

Development Application

Church Street Balranald

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Introduction

Development approval is sought for the establishment of a temporary Accommodation Village on land which is currently vacant and not presently being put to any specific use. Despite being included in Zone RU5 Village and available for urban purposes the land has most recently been used for horticultural purposes. The village will primarily provide accommodation for workers at the Sunraysia Solar Farm (SSF) consistent with the Accommodation and Employment Strategy (AES) for the project.

The design, layout and operation of the proposal have been developed to consider the context of the site and locality, abutting land use and development along with the demonstrated need for the facility. Particular attention has been given to the siting and setback of the buildings from boundaries and the streets to ensure an appropriate design response has been provided. Consideration has also been given to the location and design of vehicle access to the land.

Internally the proposal will include all facets of what is expected in a modern accommodation village for workers. In addition to the accommodation there are personal laundries, recreation room, gym which is supported by administration facilities and car parking for 100 vehicles.

The adjoining land to the west and south west is generally development for residential purposes whilst there are also non-residential uses in the form of transport depots. Land to the south is used for a concrete plant, transport depot and warehousing. The balance of adjoining land is vacant.

The land subject to the application is included in Zone RU5 Village. The land has an area of 3ha and has frontage to Church, Bank and McCabe Streets and is approximately 500m from the retail area of Balranald.

The proposal has been subject to significant discussion with Council and relevant authorities in order for all matters to be considered through formulation of the proposal. The application has been pending appointment

of the principal contractor for the construction of the SSF and completion of the AES. In addition to this statement of environmental effects, the application is supported by the attached plans, Traffic Impact Assessment (TIA) prepared by Traffix and Engineering Assessment prepared by Davey Engineering Solutions.

The development has been considered against the requirements of the Balranald LEP, State Environmental Planning Policy (SEPP) and the matters identified in the pre-application discussions held with Council officers and authorities. The proposal is consistent with the discussions undertaken and the requirements of the guiding statutory documents.

The development application should therefore be supported by the issue of a consent.



Figure 1 Locality plan

Why is the proposal required?

Development Consent issued for the SSF under Section 89E of the Environmental Planning and Assessment Act 1979 on 20 June 2017 included a number of conditions. Schedule 3 includes environmental conditions and condition 26 states the following:

Prior to the commencement of construction, the Applicant must prepare an Accommodation and Employment Strategy for the development in consultation with Council, and to the satisfaction of the Secretary. This strategy must:

- (a) provide updated estimates of the likely accommodation demand of the development, including consideration of the potential interaction with Limondale Solar Farm and the Balranald Mineral Sands Mine, in consultation with the applicant of that project;*
- (b) investigate options for maximising the use of available accommodation within Balranald during construction of the development;*
- (c) propose a strategy to facilitate the accommodation of the workforce associated with the development; and*
- (d) investigate options for prioritising the employment of local workers for the construction and operation of the development where feasible;*
- (e) include a program to monitor and review the effectiveness of the strategy over the life of the development.*

Following the Secretary's approval, the Applicant must implement the strategy.

Development Approval consideration of the SSF was undertaken as a State Significant Development. Considerable consultation and justification was provided in support of the proposal through this process. This ultimately lead to development consent being issued The SSF is proposed to be located off Yanga Way on a 1,000ha site approximately 17km south of Balranald. The site is remote of urban infrastructure shops and community services. The AES recommends the establishment of the accommodation village at the Church Street site and identifies the key reasons for this being:

- ♦ Urban location close to services
- ♦ Connection to potable water and reticulated sewer

Who are QCV?

QCV is a joint venture operation which unites two companies who are industry leaders in their fields – Qantac Villages and Harvey Norman Holdings Ltd.

Qantac Villages

Privately held. Managing Director: Graham Cleary
Industry leader with over 1200-person accommodation facilities currently in operation; Qantac has developed a strong reputation over the last 30 years as a company that can rapidly meet any accommodation requirements on time and on budget.



Figure 2 QCV's Sarina Village

Harvey Norman Holdings Ltd

Publicly listed on the Australian Stock Exchange; Owns and manages property assets >\$2bn across Australia and internationally.



Each company individually brings management expertise, industry knowledge and strength to QCV. This enables QCV to internally develop, finance, build, own and or operate accommodation facilities across Australia.

Currently QCV operates accommodation facilities totalling 3,200 persons across multiple locations throughout Queensland. This is expected to grow within the next 24 months.

QCV's Sarina Village is its largest facility and accommodates up to 600 people. The village has been established within a gold course environment on the periphery of the township of Sarina.

Proposal

Development consent is sought for the following works:

- ♦ Site preparation works including earthworks;
- ♦ Augmentation of infrastructure and services including stormwater, sewer and electricity;
- ♦ Construction of new internal roads, footpaths and parking and establishment of accommodation and support buildings;
- ♦ Landscaping works; and
- ♦ New vehicular entry and exit point on Church Street.

Plans of the proposed site and facility layout are included in support of the application.

The proposal is for a temporary Accommodation Village providing accommodation. It is proposed for the village to have a limited life of no more than 5 years. The site planning provides for a central single access to Church Street. This directs traffic into the site and the main administration and directs traffic from the site to Church and McCabe Streets then onto the Sturt Highway.

Landscape areas have been provided within the development.

The land will be provided with reticulated services in the form of potable water, sewage and stormwater. Potable water will be delivered in a manner that has no net impact upon the existing town service. This will be achieved using 10 x 22,000 litre onsite storage tanks. Stormwater will be treated through vegetated swales from the site to the lowest area at the southern portion of the land where there is an outfall under McCabe Street



Figure 3 Image of the village entry

Development statistics	
Site area	3ha
Number of residential buildings	100
Number of short laundry buildings	5
Car parking spaces	100
Bus parking bays	3
Recreation room	1
Gym	1

Generator (emergency) 1

Table 1 Summary of development statistics

Staging

The development will be undertaken in a single stage.

