



ATTACHMENT DOCUMENT

FOR

COUNCIL MEETING

Tuesday 23rd May 2023

Hugh Percy
ACTING GENERAL MANAGER

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Investment Report

01/04/2023 to 30/04/2023

Portfolio Valuation as at 30/04/2023

Issuer	Rating	Type	Alloc	Interest	Purchase	Maturity	Rate	Capital Value	Accrued	Accrued MTD
Commonwealth Bank	AA-	TD	GENERAL	Semi-Annual	20/04/2022	03/05/2023	2.2500	1,000,000.00	7,273.97	1,849.32
Commonwealth Bank	AA-	TD	GENERAL	Semi-Annual	06/05/2022	10/05/2023	3.1900	1,000,000.00	10,312.88	2,621.92
Commonwealth Bank	AA-	TD	GENERAL	Semi-Annual	20/04/2022	10/05/2023	2.2600	1,000,000.00	7,306.30	1,857.53
NAB	AA-	TD	GENERAL	At Maturity	19/01/2023	24/05/2023	4.1000	1,000,000.00	11,457.53	3,369.86
AMP Bank	BBB	TD	GENERAL	At Maturity	29/11/2022	31/05/2023	4.4500	1,000,000.00	18,653.42	3,657.53
The Mutual Bank	BBB-	TD	GENERAL	At Maturity	22/03/2023	21/06/2023	4.4000	1,000,000.00	4,821.92	3,616.44
MyState Bank	BBB	TD	GENERAL	Annual	28/09/2022	28/06/2023	4.4000	1,000,000.00	25,917.81	3,616.44
JUDO BANK	BBB-	TD	GENERAL	At Maturity	30/11/2022	12/07/2023	4.3500	1,000,000.00	18,115.07	3,575.34
NAB	AA-	TD	GENERAL	Annual	11/08/2021	16/08/2023	0.6000	1,000,000.00	4,323.29	493.15
AMP Bank	BBB	TD	GENERAL	At Maturity	29/11/2022	30/08/2023	4.5000	1,000,000.00	18,863.01	3,698.63
AMP Bank	BBB	TD	GENERAL	Annual	24/08/2022	31/08/2023	4.2500	1,000,000.00	29,109.59	3,493.15
AMP Bank	BBB	TD	GENERAL	At Maturity	07/09/2022	13/09/2023	4.3000	1,000,000.00	27,802.74	3,534.25
BOQ	BBB+	TD	GENERAL	At Maturity	21/09/2022	28/09/2023	4.3000	1,000,000.00	26,153.42	3,534.25
AMP Bank	BBB	TD	GENERAL	Annual	26/10/2022	02/11/2023	4.8000	1,000,000.00	24,591.78	3,945.21
AMP Bank	BBB	TD	GENERAL	Annual	01/02/2019	31/01/2024	3.1500	1,000,000.00	7,680.82	2,589.04
NAB	AA-	TD	GENERAL	At Maturity	01/03/2023	13/03/2024	5.0600	1,000,000.00	8,456.44	4,158.90
ING Direct	A	TD	GENERAL	At Maturity	27/04/2022	01/05/2024	3.2800	1,000,000.00	33,159.45	2,695.89
BOQ	BBB+	TD	GENERAL	Annual	12/06/2019	12/06/2024	2.5500	1,000,000.00	22,426.03	2,095.89

Issuer	Rating	Type	Alloc	Interest	Purchase	Maturity	Rate	Capital Value	Accrued	Accrued MTD
Suncorp	A+	TD	GENERAL	At Maturity	13/07/2022	17/07/2024	4.2000	1,000,000.00	33,600.00	3,452.05
AMP Bank	BBB	TD	GENERAL	Annual	07/08/2019	07/08/2024	2.0000	1,000,000.10	14,575.34	1,643.84
BOQ	BBB+	TD	GENERAL	Annual	31/08/2022	04/09/2024	4.4000	1,000,000.00	29,293.15	3,616.44
NAB	AA-	TD	GENERAL	Annual	28/09/2022	02/10/2024	4.8000	1,000,000.00	28,273.97	3,945.21
NAB	AA-	TD	GENERAL	At Maturity	01/03/2023	03/03/2025	5.0500	1,000,000.00	8,439.73	4,150.68
BankVic	BBB+	TD	GENERAL	Annual	01/03/2023	05/03/2025	5.1500	1,000,000.00	8,606.85	4,232.88
MyState Bank	BBB	TD	GENERAL	Annual	04/03/2022	05/03/2025	2.2200	1,000,000.00	3,406.03	1,824.66
BOQ	BBB+	TD	GENERAL	Annual	27/04/2022	30/04/2025	3.7500	1,000,000.00	410.96	410.96
BOQ	BBB+	TD	GENERAL	Annual	06/08/2020	06/08/2025	1.3000	1,000,000.00	9,473.97	1,068.49
Westpac	AA-	TD	GENERAL	Annual	21/02/2022	24/02/2027	2.4600	1,000,000.00	4,650.41	2,021.92
AMP Bank	BBB	TD	GENERAL	Annual	28/09/2022	28/09/2027	5.1000	1,000,000.00	30,041.10	4,191.78
BOQ	BBB+	TD	GENERAL	Annual	01/03/2023	01/03/2028	5.1500	1,000,000.00	8,606.85	4,232.88
Macquarie Bank	A+	CASH	GENERAL	Monthly	30/04/2023	30/04/2023	3.5500	1,586,665.62	4,618.21	4,618.21
Commonwealth Bank	AA-	CASH	GENERAL	Monthly	30/04/2023	30/04/2023	0.0000	128,793.33	-	-
Macquarie Bank	A+	CASH	GENERAL	Monthly	30/04/2023	30/04/2023	2.2500	1,014,422.08	2,846.91	2,846.91
Commonwealth Bank	AA-	CASH	GENERAL	Monthly	30/04/2023	30/04/2023	3.7000	3,321,302.68	7,128.93	7,128.93
Commonwealth Bank	AA-	CASH	GENERAL	Monthly	30/04/2023	30/04/2023	3.0000	1,907,202.27	240.17	240.17
TOTALS								37,958,386.08	500,638.05	104,028.74



Investment Review

April 2023



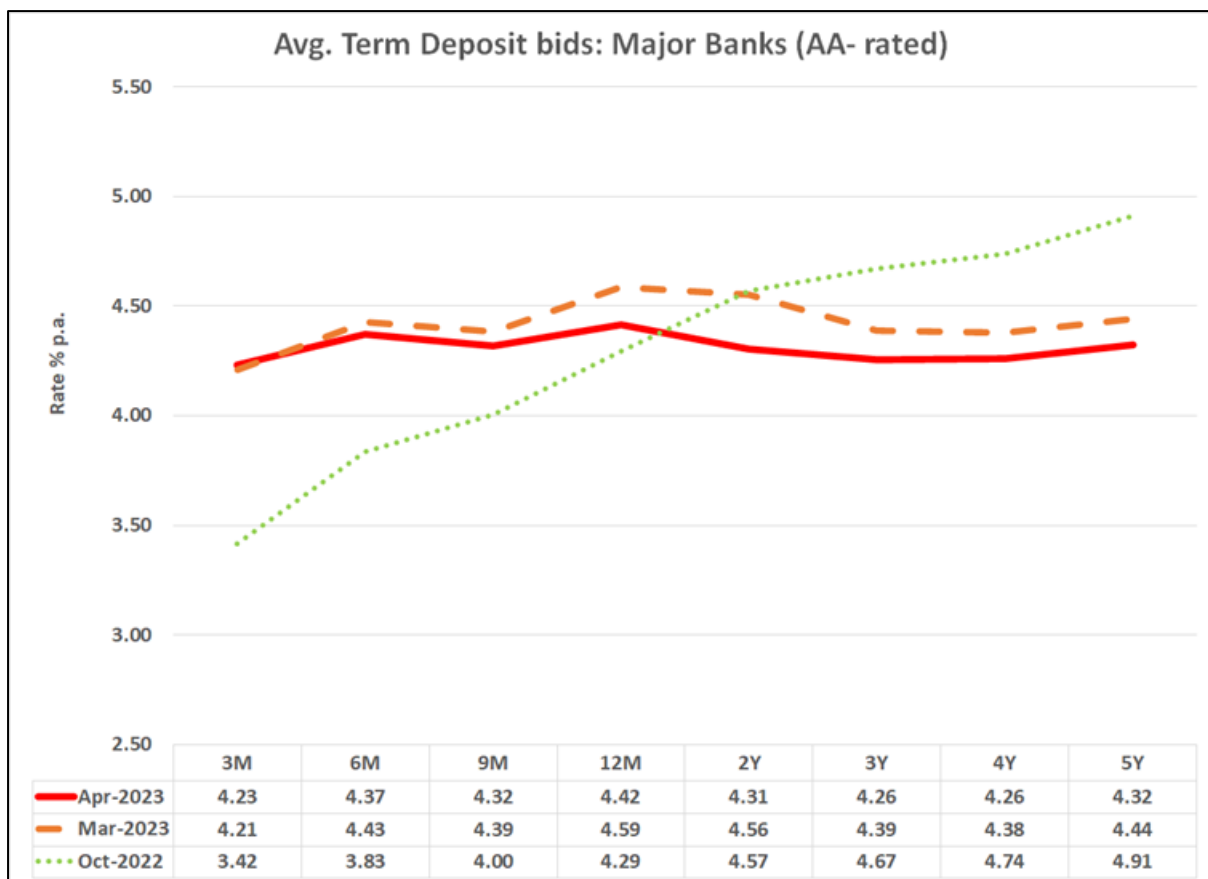
IMPERIUM MARKETS

Imperium Markets Pty Ltd ABN: 87 616 579 527
Authorised Representative of Libertas Financial Planning Pty Ltd AFSL 429 718
Phone: +61 2 9053 2987
Email: michael.chandra@imperium.markets
Level 9 Suite 06, 70 Phillip Street, Sydney NSW 2000

Market Update Summary

Financial markets were aided in April following early signs of inflation peaking across several developed economies. Markets continue to adjust their forecasts regarding future interest rate expectations accordingly, with the peak of the interest rate cycle potentially month(s) away, as per the rhetoric from several global central banks. Domestically, the RBA paused in April but decided to lift rates in May to 3.85%, commenting “*some further tightening of monetary policy may be required*” reinforcing a continuing commitment to do what is necessary to return inflation to target and a bias that still higher interest rates might be required to return inflation to target.

Despite the aggressive rate hikes, over the past few months, the deposit market has already factored in the current rate hike cycle. Deposit rates in the long-end (12m-5yr tenors) from the major banks (rated AA-) fell around 10-20bp on average during April (compared to March), with the market starting to price in the possibility that we may have reached the peak of the interest rate cycle:



Source: Imperium Markets

‘New’ investments close to or above 4% - 4½% p.a. is currently available if Council can place the majority of its surplus funds for terms of 12 months to 3 years. *With recessionary fears being priced in coming years, investors may take an ‘insurance policy’ against future rate cuts by investing across 3-5 year fixed deposits and locking in rates above or close to 4½% p.a. (small allocation only), although this is primarily being offered by the lower rated (“BBB”) ADIs.*

Council's Portfolio & Compliance

Asset Allocation

The majority of the portfolio is directed to fixed rate term deposits (79.03%). The remainder of the portfolio is held in various cash accounts with CBA and Macquarie (20.97%).



Senior FRNs remain relatively attractive as spreads have widened over the past year – new issuances should be considered again on a case by case scenario.

In the interim, fixed deposits for 12 months to 3 years remains appealing. With recessionary fears being priced in coming years, investors can choose to allocate some longer-term surplus funds and undertake an insurance policy against any potential future rate cuts by investing across 3-5 year fixed deposits, locking in and targeting yields close to or above 4½% p.a. (mainly available from the regional banks).

Term to Maturity

The portfolio is sufficiently liquid with around 63% of the total investment portfolio maturing within 12 months, which is well above the minimum 10% limit required across 0-3 month and 3-12 month terms.

Where ongoing liquidity requirements permit Council to invest in attractive 1-2 year investments, we recommend this be allocated to medium-term fixed term deposits (refer to respective sections below).

Compliant	Horizon	Invested (\$)	Invested (%)	Min. Limit (%)	Max. Limit (%)	Available (\$)
✓	0 - 3 months	\$15,958,386	42.04%	10%	100%	\$22,000,000
✓	3 - 12 months	\$8,000,000	21.08%	10%	100%	\$29,958,386
✓	1 - 2 years	\$9,000,000	23.71%	0%	70%	\$17,570,870
✓	2 - 5 years	\$5,000,000	13.17%	0%	50%	\$13,979,193
✓	5 - 10 years	\$0	0.00%	0%	25%	\$9,489,597
		\$37,958,386	100.00%			

Counterparty

As at the end of April 2023, Council did not have an overweight position to any single ADI. Overall, the portfolio is well diversified across the entire credit spectrum.

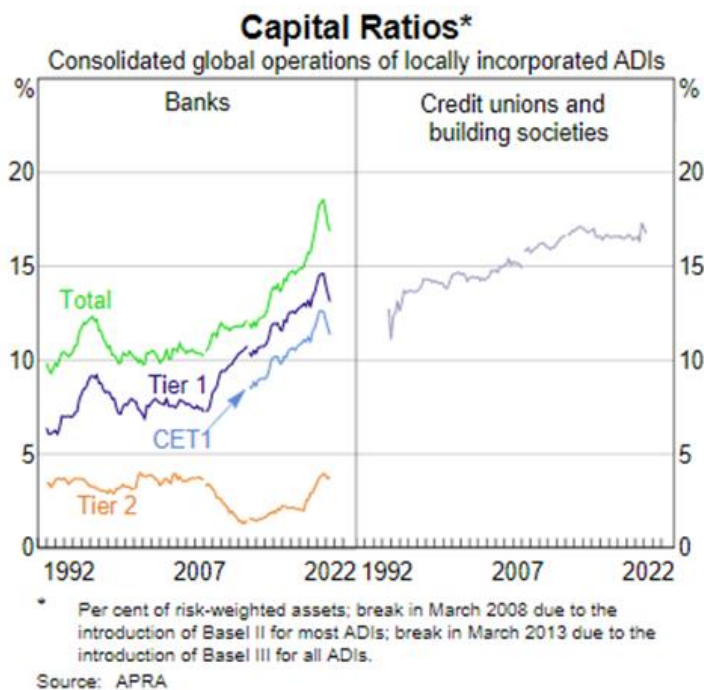
Compliant	Issuer	Rating	Invested (\$)	Invested (%)	Max. Limit (%)	Available (\$)
✓	CBA	AA-	\$8,357,298	22.02%	50%	\$10,621,895
✓	NAB	AA-	\$5,000,000	13.17%	50%	\$13,979,193
✓	Westpac	AA-	\$1,000,000	2.63%	50%	\$17,979,193
✓	Macquarie Bank	A+	\$2,601,088	6.85%	40%	\$12,582,267
✓	Suncorp	A+	\$1,000,000	2.63%	40%	\$14,183,354
✓	ING Direct	A	\$1,000,000	2.63%	40%	\$14,183,354
✓	BOQ	BBB+	\$6,000,000	15.81%	30%	\$5,387,516
✓	BankVIC	BBB+	\$1,000,000	2.63%	30%	\$10,387,516
✓	AMP Bank	BBB	\$8,000,000	21.08%	30%	\$3,387,516
✓	MyState Bank	BBB	\$2,000,000	5.27%	30%	\$9,387,516
✓	Judo Bank	BBB-	\$1,000,000	2.63%	25%	\$8,489,597
✓	The Mutual	BBB-	\$1,000,000	2.63%	25%	\$8,489,597
			\$37,958,386	100%		

We remain supportive of the regional and unrated ADI sector (and have been even throughout the post-GFC period). They continue to remain solid, incorporate strong balance sheets, while exhibiting high levels of capital – typically, much higher compared to the higher rated ADIs. Some unrated ADIs have up to 25-40% more capital than the domestic major banks, and well above the Basel III requirements.

Overall, the lower rated ADIs (BBB and unrated) are generally now in a better financial position than they have been historically (see the Capital Ratio figure below). The financial regulator, APRA has noted that the Common Equity Tier 1 capital of Australian banks now exceeds a quarter of a trillion dollars. It has increased by \$110 billion, or more than 70%, over the past eight years. Over the same time, banks' assets have grown by 44%. Some of the extra capital is supporting growth in the banking system itself but clearly, there has been a strengthening in overall resilience and leverage in the system is lower.

We believe that deposit investments with the lower rated ADIs should be considered going forward, particularly when they offer 'above market' specials. Not only would it diversify the investment portfolio and reduce credit risk, it would also improve the portfolio's overall returns. The lower rated entities are generally deemed to be the more 'ethical' ADIs compared to the higher rated ADIs.

In the current environment of high regulation and scrutiny, all domestic (and international) ADIs continue to carry high levels of capital. There is minimal (if any) probability of any ADI defaulting on their deposits going forward – this was stress tested during the GFC and the pandemic period. **APRA's mandate is to "protect depositors" and provide "financial stability".**



Credit Quality

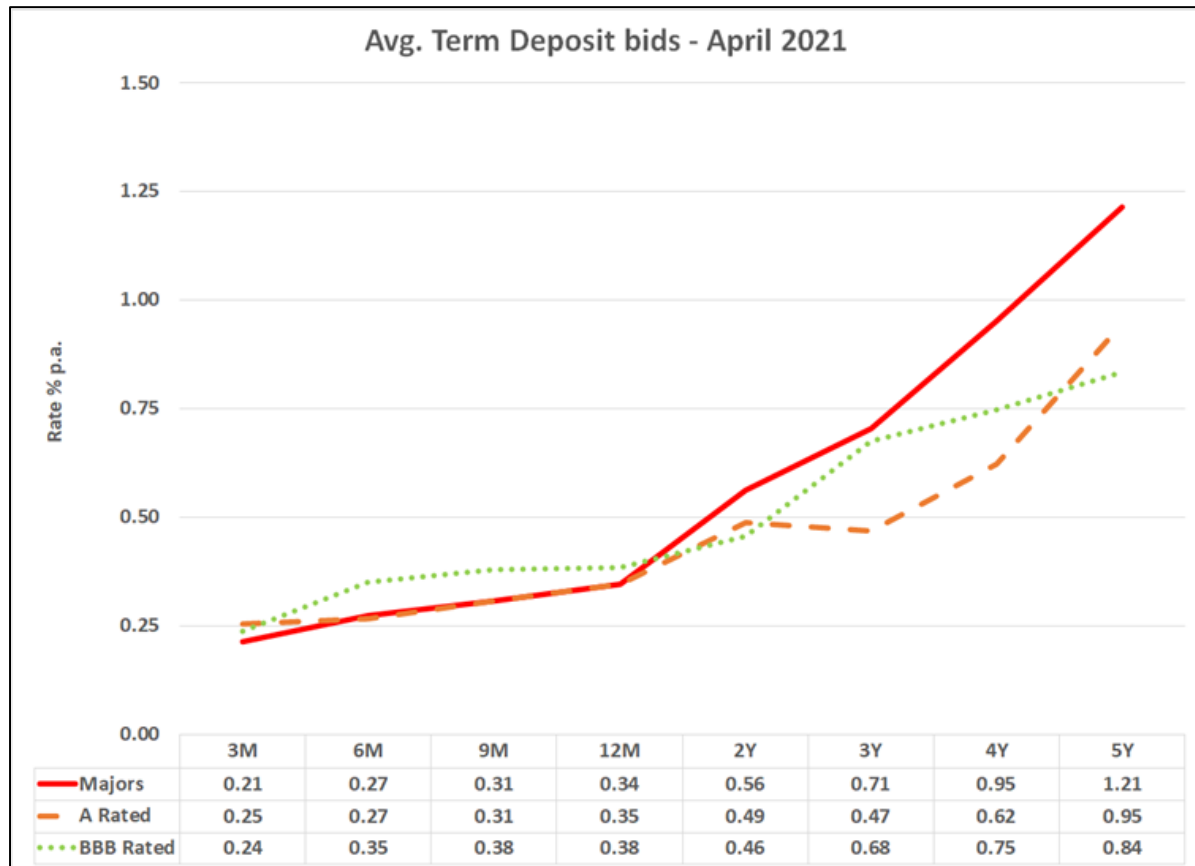
The portfolio remains well diversified across the entire credit spectrum, including some exposure to the unrated ADI sector. All aggregate ratings categories are within the Policy limits:

Compliant	Credit Rating	Invested (\$)	Invested (%)	Max. Limit (%)	Available (\$)
✓	AA Category	\$14,357,298	38%	100%	\$23,601,088
✓	A Category	\$4,601,088	12%	80%	\$25,765,621
✓	BBB Category	\$19,000,000	50%	70%	\$7,570,870
✓	Unrated ADIs	\$0	0%	10%	\$3,795,839
		\$37,958,386	100%		

Pre-pandemic (March 2020), a 'normal' marketplace meant the lower rated ADIs (i.e. BBB category) were offering higher rates on term deposits compared to the higher rated ADIs (i.e. A or AA rated). But due to the cheap funding available provided by the RBA via their Term Funding Facility (TFF) since mid-2020¹, allowing the ADIs to borrow as low as 0.10% p.a. fixed for 3 years, those lower rated ADIs (BBB rated) did not require deposit funding from the wholesale deposit from the likes of Council. Given the higher rated banks had more capacity to lend (as they have a greater pool of mortgage borrowers), they subsequently were offering higher deposit rates. In fact, some of the lower rated banks were not even offering deposit rates at all. As a result, most investors placed a higher proportion of their deposit investments with the higher rated (A or AA) ADIs over the past three years.

