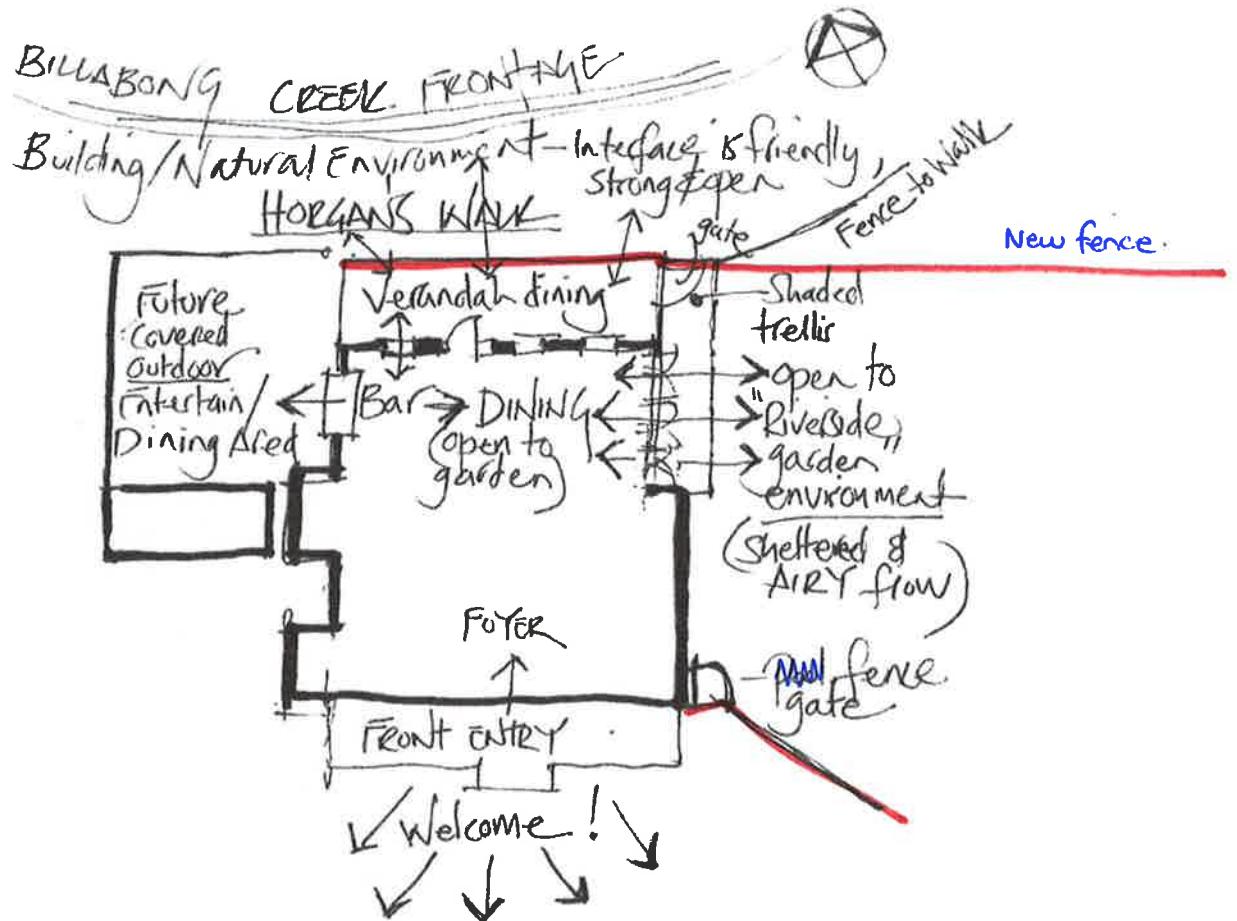
SITE USE

- timber & wire
- 1) riverside garden - ~~black pool~~ fencing for minimal visual impact along creek frontage and safe family dining.
 - 2) rear verandah
 - 3) outbuildings
 - 4) toilet
 - 5) telegraph station