Landscaping, open space, roads, and visitor car parking areas will be provided prior to occupation.

Site preparation

Earthworks will be undertaken in the initial stages to provide suitable landforms for the development. Earthworks will be minimal however given the nature of the site and its relative levels. No importation of fill is required other than conventional backfill materials and road pavement construction materials. Off-site disposal of fill will not be required.



Figure 4 Internal covered walkways and landscape

Site layout

Plans of the proposed site are included in support of the application. The site layout provides for the following:

- ♦ Direct access to McCabe Street which includes limited residential uses
- ♦ Car parking to the McCabe Street frontage which is lower in level and close to the vehicles access point
- ♦ Centrally located recreation and common facilities clear area to the south of the site for stormwater

Landscaping

Concept landscape plans have been prepared in support of the application. Site landscaping will be commensurate with the temporary nature of the proposal. This has been determined based upon the growing conditions and climate of Balranald and the 5 year temporary nature of the village.

Turf will be included within the village along with a feature treatment.

Landscaping exists within the Church Street frontage of the land which will be retained.

There is potential for landscaping to be undertaken to the frontage of Bank Street which can be undertaken in consultation with the residents of the street.

Roads, vehicular access and car parking



Figure 5 Site entry and car parking

The proposed layout includes an internal access road to service the village for light vehicles and buses. The roads will be 6m wide and 2 way. The road will also be speed restricted to ensure safe pedestrian movement. The head of the road has been designed to ensure buses can turn in one movement and exit the site in a forward manner.

New vehicular entry and exit is located off McCabe Street.

100 car parks will be provided on the land.

Stormwater management

New stormwater infrastructure will be constructed within the village and comprise a series of swales to the low point at the southern corner of the land (McCabe and Church Streets). The stormwater will then be directed through an existing 400mm pipe under McCabe Street. This pipe has a non-return valve on the southern side of McCabe Street which prevents water from flow back through the pipe at times of flood.

Waste management

Construction related waste to be reused, reduced or recycled, where possible and disposed of off-site at appropriate licensed waste facilities. The design provides for a waste receptacle as marked on the plans. A commercial waste vehicle will attend the site to remove waste on a daily basis.

Supporting information

The following information is provided in support of the application:

- ♦ Development plans
- ♦ 3D representations
- ♦ Stormwater concept
- ♦ Potable water supply and demand assessment
- ♦ Sewer supply and demand assessment
- ♦ Landscape plan
- ♦ Site analysis
- ♦ Statement of Environmental Effects
- ♦ Traffic Impact Assessment

Statutory process

The statutory process under the Environmental Planning and Assessment Act, 1979 requires an evaluation in accordance with the provisions of Section 79C. The matters for consideration include:

The provision of:

- ♦ any environmental planning instrument,
- ♦ any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the draft instrument has been deferred indefinitely or has not been approved),
- ♦ any development control plan,
- ♦ any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F,
- ♦ the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,
- ♦ the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- ♦ the suitability of the site for the development,
- ♦ any submissions made in accordance with this Act or the regulations, and
- ♦ the public interest.

This Statement of Environmental Effects (SEE) provides an assessment of the proposal under Section 79C (a) of the Environmental Planning and Assessment Act, 1979.

Definition

Tourist and accommodation facility

a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following:

- (a) *backpackers' accommodation,*
- (b) *bed and breakfast accommodation,*
- (c) *farm stay accommodation,*

- (d) *hotel or motel accommodation,*
 - (e) *serviced apartments,*
- but does not include:*
- (f) *camping grounds, or*
 - (g) *villages, or*
 - (h) *eco-tourist facilities.*

Zoning

The land is contained within zone RU5 Village.



Figure 6 Zone map

Figure source <http://services.land.vic.gov.au>

The objective of Zone RU5 is as follows:

- ♦ *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- ♦ *To define the town boundaries of Balranald, Euston and Kyalite.*
- ♦ *To encourage and provide opportunities for population and local employment growth.*
- ♦ *To ensure development maintains and contributes to the character of the zone.*
- ♦ *To protect the amenity of residents.*
- ♦ *To ensure that development does not create unreasonable or uneconomic demands for the provision or extension of services.*
- ♦ *To retain and facilitate expansion and redevelopment of the existing central business districts of the townships of Balranald and Euston and to further strengthen the core retail functions of those areas.*

A Tourist and accommodation facility is permitted with consent within the zone.

Local Environmental Plan

The land is subject to the controls of the Balranald LEP 2010. The relevant clauses under the LEP are 6.2 – Groundwater vulnerability, 6.3 – Public utility infrastructure availability in Zone RU5 Village and 6.7 - Earthworks.

Clause 6.2 Groundwater vulnerability

- (1) *The objectives of this clause are as follows:*
 - (a) *to manage and maintain the integrity of identified riparian land and waterways, including protecting water quality within waterways,*
 - (b) *to manage and maintain the hydrological functions of key groundwater systems and to protect vulnerable groundwater resources from contamination as a result of inappropriate development.*

Clause 6.3 Public utility infrastructure availability in Zone RU5

- (1) *This clause applies to land in Zone RU5 Village.*
- (2) *Before determining a development application, the consent authority must be satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required.*
- (3) *This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing a public utility infrastructure.*
- (4) *In this clause, public utility infrastructure includes any of the following:*
 - (a) *the supply of water,*
 - (b) *the supply of electricity,*
 - (c) *the disposal and management of sewage,*
 - (d) *suitable road access.*

Clause 6.7 Earthworks

- (1) *The objectives of this clause are as follows:*
 - (a) *to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,*
 - (b) *to allow earthworks of a minor nature without separate development consent.*

- (2) *Development consent is required for earthworks unless:*
 - (a) *the work does not alter the ground level (existing) by more than 600 millimetres, or*
 - (b) *the work is exempt development under this Plan or another applicable environmental planning instrument, or*
 - (c) *the work is ancillary to other development for which development consent has been given.*
- (3) *Before granting development consent for earthworks, the consent authority must consider the following matters:*
 - (a) *the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,*
 - (b) *the effect of the proposed development on the likely future use or redevelopment of the land,*
 - (c) *the quality of the fill or the soil to be excavated, or both,*
 - (d) *the effect of the proposed development on the existing and likely amenity of adjoining properties,*
 - (e) *the source of any fill material and the destination of any excavated material,*
 - (f) *the likelihood of disturbing relics,*
 - (g) *proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.*

Mapping

The land is affected by the following mapping; Ground water vulnerability, minimum lot size, and wetlands. No subdivision is proposed therefore the minimum lot size mapping is not relevant.