¹ The RBA's Term Funding Facility (TFF) allowed the ADI to borrow as low as 0.10% fixed for 3 years: <https://www.rba.gov.au/mkt-operations/term-funding-facility/overview.html>

Term Deposit Rates – During Pandemic (April 2021)

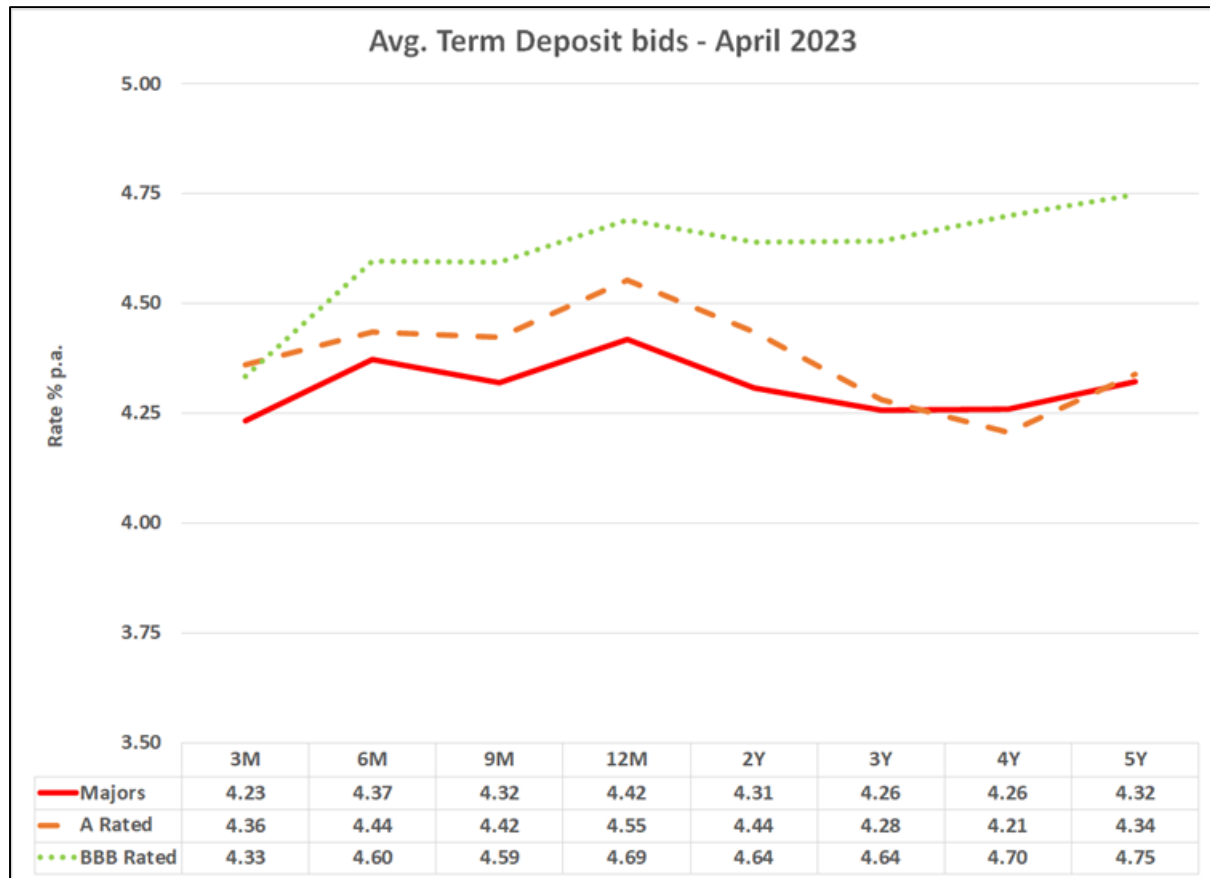


Source: Imperium Markets

The abnormal marketplace experienced during the pandemic is starting to reverse as the competition for deposits increases. We are now starting to see some of the lower rated ADIs (“BBB” rated) offering slightly higher rates compared to the higher rated banks (“A” or “AA” rated) on different parts of the curve (i.e. pre-pandemic environment). Some of this has been attributed to lags in adjusting their deposit rates as some banks (mainly the lower rated ADIs) simply set their rates for the week.

Going forward, Council should have a larger opportunity to invest a higher proportion of its surplus funds with the lower rated institutions (up to Policy limits), from which the majority are not lending to the Fossil Fuel industry. We are slowly seeing this trend emerge, as has been the case over the past month again:

Term Deposit Rates – Currently (April 2023)



Source: Imperium Markets

Performance

Council's performance for the month ending April 2023 is summarised as follows:

Performance (Actual)	1 month	3 months	6 months	FYTD	1 year
Official Cash Rate	0.29%	0.85%	1.61%	2.30%	2.40%
AusBond Bank Bill Index	0.30%	0.83%	1.60%	2.28%	2.37%
Council's T/D Portfolio [^]	0.30%	0.86%	1.67%	2.48%	2.77%
Outperformance	0.00%	0.03%	0.07%	0.20%	0.40%

[^]Total portfolio performance excludes Council's cash account holdings. Overall returns would be lower if cash was included.

Performance (Annualised)	1 month	3 months	6 months	FYTD	1 year
Official Cash Rate	3.60%	3.52%	3.27%	2.77%	2.40%
AusBond Bank Bill Index	3.77%	3.45%	3.26%	2.75%	2.37%
Council's T/D Portfolio [^]	3.76%	3.57%	3.40%	2.99%	2.77%
Outperformance	-0.01%	0.12%	0.14%	0.24%	0.40%

[^]Total portfolio performance excludes Council's cash account holdings. Overall returns would be lower if cash was included.

For the month of April, the total portfolio (excluding cash) provided a solid return of +0.30% (actual) or +3.76% p.a. (annualised), performing in line with the benchmark AusBond Bank Bill Index return of +0.30% (actual) or +3.77% p.a. (annualised). Over the past 12 months, the return of close to 2.77% p.a. was significantly above benchmark – this is considered very strong given current economic circumstances.

Going forward, despite the potential for additional rate hikes over coming months, Council's ongoing strategy in placing across 12-24 months terms is likely to earn up to ¼-½% p.a. higher compared to shorter tenors in a normal market environment. There is a growing belief that a recession is not too far away and so locking in rates above 4½% p.a. across 2-3 year tenors may provide some income protection against a potentially lower rate environment.

We are pleased that Council remains amongst the best performing in the state of NSW where deposits are concerned. We have been pro-active in our advice about protecting interest income and encouraged to maintain a long duration position to optimise the portfolio. This is now reflected by the high performance of the investment portfolio.

Council's Term Deposit Portfolio & Recommendation

As at the end of April 2023, Council's deposit portfolio was yielding 3.73% p.a. (up 9bp from the previous month), with a weighted average duration of around 425 days (~14 months).

Over a longer-term cycle, investors are rewarded if they can continue to maintain a slightly longer average duration. In a 'normal' marketplace, yields at the long-end are generally offered at a slight premium over shorter tenors.

At the time of writing, we see value in:

ADI	LT Credit Rating	Term	T/D Rate
P&N Bank	BBB	5 years	4.95% p.a.
P&N Bank	BBB	4 years	4.85% p.a.
AMP Bank	BBB	2-3 years	4.85% p.a.^
P&N Bank	BBB	3 years	4.80% p.a.
P&N Bank	BBB	2 years	4.70% p.a.
Hume Bank	BBB+	2 years	4.70% p.a.
BoQ	BBB+	2 years	4.65% p.a.
ING	A	2 years	4.40% p.a.
Suncorp	A+	2 years	4.40% p.a.
Westpac	AA-	2 years	4.39% p.a.
NAB	AA-	2 years	4.35% p.a.

[^]Contact us to get an additional 20bp rebated commission. Aggregate limits temporarily lifted to \$10m (from \$5m).

The above deposits are suitable for investors looking to maintain diversification and lock-in a slight premium compared to purely investing short-term. For terms under 12 months, we believe the strongest value is currently being offered by the following ADIs (dependent on daily funding requirements):

ADI	LT Credit Rating	Term	T/D Rate
AMP Bank	BBB	11-12 months	4.90% p.a.^
Hume Bank	BBB+	12 months	4.80% p.a.
P&N Bank	BBB	12 months	4.80% p.a.
BoQ	BBB+	12 months	4.65% p.a.
BoQ	BBB+	6 & 9 months	4.60% p.a.
NAB	AA-	6-12 months	4.55% p.a.
Westpac	AA-	12 months	4.51% p.a.
ING	A	12 months	4.50% p.a.
Suncorp	A+	12 months	4.48% p.a.
Suncorp	A+	3 months	4.46% p.a.

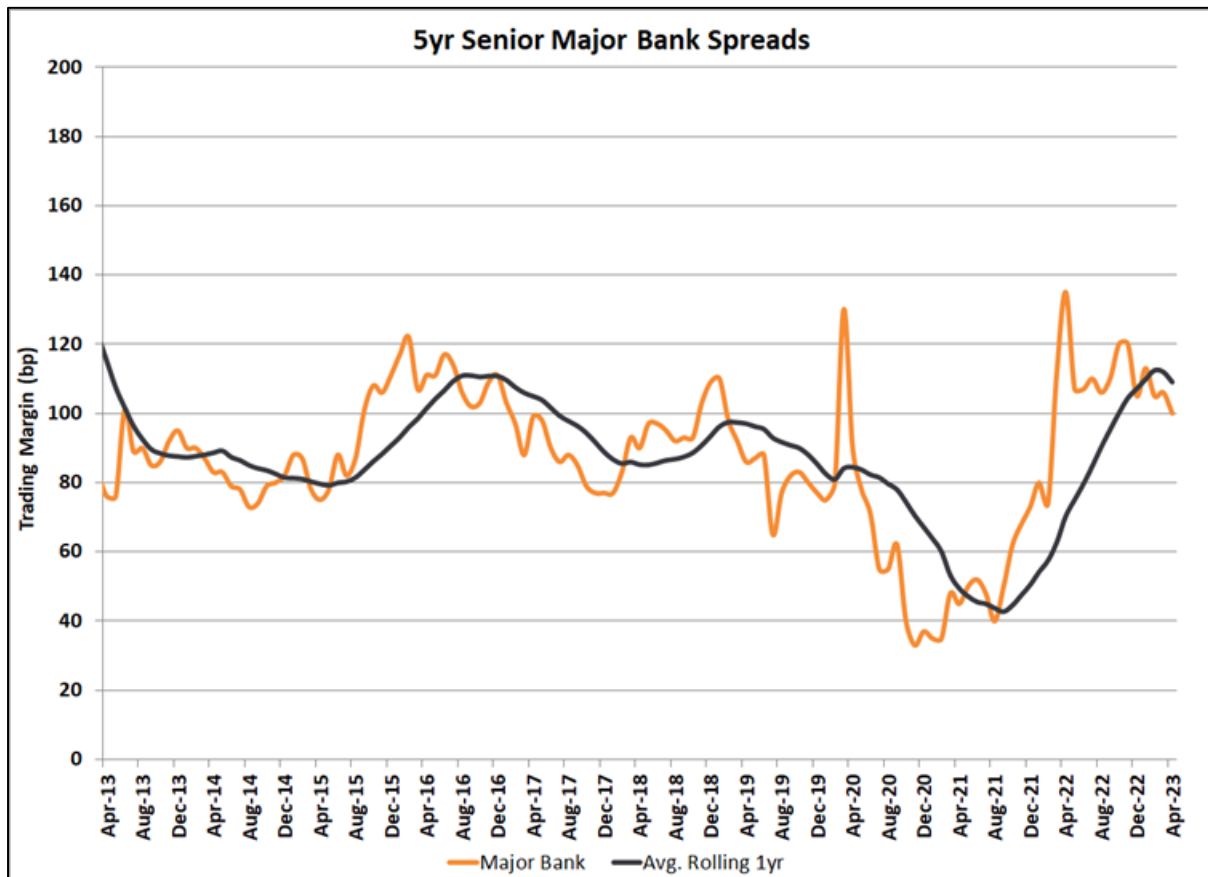
^Contact us to get an additional 20bp rebated commission. Aggregate limits temporarily lifted to \$10m (from \$5m).

If Council does not require high levels of liquidity and can stagger its investments across the longer term horizons (1-5 years), it will be rewarded over a longer-term cycle if it can roll for an average min. term of 12 months to 3 years (this is where we current value), yielding, on average, up to ¼-½% p.a. higher compared to those investors that entirely invest in short-dated (under 6 months) deposits.

With recessionary fears being priced in coming years, Council should consider allocating some longer-term surplus funds and undertake an insurance policy by investing across 3-5 year fixed deposits and locking in rates close to or above 4½ p.a. This will provide some income protection if central banks decide to cut rates in future years, and assuming inflation has peaked and is under control.

Senior FRNs Review

Over April, amongst the senior major bank FRNs, physical credit securities tightened by around 6-8bp at the long-end of the curve. Major bank senior securities remain fairly attractive again in a rising rate environment (5 year margins above the +100bp level):



Source: IBS Capital

There was a lack of primary issuances again over the month apart from BoQ's (AAA rated) covered FRN at +120bp at month-end. Amongst the "A" rated sector, the securities were marked around 5bp tighter at the 3-5 year part of the curve, whilst the "BBB" rated sector was marked around 15bp tighter (3yrs).

Credit securities are looking much more attractive given the widening of spreads over the past year. FRNs will continue to play a role in investor's portfolios mainly on the basis of their liquidity and the ability to roll down the curve and gross up returns over ensuing years (in a relatively stable credit environment).

Senior FRNs (ADIs)	30/04/2023	31/03/2023
"AA" rated – 5yrs	+100bp	+106bp
"AA" rated – 3yrs	+75bp	+83bp
"A" rated – 5yrs	+115bp	+120bp
"A" rated – 3yrs	+90bp	+95bp
"BBB" rated – 3yrs	+135bp	+150bp

Source: IBS Capital

We now generally recommend switches ('benchmark' issues only) into new primary issues, out of the following senior FRNs that are maturing:

- **On or before mid-2025 for the "AA" rated ADIs (domestic major banks);**
- On or before mid-2024 for the "A" rated ADIs; and
- Within 6-9 months for the "BBB" rated ADIs (consider case by case).

Investors holding onto the above senior FRNs ('benchmark' issues only) in their last few years are now generally holding sub-optimal investments and are not maximising returns by foregoing realised capital gains. In the current challenging economic environment, any boost in overall returns should be locked in when it is advantageous to do so, particularly as switch opportunities become available.

Primary (new) FRNs are now looking more appealing and should be considered on a case by case scenario.

Senior Fixed Bonds – ADIs (Secondary Market)

As global inflationary pressures remain, this has seen a significant lift in longer-term bond yields over the past year (valuations fell) as markets have reacted sharply.

This has resulted in some opportunities in the secondary market. We currently see value in the following fixed bond lines, with the majority now being marked at a significant discount to par (please note supply in the secondary market may be limited on any day):

ISIN	Issuer	Rating	Capital Structure	Maturity Date	~Remain. Term (yrs)	Fixed Coupon	Indicative Yield
AU3CB0255776	ING	AAA	Covered	07/09/2023	0.36	3.00%	3.97%
AU3CB0258465	Westpac	AA-	Senior	16/11/2023	0.56	3.25%	4.10%
AU3CB0265403	Suncorp	A+	Senior	30/07/2024	1.27	1.85%	4.32%
AU3CB0263275	Westpac	AA-	Senior	16/08/2024	1.31	2.25%	4.10%
AU3CB0265718	ING	AAA	Covered	20/08/2024	1.32	1.45%	4.20%
AU3CB0266179	ANZ	AA-	Senior	29/08/2024	1.36	1.55%	4.10%
AU3CB0266377	Bendigo	BBB+	Senior	06/09/2024	1.39	1.70%	4.41%
AU3CB0268027	BoQ	BBB+	Senior	30/10/2024	1.52	2.00%	4.49%
AU3CB0269710	ANZ	AA-	Senior	16/01/2025	1.73	1.65%	4.08%
AU3CB0269892	NAB	AA-	Senior	21/01/2025	1.74	1.65%	4.03%
AU3CB0270387	Macquarie	A+	Senior	12/02/2025	1.81	1.70%	4.37%
AU3CB0287415	Westpac	AA-	Senior	17/03/2025	1.90	2.70%	4.08%
AU3CB0291508	Westpac	AA-	Senior	11/08/2025	2.32	3.90%	4.11%
AU3CB0291672	CBA	AA-	Senior	18/08/2025	2.32	4.20%	4.03%
AU3CB0280030	BoQ	BBB+	Senior	06/05/2026	3.03	1.40%	4.62%
AU3CB0282358	ING	AAA	Covered	19/08/2026	3.33	1.10%	4.31%
AU3CB0284149	BoQ	BBB+	Senior	27/10/2026	3.52	2.10%	4.66%
AU3CB0286037	Westpac	AA-	Senior	25/01/2027	3.77	2.40%	4.21%

Economic Commentary

International Market

Financial markets were aided in April following early signs of inflation peaking across several developed economies. Across equity markets, the S&P 500 Index gained +1.46%, whilst the NASDAQ added +0.04%. Europe's main indices also gained, led by UK's FTSE (+3.13%), France's CAC (+2.31%) and Germany's DAX (+1.88%).

US CPI showed welcome, but not overwhelming, progress. Headline CPI rose less than expected, up +0.1% m/m and +5.0% y/y, down from +6.0% previously, the first monthly decline since November 2020. Core inflation, however, was in line with expectations at +0.4% m/m and +5.6% y/y.

The US unemployment rate fell 0.1% to 3.5% (3.6% expected) and average hourly earnings rose by an as expected +0.3% to be +4.2% up on a year ago down from +4.6% and +4.3% expected.

Strong Canada jobs report showed employment up +34.7k against +5k expected and the unemployment rate remained steady at 5.0%, rather than the consensus for a rise to 5.1%. The Bank of Canada held rates for the second consecutive meeting as expected.

UK employment growth was strong at 169k vs. 50k expected, while the unemployment rate ticked up 0.1% higher to 3.8%. BoE pricing now has a 90% chance of a 25bp rate hike in May (up from a 79% previously).

UK April CPI was a shocker, headline CPI only falling from +10.3% to +10.1% against +9.8% expected and the core measure unchanged at +6.2% against expectations for a fall to +6.0%.

The RBNZ raised rates by 50bp to 5.25%, against a strong market consensus for a smaller 25bp hike.

The International Monetary Fund (IMF) downgraded global growth forecasts made three months ago by 0.1% to +2.8% for 2023 and +3.0% for next year, following the +3.4% lift last year. The IMF noted *"the risks are weighted heavily to the downside, in part because of the financial turmoil of the last month and a half"*.

Chinese activity data showed GDP rebounded more quickly than expected. Q1 GDP growth beat expectations by +0.2% at +2.2% q/q vs. +2.0% expected. Strength was seen by the consumer with retail sales +10.6% y/y vs. +7.5% expected.

The MSCI World ex-Aus Index rose +1.62% for the month of April:

Index	1m	3m	1yr	3yr	5yr	10yr
S&P 500 Index	+1.46%	+2.28%	+0.91%	+12.70%	+9.50%	+10.07%
MSCI World ex-AUS	+1.62%	+2.07%	+1.66%	+11.39%	+6.45%	+6.99%
S&P ASX 200 Accum. Index	+1.85%	-0.80%	+2.83%	+13.99%	+8.26%	+7.90%

Source: S&P, MSCI

Domestic Market

The RBA decided to leave interest rates unchanged at 3.60% in April, while it assesses the outlook for the economy and the impact of previous substantial interest rate increases.

In addition, the bias to tighten further was softened with prior phrasing of further tightening will be required replaced with further tightening may well be needed. This suggests that the RBA has downgraded its forecasts for growth and/or inflation from the February Statement on Monetary Policy when a cash rate of 3.75% was seen as being required to achieve the return of inflation to 3% by mid-2025.

RBA Governor Lowe commented that *"the decision to hold rates steady this month does not imply that interest rate increases are over"* and that *"at our next meeting, we will again review the setting of monetary policy with the benefit of an updated set of forecasts and scenarios"*.

Core trimmed mean Q1 CPI came in 0.2% less than market expectations at +1.2% q/q and +6.6% y/y (consensus +1.4%/+6.7%). Headline inflation was a fraction above consensus at +1.4% q/q and +7.0% y/y, (consensus +1.3%/+6.9%). Overall, the inflation figures confirmed the widely held expectation that Australian inflation peaked late last year (Q4 2022), something now becoming clearly evident in goods price pressures, a trend in place in other parts of the world as supply chain disruptions heal and freight rates fall.

Employment grew +53.0k m/m in March, more than double the consensus of +20k. The unemployment rate held steady at 3.5%, where it has been since July 2022 and it remains around its lowest levels since the 1970s. The participation rate lifted by around 0.1% to 66.74% from 66.65%.

Australian dwelling prices rose +0.6% m/m in March. That is the first nationwide increase since April 2022 and comes after declines moderated to just +0.1% in February. Meanwhile dwelling approvals rose +4.0% m/m in February (consensus +10.0%), following the sharp -27.1% fall seen in February.

The February trade surplus was \$13.8bn (consensus \$11.2bn) from \$11.3bn, largely driven by a big fall in imports (-9.1% m/m or -\$4.3bn).

The Australian dollar lost -1.52%, finishing the month at US66.10 cents (from US67.12 cents the previous month).