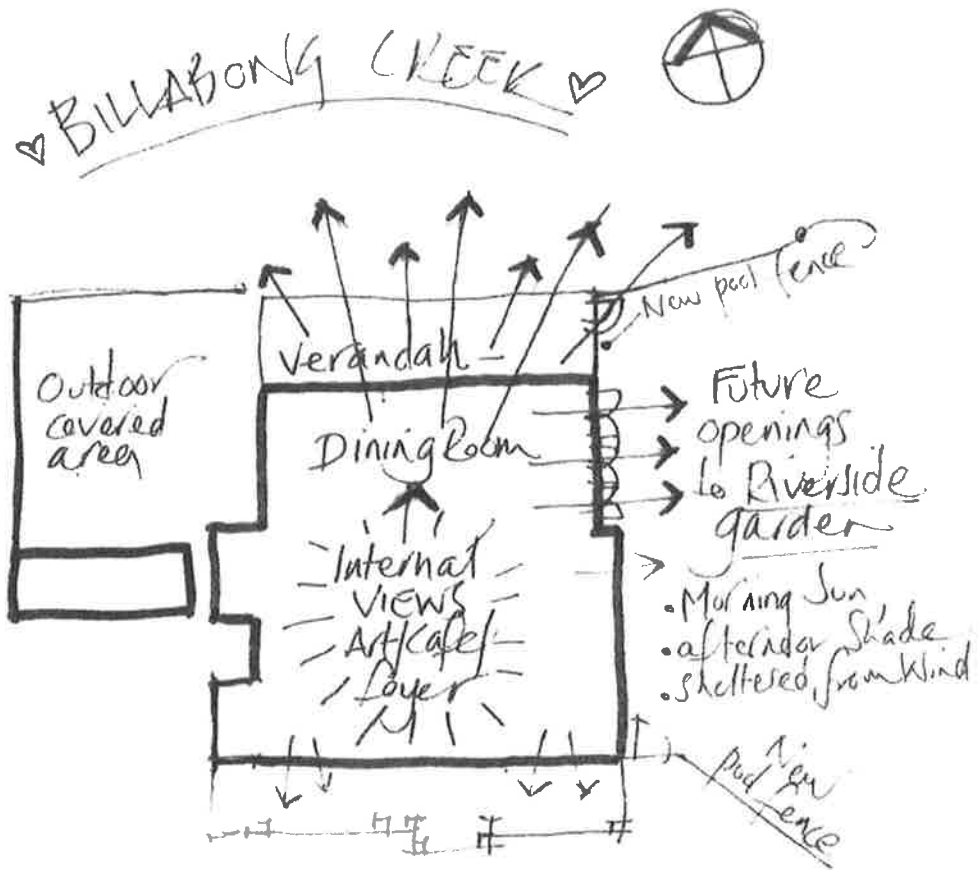
INDOOR/OUTDOOR FLOW

- verandah - indoor to outdoor dining flow
- future shaded glazing to east in more formal dining area opens seamlessly to garden
- bar/ server opening to future outdoor entertainment area



VIEWS AND SUN

- sheltered, fenced riverside garden warmed by gentle morning sun
- shaded from harsh afternoon summer sun by willows building, future planted pergola