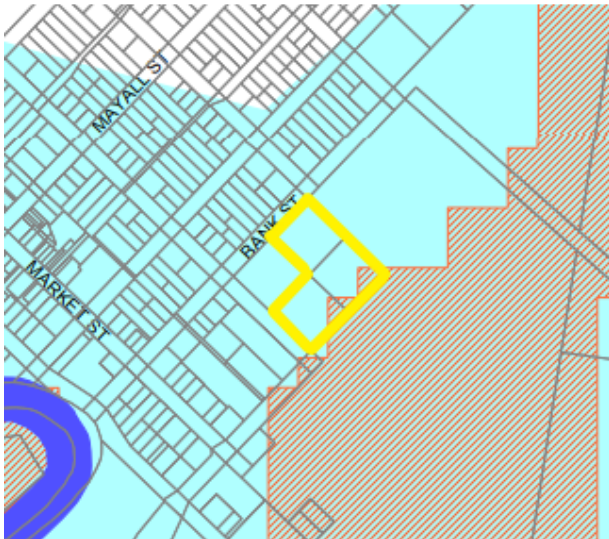


Figure 7 Groundwater vulnerability mapping

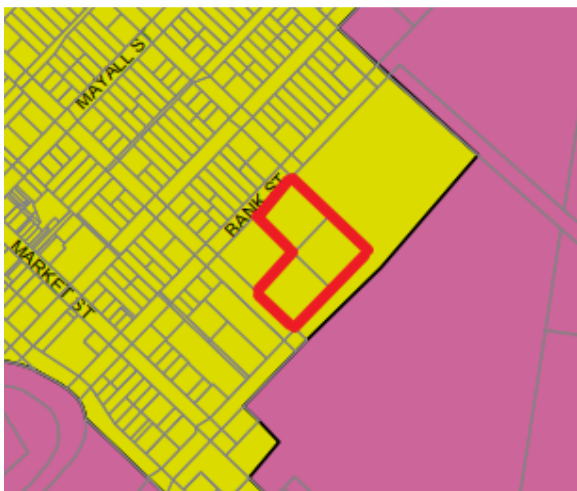


Figure 8 Minimum lot size mapping



Figure 9 Wetlands mapping

Development Control Plan

Not applicable.

State Environmental Planning Policies

There are three State Environmental Planning Policies (SEPP's) relevant to this proposal. Those SEPP's and their relevant aims, objectives etc. are:

SEPP- Infrastructure

The aim of this Policy is to facilitate the effective delivery of infrastructure across the State by:

- improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and
- providing greater flexibility in the location of infrastructure and service facilities, and
- allowing for the efficient development, redevelopment or disposal of surplus government owned land, and
- identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and
- identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and
- providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.

SEPP 55 – Remediation of land

The object of this Policy is:

- (1) *The object of this Policy is to provide for a State-wide planning approach to the remediation of contaminated land.*
- (2) *In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:*
 - (a) *by specifying when consent is required, and when it is not required, for a remediation work, and*
 - (b) *by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and*
 - (c) *by requiring that a remediation work meet certain standards and notification requirements.*

evidence of any draft SEPP's that are relevant to the proposal.

Accordingly, there is no evidence of any draft REP's for consideration.

No draft instruments are considered relevant in the assessment of this proposal.

SEPP 64 - Advertising and Signage

- (1) *This Policy aims:*
 - (a) *to ensure that signage (including advertising):*
 - (i) *is compatible with the desired amenity and visual character of an area, and*
 - (ii) *provides effective communication in suitable locations, and*
 - (iii) *is of high quality design and finish, and*
 - (b) *to regulate signage (but not content) under Part 4 of the Act, and*
 - (c) *to provide time-limited consents for the display of certain advertisements, and*
 - (d) *to regulate the display of advertisements in transport corridors, and*
 - (e) *to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.*
- (2) *This Policy does not regulate the content of signage and does not require consent for a change in the content of signage.*

Draft Environmental Planning Instruments

From a review of the Parliamentary Counsel's website and a review of the New South Wales Government Websites including planning circulars and guidelines there is no

Site and surrounding area

Subject site

The land is currently used for agricultural activities and particularly market gardening for annual crops. This use is not presently being undertaken and the land where the development is proposed is not vegetated in any way. Vegetation exists to the perimeter of the land on the north eastern and south eastern boundaries which will be retained through the development. The land has been cultivated and laser levelled to ensure an optimum configuration.

The land has an area of 3ha and has no buildings established on it. The land has frontage to 3 streets of Church Street 100m, McCabe Street 200m and Bank Street 100m. In addition to this McCabe Street connects to the Sturt Highway 220m to the south west of the land. The Sturt Highway is part of the National Highway system.



Figure 10 Aerial image of the site

Source <http://maps.au.nearmap.com/>



Figure 11 Bank Street frontage of the land



Figure 12 McCabe Street frontage of the land



Figure 13 McCabe Street at the land

Locality

The locality whilst being in the urban area of Balranald contains a variety of uses and is a mixed-use locality. General land to the west contains residential dwellings. Three of the dwellings have transport/earthmoving business associated with them which include vehicle parking and access to Bank Street. Opposite the land on Church Street is another transport depot which includes large warehousing buildings, hardstand for parking and a concrete plant. Land to the north east and south east are each vacant of any buildings and any significant use.