Credit Market

The global credit indices remained relatively flat over April. They are now back to their levels in early 2022 (prior to the rate hike cycle from most central banks):

Index	April 2023	March 2023
CDX North American 5yr CDS	79bp	78bp
iTraxx Europe 5yr CDS	86bp	88bp
iTraxx Australia 5yr CDS	91bp	92bp

Source: Markit

Fixed Interest Review

Benchmark Index Returns

Index	April 2023	March 2023
Bloomberg AusBond Bank Bill Index (0+YR)	+0.30%	+0.28%
Bloomberg AusBond Composite Bond Index (0+YR)	+0.19%	+3.16%
Bloomberg AusBond Credit FRN Index (0+YR)	+0.46%	+0.26%
Bloomberg AusBond Credit Index (0+YR)	+0.45%	+1.85%
Bloomberg AusBond Treasury Index (0+YR)	+0.01%	+3.53%
Bloomberg AusBond Inflation Gov't Index (0+YR)	+0.32%	+4.16%

Source: Bloomberg

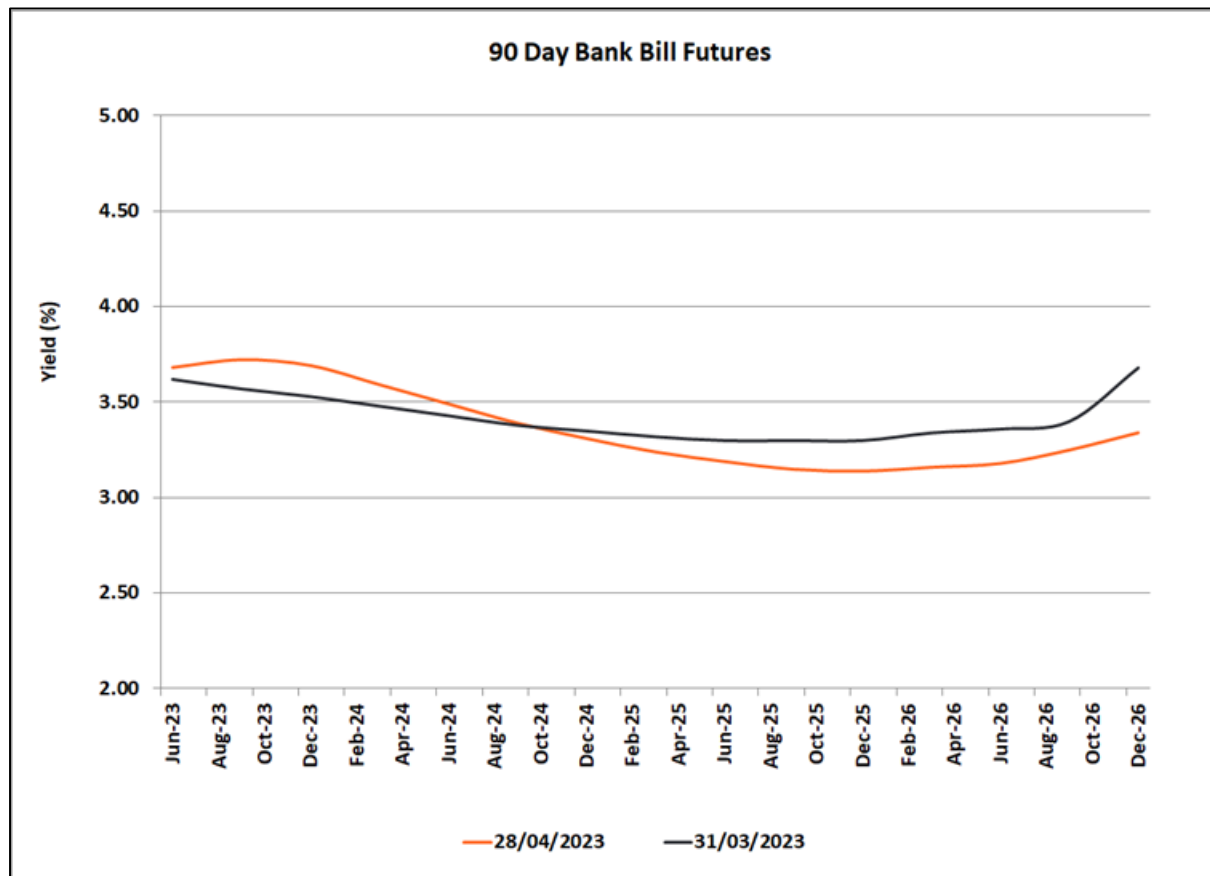
Other Key Rates

Index	April 2023	March 2023
RBA Official Cash Rate	3.60%	3.60%
90 Day (3 month) BBSW Rate	3.68%	3.72%
3yr Australian Government Bonds	3.00%	2.94%
10yr Australian Government Bonds	3.34%	3.30%
US Fed Funds Rate	4.75%-5.00%	4.75%-5.00%
2yr US Treasury Bonds	4.04%	4.06%
10yr US Treasury Bonds	3.44%	3.48%

Source: RBA, AFMA, US Department of Treasury

90 Day Bill Futures

Bill futures fell at the long-end of the curve in April, following the lower than expected inflation figures released at month-end. The markets continue to factor in the possibility of a global recession over the next few years, highlighted by the drop in the futures pricing in early 2024:



Source: ASX

Fixed Interest Outlook

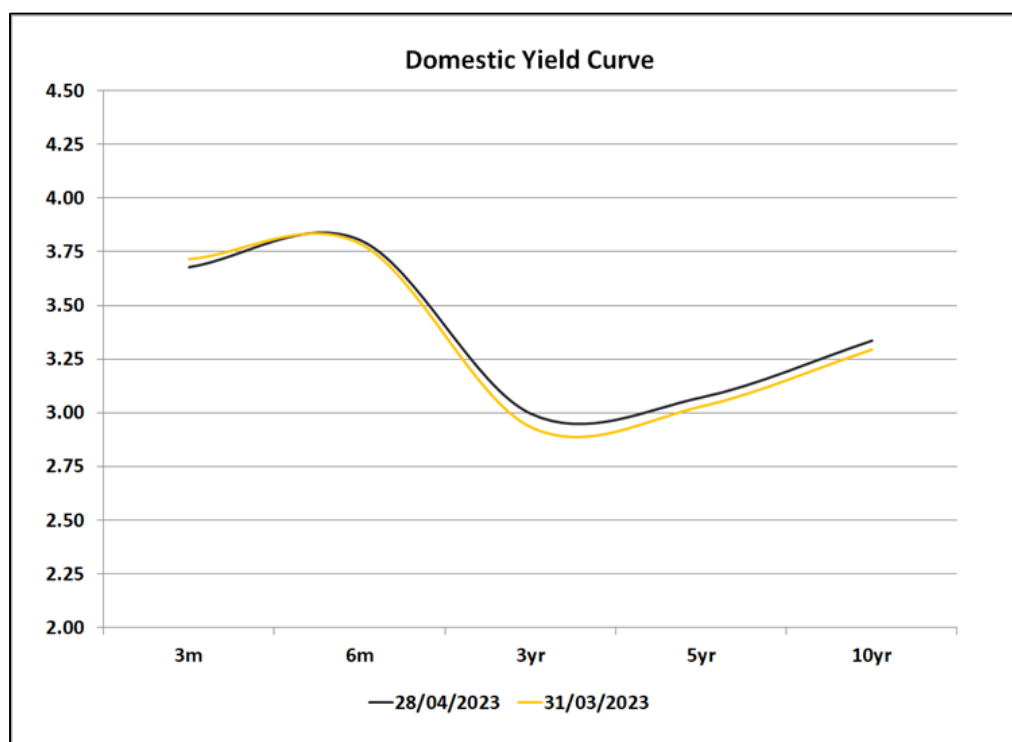
US money market rates ascribe more than an 80% probability to the Fed lifting the Funds rate by 0.25% to 5.00-5.25% on May 3 following the stronger than expected employment numbers.

Domestically, after announcing official interest rates would remain unchanged in April, the RBA's bias to tighten further was softened with prior phrasing of further tightening will be required replaced with further tightening may well be needed. With this pause, 3.60% may potentially mark the peak of interest rates for Australia this cycle as we envisage considerably slower growth in the second half of 2023, moderating inflation and an increase in the unemployment rate. But the RBA continues to suggest they will be agile and act depending on the economic data that is presented to them.

With the RBA having paused in April, the latest CPI data suggests the RBA remains on balance and is likely to pause again in May, waiting on further information on wages (WPI on 17th May and the Minimum Wage Decision) to assess whether the aim of returning inflation to 3% by mid-2025 remains plausible.

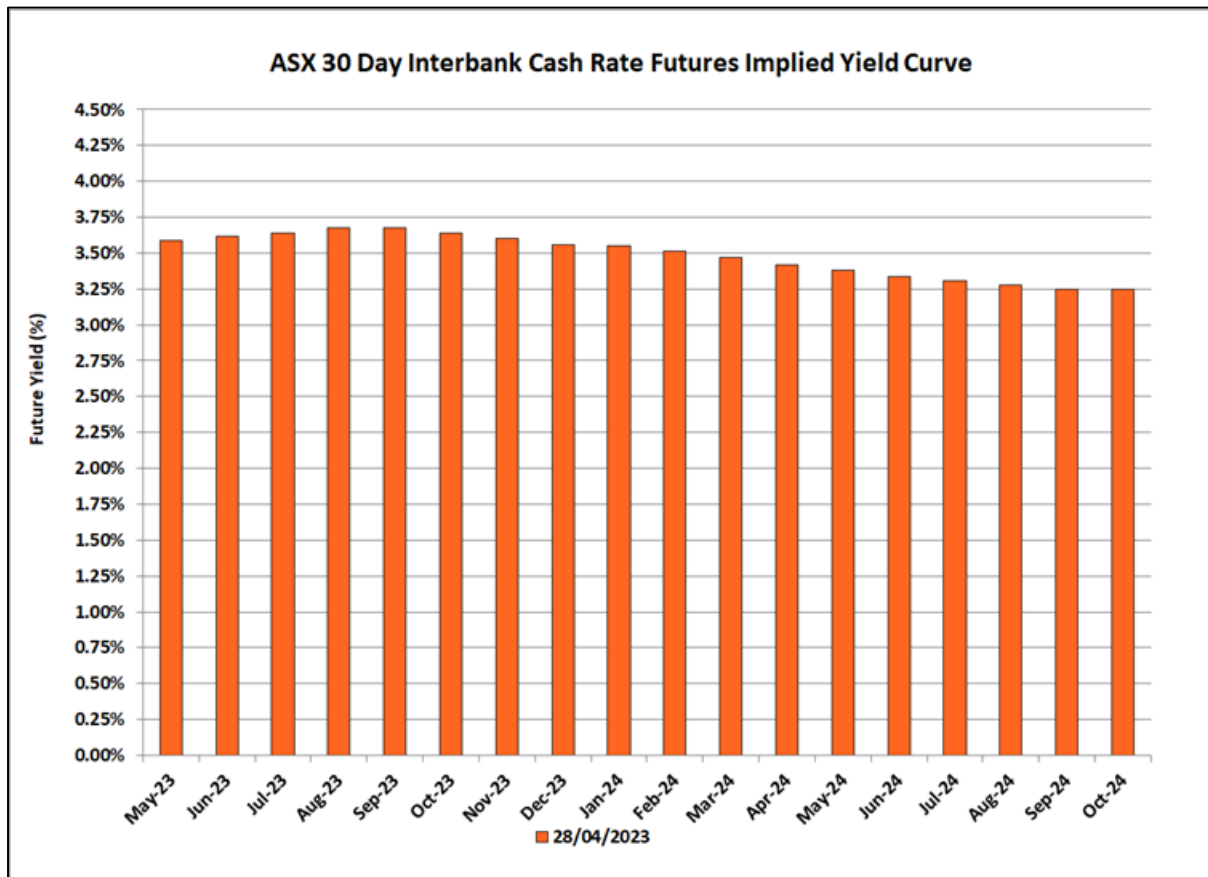
What would cause the Board to raise interest rates further? This would likely require in the near term, a significant inflation or wages shock, something that cannot be ruled out as the RBA has been quite reactive to surprises in this sense in recent months, though it also seems to have been comfortable with the prospect of a minimum wage increase as large as 7% being announced in the next few months. Medium term, further rate rises would likely require an accumulation of evidence that inflation was not tracking back towards the 2-3% target. The risk continues to be to the upside in the near term with the RBA to remain reactive to the data flow, especially around inflation and wages.

Over the month, yields remained relatively flat at the long-end of the curve:



Source: AFMA, ASX, RBA

With the RBA keeping rates on hold in April and a slightly softer inflation reading than anticipated, the market has changed its view to the next move bring a rate cut, against the RBA's rhetoric that rates may still need to move higher should inflation remain persistently high over the medium term.



Source: ASX

Disclaimer

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Extension to Three Mile Road
Lightning Ridge
Project Definition Brief
Revision 1

10th May 2023

Author: Tim McLoughlin

WTFPWD

The Project: The project is to extend Three Mile Road from the existing end of seal to a point adjacent to the new Opal centre (1.5km)

Drivers: The reason for doing this work is to provide a sealed road to the new Opal centre proposed to be built at Waypoint A (Lat -29.460582; Long 147.966209)

The proponents believe that the opal centre will generate a large increase in traffic to lightning ridge and surrounds for two reasons:

1. Interest in Opal and in the display of the centre
2. Interest in the architecture of the centre building (the Architect is world renown)

Stakeholders:

- Walgett Shire Council
- Crown lands department
- Opal Centre proponents
-

Known Knowns

- The proponents of the Proposed Opal centre have plans and are actively seeking Finance options

Known Unknowns:

Known Unknowns include:

- Opal centre has been designed by a world renowned architect
- Visitor number projections and the resulting Traffic Counts and how traffic counts vary through the year
- The current design is by a world renowned Architect
- The proposed alignment has not been gazetted and there are a number of mining Leases that will need to be negotiated
- The proposed alignment may have been heavily mined and there may be very significant costs to remediate the road reserve
- Proposed Project schedule of the Opal centre

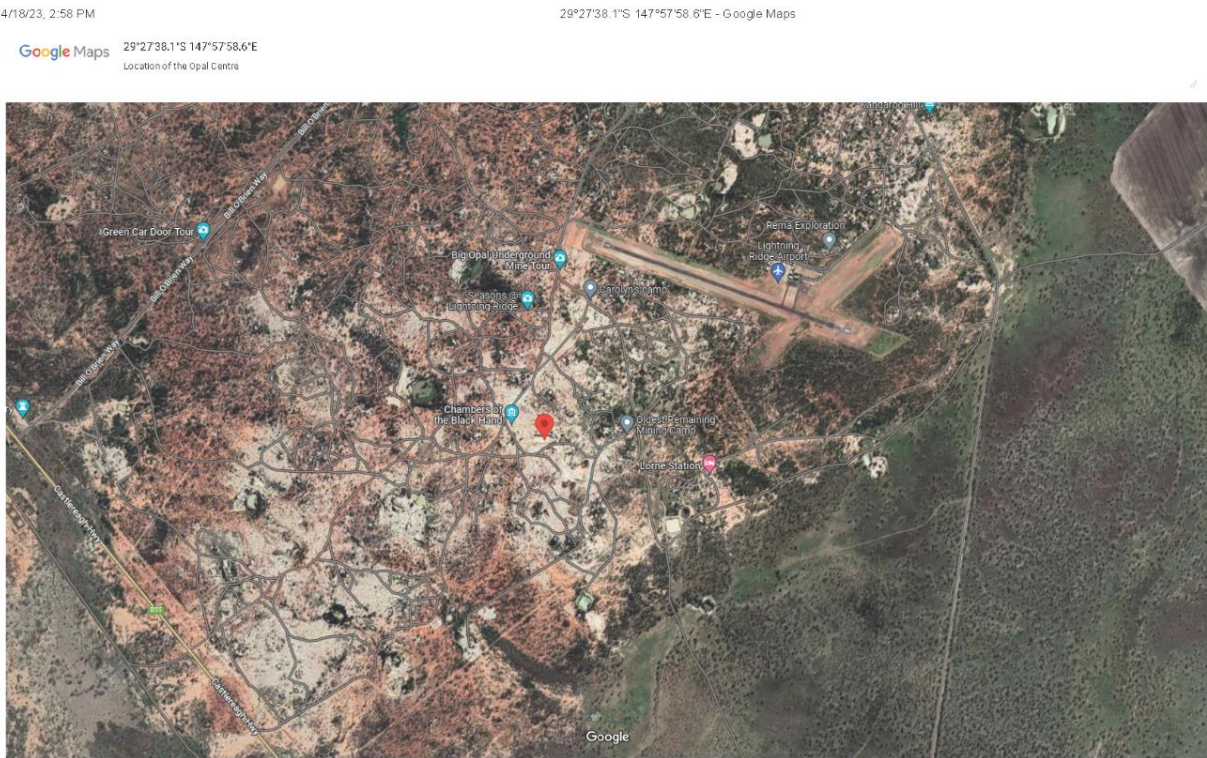
Path Forward:

1. Gain approval of the project in principal
2. Validate the driving assumptions
3. Generate a tested feasibility study the validate the commercial case
4. Draft a realistic project schedule
5. Install a talented and directed project team
6. Get a moratorium on development within the proposed road corridor (Don't know if this is possible – talk to Crown lands)
7. Project team to manage budget, consultants, Community Consultation. Construction contracts, funding grant applications

Photographs:



Figure 1Artist Impression of Opal Centre



[https://www.google.com/maps/place/29°27'38.1"S+147°57'58.6"E/@-29.460159,147.9700112,3769m/data=!3m1!1e3!4m4!3m3!1d-29.460586!4d147.966282?authuser=0](https://www.google.com/maps/place/29°27'38.1)

Figure 2 Proposed Location of Opal Centre

Applicant contact details

Title	Mr
First given name	Hanson
Other given name/s	
Family name	Chen
Contact number	0474657254
Email	hansonc@roobuck.com.au
Address	48 EDWARD STREET NARRAWEENA 2099
Application on behalf of a company, business or body corporate	Yes
ABN	29615519349
ACN	615519349
Name	SPECIALIZED ELECTROTECH TRAINING PTY. LTD.
Trading name	SPECIALIZED ELECTROTECH TRAINING PTY. LTD.
Is the nominated company the applicant for this application	Yes

Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	Specialized Electrotech Training Pty Ltd
ABN / ACN	29 615 519 349

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	Yes
Provide details	locked gate

Developer details

ABN	40 139 721 635
ACN	
Name	The Trustee for PICTON BROS UNIT TRUST
Trading name	The Trustee for PICTON BROS UNIT TRUST
Address	183 TALBRAGAR STREET DUBBO 2830
Email Address	grahamemiller@pictonbros.com.au

Development details

Application type	Development Application
Site address #	1
Street address	28 WARRENA STREET WALGETT 2832

Local government area	WALGETT
Lot / Section Number / Plan	D/-/DP392928 <input checked="" type="checkbox"/> A/-/DP392928 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Walgett Local Environmental Plan 2013 Land Zoning R1: General Residential Height of Building 10 m Floor Space Ratio (n:1) NA Minimum Lot Size 700 m² Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

Proposed development

Proposed type of development	Bed and breakfast accommodation Restaurant or cafe
Description of development	The proposed works are as follows: Use of site for a cafe and Cabins for bed and breakfast accommodation The cafe will sell light meals ,tea, coffee and drinks to both persons staying in the cabins and local residents and visitors , The food and drink for the cafe will be prepared in a mobile kitchen truck (to be permanently installed) There will be up to two persons working at the site A total of six cabins are proposed for bed and breakfast accommodation on site
Dwelling count details	
Number of dwellings / units proposed	6
Number of storeys proposed	1
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Existing gross floor area (m2)	1,000
Proposed gross floor area (m2)	350
Total site area (m2)	1,000
Cost of development	
Estimated cost of work / development (including GST)	\$273,178.94
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	
Is subdivision proposed?	No
Proposed operating details	
Number of staff/employees on the site	4

Number of parking spaces

Category of development	Car parking spaces	Motorcycle spaces	Bicycle spaces
Residential accommodation	6	0	0

Total	6	0	0
Number of loading bays			
Is a new road proposed?	No		
Concept development			
Is the development to be staged?	No, this application is not for concept or staged development.		
Crown development			
Is this a proposed Crown development?	No		

Related planning information

Is the application for integrated development?	No
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Is this application for biodiversity compliant development?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a voluntary planning agreement (VPA) ?	No
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	No
10.7 Certificate	
Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
Political Donations	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The *Environmental Planning and Assessment Regulation 2021* and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees. Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

First name	hanson
Other given name(s)	
Family name	chen
Contact number	0474657254
Email address	hansonc@roobuck.com.au
Billing address	6/20 west Street Bookvake NSW 2100

Application documents

The following documents support the application.

Document type	Document file name
Cost estimate report	Specialized Electrotech Training PL~28 Warrena St~Walgett~Cost Estimate
Site plans	28 Warrena Street, Walgett Rev-6
Statement of environmental effects	SEE Rev 3 - 28 Warrena St Walgett
Waste management plan	WMP Rev 3 - 28 Warrena St Walgett

Applicant declarations

I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	

David Carey
Town Planning and Development

Statement of Environmental Effects

Accompanying a development application for

Development of a cafe and bed & breakfast service

At

Lot D DP 392928
28 Warrena Street Walgett

November 2022

Statement of Environmental Effects
28 Warrena Street Walgett

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Statement of Environmental Effects
28 Warrena Street Walgett

1. Introduction

This statement of environmental effects has been prepared by David Carey Town Planning and Development on behalf of Hanson Chen to accompany a development application for development of a cafe and bed & breakfast service at 28 Warrena Street Walgett. The application is being submitted pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions and objectives of Walgett LEP 2013 and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

The proposed use is suitable for the existing site. The impacts of the development are minor and they will not have an adverse impact on the surrounding area. Overall, the development will have a net positive impact on the Walgett LGA.

This statement has been prepared having regard to the following documentation:

- Architectural plans prepared by Dmytro Kopylov

2. Site description and analysis

2.1 Location and property description

The site consists of one torrens title lot, with a legal property description of Lot D DP 392928. The street address of the site is 28 Warrena Street Walgett.



Figure 1 – Aerial view of site (Six Maps)

2.2 Site characteristics

The total site has an area of 1011.58m². The site is currently vacant, having previously been occupied by a dwelling house which has since been demolished.

All services are available to the property and the site has access from Warrena Street.

2.3 Surrounding development

The site is located within a residential area approximately 500m from the centre of Walgett. The site is approximately 70m from the town's flood levy and the Namoi River.

3. Details of proposal

3.1 Proposed works

The proposed works are as follows:

- Use of site for a cafe and cabins for bed and breakfast accommodation

The cafe will sell light meals, tea, coffee and drinks to both persons staying in the cabins and to local residents and visitors. The food and drink for the cafe will be prepared in a mobile kitchen truck (to be permanently installed).

There will be up to two persons working at the site.

A total of six cabins are proposed for bed and breakfast accommodation on the site. One of these cabins may be occupied by the persons working at the property.

The proposed cafe hours of operation are 7am to 6pm, seven days per week. The bed and breakfast accommodation will operate seven days per week.

A large skip bin for waste and recycling will be stored on the site behind the building line and collected by Council or a private contractor. There will be emphasis on the recycling of food and plant waste on the site through composting rather than sending to landfill.