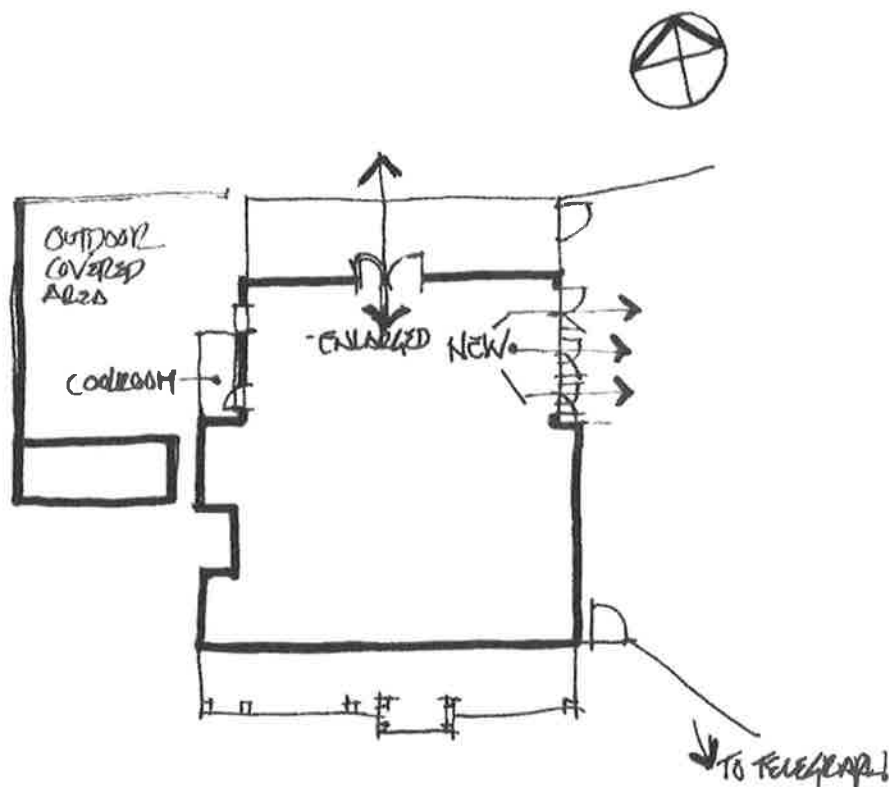
STAGED DEVELOPMENT

STAGE I

- The Willows undergoes basic restoration, fit out, and furnishing work carried out to function as described in this proposal. Refer to proposed building use plan following.

STAGE II

- Future development of outdoor covered entertainment area in current historic machinery store, including servery thru bar, new coolroom and coolroom access
- Future use Telegraph office
- new openings in main dining room to alfresco dining area. Shade to openings.
- Minor landscaping works



Disabled parking

Parking area

(STAGE II)
OUTDOOR COVERED
ENTERTAINMENT
& DINING AREA
- Four Greats festival
events
- spill over dining
- outdoor seating
- bar area
STAGE II
(FUTURE)
LOCATION FOR C.

Proposed glass pool fence

proposed new fence to
boundary to match existing
fence on walkway with
wire to stop children.

Location of
new glass sliding
door.

BACK "ALFRESCO"
VERANDAH → DINING
- candlelit outdoor
summer dining, casual.

Verandah
pedestrian cycle lit
coffee service

Stage II - enlarge opening

DINING ROOM
CAFE/RESTAURANT
to seat? diners

New - join barrier
Seating
Low wall/counter to drop
old ramp removed

EXISTING
KITCHEN

EXISTING
WINE

PROPOSED
BUILDING USE
"THE WILLOWS"
APPROX. 1:100
AT A3 SIZE

DIVERSIDE
GARDEN
- safe &
enclosed
for family
dining

OFFICE
- four creeks
Festival
- Restaurant

ART
WORK
ROOM
- artist in-
Residence

MULTI-
PURPOSE
- conference
- training
- catering
(serving)
Meeting room
Kids' room

FRONT VERANDAH
"The Willows"

proposed
signage locations
(also parapet)

New fence to
match back fence, from
building across to
Telegraph Office fence.

Removal of old
toilet or make
safe.

Drawn K. N. N. N. N. N.
9/11/2015
tel: 0988556618

Signage
Location

To Powell Street

Jerilderie Cricket Club

From: Karen and Peter Sleeman <karenpetersleeman@hotmail.com>

To: mail@jerilderie.nsw.gov.au <mail@jerilderie.nsw.gov.au>, jerilderiecricket@outlook.com <jerilderiecricket@outlook.com>

Date: 07/01/2016 8:07 PM

Dear Council

Jerilderie Cricket Club has recently submitted an application for a construction certificate on behalf of Council for the construction of cricket nets at Monash Park. We obtained grant funding for the construction of the new nets, however, this is not sufficient to complete the project and we are currently fund raising to come up with the remaining funds.

We have paid an application fee of \$395 for the construction certificate and we would ask that Council kindly consider making a donation to our club via a reimbursement of the application fee.

We expect that the cricket nets, once constructed will be a great community facility for our members and other people within the Jerilderie community. We look forward to your reply at your earliest convenience.

Kind regards

Karen Sleeman
JCC Secretary



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