The urban centre of Balranald is approximately 500m west of the land with ready access by the local street network for pedestrians and vehicles.



Figure 14 Aerial image of the locality

Source <http://maps.au.nearmap.com/>



Figure 16 McCabe Street of land and adjoining land



Figure 17 Land to north of the site



Figure 15 Dwelling at cnr Bank and Church St and warehouse to the rear

Opportunities and constraints

An assessment of the site context indicates the following opportunities and constraints:

Development opportunities

- ♦ Large land area
- ♦ Frontage to three local streets
- ♦ Excellent connectivity to the Sturt Highway which carries a large amount of traffic
- ♦ Abuttal to non-residential uses where vehicle access is proposed
- ♦ All reticulated services are available to the land
- ♦ Land unencumbered by remnant vegetation or other natural features
- ♦ Linkages to significant industry in the region being solar and mineral sands with excellent vehicle access via McCabe Street

Development constraints

- ♦ McCabe Street being the levee bank prevents stormwater from freely following its natural path. Relies on the existing 450mm pipe under McCabe Street which immediately abuts the southern end of the site
- ♦ Connection required to reticulated potable water will require storage on site to cater for demand through the day in order to ameliorate off site impacts
- ♦ Proximity to dwellings requires consideration in the design and layout

Location attributes

- ♦ Industrial related uses being undertaken on the adjoining land to south
- ♦ Low intensity land use to the north east and south east where there is no development
- ♦ McCabe Street is an unofficial bypass of Balranald which therefore carries a high amount of heavy traffic
- ♦ Connectivity to Sturt Highway which is a significant road and carries a high amount of traffic

Design response

The development of the land contains the following elements that are considered important to its philosophy and relationship to the highway:

- ♦ Commitment to drive in, drive out for residents of the village which will result on minimal vehicle movements to and from the site each day for workers attending to their respective sites
- ♦ Provision of bus parking on site for pick up and drop off facilities
- ♦ Siting of accommodation buildings to the Bank Street frontage where residential uses existing whilst providing a setback of more than 9m
- ♦ Common facilities being provided central to the land where major activity on the land will be undertaken
- ♦ Provision of access to Church Street which has an industrial abuttal
- ♦ Consideration of the location of demand for workers residing at the village which provides ready access to McCabe Street and the Sturt Highway
- ♦ Location of access from McCabe Street with adequate separation from other points of access to the street
- ♦ Car parking being provided to the frontage of Church Street which minimises vehicle movement on the site and associated off site impacts
- ♦ Retention of existing landscaping to the perimeter of the site and opportunity for landscaping particularly to the north west boundary
- ♦ Low built form which benefits from the natural levels of the site which drop away from Bank Street towards McCabe Street. This results in a lesser visual impact
- ♦ Connection of reticulated services

State Significant Development in Balranald

Further to the assessment of opportunities and constraints of the site, at a regional level there are currently proposals for significant approved development to be undertaken in Balranald and its immediate environs. The accommodation village has the potential to leverage off the developments in a boon for the community to ensure a key ingredient to the likelihood of the developments being undertaken. To have an established accommodation village which is in Balranald will be a major advantage to the developers of other solar and mineral sands projects.

The state significant developments are:

- ♦ Sunraysia Solar Farm – 200MW solar facility – circa \$300m
- ♦ Limondale Solar Farm – 250MW solar facility – circa \$375m
- ♦ Iluka mineral sands mine - \$124.8m
- ♦ Cristal mineral sands mine - \$197.7m



Planning assessment

RU5 objectives

As detailed previously an Accommodation village is permitted with consent within the RU5. In response to the objectives of the zone the following is offered.

The proposed development is located on land earmarked for urban development and adjoins existing urban development whilst being located on the urban periphery of Balranald. The proposal provides for the protection of the adjoining land and any likely sensitive uses. The buildings on the land are located back from the street frontages with retention of vegetation to the perimeter where existing and the opportunity for landscaping to be established partially to the Bank Street frontage where the main residential abutments are located.

The character of the locality is impacted upon by its location on the periphery of the urban area of Balranald. The land uses within the area are mixed which is reflected by the nature of zone RU5 which enables a great breadth of uses as opposed to providing a zone hierarchy for defined land uses the better reflect their offsite amenity impacts.

The density of the development is such that it reflects an urban context. Complementing this is the temporary nature of the land use. All buildings associated with the village will be removed from the land at completion and within 5 years of the use commencing.

A specific objective of the zone is to provide opportunities for population and employment growth. The village is directly attributed to the demand for employment within the immediate area of Balranald. Through the solar and mineral sands developments being undertaken there will be significant demand for accommodation and employment. The capacity to provide the resources for the developments to be undertaken will rely on accommodation being provided in a manner fit for purpose. QCV are experienced in providing and operating such accommodation in such circumstances. To provide the accommodation village in the urban area has been identified as an important element to ensure the best environment for residents of the village. This also ensures maximum ability for the community of Balranald to benefit from the establishment and operation of the village. It is

expected many local businesses will benefit from the establishment of the village in the urban area of Balranald. There will be specific demand for many services during operation including laundering, staples such as bread, wholesale supplies, transport along with labor duties such as chefs/cooks, maintenance staff, cleaners and administrative duties. In addition to this, there will be many opportunities through the construction period.

The development of the land will not hinder the further potential development of the adjoining land. The development is potentially giving the ability for the adjoining land included in zone RU5, to be developed through the reticulated services being extended and delivered to the land and the increased amenity being provided (as opposed to underutilised land). Such development reflects the mapping of the LEP and objectives of the zone.