A small sign may be erected at the front of the site, however this sign will meet the exempt development requirements of State Environmental Planning Policy (Exempt & Complying Development Codes) 2008 and is therefore not required to be included in the application.

4 Clause 4.15 -Matters for consideration

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

(a) the provisions of:

(b) (i) any environmental planning instrument

Walgett Local Environmental Plan 2013

The subject site is zoned R1 General Residential under the Walgett LEP 2013. The objectives of the zone are as follows:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To enable development that is compatible with the surrounding residential environment and that is unlikely to adversely affect the amenity of residential development on land in the zone.*

The development is consistent with the above objectives as it provides for the housing needs of the community and also other land uses that provide facilities and services to meet the day to day needs of residents.

The development meets the definitions of a “cafe” and “bed and breakfast accommodation”, all of which are permitted within the R1 zone.

Clause 4.3 Height of buildings

A maximum height of buildings of 10m is applicable to the site. The maximum height of the building is 4m and the development complies with this clause.

Clause 5.4 Controls relating to miscellaneous permissible uses

This clause provides that if development for the purposes of bed and breakfast accommodation is permitted under this plan, the accommodation that is provided to guests must consist of no more than 5 bedrooms. All of the proposed cabins are studios and no specific bedrooms are proposed. There are six cabins, one of which will be used by workers at the site. The proposed development complies with this clause.

Clause 6.1 Earthworks

This clause provides that before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters—

Statement of Environmental Effects
28 Warrena Street Walgett

- (a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,*
- (b) the effect of the 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 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) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,*
- (h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

The site is relatively flat, with a fall of a maximum around 50cm across the site. Accordingly, only very minor cut and fill is proposed to facilitate the proposed buildings. It will not have any significant impact on drainage patterns, the amenity of adjoining properties, relics, or any environmentally sensitive area. No fill is required to be brought onto the site to facilitate the proposal. The proposed development complies with this clause.

Statement of Environmental Effects
28 Warrena Street Walgett

(iii) any development control plan

Walgett Development Control Plan 2016

Walgett Shire Development Control Plan 2016 is applicable to the development. The table below details compliance with relevant clauses.

Clause	Required	Proposed	Complies
4.6.1 Building setbacks	R1 General Residential Zone Street frontage minimum 4.5m, 5.5m to garage Side/rear boundary minimum 1m (675mm to roof eaves, sunhoods, gutters, downpipes, chimney flues, light fittings, electricity gas meters and aerials)	Front setback 13.2m Side setback to cabins 1m. Rear setback 3m	Yes Yes
4.6.2 Density	- Minimum area per dwelling is 500 m2 in the General Residential (R1) Zone	Not applicable, no dwellings proposed, bed and breakfast cabins only	N/A
4.6.3 Design	- For corner lots, dwellings be designed to present to and have vehicle access from alternate frontages, unless one street is a collector road or greater, where access shall be obtained from the lesser street classification. - No continuous section of wall built on a side boundary shall exceed 50% of the length of the boundary up to a maximum of 10m.	Not applicable, site not a corner lot No walls to boundary proposed	N/A N/A
4.6.4 Building height	Measured from natural ground level to: - Topmost ceiling: maximum 7.2m. - Top of the ridge: maximum 10m (note maximum building height set by the LEP).	Maximum wall to ceiling height 2.14m Proposed maximum building height 4m	Yes Yes
4.6.5 Utility infrastructure protection	Refer to Appendix A for Council's requirements for the protection of utility infrastructure.	To comply	Yes
4.6.6 Site coverage	- Residential zones: Maximum site coverage of 75% (includes all hardstand areas).	Site coverage 64.97%	Yes
4.6.7 Solar access	- Shadow diagram are required for developments of ≥ 2 storeys and need to demonstrate habitable rooms of adjoining dwellings and major part of their landscaped open space to retain a minimum of 4hrs sunlight between 9am-3pm on 21st June (winter solstice).	Not applicable, development less than two storeys	N/A
4.6.8 Privacy	(1) A window in a new dwelling house or a new window in any alterations or additions to an existing dwelling house must have a privacy screen if: (a) it is a window in a habitable room, other than a bedroom, that has a floor level of more than 0.7 metres above ground level (existing), and (b) the wall in which the window is located has a setback of less than 3 metres from a side or rear boundary, and (c) (2) A new balcony, deck, patio, pergola, terrace or verandah and any alterations to an existing balcony, deck, patio, pergola, terrace or verandah must have a privacy screen if it: (a) has a setback of less than 2m from a side or rear boundary, and (b) has a floor area more than 3m ² , and (c) has a floor level more than 0.7 metres above ground level (existing). (3) A detached deck, patio, pergola or terrace or any alterations or	Not applicable, no dwellings proposed and bed and breakfast cabins are single storey only Not applicable Not applicable	N/A N/A N/A

Statement of Environmental Effects
28 Warrena Street Walgett

	additions to an existing deck, patio, pergola or terrace must not have a floor level that is more than 0.7 metres above ground level (existing).		
4.6.10 Access	<ul style="list-style-type: none"> - All weather 2WD access is required to the dwellings. - Dimensions to meet Australian Standard AS2890.1 Parking Facilities. - Stack parking is not deemed to satisfy parking requirements. - All parking and manoeuvring areas to be hardstand (pavers or concrete). - Developments requiring 4 or more car spaces are to provide adequate turning dimensions to allow all vehicles to enter and leave the site in a forward direction. 	Car parking provided at front To comply Not applicable Proposed parking spaces to be sealed Not proposed	Yes Yes N/A Yes N/A
4.6.11 Landscaping	<ul style="list-style-type: none"> - Minimum of 50m² of landscaping for each dwelling, of which 50% must be planted garden areas. - Location and grouping of plant types shall be multi-functional providing privacy, security, shading and recreation functions. - Landscaping shall comprise only native, drought and frost tolerant species. - Landscaping shall allow solar access to windows, solar collectors, living areas and drying areas in winter and shade to buildings and outdoor spaces in summer. - Minimum width of 2m required for all landscaped areas. 	Not applicable, no dwellings proposed Complies To comply To comply For note	N/A Yes Yes Yes For note
4.6.12 Private open space	<ul style="list-style-type: none"> --Private open space must be provided in accordance with the following table in relation to its position relative to the dwelling for solar access. Private Open Space Location Minimum Amount Minimum Dimension North 35 m² 4 m x 4 m East 50 m² 4 m x 4 m South 60 m² 4 m x 4 m West 45 m² 4 m x 4 m - Must be directly accessible from a living area. - Area calculation does not contain intrusions such as drying areas, electricity substation, water tanks, hot water systems, retaining walls. 	Not applicable, no dwellings proposed	N/A
4.6.13 Outdoor lighting	<ul style="list-style-type: none"> - Must provide certification of compliance with AS4282 Control of Obtrusive Effects of Outdoor Lighting if >10 dwellings proposed. 	Not applicable, 10 dwellings not proposed	N/A
4.6.14 Adaptability	Development of 5 or more units must provide 1 in 5 units capable of conversion to adaptable housing in accordance with AS4299 Adaptable Housing, Class C level.	Not applicable, units not proposed	N/A
4.6.15 Facilities	<ul style="list-style-type: none"> - Screened garbage storage required inside front property boundary, at the rear of each unit or within garages. Storage locations to be included in landscape plan. - Clothes drying facilities required free of access ways. Clothes lines and hoists shall be located at the rear of development and adequately screened from adjoining roads. 	All garbage bins to be stored behind building lines All clothes drying to occur behind building lines	Yes
4.6.16 Utilities and services	<ul style="list-style-type: none"> - Multi- dwellings not permitted on land without Council sewer or effluent services. - Servicing strategy is required to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale of development. 	Not applicable, multi dwelling housing not proposed Necessary services available to proposed development	N/A Yes
4.6.17 Storage	<ul style="list-style-type: none"> - Must provide a minimum of 5m³ of dedicated storage area per dwelling in addition to the standard internal storage provision (e.g. wardrobes, kitchen cupboards, pantry, linen press). 	Not applicable, no dwellings proposed	N/A
4.6.18 Fencing	<ul style="list-style-type: none"> - Street fencing shall be open, or a combination of open panels and masonry columns, to a maximum height of 1.8 metres generally, 1.5 metres within the building setback, and 1.5 metres in Fox, Wee Waa, Opal, and Morilla streets.. - Where a street fence is proposed, the section of side boundary fencing located in front of the building setback shall be open or combination of open panels and masonry columns to match front fence. - Street fencing details are required with DA for dwelling. 	Not applicable, street fencing not proposed Not applicable, street fencing not proposed Not applicable, street	N/A N/A N/A

Statement of Environmental Effects
28 Warrena Street Walgett

	<ul style="list-style-type: none"> - No barb wire is permitted. - Solid panel fencing is not permitted forward of the building line, unless otherwise exempted by legislation. - Street fencing details are required with DA for dwelling. 	fencing not proposed Not proposed Not proposed Street fencing not proposed	N/A N/A N/A
4.6.19 Outbuildings and detached garages	<ul style="list-style-type: none"> - Not within building setback. - If in front of main dwelling, it must: Match construction theme; Match roof pitch; and Appear like part of the habitable dwelling. - Maximum height of 3.2m to eave, 3.6m to peak of roof or match house roof pitch for General Residential (R1), Large Lot Residential (R5) or Village (RU5). 	No outbuildings proposed within front setback Not applicable Not applicable	N/A N/A N/A
2.6.21 Water tanks	<ul style="list-style-type: none"> - Located behind the street setback of the existing dwelling. - Maximum height of 3.2 metres. 	Not applicable	N/A
4.9.1 Outdoor lighting	- Demonstrate compliance with AS/NZS 11583.1 Pedestrian Area (Category P) Lighting and AS4282 Control of Obtrusive Effects of Outdoor Lighting.	To comply	To comply
4.9.4 Outdoor signage	<ul style="list-style-type: none"> - A single business premises is permitted to have: one under awning sign, one top hamper sign, and one fascia sign, that do not project above or beyond that to which it is attached. One of which may be illuminated, but not flashing, moving or floodlit. - Design and location of signage must be shown on plans with DA. - Where there is potential for light spill from signage to adjoining properties, all illuminated signage shall be fitted with a timer switch to dim or turn off the light by 11pm each night. - Signage must comply with SEPP 64 – Advertising and Signage Schedule 1 Assessment Criteria. 	Not applicable, any signage to be installed will meet the exempt development requirements of State Environmental Planning Policy (Exempt & Complying Development Codes) 2008	N/A
4.9.5 Design	<ul style="list-style-type: none"> - Any security measures employed to protect windows or doors facing streets must not have: Bars. Heavy gauge wire mesh (note that 'crimsafe' style meshes are acceptable). Exterior roller shutters. - Such security measures installed on existing commercial premises are to be removed within 12 months of the issue of a Development Consent. - Building facades shall be articulated by use of colour, arrangement of elements or by varying materials. - The design of new buildings must reflect and enhance the existing character of the business precinct. - Building design for new structures must relate to their retail/ commercial/ office function with quality materials at the pedestrian level. Damaged external surfaces on the front façade of existing buildings are to be repaired within 12 months of the issue of a Development Consent for a Change of Use. - Large expansive blank walls not permitted unless abutting a building on an adjoining allotment. - Plans must show the location of all external infrastructure (including air conditioning units, plant rooms, ducting) and demonstrate how it will be screened from view from a public place or road. - Development on corner sites shall incorporate splays, curves, building entries and other architectural elements to reinforce the corner as a land mark feature of the street. 	To comply Not applicable, not an existing commercial premises Complies Buildings designed to be sympathetic with character of area Proposed buildings related to proposed use and no damaged external surfaces exist Not proposed Not applicable Not applicable	Yes N/A Yes Yes N/A N/A N/A
4.9.7 Services	<ul style="list-style-type: none"> - Servicing strategy required to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale and nature of development. Evidence of consultation with the Council is to be provided. - Applications must demonstrate adequate provision for storage 	All of these services already exist to the property as it is already a subdivided/ developed block Area exists for	Yes Yes

Statement of Environmental Effects
28 Warrena Street Walgett

	and handling of solid wastes. - Trade Waste Application and facilities are required where liquid wastes (excluding domestic waste from a hand wash basin, shower, bath or toilet) are to be discharged to Council's sewerage system.	storage of bins To be lodged after development application	Yes
4.9.9 Traffic and access	<ul style="list-style-type: none"> - All vehicles must be able to enter and exit the site in a forward direction. - Design must demonstrate no conflict between pedestrian, customer vehicles and delivery vehicles. - Wearing surfaces for access driveways, parking areas, loading/unloading facilities and associated vehicle manoeuvring areas must be designed relative to intended use. - Unsealed vehicle movement areas are not acceptable due to environmental management impacts. - Loading bay(s) must be sited to avoid use for other purposes such as customer parking or materials storage and be linemarked and signposted. - Site access not permitted: Close to intersection or roundabouts with inadequate sight distances; Where there is heavy and constant pedestrian movement on the footpath; Where right turning traffic entering the site may obstruct through traffic. -- Separate, signposted entrance and exit driveways are required for developments requiring more than 50 parking spaces or where development generates a high turnover of traffic. - The number of access points from a site to any one street frontage is limited to 1 ingress and 1 egress. - Driveways must be provided in accordance with AS 2890.1 Parking Facilities. 	<p>Complies</p> <p>Complies, area available for pedestrian access Sealed driveway proposed</p> <p>Not proposed</p> <p>Not applicable, loading bay not required based on scale of development Not applicable</p> <p>Not applicable</p> <p>Only one ingress and egress proposed Not applicable</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>Yes</p> <p>N/A</p>
4.9.10 Parking	<p>(Rate not specified for cafes and bed and breakfast accommodation)</p> <p>NB. Other land use requirements are provided in Parking Schedule of the Discretionary Development Standards.</p>	Level of parking appropriate to proposed use	Yes
4.9.12 Landscaping	<ul style="list-style-type: none"> - Edging is to be provided to retain mulch and protect the landscaping from damage from vehicles. - Landscaping shall comprise only low maintenance, drought and frost tolerant species. 	<p>To be provided</p> <p>To comply</p>	<p>Yes</p> <p>Yes</p>
6.1 Environmental Effects	The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to: Traffic Flood liability Slope Construction impacts Solid and Liquid Waste Air quality (odour and pollution) Noise emissions Water quality Sustainability	These matters are addressed in SEE	Yes
6.2 Soil and erosion control	<p>Walgett Shire is located within a semi-arid area and most (about 85%) is flood plain. Ground cover vegetation generally covers 60 to 70% of the soil. Generally erosion and sediment control measures are not required on land with a gradient less than 1:50 (11°). On sites with gradients higher than 1:50 or where there is evidence of existing erosion applicants should consider:</p> <ul style="list-style-type: none"> - The need to manage runoff to prevent any land degradation including offsite sedimentation; - Cut and fill will be minimised and the site stabilised during and after construction; and - Arrangements in place to prompt revegetation of earthworks to minimise erosion. 	Soil and erosion control measures to be implemented in accordance with the requirements of the "Blue Book"	Yes
6.3 Vegetation	Development design shall accommodate the retention of any significant trees and vegetation.	There are no significant trees on the site. Some insignificant trees will be removed as part of the proposed	Yes

Statement of Environmental Effects
28 Warrena Street Walgett

		development.	
6.4 Waste Management	General waste storage and collection arrangements shall be specified.	Waste and recycling to be stored in a skip bin behind building line to be collected by Council or a private provider	Yes
6.5 Noise	- Where relevant, applications are to contain information about likely noise generation and the method of mitigation.	Specified in statement of environmental effects	Yes
6.6 Geology	- The design process must give consideration to the potential impact of erosive soils, saline soils, soils of low wet strength, highly reactive soils and steep slopes and document how these constraints are addressed.	Addressed as part of design and statement of environmental effects	Yes
6.7 Stormwater	<p>Intense rainfall events occasionally occur in the region, especially during summer. This can result in 100mm or more of rainfall in less than 60 minutes. Adverse impacts from excessive or poorly managed stormwater commonly includes:</p> <ul style="list-style-type: none"> - Overland flows entering buildings built at, or near, ground level. This issue affects all areas, including sites on low lying land and ridges. - Roof gutters discharging water in and around buildings. - Stormwater channels and pipes discharging water in unintended places. - Localised flooding. - Pooling and retention of water which forms a habitat for mosquitoes to breed in. It is recommended that developers consider constructing all proposed buildings with floor levels at least 225mm above mean natural ground level to reduce the risk of stormwater inundation. <p>General design considerations for stormwater disposal include:</p> <ol style="list-style-type: none"> 1. Residential development where stormwater discharges into kerb and gutter, formed dish/spoon drain or stormwater channel: <ul style="list-style-type: none"> - No more than one 100mm discharge point. 2. Residential development outside urban areas: <ul style="list-style-type: none"> - Discharge on the downhill side at least 3 metres away from any structure and designed not to cause erosion. 3. Commercial development where stormwater discharges into kerb and gutter or formed dish/spoon drain within the road reserve: <ul style="list-style-type: none"> - One 100mm discharge point to any drainage system within the road reserve for buildings < 2000m² GFA - No more than two 100mm discharge points to any drainage system within the road reserve for buildings > 2000m² GFA - Over land to a dam or other water body that does not create a nuisance to adjoining properties or erosion. 4. Commercial development where stormwater discharges into a dedicated stormwater channel defined as Council's Infrastructure: <ul style="list-style-type: none"> - No more than one 300mm discharge point with head wall. 5. Commercial development where no Council Infrastructure is available: <ul style="list-style-type: none"> - Stormwater must be piped onto a hardened surface and directed away from any building, or - Stormwater must be piped a minimum of 3.0 metres clear of any building to a rubble pit. 6. Other design considerations include: <ul style="list-style-type: none"> - Stormwater must be disposed in a manner which will not create any additional nuisance to adjoining properties; - Drainage from evaporative air conditioners is to be directed onto lawn and garden areas only. It is not to be disposed of into Council's storm water or sewerage systems; - Rural properties must have a 20,000L water supply with 65mm metal Storz outlet with a gate or ball valve is provided for firefighting purposes on the site. The gate or ball valve, pipes and 	Stormwater to be piped to the street in accordance with Council's requirements	Yes

Statement of Environmental Effects
28 Warrena Street Walgett

	tank penetrations are to be designed to allow for a full 50mm inner diameter water flow through the Storz fitting and must be of a metal construction.		
6.9.4 Permissible treatment systems	The installation of the following treatment systems is permitted with the approval of Council subject to consideration of near surface water table: · Septic tanks; · Wet Composting toilets; · Waterless composting toilets AS/NZ 1546.2:2001; · Incinerating toilets; · Aerated Wastewater Treatment Systems (AWTS) AS/NZ 1546.3; · Bio filters; · Reed beds or constructed wetlands; · Sand filters; · Mound system; · Greywater treatment systems - AS/NZ 1546.2 On-site domestic wastewater treatment units, Part 2 – Waterless composting toilets -AS/NZ 1546.3 On-site domestic wastewater treatment units, Part 3, Aerated wastewater treatment systems; · Any other system that stores, treats and/or disposes of sewage and wastewater on site that is accredited by NSW Health; · Pump out systems will only be permitted on industrial sites or for public infrastructure; and · Chemical closets are permitted under certain circumstances (temporary facilities).	Waterless urinals and composting toilets proposed in accordance with this clause	Yes

(iiia) 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

Not applicable.

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

None applicable.

(b) 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 proposed development will not create significant environmental impacts on the natural and built environments. The proposed development involves small scale works and is suitable within the context of the residential zoned site and developed area within the town.

The development will have no adverse social impact on the surrounding area.

Economic benefits will occur as a result of greater business activity and new accommodation within the Walgett local government area.

(c) The suitability of the site for the development,

The proposed development is permissible under relevant planning controls; it is compatible with surrounding land uses and supports the use of a residential site for purposes permissible under the zoning and planning controls.

The proposed use is also complimentary to other uses within the town.

(d) any submissions made in accordance with this Act or the regulations,

Consideration will be given to any submissions made as a result of Council's consultation and notification processes.

(e) the public interest.

Statement of Environmental Effects
28 Warrena Street Walgett

No adverse impacts relating to the public interest are expected to arise from the proposal. The proposal supports the use of the site for purposes consistent with the zoning and planning controls.

5.0 Other considerations

5.1 Visual Impacts

The development will have suitable visual impacts. The proposed structures will be set back from the front, side and rear boundaries and new landscaping will be provided. The development will be a visual improvement compared to the currently vacant site.

5.2 Open Space

The development will create no additional demand for open space.

5.3 Overshadowing and Privacy

The development will have no significant overshadowing or privacy impacts. The proposed structures are single storey.

5.4 Noise

The development is expected to generate minimal adverse noise impacts - being relatively low impact uses. Hours of operation for the cafe will be limited to between 7am and 6pm. The bed and breakfast accommodation will have a similar noise profile to typical residential accommodation. The manager will control noise on the site and ensure that any large sources of noise are mitigated.

5.5 Erosion Control Measures

Appropriate erosion control measures will be implemented during construction in accordance with "Managing Urban Stormwater: Soils and Construction" published in 2004.

5.6 Economic and Social Impacts

The proposed development is likely to contribute to a range of economic benefits in the Walgett local government and surrounding areas through:

- additional business opportunities within the area
- new short stay accommodation providing facilities for tourists to the area
- employment of persons at the premises
- the use of the site contributing to the ongoing maintenance and viability of the area

The development will have no significant adverse social impacts.

5.7 Environmental Benefits

The proposed development will have minimal adverse impacts on the environment. No significant vegetation is proposed to be removed as the development is located on an existing subdivided/residential zoned site.

5.8 Disabled Access

Disabled access will be provided in accordance with the provisions of the Building Code of Australia.

5.9 Security, Site Facilities and Safety

A secure entry to the site is available and car parking will be provided at the front of the site. Secure entry will be available to each of the proposed bed and breakfast units.

5.10 Waste Management

Garbage and recycling will be disposed of as per commercial arrangements to be entered into by the business operator. Food waste and green waste will be composted and reused on the site.

5.11 Building Code of Australia

The development will comply with the Building Code of Australia.