There will be an increase on demand for services to the land, however this has been considered through the initial planning and engineering assessment of the proposal. Reticulated sewer and potable water will be provided to the site through an extension of the existing services. The services will enable the provision of potable water for consumption by residents of the village. The provision of reticulated sewer will ensure wastewater disposal does not require on site disposal and therefore impact the efficient development of the land and ensures sustainable land practices.

The land where the village is being constructed is protected by the McCabe Street town levee which protects the township of Balranald from flood at times of high river events.

Balranald LEP

Clause 6.2 Groundwater vulnerability

The land and the development being undertaken is setback significantly from the Murrumbidgee River and its significant environs. The land where the development is proposed is highly modified through its long standing non-riverine use. The main potential impacts on the river relate to stormwater leaving the site and its quality. Stormwater will be naturally filtered through the vegetated swales within the site. Further filtration will be achieved on the east side of the McCabe Street levee where native grasses exist.

All development will be outside of the bank and riverfront areas.

With the grey and black water being directed to the reticulated sewer system significant risks have been eliminated for the migration of such waste to the Murrumbidgee River. This ensures positive impacts for the River.

Clause 6.3 Public utility infrastructure availability in Zone RU5

In response to the requirements of the clause in relation to the connection of services the table below provides a summary of the services being connected to the land. In addition to this the application is also supported by an engineering assessment of services prepared by Davey Engineering Solutions.

Service type	Provided/connected
Water	<p>Potable water is being provided to the land through the development. The potable water will be used within the village for cooking, human consumption etc.</p> <p>Storage tanks will be provided on the land to cater for demand through the day to ensure there is no impact upon the delivery to existing development within the immediate area.</p>
Electricity	<p>Electricity is currently connected to the land and this will be relied upon for the development.</p> <p>A generator will also be provided for the development to cater for supply prior to connection of reticulated electricity. The generator will be silenced and located close to the kitchen where maximum demand is created.</p>
Sewage	<p>Similar to the potable water, reticulated sewage is being provided to the land to service the</p>

development. There will be no on-site disposal of grey or black water.

Stormwater

Stormwater will be directed to the adjoining land to the east where outfall exists under McCabe Street. Filtration will be provided to ensure the quality of the water does not have a negative impact upon the river.

Road access

The land has frontage to three local streets. It has been determined the most appropriate vehicle access is to Church Street with traffic then being directed to McCabe Street and the Sturt Highway.

McCabe Street will also be relied upon for access to mineral sand development. McCabe Street is an unofficial bypass of Balranald and has been built to a high standard and capable of catering for large vehicles and significant vehicles per day.

The Sturt Highway is sealed, and this access will be relied upon through the development of the land and providing access to the SSF. Consideration of access has been undertaken in the attached Traffic Impact Assessment supporting the proposal.

Table 2 Service provision to the land

Clause 6.7 Earthworks

Earthworks proposed through the development will be limited due to the nature of the development. The buildings being established on the land will all be relocatable and established on stumps rather than concrete slab. This results in minimal land forming being required. The secondary benefit is when the buildings are removed that the land is readily back to its state immediately prior to the development and able to be used for its former use or that of urban development through the services which have been extended to the land.

The main extent of earthworks required will relate to that of the internal road and car parking area. The road and car park will need to be built up somewhat to ensure appropriate formation and drainage.

No other earthworks will be undertaken, and no earthworks will be undertaken more than 600mm.

State Environmental Planning Policies

SEPP Infrastructure 2007

The threshold identified within the SEPP for referral to RMS is 200 vehicles under section 91 of the Environmental Planning and Assessment Act. The development has catered for the parking of 100 light vehicles and 3 buses.

The nature of the development is such that it will be drive in drive out. That is, residents of the village will be transported by bus from either Adelaide or Mildura to the site. No light vehicles will be used for transport of general workers to the site through their work roster. Senior supervisors employed at the site will have light vehicles (dual cab utes mostly) and these will be limited to a total of 40.

The TIA prepared in support of this application demonstrates the proposed development will not compromise the effective and ongoing operation and function of the access roads. The TIA also confirms the total number of vehicles will be below the threshold of 200 identified in the SEPP. Further details of traffic movement and its nature is contained in the TIA supporting the application.

In terms of noise and traffic emissions, the proposed development residential village which has a transient population. The development has been designed to have a reasonable setback form more significant road to ensure traffic noise does not cause undue impacts upon the residents of the village.

SEPP 55 – Remediation of land

SEPP 55 – Remediation of land requires the consent authority to consider the potential for contamination of land. If contamination exists, Council must consider whether the site is suitable for the development as proposed in its current state or whether remediation is necessary.

In consideration of the SEPP the land in question is not considered to be in an investigation area. For the purposes of the policy. The previous use undertaken on the land of agricultural/horticultural production is referred to table 1 of the policy guidelines.

It is acknowledged that the previous use of the land for horticulture is listed in table 1 of the guidelines. The land proposed for development was used for production (growing) purpose rather than any ancillary element such as a chemical store, refueling, fuel storage etc. From an inspection of the site and review of historical aerial imagery and in consultation with the landowner there is no evidence of contamination or activities which could give rise to contamination. Further to this the land has always been used for low intensity horticultural activities. There is no evidence of industrial activities being undertaken on the land. Discussions with Council have also confirmed this.

SEPP 64 Advertising signage

The proposal includes minor signage at the entry of the village for identification purposes. The signage will be small and merely identify the land rather than advertise its services available. An assessment of the SEPP is provided below commensurate to the nature of the signage proposed.

Criteria	Responses
Character of the area Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The site is located within an existing urban area with a mixed-use nature. The proposed development and signage are in keeping with the character of the locality particularly given the development of the adjoining land for its industrial and transport related services. There is no particular theme in this locality; nevertheless the proposed signage is consistent with signs

expected within such a development.

Special areas

Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?

There are no environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas that will be impacted by the modest signage.

Views and vistas

Does the proposal obscure or compromise important views?

The proposed sign will not affect any significant view corridors and no such corridors have been identified.

Does the proposal dominate the skyline and reduce the quality of vistas?

There are no significant skyline or vista views or other business uses affected by the development.

Does the proposal respect the viewing rights of other advertisers?

Streetscape, setting or landscape

Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?

The signage is of a similar scale and size of other signs used in residential estates to identify their location and provide a sense of arrival to the location.

Does the proposal contribute to the visual interest of the streetscape, setting or landscape?

The proposal will add interest to the landscape setting with a contemporary setting and structures.

Does the proposal reduce clutter by rationalising and simplifying existing advertising?

The proposal provides only a single sign on the site to limit any potential for visual clutter.

Does the proposal screen unsightliness?

The sign is set away from the building and will be low in its scale and form.

Does the proposal protrude above buildings, structures or tree canopies in the area or locality?

No additional vegetation management will be required through the placement of the sign; this has been taken into account in the design of the facility and the lack of vegetation at the site in this location.

Does the proposal require ongoing vegetation management?

Site and building

Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?

The proposed sign is appropriate having regard to the extensive street frontage, scale of the development and need for identification of the site.

Does the proposal respect important features of the site or building, or both?

The sign suits the form and function of the development and does not detract from any features of the site.

Does the proposal show innovation and imagination in its relationship to the site or building, or both?

The proposed sign is conventional and suited to the function of the development and would be expected for any residential estate for identification purposes.

Associated devices and logos with advertisements and advertising structures

Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?

The sign has no special safety or lighting devices or external logos; the sign will be subject to structural engineering requirements.

Illumination

Would illumination result in unacceptable glare?

No illumination of the sign is proposed.

Would illumination affect safety for pedestrians, vehicles or aircraft?

Would illumination detract from the amenity of any residence or other form of accommodation?

Can the intensity of the illumination be adjusted, if necessary?

Is the illumination subject to a curfew?

Safety

Would the proposal reduce the safety for any public road?

Would the proposal reduce the safety for pedestrians or bicyclists?

Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?

The proposed development will be setback from the road and is not expected to impact on public safety of the local roads. The sign is provided to ensure suitable identification of the village for vehicles to prepare to access the site.

The proposal is expected to have a neutral impact upon cyclists.

The proposal maintains sight lines to the public areas within the village.

it is proposed to have vegetated swales within the site which will act as a filter to deliver a net benefit in relation to stormwater quality based upon the lack of current treatment from the site.

The proposal is expected to have a neutral impact in terms of the natural environment.

Built environment

The issues in relation to the built environment relate to the potential land use conflicts, urban design impacts and the traffic and parking impacts. These issues are addressed below under the respective headings.

Land use conflicts: As can be seen by the aerial photo below, the land is in an area consisting of urban land containing mixed uses. The accommodation village has the potential for direct impacts associated with noise and the shedding of light from the development itself and the movement of vehicles entering and leaving the village. As the aerial photo below reveals the locality contains a mix of uses as detailed earlier.

There is potential for the village to emit offsite impacts through its operation such as noise, vehicle traffic along with visual impacts.

The land use however is fundamentally residential. The occupants of the village will be working a roster requiring complete commitment to their employment. Generally, a 12-hour shift is worked which will result in occupants being away from the site for the entire day. Evening meals will be provided in the dining room a recreational activity provided, each of which are internal. There are minimal outdoor recreational areas which will provide opportunity for congregation of the village occupants.

Importantly, there will be no sale of alcohol on the site. The principal contractor for SSF (Decmil) has zero tolerance to alcohol and breathalyses all employees prior to commencement of their duties each day. Drug testing will also be conducted by the principal of SSF.

In terms of the potential for light shed impacts the low scale nature and the distance from any sensitive use, will ensure light shed from the village is diffused by the time it reaches the nearest potentially impacted dwelling. Lighting in the evening will be limited to security lighting internal to the development. A condition of the consent

Table 3 Assessment of SEPP 64 criteria

Environmental assessment

Natural environment

The natural environment of the subject land has been significantly altered as a result of the farming activities undertaken on the land. The development will occupy a cleared site which is a relatively level. No trees or other vegetation exists on the land which will be retained in conjunction with the proposed development of the land. The main potential impacts in relation to the natural environment concern the potential to impact upon the stormwater outfall to the adjoining land which is low risk given it presently occurs through the existing outfall under McCabe Street which transmits urban stormwater to the adjoining land. To manage potential water quality impacts,

would be expected to contain all light emissions internal to the site.

Urban design impacts: The proposal has been designed to provide a positive urban design impact in this mixed-use locality. As stated above, the adjoining land is developed for a transport depot. Moreover, the buildings will be temporary in their establishment on the land and will be removed from the site 5 years after their establishment.

Surveillance: open areas and public areas orientated towards and within the development and recreation areas to ensure a high level of surveillance within the development. CCTV will also be used to help with surveillance. It being noted that the village will be operation 7 days a week, 24 hours a day.

Territorial Reinforcement: the built form, driveway design and entry define the private and public realms of the site. The site itself has roads designed for vehicles to travel slowly whereby the development will be pedestrian friendly.

Space Management: design and the nature of the use will help reduce any graffiti opportunity. Wall treatments are designed to avoid hides, the activity and guests on site will also ensure internal passive surveillance.

Access Control: designated access and channeling with separation of pedestrians and vehicles by a designated entry/ exit points and safe circulation areas. Vehicle entry from Church Street is the main designated vehicle area with the remaining roads being pedestrian friendly.

Health and Wellbeing: relaxation and recreation space is provided in the passive and active recreation areas of the site. Limited recreation will be available to the occupants of the development given their employment commitments and rostering. Community involvement of village occupants will result and based upon experience they will join activities such as the football club.

Traffic and Parking; The TIA in support of the proposal demonstrates that the village can operate efficiently without any significant adverse impacts on Church Street and the Sturt Highway.