5.12 Traffic

The development is not expected to have any significant traffic impact. Six new dedicated car parking spaces will be provided for the proposal in order to meet the expected level of parking demand.

The volume of traffic expected to be generated is well within the capacity of the surrounding street system.

5.13 Stormwater/flooding

There will be minimal impact on stormwater as the site is mostly pervious and stormwater can drain to the street.

The site is not known to be classified as flood prone and is protected by the town flood levy.

5.14 Bushfire

The site is not known to be bushfire prone.

6.0 Conclusion

The development proposed for the subject site, located at 28 Warrena Street Walgett has been considered in terms of the matters for consideration that are contained within Clause 4.15(1) of the *Environmental Planning and Assessment Act 1979* ("the Act").

As indicated in Part 4 of this Statement, the proposed development is considered to be acceptable in terms of the relevant provisions of Walgett LEP 2013, which is the principal environmental planning instrument applicable to the subject site. As such, it is considered to be acceptable in terms of Clauses 4.15(1)(a)(i) and 4.15(1)(a)(ii) of the Act.

As indicated in Part 4 of this Statement, the proposed development is considered to be acceptable in terms of all the relevant aims, objectives and standards contained within the relevant chapters of the Walgett Shire Development Control Plan 2016 and is therefore consistent with Clause 4.15(1)(a)(iii) of the Act.

In addition, the proposed development would have a number of positive effects on both the natural and built environments, as well as a range of social and economic benefits. It is considered unlikely that the proposed development, given its nature, scale and location, would have any detrimental impacts on the built or natural environment or any detrimental social or economic impacts on the surrounding locality. Thus, it is considered to be acceptable in terms of Clause 4.15(1)(b) of the Act.

Further, the subject site, given its location, size and features, and given it is not subject to any significant hazards, is considered to be, pursuant to Clause 4.15(1)(c) of the Act, suitable for the proposed development.

The proposed development will provide for the better use of an existing site within a residential area in the town of Walgett without having any significant adverse impacts on the surrounding area. Thus, the proposed development is clearly in the public interest, and acceptable in terms of Clause 4.15(1)(e) of the Act.

Given the above, the proposed development is worthy of approval, and it is requested that the development application to which this Statement of Environmental Effects relates be approved by Council as submitted.

David Carey

Town Planning and Development

Waste Management Plan

Development of a cafe and bed & breakfast service

At

Lot D DP 392928

28 Warrena Street Walgett

November 2022

Construction Stage

Materials on site			Destination		
Type of materials	Estimated volume (m ³)	Estimated weight (tonnes)	Reuse and recycling		Disposal
			On-site (specify proposed reuse or on-site recycling methods)	Off-site (specify contractor and recycling outlet)	Specify contractor and landfill site
Excavation material	5m ³	7.5	Reuse on site	Nil	Nil
Green waste	8m ³	8	Reuse on site for landscaping. Trees to be mulched	Nil	Nil
Bricks	Nil	Nil	Nil	Nil	Nil
Concrete	<1m ³	<1m	Nil	Send to concrete recycling facility	Nil
Timber	<1m ³	<1m	Chip and reuse for mulch on the site where appropriate	Return to manufacturer	Nil
Plasterboard	<1m ³	<1	Nil	Return to manufacturer	Nil
Metals	<1m ³	<1	Nil	Return to manufacturer or send to recycling facility	Nil
Asbestos	Nil	Nil	Nil	Nil	Nil
Other waste eg. Ceramic tiles, paints, plastics, PVC tubing, cardboard	<1m ³	<1 tonne	Nil	To recycling contractors	To waste contractors

Operational Stage

Number of units/dwellings	6 Bed and breakfast cabins
Number of storeys	1
Estimated garbage generation (litres per week per unit)	140 litres
Estimated recycling generation (litres per week per unit)	140 litres
Describe the equipment and systems used for managing garbage including the location and design of garbage rooms, the type/number of bins, cleaning of bins and movement of bins for collection	Business manager, staff and guests responsible for moving waste from buildings to garbage bins for collection.
Describe the equipment and systems used for managing recycling including the location and design of recycling rooms, the type/number of bins, cleaning of bins and movement of bins for collection. Business manager responsible for moving waste from unit to garbage bins for collection.	Business manager, staff and guests responsible for moving recycling from units to recycling bins for collection.
Describe arrangements for access by occupants to waste facilities	Occupants can access bins in proximity to bed and breakfast units
Describe how noise associated with garbage disposal will be addressed	Not applicable, only expected to be minor consistent with residential bin disposal
Describe facilities for cleaning bins and garbage rooms	Facilities for cleaning bins will be available within the site
Describe measures to manage vermin and pests	Pest control will be carried out regularly by the business manager
Describe measures to manage theft and vandalism of bins	Bins will be stored securely behind the building line
Describe measures to protect the safety of occupants accessing waste storage areas	Bins will be stored securely behind the building line
Describe measures to maximise the appearance of waste storage areas	Not applicable, already screened from view of the street
Describe each stage of waste collection/transfer of bins and describe who will be responsible for each stage	Business manager/staff/guests will place waste from the business into bins within existing designated area. The manager/staff will ensure transfer of the bins to the street for collection on collection day. Contractors will load the garbage or recycling into the collection vehicles to take it away. Food scraps will be composted and reused on the site
Describe how this waste management plan will be implemented/made aware of	The manager of the business will be responsible for ensuring all staff are aware of it.



Walton Smith Consultants

Construction Cost Consultants and Quantity Surveyors

17th November 2022

Mr Hanson Chen
6/20 West Street
BROOKVALE NSW 2100

Email: hansonc@roobuck.com.au

Dear Hanson,

Re: Proposed Bed and Breakfast Accommodation – 28 Warrena Street, Walgett.

The following is our Cost Estimate for the proposed Bed and Breakfast Accommodation development, based on the following information provided:

Sketch drawings A1 to A8 dated 16th October 2020.

Our estimate is **Two Hundred Seventy-Three Thousand and Two Hundred Dollars (\$273,200.00) including GST.**

We have made the following assumptions and allowances: -

1. All services are available to site.
2. 6 Cabins.
3. Patio, Laundry and Accessible Toilet.
4. Bitumen to carpark and concrete vehicular crossover.
5. Paved footpaths/pathways.
6. Concrete area to the rear.
7. Landscaping and lawn area.
8. Existing fencing to remain.

The following are excluded: -

1. Excludes Consultant fees.
2. Excludes Council fees.
3. Mobile kitchen truck which is leased.

Please contact me if you have any questions.

Yours sincerely

Walton Smith Consultants Pty Ltd

Graeme Walton-Smith

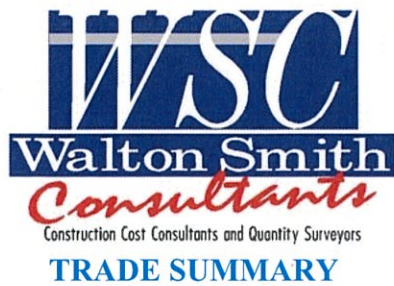
Quantity Surveyor

Fellow of the Australian Institute of Quantity Surveyors, B. Build. UNSW

Quantity Surveyors, Building Consultants and Project Managers

Tax Depreciation Schedules • Insurance Valuations • Construction Estimating • Cost Planning • Tenders • Bills of Quantities • Pre-purchase Inspections

Suite 1 39-41 Macquarie Street Dubbo NSW 2830 • PO Box 1417 Dubbo NSW 2830 • ACN 63 100 696 866
Telephone (02) 6882 8552 • Facsimile (02) 6882 8281 • email: info@wsconsult.com.au • web: www.wsconsult.com.au



18/11/2022 28 Warrena Street, Walgett
for Specialized Electrotech Training Pty Ltd

Description	Quantity	Unit	Rate	Markup	Total
Earthworks					\$3,500.00
Services - Stormwater, Sewer, Water and Electrical					\$20,780.00
Carparking and vehicle crossover					\$12,577.78
Concrete hardstand area, Footpaths & Landscaping					\$45,724.44
Patio					\$40,909.09
Toilet block					\$23,005.00
Cabins					\$101,848.18
Transportable Kitchen - leased		EXCL			
Subtotal					\$248,344.49
Adjustment					\$0.00
Post adjustment					\$248,344.49
G.S.T [10%]					\$24,834.45
Total					\$273,178.94

USE OF SITE FOR GREENHOUSE AND CABINS FOR BED
AND BREAKFAST ACCOMMODATION
28 Warrena St, Walgett NSW 2832, Australia

SCOPE OF WORK:
USE OF SITE FOR GREENHOUSE AND CABINS FOR BED AND
BREAKFAST ACCOMMODATION.

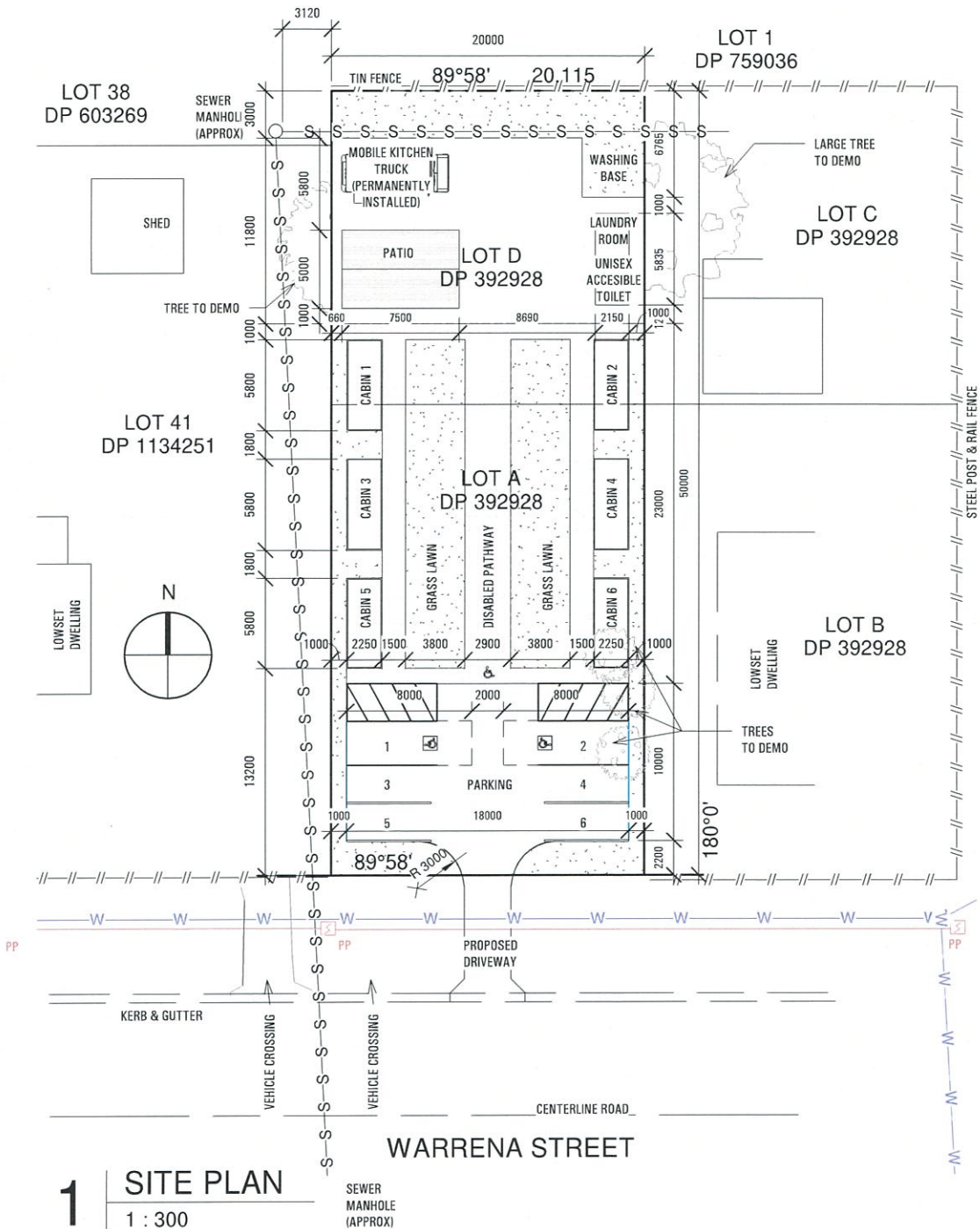


VICINITY MAP

SHEET INDEX

- A1 COVER SHEET
- A2 1ST FLOOR PLAN & PARKING
- A3 ELEVATIONS
- A4 PATIO DETAILS
- A5 PATIO DETAILS
- A6 PATIO DETAILS
- A7 PATIO DETAILS
- A8 ISOMETRIC VIEWS

NOTE: PLANS PROVIDED TO BE USED FOR CHANGE OF
USE APPLICATION PURPOSES ONLY.
EXISTING EXTERNAL WORKS & BUILDING DIMENSIONS
ARE AN APPROXIMATION ONLY



GROSS SITE AREA	1000 M ²
GROSS FLOOR AREA	78,3 M ²
FLOOR SPACE RATIO	7,83%
LANDSCAPING AREA	350,3 M ²
IMPERVIOUS AREA	649,7 M ² (64,97%)
CAR PARKING	6 SPACES (2 ADA)

Issue	Description	Date
		10/16/20

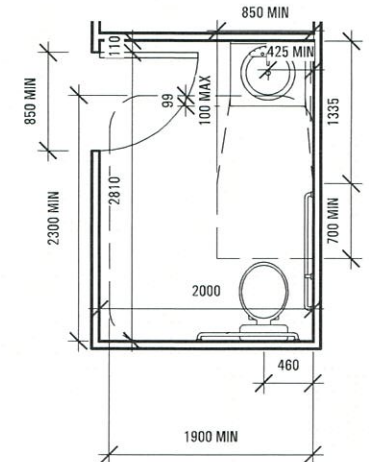
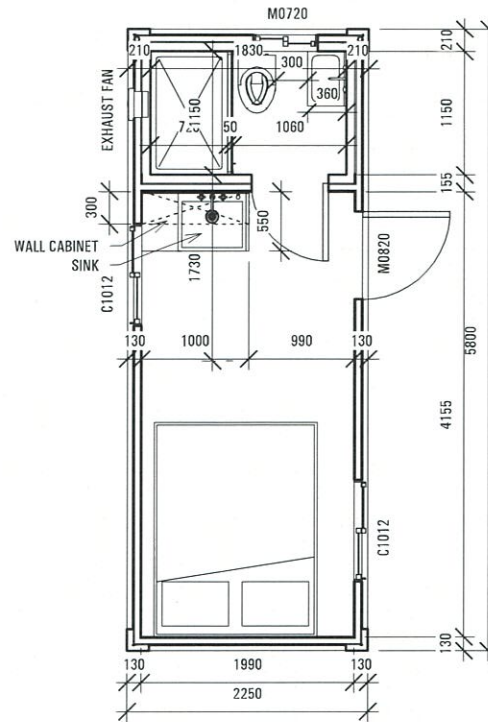
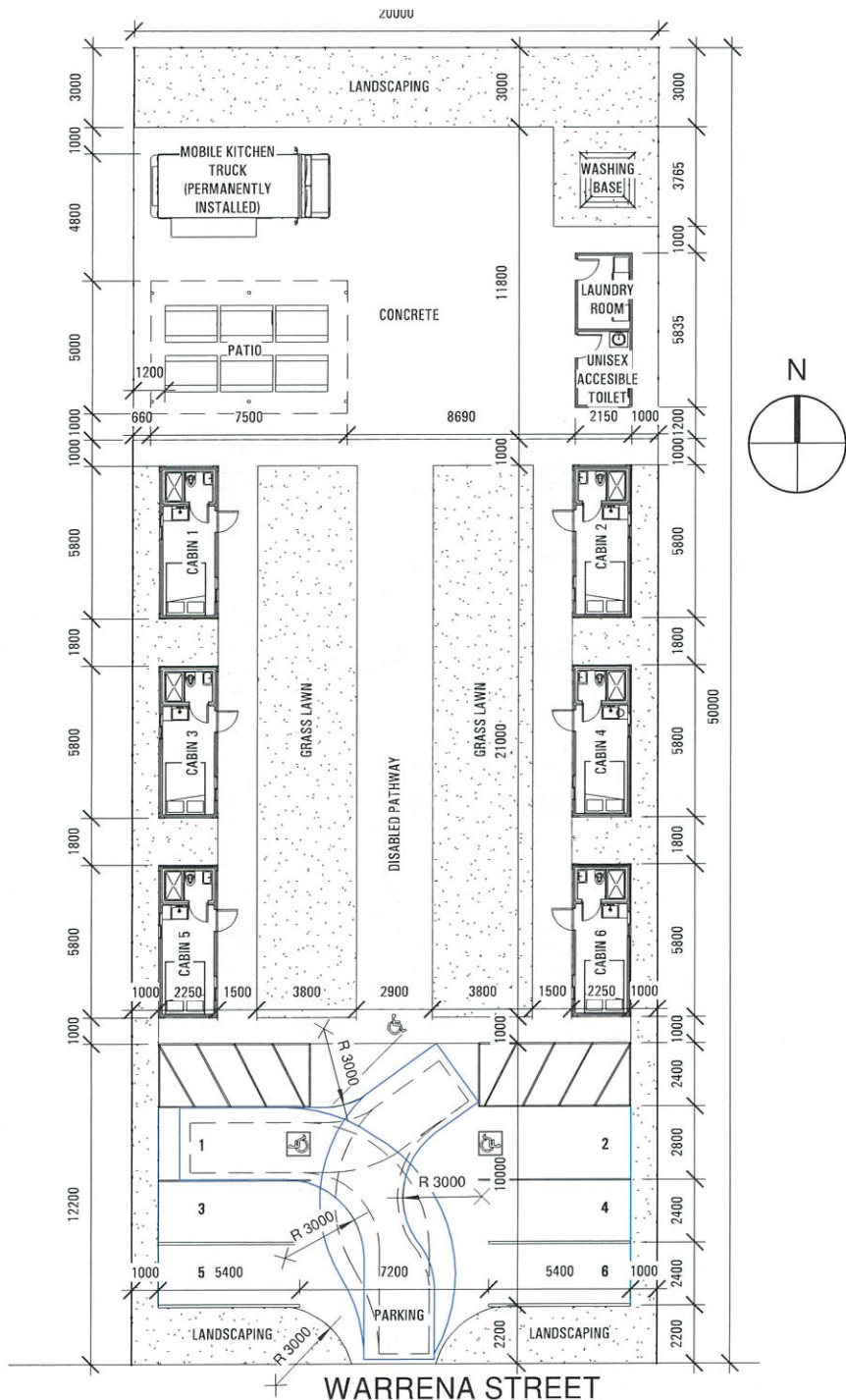
COVER SHEET

Client
DAVID CAREY

Project Name & Address
USE OF SITE FOR
GREENHOUSE AND
CABINS
28 Warrena St, Walgett NSW
2832, Australia

Date	Sheet
Scale	1 : 300 @ A3

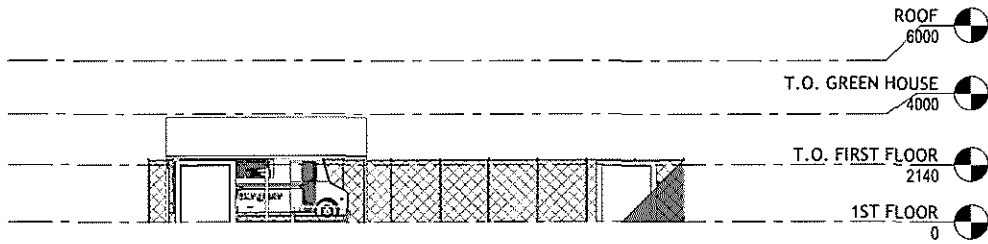
A1



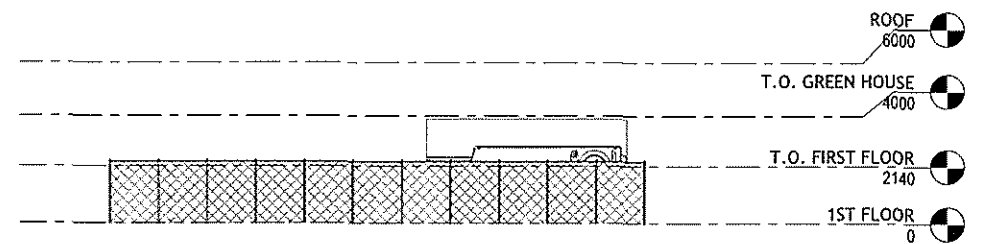
NOTE: WORKS & BUILDING DIMENSIONS ARE AN APPROXIMATION ONLY

NOTE: MOBILE KITCHEN TRUCK IS TO BE PERMANENTLY INSTALLED
THE AMENITIES BUILDING IS TO BE PERMANENTLY INSTALLED AND
COMPLY WITH RELEVANT AUSTRALIAN STANDARDS

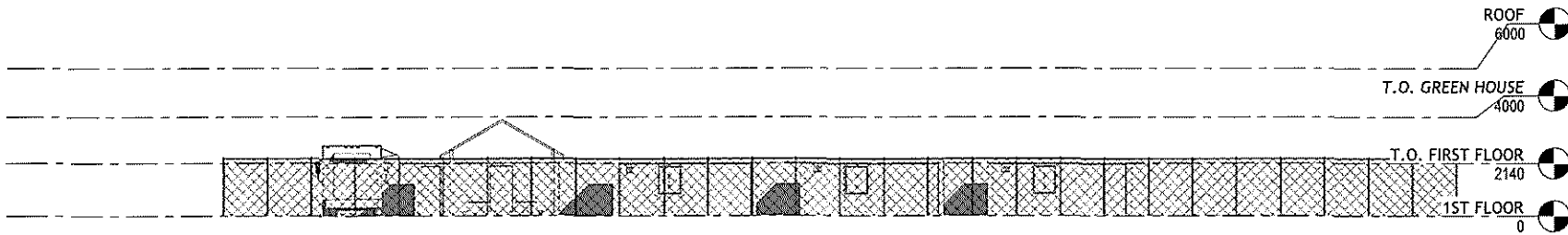
10/16/20		
Issue	Description	Date
1ST FLOOR PLAN & PARKING		
Client		
DAVID CAREY		
Project Name & Address		
USE OF SITE FOR GREENHOUSE AND CABINS		
28 Warrena St, Walgett NSW 2832, Australia		
Date	Sheet	A2
Scale	As @ A3	indicated



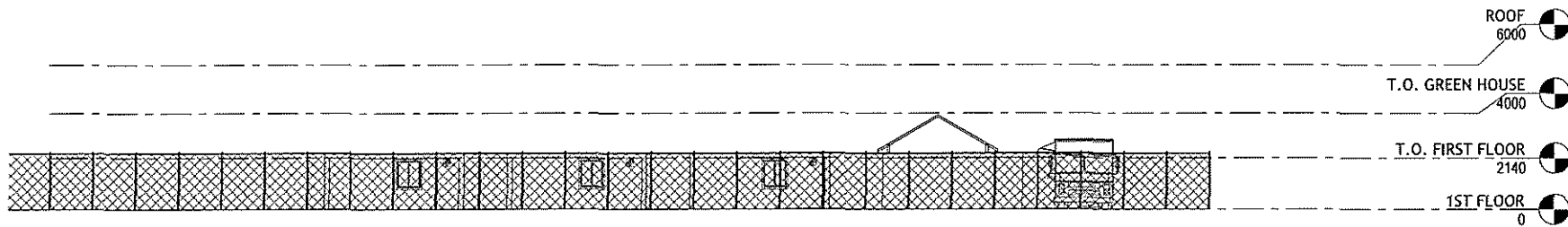
1 | NORTH ELEVATION
1 : 200



2 | SOUTH ELEVATION
1 : 200



3 | EAST ELEVATION
1 : 200



4 | WEST ELEVATION
1 : 200

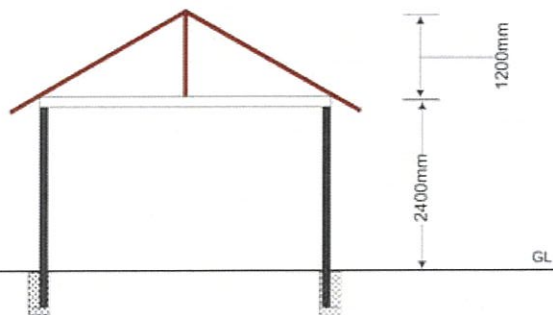
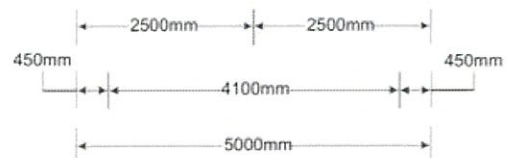
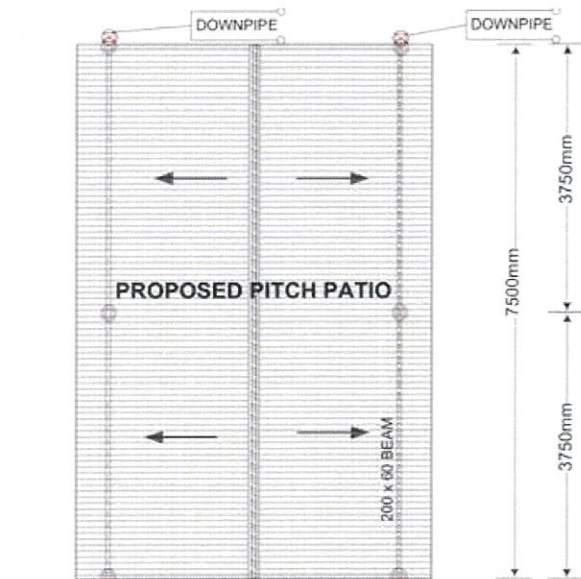
Issue	Description	Date
		10/10/20

ELEVATIONS

Draw
DAVID CAREY

Project Name & Address
**USE OF SITE FOR
GREENHOUSE AND
CABINS**
28 Warren St, Walgett NSW
2832, Australia

Drawn	Sheet
Scale	A3
1 : 200 @ A3	



PROPOSED PATIO COVER

JOB AREA = 37.5m²

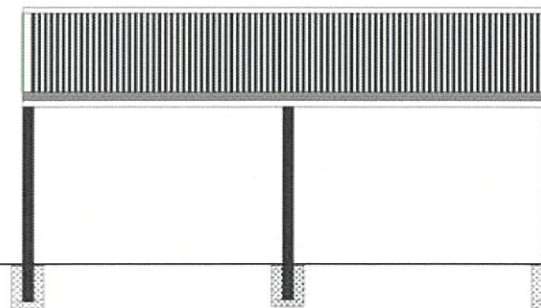
JOB HEIGHT = 2400mm

POSTS = 90 X 90 INTO FOOTINGS 300 X 300 X 600mm DEEP

BEAMS = 200 X 60 STEEL

DOWNPIPES TO run INTO WATER TANKS

LAND AREA = 1020m²



1 | PITCH PATIO COVER

1 : 200

Issue	Description	Date
		10/16/20

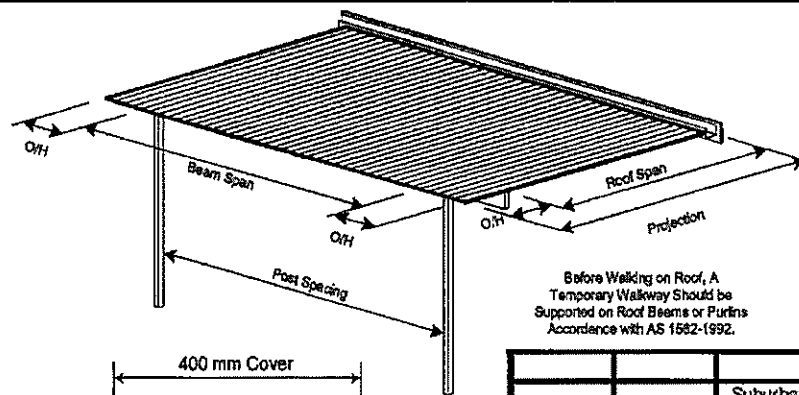
PATIO DETAILS

Client
DAVID CAREY

Project Name & Address

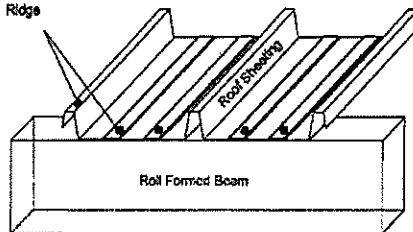
USE OF SITE FOR
GREENHOUSE AND
CABINS
28 Warrena St, Walgett NSW
2832, Australia

Date	Sheet
	A4
Scale	1 : 200 @ A3



REFLECTASHIELD ROOF PANEL ROLL
FORMED IN EITHER
0.42, 0.48, 0.55 G550 OR 0.55 G300
ZINCALUM WITH COLOURBOND FINISHES

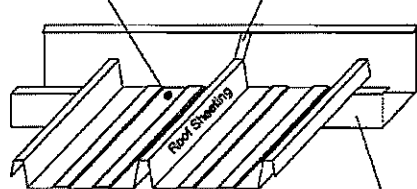
2 X 12 g 14 x 20 Hex Tek
to Each Valley or 1 x 12 g
65 mm Hex Tek to Each
Ridge



Roof Sheet to Beam Connection

1 x 12g x 20 Hex Tek
to Each Valley

Gutter Clip Tec Screwed to the Top of the
Roof Sheet Profile @ 1.0 Metre Spacings



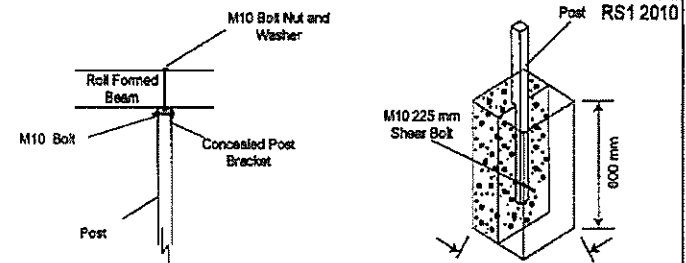
Roof to Gutter Assembly

Before Walking on Roof, A
Temporary Walkway Should be
Supported on Roof Beams or Purlins
According to AS 1552-1992.

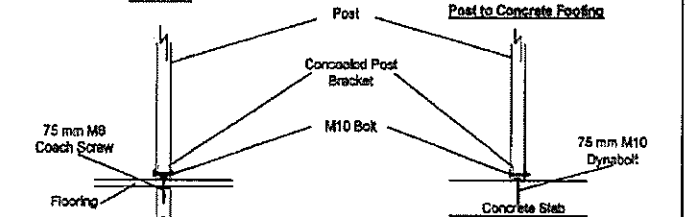
Roofing Product	Wind Region	ROOF SPANS		
		Suburban Sheltered (N1)	Suburban Exposed (N2)	Open Rural (N3)
Reflectashield 0.42 G550	Unenclosed Structure	4500	4100	3800
	Partially Enclosed Structure	4100	3800	3500
	Enclosed Structure	3600	3300	3000
	Allowable Overhang	900	700	600
Reflectashield 0.48 G550 or 0.55 G300	Unenclosed Structure	4900	4500	4200
	Partially Enclosed Structure	4500	4200	3800
	Enclosed Structure	4000	3700	3400
	Allowable Overhang	1100	900	700
Reflectashield 0.55 G550	Unenclosed Structure	5100	4700	4400
	Partially Enclosed Structure	4700	4400	4150
	Enclosed Structure	4250	4000	3700
	Allowable Overhang	1200	1000	900

CHARLIE CHAN
28 WARRENA STREET
WALGETT 2832

2 x 16x16 Water or Hex Tek's Fixed from
Under Attachment Channel into each
Valley of Roof Sheets



DETAIL POST TO BEAM



BASE DETAIL TO TIMBER

BASE DETAIL TO CONCRETE

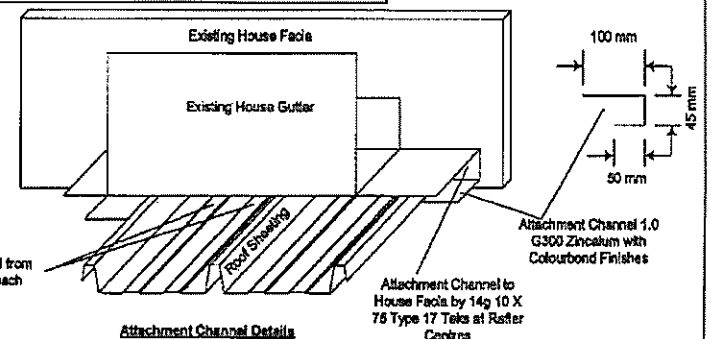
THIS IS TO CERTIFY
THAT A STRUCTURE BUILT TO COMPLY WITH THIS DRAWING IS
ADEQUATE TO RESIST DESIGN
LOADINGS IN ACCORDANCE WITH:-
AS 4055-2012 Wind loads for housing
AS/NZS 1170.1 2002 Loading Code Dead & Live Actions
AS/NZS 1170.2 2011 Loading Code Wind Actions
AS/NZS 1854.2 1997 Aluminium Structures Code
AS 1562.3-2018 Design and Installation of Metal Roofing
AS/NZS 4800-2016 Cold-Formed Steel Structures
AS 3600.1 2010 Concrete Structures
AS 4100.- 1998 (2016) Steel Structures
AS/NZS 1170.3 2003 Snow and Ice Actions with a Ground Snow Load
of up to 1.31 KPA.

GREATER THAN 1.31 KPA REFER TO PANELSPAN REDUCTION
SHEET

THIS DRAWING TO BE USED IN CONJUNCTION WITH OTHER
COMPONENTS AS APPLICABLE

CERTIFICATION OF STRUCTURAL DESIGN:
The structural components detailed on this
specification sheet comply with the
provision of the Building Code of Australia,
the listed Australian Standard Codes and
Industry Standards.

Approved 1/07/2019
Allan L. Wood MIEAust. 302797
CPEng, BSc (Eng) UNSW
Per A.L. Wood Engineers
ABN 68 080 257 174
PO Box 3169 Rouse Hill 2155
M : 0418211710
E : awgeengineers@gmail.com.au



Attachment Channel Details

Issue	Description	Date
1		10/16/20

PATIO DETAILS

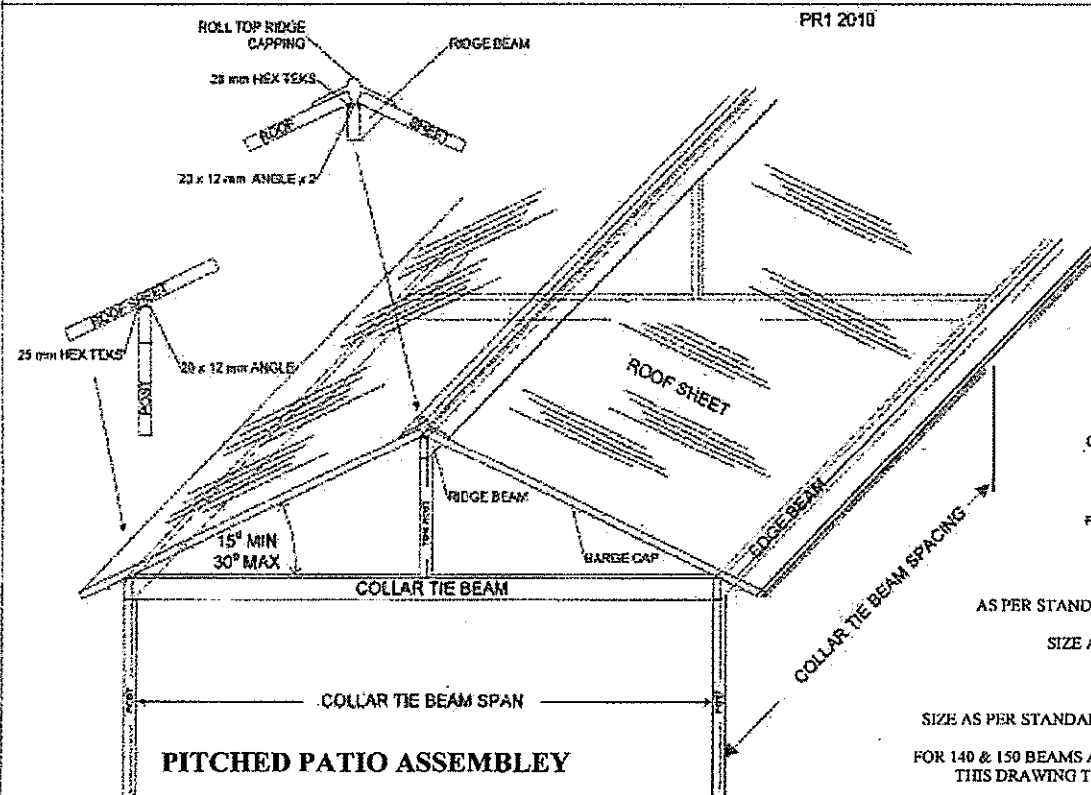
Client
DAVID CAREY

Project Name & Address

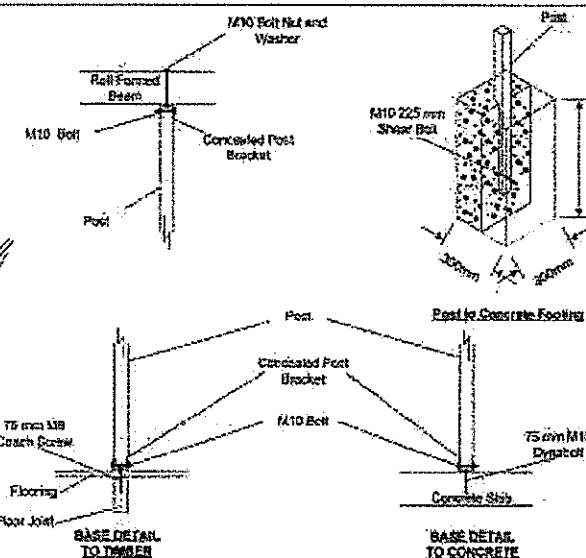
USE OF SITE FOR GREENHOUSE AND CABINS

28 Warrena St, Walgett NSW
2832, Australia

Drawn	Scale	Sheet
	A3	A5



PITCHED PATIO ASSEMBLY



ROOF SHEETS
AS PER STANDARD SPANS FOR PARTIALLY ENCLOSED STRUCTURES
RIDGE BEAM
SIZE AS PER STANDARD CENTRAL BEAM
TOM POST
MINIMUM SIZE 50 X 50
COLLAR TIE BEAM
SIZE AS PER STANDARD EDGE BEAM WITH MINIMUM PANEL SUPPORT SPACING 1500
COLLAR TIE BEAM SPACINGS
FOR 140 & 150 BEAMS AS PER TABLE BELOW ADD 57% FOR 200 & 250 BEAMS TO TABLE BELOW
THIS DRAWING TO BE USED IN CONJUNCTION WITH OTHER COMPONENT SHEETS

THIS IS TO CERTIFY
THAT A STRUCTURE BUILT TO COMPLY WITH THIS DRAWING IS ADEQUATE
TO RESIST DESIGN LOADINGS IN ACCORDANCE WITH:-
AS 4055-2012 Wind loads for housing AS 2870 Slabs and Footings
AS/NZS 1170.1 2002 Loading Code Dead & Live Actions
AS/NZS 1170.2 2011 Loading Code Wind Actions
AS/NZS 1664.2 1997 Aluminium Structures Code
AS 1562.1 & 3 - 2018 Design and Installation of Metal Roofing
AS/NZS 4600:2018 Cold-Formed Steel Structures
AS 3600:2018 Concrete Structures
AS4100.1 1998 Steel Structures
I am satisfied That a Structure Built in Accordance With These Details is Adequate to
withstand forces from a specific selection of basic wind velocity.
Terrain Category and Appropriate pressure Co-Efficient

Wood 1/07/2019
Allan L. Wood MIEAust. 302797
CPEng. BSc (Eng) UNSW

For A. L. Wood Engineers
ABN 68 000 257 176
PO Box 3169 Kouse Hill 2155
M: 0418211710
E: swgengineers@gmail.com

CUSTOMER / SITE DETAILS
CHARLIE CHAN
28 WARRENA STREET
WALGETT 2832
Pieton Bros Improvements
Builder Licence 83737C

AS/NZS 1170.3 2003 Snow and Ice Actions with a Ground Snow Load of
up to 1.31 KPA.
FOR SNOW LOADS ABOVE 1.31 KPA, REFER TO PANELSPAN
REDUCTION SHEET

COLLAR TIE BEAM SPACINGS			
COLLAR TIE BEAM SPAN	N1	N2	N3
2000	6000	6350	4400
2500	5800	5175	4300
3000	5600	5000	4200
3500	5400	4825	4100
4000	5200	4650	4000
4500	5000	4475	3900
5000	4800	4300	3800
5500	4600	4125	3700
6000	4400	3950	3600
6500	4200	3775	3500
7000	4000	3600	3400

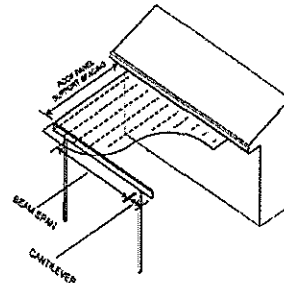
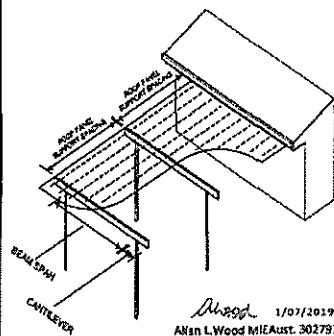
Issue	Description	Date
1		10/11/2020

PATIO DETAILS

DAVID CAREY

USE OF SITE FOR
GREENHOUSE AND
CABINS
28 Warrena St, Walgett NSW
2832, Australia

ROOF PANEL SUPPORT SPACINGS	N1			N2			N3		
	UNENCLOSED	PARTIALLY ENCLOSED	ENCLOSED	UNENCLOSED	PARTIALLY ENCLOSED	ENCLOSED	UNENCLOSED	PARTIALLY ENCLOSED	ENCLOSED
1500	6300	6440	5910	5930	5540	5300	5340	4580	4290
1800	6500	6390	5820	5792	5250	5100	5090	4510	4210
2100	6350	6290	5530	5550	4970	4900	4850	4350	4130
2400	6100	6070	5290	5510	4800	4790	4610	4200	4060
2700	6040	5780	4950	5380	4580	4540	4390	4110	3990
3000	5880	5530	4900	5253	4390	4290	4190	3900	3740
3300	5740	5310	4690	5120	4210	4110	3990	3620	3540
3600	5640	5100	4540	4920	4050	3990	3830	3700	3390
3900	5540	4820	4340	4740	3910	3840	3690	3590	3230
4200	5470	4770	4250	4570	3770	3690	3530	3470	3140
4500	5390	4500	4040	4420	3650	3630	3430	3350	3040
4800	5220	4470	3890	4270	3540	3490	3380	3240	2900
5100	5060	4320	3790	4140	3430	3340	3310	3140	2740
5400	4900	4200	3690	4010	3340	3290	3220	3040	2640
5700	4740	4032	3590	3840	3260	3190	3130	2950	2590
6000	4530	3870	3490	3640	3180	3090	3050	2850	2570



Wood 1/07/2019
 Alan L. Wood MIE Aust. 302797
 CP Eng. 85c (Eng) UNSW
 For A.L. Wood Engineers
 ABN 66 808 257 176
 PO Box 3169 Rose Hill 2155
 M: 0418211718
 E: alwengineers@gmail.com

CERTIFICATION OF STRUCTURAL DESIGN:
 The structural components detailed on this specification sheet comply with the provision of the Building Code of Australia, the listed Australian Standard Codes and Industry Standards.