Socio economic impacts

The site selected for village is close to main retail area of Balranald to maximise the economic benefits to the township and ensure occupants of the village have access to community services and retail facilities/entertainment. The provision of a diverse and sizable village will provide a much-needed service for the township of Balranald and the demand for employment in the identified state significant development. The construction costs are approximately \$1.5m and the value of buildings in the order of \$10m. The construction of the village will provide employment opportunities and the ongoing operation of the park will provide on-going employment opportunities.

The construction jobs will involve builders, plumbers, electricians, painters, landscapers, utility technicians, plasterers, fabricators and other contractors. The post construction jobs will relate to the management, administration and maintenance. It is anticipated that the development will have an equivalent fulltime workforce of approximately 10-12 people.

Other considerations

Storage

Whilst outdoor storage is not a requirement of the proposed use such area is available on the site. Storage will be required for refuse and linen particularly and is identified on the supporting plans.

Fencing

Fencing will be provided to the perimeter of the site as part of the proposal. Fencing is likely to be of colourbond panel type. Fencing will provide a screen to the development and security.

Landscaping

Landscaping of the site will be undertaken and has been depicted on the attached plans. By nature of its temporary nature landscaping will be limited due to the opportunity for it to mature in any meaningful way through the life of the development. A feature landscape element is proposed at the entry along with retention of landscaping to the Church Street frontage. There may be further opportunity for landscaping to the Bank Street frontage of the site which could be discussed with adjoining landowners and landscape consultant as to the species selection.

Car parking

Provision of car parking has considered the demand and nature of the operation. Assessment has been undertaken in the TIA for the supply and demand of car parking. The nature of the operation (delivery of occupants by bus rather than car) dictates the provision of car parking. Based upon the delivery of occupants by bus and 40 occupants using light vehicles for access to their respective sites provision of 100 car parks is generous. This also caters for the 10-12 employees required for the operation of the village.

Vehicle movement

Manoeuvring of vehicles is available within the site and has been considered through the TIA. The development benefits from a single point of access which will enable customers to enter from Church Street through a dedicated entry being created and designed to cater for the largest design vehicle.

Economic benefits

The proposal will provide accommodation for employees involved in the construction of the largest solar farm in Australia. There will be significant opportunity for involved in construction and operation of the village. Further to this local supply agreements will be required to support the supply of goods to the village.

The development as proposed is aimed at increasing immediate supply of accommodation to the Balranald market. Although a contract shall be in place with Decmil (SSF) initially for accommodation services to their employees, it is also noted that rooms shall be available for use by the Limondale Solar Farm and the two mineral sands projects. From a review of the accommodation industry within Balranald it appears that from a review of alternative accommodation there is currently not the economic supply available to be able to adequately accept an additional 400 plus people in the first instance being introduced to the area.

The proponent, QCV have publicly advised that their operation will provide additional accommodation to the expected influx of people and are not looking to directly compete with existing motel operators. It is expected that there will be a multiplier effect generated attracting additional staff from the construction and operational phases of all projects with support industries and contractors requiring significant accommodation needs.

Higher level employees will not be accommodated in the village. Rather they will rely on the existing stock of motel rooms available in Balranald.

Local trades will be sourced for the erection of the village and service connections such as plumbers, fitters, electricians and general labourers. The application identifies that local landscaping supplies will be used for sourcing of plant and other landscaping materials for use in the development that shall have a multiplier effect on the local economy.

The application outlines the employment of local staff for the management, maintenance, cleaning, cooking and washing, creating additional fulltime, part time and casual employment opportunities in the Balranald district. The supply of materials and food products shall be sourced locally when available through a tender process including but not limited to meats, vegetables, and fruit. Other consumables shall be procured through local suppliers to ensure that economic stimulus is provided directly to the local economy.

The application will also allow for the introduction of new business opportunities into the Balranald business portfolio. The growth in demand for accommodation products within Balranald has acted as a catalyst for the proponent to introduce its brand to the town and establish a new facility to service these increasing demands.

Further economic discussion, in summary;

- i) The employment of locals promotes both a positive image for the township and allows funds to be retained within Balranald.
- ii) The imposition of such a facility, re-enforces that businesses are optimistic in outlaying substantial investments in small communities located within the Balranald Shire.
- iii) Investments of this magnitude within the shire instigate a positive 'flow on effect' in both construction costs and on-going employment of staff and sourcing of local materials.
- iv) The proposal may instigate the use of subsidiary employment upon a contractual arrangement of local business to cover any localised demands and corporate business contracts for materials.
- v) Local demand pressures currently being experienced needs to be stemmed to ensure housing, rental and accommodation affordability.

- vi) Accommodation supplies need to be further increased to ensure retention of current and proposed solar/mining operations and to ensure that members of the public are assured of a place of accommodation.

Orderly development

The proposal is also providing for the development of the land in an orderly manner that all works will be setback appropriately from all boundaries will be constructed in appropriate materials and colours and are of an appropriate bulk and form that is sympathetic to the nature of the area.

Heritage

The land is not identified as a heritage item in the LEP. Within the LEP, a review of the heritage items reveals that adjoining allotments are not classed as items of heritage value. Therefore, it is considered that the proposal will not impact on any adjoining heritage items.

According to the Office of Environment and Heritage website there is no identified aboriginal relics or aboriginal heritage items located on the property. If any items are found in construction, construction works shall cease, and the Department shall be notified.

As the development is not listed as a heritage item no specific heritage study is required to be submitted as part of this development application.

Waste

There will be two types of waste generated because of the construction and operational phases of the development; putrescible and non-putrescible wastes. Solid waste generated by the development will be either commercially recycled or transported to the Balranald landfill by commercial contractor for disposal. Landfill waste disposal will be minimised through onsite management practices to promote recycling including recycling collection stations being provided around the site.

Commercial bins will be screened from the view of the public and shall be regularly cleaned to prevent odour. The location of the bins shall also enable easy access by contractors and be to minimise noise issues to both the occupants of the development and adjoining land uses.