WHEN REQUIRED
 SINGLE CANTILEVER 70% - 30%
 DOUBLE CANTILEVER 20% - 60% - 20%

THIS IS TO CERTIFY
 THAT A STRUCTURE BUILT TO COMPLY WITH
 THIS DRAWING IS ADEQUATE TO RESIST DESIGN
 LOADINGS IN ACCORDANCE WITH -

AS/NZS 1170.1-2002 PERMANENT & IMPOSED ACTIONS
 AS 4055-2012 WIND LOADS FOR HOUSING
 AS/NZS 1170.2 - 2011 LOADING CODE WIND ACTIONS
 AS 1562.1 & 3-2018 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING-METAL
 AS/NZS 4600-2018 COLD-FORMED STEEL STRUCTURES
 AS 2870-2011 SLABS AND FOOTINGS
 AS 3600-2018 CONCRETE STRUCTURES
 AS 4100-1998 (2018) STEEL STRUCTURES
 AS/NZS 1170.3 SNOW AND ICE ACTIONS WITH A GROUND SNOWLOAD OF UP TO 1.31 KPA
 GREATER THAN 1.31 KPA REFER TO PANELSPAN REDUCTION SHEET

ROOF PANEL SUPPORT SPACINGS	N1			N2			N3		
	UNENCLOSED	PARTIALLY ENCLOSED	ENCLOSED	UNENCLOSED	PARTIALLY ENCLOSED	ENCLOSED	UNENCLOSED	PARTIALLY ENCLOSED	ENCLOSED
1500	11200	10050	9920	9690	8510	8240	7510	6560	6340
1800	10700	9860	9530	9500	8320	7830	7350	6380	6210
2100	10170	9580	9250	9310	8110	7480	7220	6310	5630
2400	9690	9320	8850	9130	7890	7150	7090	6240	5570
2700	9330	8180	8470	8560	7540	6840	6940	5970	5420
3000	9000	8580	8120	8780	7230	6560	6800	5730	5200
3300	8910	8620	7800	8440	6950	6300	6690	5510	5000
3600	8780	8310	7520	8190	6690	6070	6420	5300	4810
3900	8650	8020	7250	7850	6400	5820	6190	5120	4650
4200	8540	7760	7010	7590	6250	5670	5990	4950	4490
4500	8430	7510	6790	7350	6050	5480	5800	4790	4350
4800	8330	7290	6590	7130	5870	5320	5620	4640	4210
5100	8230	7080	6400	6930	5700	5170	5460	4510	4180
5400	8130	6890	6230	6740	5540	5030	5310	4440	4160
5700	8040	6730	6090	6590	5420	4910	5190	4360	4110
6000	7950	6570	5950	6440	5300	4800	5080	4280	4070

CUSTOMER NAME & ADDRESS:
 CHARLIE CHAN
 28 WARRENA STREET
 WALGETT

Panelspan
 B/L# 83737C HOME IMPROVEMENTS

Issue	Description	Date
		10/16/20

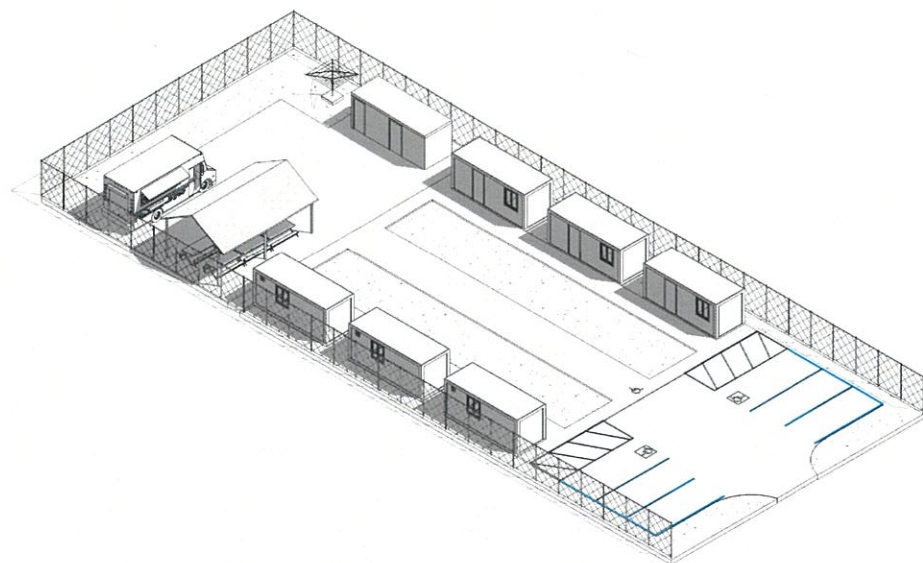
PATIO DETAILS

DAVID CAREY

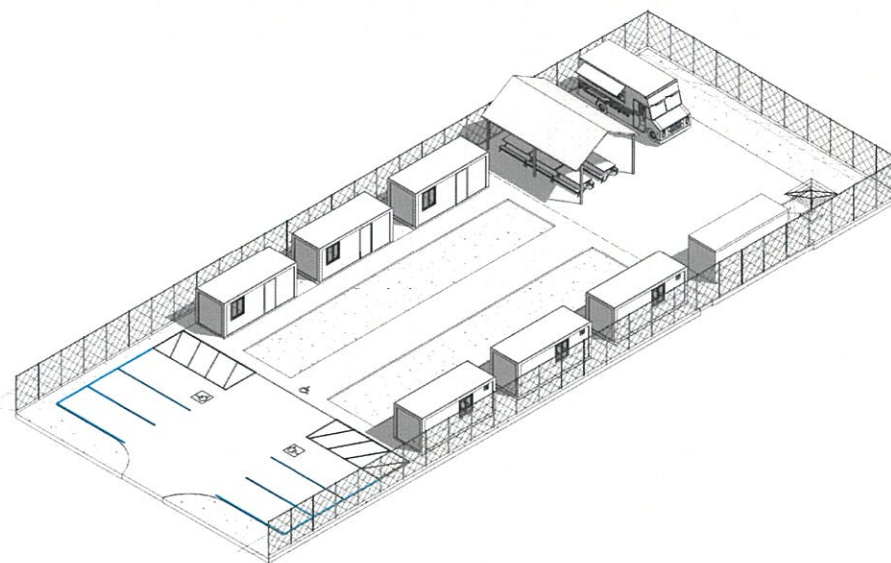
USE OF SITE FOR GREENHOUSE AND CABINS

28 Warrena St, Walgett NSW
 2832, Australia

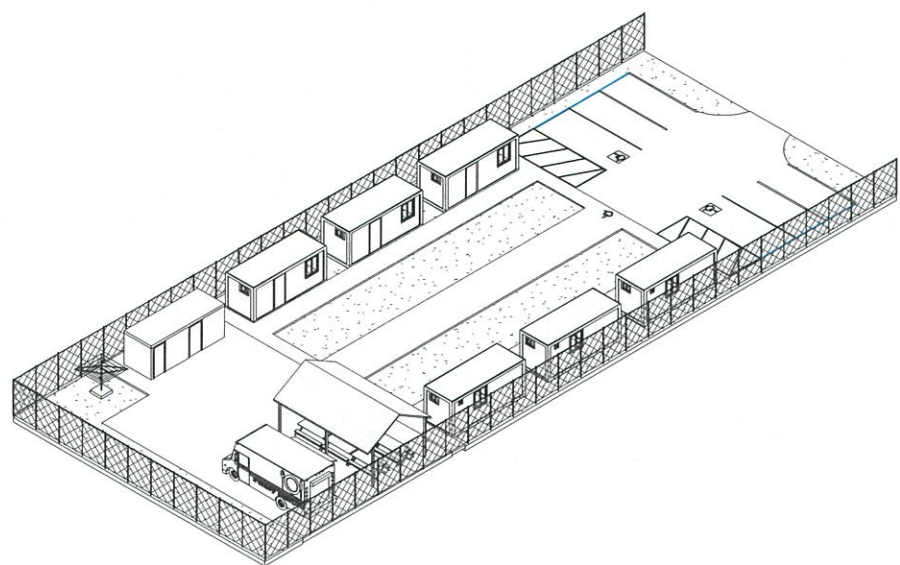
Drawn	Scale	Sheet
		A7



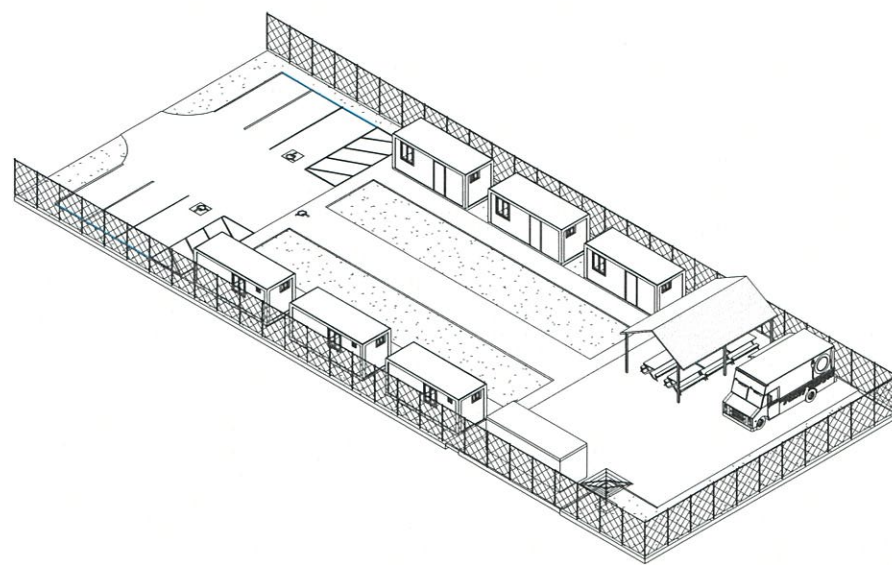
1 ISOMETRIC VIEW 1



2 ISOMETRIC VIEW 2



3 ISOMETRIC VIEW 3



4 ISOMETRIC VIEW 4

Issue	Description	Date
		10/16/20

ISOMETRIC VIEWS

Client
DAVID CAREY

Project Name & Address
**USE OF SITE FOR
GREENHOUSE AND
CABINS**
28 Warrena St, Walgett NSW
2832, Australia

Sheet
A8

Scale
@ A3



Development Assessment Report

Date Lodged: 08/12/2022

Officer: Bob Harris

Specialized Electrotech Training Pty Ltd

Owner	Specialized Electrotech Training Pty Ltd
Proposal	<p>Bed & Breakfast accommodation contained in 6 one bedroom prefabricated units, outdoor covered area and mobile food van.</p> <p>- The proposed works are as follows: Use of site for a cafe and Cabins for bed and breakfast accommodation The cafe will sell light meals ,tea, coffee and drinks to both persons staying in the cabins and local residents and visitors , The food and drink for the cafe will be prepared in a mobile kitchen truck (to be permanently installed) There will be up to two persons working at the site A total of six cabins are proposed for bed and breakfast accommodation on site</p>
Reference:	DA/2022/67
Location:	28 Warrena Street WALGETT NSW 2832
Legal Desc.	D//392928, A//392928
Value	\$ 366940.54

Proposal Overview

Bed & Breakfast (Hotel/Motel) accommodation comprising 6 pre-manufactured cabins and mobile food vehicle. Use of site for a cafe and Cabins for bed and breakfast accommodation The cafe will sell light meals ,tea, coffee and drinks to both persons staying in the cabins and local residents and visitors , The food and drink for the cafe will be prepared in a mobile kitchen truck (to be permanently installed) There will be up to two persons working at the site A total of six cabins are proposed for bed and breakfast accommodation on site

Property Details/History

	Checked	Comments
File History	KT LD KT BH	Lodged Date – 8/12/22 Checklist Date Notify Date – 9/12/22 to 23/12/22 RFI date – 1/2/23 ASSES – 6/2/2023
Site History	11/3/2019	Emergency order to demolish and remove fire damaged house

	3/7/2019	Notice of intention to issue order
	18/10/2019	Notice to demolish fire damaged residence

Is this application submitted by/on behalf of a Public Authority? No

Is this application a staged Development? No

Is this application a section 4.55 amendment? No

Does this application require notification/advertising?

Is this application an advertised development application under the EP & A Act? No

Was this application notified/advertised as per the provisions of?

☐ EP& A Act ☐ LEP ☒ CPP

Yes

Was this application notified/advertised for public interest purposes only? Yes

Dates Notification Undertaken

– 9/12/22 to
23/12/22

Comment: Are there any issue that requires notation?

Concurrence / Referral

Section 4.13 – EP & A Act

Does this application require concurrence referral? No X

Does this application require courtesy comment? Eg. NSW Police No X

Integrated / Designated / State Significant Development Application? No X

Department	Checked	Response Received	Comments/Issues Raised
Rural Fire Service	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	None
Fire & Rescue	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	None
Planning	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	None
Biodiversity	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	None
Heritage	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	None
Rail	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	None
TfNSW	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	None
DEHWA	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	None
Aviation	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	None
Crown	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	None
Adjoining Council	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	None

Council Committee	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	None
Public Interest Group	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	None

Has this application been referred to a Development Assessment Unit? No

Date of Referral:

Outcome:

Does this application require referral for decision by Council? Yes

Comment:

Is there any other issue that requires notation? Yes

Comment:

Submission regarding noise and traffic from adjoining owner.

Local Environmental Plan

Section 4.15(1)(a)(i) and Section 4.15(a)(ii) – EP & A Act

This land is zoned: R1 General Residential , R1 General Residential

Development as per Standard Definitions: This development is considered to be bed and breakfast accommodation with associated dining area and mobile food van.

See submission attached.

tourist and visitor accommodation means 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,

hotel or motel accommodation means a building or place (whether or not licensed premises under the [Liquor Act 2007](#)) that provides temporary or short-term accommodation on a commercial basis and that—

- (a) comprises rooms or self-contained suites, and
- (b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles,

but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.

Note.

Hotel or motel accommodation is a type of ***tourist and visitor accommodation***—see the definition of that term in this Dictionary.

Permissible with consent

Any other development not specified in item 2 or 4

The definition is:

To provide for the housing needs of the community.

- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of*

residents.

- To enable development that is compatible with the surrounding residential environment and that is

unlikely to adversely affect the amenity of residential development on land in the zone.

bed and breakfast accommodation means an existing dwelling in which temporary or short-term accommodation is provided on a commercial basis by the permanent residents of the dwelling and where—

- (a) meals are provided for guests only, and
- (b) cooking facilities for the preparation of meals are not provided within guests' rooms, and
- (c) dormitory-style accommodation is not provided.

Note. See clause 5.4 for controls relating to the number of bedrooms for bed and breakfast accommodation

List the relevant clause/clauses applicable under the LEP

Clause	Compliance	Comment
Land Use Table	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	This is permissible development. Permissible with consent in R1 Zone

4.3 Height of buildings	Yes	Less than 10m
5.10 Heritage Conservation	No	Not listed in LEP
5.21 Flooding	No	Land within Levee Bank

6.6 Essential Services	Yes	All essential services are available to this development. All connection requirements can be conditioned as required for the individual merits of this development.
------------------------	-----	---

Is there a draft LEP or draft LEP amendment which may affect this proposal? No

Comment:

Do 'existing use' provisions (Sections 4.65-4.70 of the EP&A Act) apply to this development? No

Comment:

Is there any other issue that requires notation? No

Comment:

Development Control Plan

Section 4.15(1)(a)(iii) & Section 4.15(3A) – EP & A Act

Is there a DCP which applies to this land/proposal? Yes ☐ No ☐

List the relevant clause/clauses under the applicable DCP

Chapter	Clause	Compliance	Comment
2	2.5	No	Potentially contaminated land due to previous fire damaged building containing asbestos, lead based paint and organochlorine termite treatments. Not listed in Table 1 of SEPP guidelines.

			Soil VENM covering on site reduces potential condition regarding excavation for footing and trenches.
	2.6	Yes	Notified to adjoining
	3.2	Yes	No flooding within levy
	3.3	Yes	No bushfire requirements
	4.6.1	Yes	Front and side setbacks comply
	4.6.2	Not applicable	Provision for one dwelling per 500m2 = 2 dwellings on lot. Comperable to 2 x 3 bedrooms = 6 bedrooms?
	4.6.3	Yes	Complies with boundary restrictions.
	4.6.4	Yes	Building Height complies
	4.6.5	Yes	Provision to be made for protection of sewer main on Lot D
	4.6.6	Yes	Site coverage proposed less than 75%
	4.6.7	Yes	Solar access complies
	4.6.8	No	Outdoor recreation area and windows facing and within 1m of boundary to have privacy screens.
	4.6.9	Yes	Parking complies with 1 per bedroom
	4.6.10	Yes	Condition to require parking and manoeuvring on hardstand, enter and leave in forward direction. Condition provided.
	4.6.11	Yes	Based on comparable 2 x 3 bed dwellings = 100m2 landscaped area complies. Relevant to reducing the overall impact of development.
	4.6.12	Not applicable	Not relevant to tourist accommodation.
	4.6.13	Not applicable	Condition regarding outdoor lighting to reduce impact on adjoining residences.
	4.6.14	Yes	AS4299 Adaptable Housing, Class C level
	4.6.15	Yes	Condition re screened garbage area and clothes line
	4.6.16	Yes	Water, sewer and stormwater disposal design required.
	4.6.17	Not applicable	Not relevant to bed and breakfast accommodation.
	4.6.18	No	Solid fencing not permitted forward of building line
	4.6.19	Yes	Complies with requirements for outbuildings
	4.10	Yes	No heritage requirements apply. AHIMS search completed.
	5.2.1	Yes	Parking conditions to be applied
	5.2.2	Yes	Landscaping conditions to be applied
	5.2.3	Yes	Outdoor lighting conditions to be applied
	5.2.4	Yes	No signs are proposed
	6.1	Yes	Environmental impacts considered
	6.2	Yes	Soil and erosion requirements apply
	6.3	No	Removal of significant vegetation is proposed. Additional supporting information has not been provided.
	6.4	No	Waste storage to be screened
	6.5	Yes	Noise conditions to be applied
	6.6	Yes	Geological impacts have been considered and no issues have been identified. Structural engineering and soil tests required for buildings.
	6.7	yes	Detailed stormwater design required

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Has a variation to the DCP been requested?

Yes

Comment:

Should the variation be recommended?

See report

Comment:

Is there a draft DCP which may affect this proposal?

No

Comment:

Regional Environmental Plan

Far West Regional Plan	Goal	Details
Transport and Infrastructure	1	A diverse economy with efficient transport and Infrastructure Comment: No issues identified.
Exceptional Semi-arid Rangelands	2	Protect and manage environmental resources Comment: No issues identified
Strong and Connected Communities	3	Manage change and strengthen communities. Comment: Improves diversity of tourist facilities available in the region.

State Environmental Planning Policy

Is this proposal affected by a SEPP?

Yes ☐ No ☐

Comment:

List all relevant SEPPs

SEPP	Compliance	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Not Applicable <input type="checkbox"/> Applicable <input type="checkbox"/>	<i>The purpose of this SEPP is to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</i>
Complies	No	Conditions of approval address requirements for removal of vegetation.
Building Sustainability Index: BASIX 2004	Not Applicable <input type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP provides for the implementation of BASIX throughout the State.</i>
Complies	Yes <input type="checkbox"/>	A compliant Basix Certificate is not required for manufactured building.
Exempt and Complying Development Codes 2008	Not Applicable <input type="checkbox"/>	<i>The SEPP provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for</i>

		<i>development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate.</i>
State Environmental Planning Policy (Housing) 2021	Not Applicable <input type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>The principles of this Policy are to:-</i></p> <ul style="list-style-type: none"> • <i>enable the development of diverse housing types, including purpose-built rental housing,</i> • <i>encourage development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,</i> • <i>ensure new housing provides residents with a reasonable level of amenity,</i> • <i>mitigate the loss of existing affordable rental housing.</i> <p><i>The SEPP introduces two new housing types to meet changing needs:</i></p> <ul style="list-style-type: none"> • <i>Co-living housing</i> • <i>Independent living units</i> <p><i>Improves the way existing types of homes are delivered including:</i></p> <ul style="list-style-type: none"> • <i>Boarding houses</i> • <i>Build-to-rent housing</i> • <i>Seniors housing</i> <p><i>Includes the planning rules for:</i></p> <ul style="list-style-type: none"> • <i>Caravan parks and manufactured home estates</i> • <i>Group homes</i> • <i>Retention of existing affordable rental housing</i> • <i>Secondary dwellings (sometimes known as granny flats)</i> • <i>Social housing</i>
Complies	Yes	Complies. Provides an alternative housing choice
State Environmental Planning Policy (Industry & Employment) 2021	Not Applicable <input type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>This SEPP contains planning provisions:</i></p> <ul style="list-style-type: none"> • <i>applying to employment land in western Sydney.</i> • <i>for advertising and signage in NSW.</i>
Complies	Yes	No issues identified
SEPP 65 — Design Quality of Residential Apartment Development	Not Applicable	<i>The SEPP relates to residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.</i>
State Environmental Planning Policy (Planning Systems) 2021	Not Applicable	<p><i>This Policy aims to:</i></p> <ul style="list-style-type: none"> • <i>identify development that is State significant development</i> • <i>to identify development that is State significant infrastructure and critical State significant infrastructure,</i> • <i>to identify development that is regionally significant development.</i>
State Environmental Planning Policy (Precincts—Regional) 2021	Not Applicable	<i>This chapter applies to the state and aims to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant precincts for the benefit of the State. It also facilitates service delivery outcomes for a range of public services and provides for the development of major sites for a public purpose or</i>

		<i>redevelopment of major sites no longer appropriate or suitable for public purposes.</i>
State Environmental Planning Policy (Primary Production) 2021	Not Applicable	<p><i>This SEPP contains planning provisions:</i></p> <ul style="list-style-type: none"> <i>to manage primary production and rural development including supporting sustainable agriculture.</i> <i>for the protection of prime agricultural land of state and regional significance as well as regionally significant mining and extractive resources.</i>
State Environmental Planning Policy (Resilience and Hazards) 2021	Applicable <input checked="" type="checkbox"/>	<i>This Policy incorporates and repeals the provisions of SEPP No. 55 - Remediation of Land and Clause 4.6 requires consideration of whether land is suitable for a proposed use having regard to any known or potentially contaminating land use activities.</i>
Complies	Yes	<p>It is considered there have been prior contaminating land uses see report. Risks are limited due to nature of site activities and subsequent topsoil provided across the site.</p> <p>See comments below.</p>
State Environmental Planning Policy (Resources & Energy) 2021	Not Applicable	<p><i>This SEPP contains planning provisions:</i></p> <ul style="list-style-type: none"> <i>for the assessment and development of mining, petroleum production and extractive material resource proposals in NSW.</i> <i>which aim to facilitate the development of extractive resources in proximity to the population of the Sydney Metropolitan Area by identifying land which contains extractive material of regional significance.</i>
State Environmental Planning Policy (State Significant Precincts) 2005	Not Applicable	<p><i>This policy aims to:-</i></p> <ul style="list-style-type: none"> <i>facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant precincts for the benefit of the State.</i> <p><i>facilitate service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes.</i></p>
State Environmental Planning Policy (Transport & Infrastructure) 2021	Not Applicable	<p><i>This SEPP contains planning provisions:</i></p> <ul style="list-style-type: none"> <i>for infrastructure in NSW, such as hospitals, roads, railways, emergency services, water supply and electricity delivery.</i> <i>for child-care centres, schools, TAFEs and Universities.</i> <i>planning controls and reserves land for the protection of three corridors (North South Rail Line, South West Rail Link extension and Western Sydney Freight Line).</i> <p><i>the land use planning and assessment framework for appropriate development at Port Kembla, Port Botany and Port of Newcastle.</i></p>
Miscellaneous Consent Provisions 2007	Not Applicable	<i>This SEPP provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity.</i>
SEPP - Environment	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>This consolidated SEPP proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland, and Willandra Lakes World Heritage Property. Changes proposed include consolidating the following seven existing SEPPs:</i></p> <ul style="list-style-type: none"> <i>State Environmental Planning Policy No. 19 – Bushland in Urban Areas</i> <i>State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011</i>

		<ul style="list-style-type: none"> • State Environmental Planning Policy No. 50 – Canal Estate Development • Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment • Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No.2-1997) • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Willandra Lakes Regional Environmental Plan No. 1 – World Heritage Property. • <p>Proposed for March 2023</p>
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List all relevant Draft SEPPs

SEPP	Compliance	Comment
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Is there any other issue that requires notation?