A waste management plan will be established. The plan will identify the amount of waste that will be generated during the operational phase of the development and how this will be appropriately managed under contract to a local waste disposal provider. Within the waste created it is expected that the majority will be recycled with the remainder being transferred to landfill.

Waste generated as part of the construction phase will be minimal in terms of most of the construction will take place off site.

Noise and vibration

During the construction phase of the development, it is expected that machinery and plant will be operated which will generate noise. Should the application be approved conditions are expected to be imposed on the development to minimise or control construction noise in accordance with the New South Wales Industrial Noise Policy (INP). The proximity of the site will by default reduce the impact of noise on adjoining residential properties. Likely conditions are expected outline a time restriction for works on a weekday and weekends. These time restrictions will prevent works from being carried out outside these hours to protect the amenity of the area and adjoining properties.

Vibration may occur from the operation of plant and excavation of ground materials however due to the size of the allotment and the small scale of the development relatively, it is not expected that vibration transpire onto adjoining lands.

Operational noise shall be limited through two separate means; Firstly, the imposition of the Industrial Noise Policy (INP) and secondly using on-site noise management plans imposed by the proponent and the design and layout of the operation. Noise screening has been imposed through the location of building modules. The setbacks adopted shall also aid in the restriction of noise emissions. Car parks and trafficable areas have also been located away from sensitive areas to prevent the intrusion of noise associated with vehicles and entrance and egress of the occupants of the facility.

Social impacts

Negative stigma attached to the concentration of many people in one area may be overcome by the breaking down of the social isolation of the development. The

reliance of the facility on local public amenities such as pools and sporting infrastructure will create resilience to localised social isolation and create and encourage better relationships with the local community. It is also likely that occupants will engage with community groups such as the local football club.

The provision of employment opportunities allows for both social cohesion and the discouraging of unemployment benefit reliance. It is noted that the development as proposed will employ several full time and part time local employees including skilled staff and general labourers. It is noted that this is in addition to initial employment generated within the construction workforce.

The proposed development has been located strategically on the fringe of the urban centre to engage further business opportunity from both solar and mine generated accommodation requirements. This is opposed to the alternative of the accommodation being provided on the site of the relevant solar or mining project. The development lends itself by its location to both the solar/mining operations and the demand for the local agricultural industry, being near the town.

The establishment of such a facility may promote the development of other subsidiary businesses within the township creating further positive employment social opportunities for local constituents.

Other matters

The following is offered in response to the support for the proposal:

- ♦ The village will be developed to a high level of amenity for its patrons by including important design elements (ease of access, separation between buildings, landscaping recreational opportunities etc) all of which will be maintained following the development of the land and the use commencing.
- ♦ The proposal has been planned in order to ensure it is undertaken in a manner that will not impact upon the adjoining landowners and occupiers due to the appropriate setbacks being established, the opportunity for landscaping and in particular the use of the adjoining land.
- ♦ The application proposes vehicular access from Church Street. Opportunity exists for pedestrians and cyclists to and from the village through its location and proximity to the urban areas of Balranald.

- ♦ Service vehicles providing supplies, waste removal, and emergency services will all be capable of accessing the site through the design, alignment and width of the internal road network. The TIA has taken account of this through its analysis.
- ♦ The adjoining streetscape will not be negatively impacted by the development proposed. The works proposed well setback from the road. Landscape buffering/screening will be provided through the development of the land.

Public Interest

In accordance with Section 79C(1)(e) of the EP&A Act, it is in the public interest to allow the site to be developed as it is consistent with the long established uses within the locality. The proposed development is consistent with the RU5 zoning for site, which allows for Village uses.

The proposed development will provide new residential living opportunities for drive in drive out employees in an area where such requirements are not being met and will further significantly increase economic activity in the region.

Occupants will also have access to day-to-day services either on-site or accessible in Balranald along with services available in the village operated by QCV.

The augmentation of infrastructure to support the proposed development will enable the off-site disposal of wastewater and provide direct connection to the Balranald sewer system. This augmentation of services will provide opportunity for the development of the land upon cessation of the village. Such development is likely to be for residential living opportunities.

It is therefore considered that the proposed development is in the public interest.

Community engagement

Engagement with the community commenced prior to the lodgement of the application consistent with the engagement procedures of QCV. Such has included direct notification and discussions with adjoining (approximately 40) landowners/occupiers, community drop in session, meetings with specific interest groups and landowners, engagement with service providers/operators and village landowner discussions. Further to this

engagement with infrastructure service providers for matters such as electricity, sewer, water, telecommunications and roads.

Community engagement will continue to be undertaken through and independent of the DA assessment process. This is expected to include a further drop in sessions and direct stakeholder engagement. QCV are committed to ensuring the community remain aware and educated of the village development.



Conclusion

In conclusion, it is considered for reasons outlined above the development responds well to the opportunities and constraints of the site and is considered to be consistent with the LEP. Additionally, offsite impacts will be limited through the design and layout of the establishment, amenity of the locality will be improved through the increased landscaping and facilities, operational management will also ensure limitations to impacts whilst also understanding the amenity expectations of the locality. Therefore, in summary:

- ♦ The development is consistent with all relevant SEPP's and Balranald LEP
- ♦ The proposal is aligned with the Balranald LEP
- ♦ The TIA has confirmed the appropriateness of the proposal and the required treatments to vehicle access
- ♦ The land will be readily serviced by key reticulated infrastructure items through their extensions to the site and the disposal of stormwater has been demonstrated as being acceptable in the application
- ♦ The large lot the proposal will ensure a high level of amenity for the occupants of the village and being respectful of the amenity of those on adjoining land
- ♦ The establishment of a village is considered to be an excellent fit with the land through creating a node of activity coupled with the urban area and services of Balranald

As a result, the application should be supported through the issue of a development consent.



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