Yes ☐ No ☐

Comment:

Planning Agreement

Section 4.15(1)(a)(iia) – EP & A Act

Is there a Planning Agreement in force under section 93F of the EP&A Act?

No

Has a Planning Agreement been offered under this development?

No

Offer Details:

Local Strategic Planning Statement

Walgett Community Strategic Plan Alignment		Applicable
C 1.1	Develop a connected, informed, resilient and inviting community.	Yes
C 1.2	A safe, active and healthy Shire.	Yes
C 1.3	A diverse and creative culture.	Yes
E 2.1	An attractive environment for business, tourism and industry.	Yes
E 2.2	Employment opportunities that supports local industries.	Yes
E 2.3	An efficient network of arterial roads and supporting infrastructure; town streets and footpaths that are adequate and maintained.	Yes
E 2.4	Communities that are well serviced with essential infrastructure.	Yes
SL 4.1	Operate an urban waste management system that meets the community needs and environmental standards.	Yes
SL 4.2	Provide potable and raw water supply systems that ensures enhanced water security and meets health standards.	Yes
SL 4.3	A sustainable environment that recognises our rivers, natural environment, ecological systems and biodiversity.	Yes
SL 4.4	Maintain a healthy balance between development and the environment.	Yes
I 5.1	Provide and maintain an effective road network that meets the community needs and expectations.	Yes
I 5.2	A Regional and State Road network that is appropriately supported and resourced by Government.	Yes
I 5.3	Maintain and improve Council's property assets to an optimal level.	Yes
I 5.4	Provision of facilities and communication services.	Yes
Planning Priority		Applicable
Far West Regional Plan Alignment		Applicable

D1 to D30 – See Attached.

No ☐

Any issues

Comment: None

Supporting Planning Assessment

Has the applicant submitted any supporting planning assessments?

No

Comment:

Is there any other issue that requires notation?

See report

Comment:

Subdivision

Is this application for subdivision?

No ☐

How many new lots are being created?

Comment:

Environmental Impacts

Section 4.15(1)(b) – EP & A Act

Does this proposal have any potential impact on:

	Impact	Comment
Social	Yes	Increases potential Tourism within Walgett township
Economical	Yes	Increased tourism and potential economic improvements with tourist spending in Walgett.
Siting & Configuration	Yes	See report
Setbacks	Yes	See report
Privacy	Yes	See report
Overshadowing	No <input type="checkbox"/>	No issues identified
Solar Access	No <input type="checkbox"/>	No issues identified
Visual	Yes	See report
Significant Views	No	No issues with views
Amenity	Yes	See report – noise, waste and access conditions
Water	Yes	See conditions re water supply
Air	No	No issues identified
Noise	Yes	See conditions re noise
Land Degradation	No	No issues identified
Tree Loss	Yes	Proposal to clear significant native trees on site
Flora	Yes	As above
Fauna	No	No issues identified

Has a Threatened Species Impact Assessment been prepared?

No

Are there any species/communities listed under the TSC Act?

No

Comment:

Does the proposed development require approval under the EPBC Act

No

Comment:

Heritage	Impact	Comment
European	No	Not listed as heritage item
Aboriginal	Yes <input type="checkbox"/> No <input type="checkbox"/>	An Aboriginal Heritage Information Management System (AHIMS) search was carried out for the land including a 100 metre buffer. No sites are recorded or places declared either on the land or within the 100 metre buffer. See Attachment.

Comment: No issues identified

Flooding

Section 4.15(1)(b) – EP & A Act

Is this property flood affected? No

Comment:

Bush Fire Prone Land

Section 4.15(1)(b) – EP & A Act

Is this property bush fire prone as per the Bush Fire Prone Map? No

Comment:

Contaminated Land

Section 4.15(1)(b) – EP & A Act

Has this land been identified as being contaminated land by Council? Yes.

Comment: Potential contamination from fire damaged building, asbestos, lead paints and termite treatment from demolished building. However, site is not listed in Table 1 of Land Contamination guidelines and a site investigation is not mandated.

Evidence has been provided that the site has since been covered with topsoil and any previous contamination has been buried below the surface.

Proposed use for tourist accomodation is low risk.

Has a Contaminated Land Site Investigation been completed? No

Does this land require remediation? No

Is a referral required to NSW Environment Protection Authority? No ☐

Has a Remediation Action Plan been completed for the land? No ☐

Comment:

Is it a possibility this land may be contaminated? Yes

Comment: See report

Infrastructure

Section 4.15(1)(b) – EP & A Act

Is an engineering assessment required? Yes

Has an engineering assessment been completed? Yes

Who completed the Engineering Assessment?

Bob Harris

Assessing Officer

Comment:

Does this proposal have any potential impact on:

	Impact	Comment
Sewer	Yes	Protection of sewer main required
Water	Yes	Reconnection
Drainage	Yes	Stormwater design require
Access	Yes	Detailed design required
Kerb & Gutter	Yes	See photos of existing
Upgrade Existing Road	No	No issues identified
Road Network	No	See traffic report
Existing Easements	No	None
Electricity	No	Existing mains
Telecommunications	No	Existing provided
Pedestrian Access	No	Access not effected
Loading & Unloading	No	Provision for off road loading and unloading
Parking	Yes	See report
Energy Conservation	No	

Comment:

Has an Erosion and Soil Control Plan been submitted?

See condition

Is there any outstanding issues requiring attention?

Yes

Comment:

Construction Assessment

Is a Construction Certificate Required?

Yes

Is the Construction Certificate required for a subdivision?

Yes ☐ No ☐

Was a construction certificate submitted with this application?

Yes ☐ No ☐

Has Council been appointed as the Principle certifying Authority?

Yes ☐ No ☐

Has a construction assessment been completed?

Yes ☐ No ☐

Is an annual Fire Safety Measures certification required?

Yes ☐ No ☐

Is a public defects liability agreement required?

Yes ☐ No ☐

Is there any other issue that requires notation?

Yes ☐ No ☐

Comment: Manufactured home approval required

Section 68 Assessment

Is a section 68 assessment required?

Yes

Has a section 68 assessment been completed?

No ☐

Was a section 68 application submitted with this application?

No ☐

What type of waste system is required?

Does this system require connection to a Council maintained system? Yes

Is there any other issue/feature/impact that requires notation from the assessment? No ☐

Comment:

Developer Contributions

Does this proposal require any Developer Contribution? No ☐

Signage

Does this proposal require signage? See condition

Submissions

Were there any written submissions received? Yes

If Yes, what was the number of submissions received? One

Submission Maker:	See attached
Issue:	Traffic and Noise
Comment:	Objection from Cindy Bird

Is there any other issue that requires notation? yes

Comment:

Section 88b Instrument

Does Council require a Section 88b instrument to be prepared? No

Comment:

Public Interest

Does this proposal have any construction or safety issues? Yes

Comment: See conditions

Is there any public health issues? See report

Comment: No issues identified

Are there any other public interest issues? Yes

Comment: Tree removal

Site Suitability

Section 4.15(1)(c) – EP & A Act

Is this a suitable site for this development? Yes

Comment:

Assessing Officer General Comment

Comment:

- 1) Further submission on traffic and noise was received.
- 2) Justification for removal of significant native (trees) vegetation is required alternatively re-siting of buildings and drying area may be required.
- 3) Objection relating to noise and privacy issues and operation of café.
- 4) Other issues
 - a) Re-notification to adjoining property owners may be required on receipt of additional information.

Can be dealt with by the use of appropriate conditioning.

Recommendation

This development application be approved subject to the following conditions:

RELEVANT PRESCRIBED CONDITIONS **(under the Environmental Planning and Assessment Regulation 2000)**

Compliance with Building Code of Australia & insurance requirements under the Home Building Act 1989

Please Note: A reference to the Building Code of Australia is a reference to that Code as in force on the date the application is made for the relevant:

- a) development consent, in the case of a temporary structure that is an entertainment venue, or
- b) construction certificate, in every other case.

1. The work must be carried out in accordance with the requirements of the Building Code of Australia.
2. In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.

Erection of signs

Please Note: This does not apply in relation to:

- a) Building work, subdivision work or demolition work that is carried out inside an existing building, which does not affect the external walls of the building development consent, in the case of a temporary structure that is an entertainment venue, or
- b) Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws.
- c) A complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

3. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - a) showing the name, address and telephone number of the principal certifying authority for the work, and
 - b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - c) stating that unauthorised entry to the site is prohibited.
4. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Please Note: Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100).

Notification of Home Building Act 1989 requirements

Please Note: This does not apply in relation to Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws.

5. Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:
 - a) in the case of work for which a principal contractor is required to be appointed:
 - (i) the name and licence number of the principal contractor, and
 - (ii) the name of the insurer by which the work is insured under Part 6 of that Act,
 - b) in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

Please Note: If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under the above becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.

Shoring and adequacy of adjoining property

Please Note: This does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

6. If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the person's own expense:
 - a) protect and support the adjoining premises from possible damage from the excavation, and
 - b) where necessary, underpin the adjoining premises to prevent any such damage.

Fulfilment of BASIX commitments

Please Note: Certifications from appropriate manufacturers and installers confirming each BASIX commitment are to be provided prior to the issue of an Occupation Certificate. These may be in the form of an invoice or a simple written statement by the tradesman, including their details and signature.

7. Fulfilment of Basix commitments is not required if buildings are prefabricated and delivered to site.
8. All works are to comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the Environmental Planning & Assessment Regulations 2000.

GENERAL CONDITIONS

9. The development shall be implemented in accordance with:
 - (a) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application,
 - (b) the details set out on the plans approved and stamped by authorised officers of Council,except as amended by the conditions of this development consent.

Note: Any proposal to modify the terms or conditions of this consent, whilst still maintaining substantially the same development to that approved, will require the submission of a formal application under Section 4.55 of the Environmental Planning and Assessment Act 1979 for Council's consideration.
10. A copy of all stamped approved plans, specifications and documents must be kept on site at all times so as to be readily available for perusal by any officer of Council or the Principal Certifying Authority.
11. All management recommendations contained within the Statement of Environmental Effects are to be complied with during operation of the development.
12. All external lighting is to be positioned and directed so as to prevent the intrusion of light to the adjoining premises.
13. Parking facilities, including one disabled car park, are to comply with Part D3.5 of Building Code of Australia and the requirements of Australian Standard 2890.1 – Parking Facilities – Off-street Car Parking and Australian Standard 2890.6 – Off Street Parking for People with Disabilities.
14. Carpark lighting is to comply with the requirements of AS 2890.1 2004. (Parking Facilities – Part 1: Off-street car parking).
15. The premises is to comply with all requirements of the NSW Food Authority, *Premises Fitout Code* and all relative food Australian Standards.
16. A screened and secure garbage storage area is to be provided to site.

17. Connection is to be ensured to the Council water and sewer reticulated supply. All connections are to be to a standard approved by Council and are at the cost of the applicant.
18. Colours and textures of materials of external walls, roof and ancillary structures including water tanks shall be non-reflective and as such will not conflict with the existing landscape.
19. All building works shall be constructed in accordance with safe work practices and complying with the relevant Australian Standards, Codes of Practice and the National Construction Code.
20. Council sewer main traverses the rear of the property. Location of permanent structures over the sewer main requires approval of Councils Director of Technical Services.
21. Additional roof and/or eave treatments are required to provide an improved architectural and visual appearance. Details to be submitted and approved prior to lodgment of the construction certificate.
22. No approval is granted for removal of native vegetation. A separate application is required for tree removal. Details to be submitted and approved prior to lodgment of the construction certificate.

CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION CERTIFICATE ISSUE

23. A Construction Certificate must be obtained, in accordance with the *Environmental Planning and Assessment Regulation 2021*, before work commences.
24. A noise and privacy screen is to be provided surrounding the outdoor dining area. Details of construction to be submitted and approved with the construction certificate.
Provision for privacy screening is also required for windows less than 1 metre from the boundary is required. Details to be submitted and approved with construction certificate.
25. Council is to be given written notice of the intention to commence works and the appointment of a Principal Certifier (if the PC is not Council) at least two days before the proposed date of commencement, in accordance with the *Environmental Planning and Assessment Regulation 2021*. Such notice is given using the form enclosed with this consent.
Should Council be appointed the Principal Certifier, the applicant must give at least 2 days' notice to enable inspections to be undertaken.
26. Before construction commences on the site and throughout the construction phase of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:
 - divert uncontaminated run-off around cleared or disturbed areas,
 - erect a silt fence to prevent debris escaping into drainage systems or waterways,
 - prevent tracking of sediment by vehicles onto roads,
 - stock pile topsoil, excavated material, construction and landscaping supplies and debris within the site.

Please Note: Failure to take effective action may render the developer liable to prosecution under the NSW Protection of the Environment Operations Act 1997.

27. A hoarding or fence must be erected between the work site and any public place if the work is likely to cause traffic (pedestrian or vehicular) in a public place to be obstructed or otherwise inconvenience. The erected hoarding is to be sufficient to prevent any substance from or in connection with the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. The hoarding, fence or awning is to be removed once the work has been completed.

28. Approval to carry out work on the roadway / footpath must be obtained, in accordance with section 138 of the Roads Act 1993, before works commence.
29. Prior to construction commencing approval is required under the Local Government Act 1993, Section 68 in relation to the following;
 - a) Installation of a manufactured home.
 - c) Install a water supply, drainage and stormwater drainage system.
 - d) Dispose of trade waste to Council sewer

CONDITIONS TO BE COMPLETED DURING CONSTRUCTION

30. The owner of the property is to ensure that any buildings are constructed:
 - (a) to meet the setback requirements of the approved plans,
 - (b) to be located within the confines of the lot, and;
 - (c) so that it does not interfere with any easements or covenants upon the land.
31. Any building work must be carried out between 7.00am and 5.00pm Monday to Friday and 8.00am to 1.00pm Saturdays, excluding Sundays and public holidays. No audible construction is to take place outside these hours, to maintain the amenity of the locality.
32. A garbage receptacle must be provided at the work site before works begin and must be maintained until works are completed. The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.
33. Waste materials (including excavation, demolition and construction waste materials) must be managed on the site (and must not be burned on site) and then disposed of at a waste management facility, to protect the amenity of the area and avoid the potential of air pollution.
34. Effective dust control measures are to be maintained during construction to maintain public safety/amenity. Construction activities are to be undertaken so as not to inconvenience the adjoining land owners and are to be restricted solely to the subject site.
35. Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
36. No material or equipment associated with the development is to be placed on public land without the written consent of the Council, and any activity located in close proximity to public areas is to be fenced to prevent damage to persons or property.
37. Any earthworks (including any structural support or other related structure for the purposes of the development):
 - a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
 - b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
 - c) that is fill brought to the site—must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the Protection of the Environment Operations Act 1997, and
 - d) that is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the Protection of the Environment Operations (Waste) Regulation 2014.

Any excavation must be carried out in accordance with *Excavation Work: Code of Practice*, published by Safe Work Australia.

38. If, during the course of any activities conducted under this consent, the Applicant becomes aware of any heritage or archaeological sites not previously identified, all work likely to affect the site shall cease immediately. The Applicant shall then consult with relevant authorities and decide on an appropriate course of action prior to recommencement of work. The relevant authorities may include NSW Office of Environment & Heritage and the relevant local Aboriginal Lands Council. Any necessary permits or consents shall be obtained and complied with prior to recommencement of work.

CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION CERTIFICATE ISSUE/USE COMMENCING

39. Occupancy of the building is not to take place until the Principal Certifier has carried out a final inspection and an Occupation Certificate issued. All required trade certifications are to be available to the Principal Certifier before the final inspection will be carried out.
40. Occupancy of the building is not to take place until the Principal Certifying Authority has carried out a final inspection, an Occupation Certificate issued and a Fire Safety Schedule has been provided to Council.

Please Note: *Failure to obtain an Occupation Certificate is an offence under the legislation.*

41. At the completion of the works, the work site must be left clear of waste and debris.
42. The existing landscaping is to be expanded upon where possible, with drought tolerant and frost hardy species. The location and type is to be to the satisfaction of the Principal Certifying Authority.
43. Occupancy of the building is not to take place until an inspection is to be carried out of the kitchen and bar area by the Council Health Inspector to ensure compliance with the NSW Food Authority Standards and any relevant Australian Standard.
44. All existing vehicular crossings not utilised by the development will generally be required to be removed, and the area restored to match the adjoining section of kerb and footpath, prior to occupation or use of the development.
45. An access crossing is to be constructed to a standard approved by Council at the applicant's expense. It is to consist of all-weather paving, concreting or bitumen sealing of driveways, turning areas and car parking areas. The access is not to block an existing drainage channel, with all water to be drained in a manner that facilitates effective drainage of water. It is to be constructed from the back of the kerb to the boundary line.
- A dial before you dig (DBYD) must be completed prior to commencing works. Council cannot guarantee the location of services, additionally Council is not responsible if services are encountered while constructing this access.
46. Compliance with *Disability (Access to Premises - Buildings) Standards 2010* is to be demonstrated.

CONDITIONS RELATING TO ONGOING OPERATIONS

47. A further application is to be made for any change, enlargement or intensification of the premises or land use, including the display / erection of any new structure such as signage, partition walls or building fit-out (unless the proposed work is exempt from the need for consent under *State Environmental Planning Policy (Codes SEPP) 2008*).
48. Security grills and screens facing the street shall not include bars, heavy gauge mesh or roller shutters.
49. To maintain the amenity of the area commercial operations outside normal business hours are to maintain compliance with the Noise Control Act and Regulations.
50. Any future street fencing is to be open or a combination of open panels and masonry column to a maximum of 1.8 metres. The section of side boundary fencing located in front

of the dwelling setback is to be open or a combination of open panels and masonry columns to match the front fence.

COUNCIL ADVICE ONLY

51. Covenant/s: The applicant / owner has the responsibility of being aware of any covenant which may affect the proposal.
52. Dial Before You Dig: Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.
53. Telecommunications Act 1997 (Commonwealth); Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.
54. New residential development and significant dwelling alterations should provide measures such as self-closing doors, fencing and gates to prevent children from entering the garage and driveway from the house.

Reasons For Conditions

1. To confirm and clarify the terms of Council's approval.
2. To comply with all relevant legislation.
3. So that the impacts of any increase in the scale or duration of operations may be assessed and appropriately controlled in accordance with the *Environmental Planning and Assessment Regulation 2021*, as amended.
4. To prevent and/or minimise the likelihood of environmental harm and public nuisance.
5. To ensure the rehabilitation of the site.
6. To minimise the potential for adverse impacts on the environment or public as a result of the development.
7. To ensure waste is disposed of in an appropriate manner.
8. To ensure that public infrastructure is maintained.
9. To minimise the potential for detrimental impacts to buildings or neighbouring properties.
10. The subdivision cannot be registered with the Land Titles Office, and be finalised, until the subdivision certificate on the surveyors plan is signed by an authorised officer of Council.
11. To ensure maintenance and resolution provisions are clearly documented for right of carriageways and easements.
12. To ensure that any National Construction Code issues are resolved prior to Construction Certificate assessment, including the peer review by an independent Accredited Certifier for alternate or performance solutions.

Conclusion

I confirm that I am familiar with the relevant heads of consideration under the Environmental Planning & Assessment Act and Local Government Act (if applicable) and have considered them in the assessment of this application.

I certify that I have no pecuniary or non-pecuniary interest in this application.

Bob Harris, Acting Director Environmental Services

Date:

DA/2022/67 – DA Assessment - Property Address 28 Warrena Street WALGETT NSW 2832 - Property: D//392928, A//392928 - Owner: Specialized Electrotech Training Pty Ltd.



Proposed Bed and Breakfast 28 Warrena Street, Walgett

Traffic Impact Assessment

Date: February 2023

Ref: 23002

Issue: A

Transport and Traffic Planning Associates

Suite 604, Level 6, 10 Help Street

Chatswood NSW 2065

Tel: (02) 9411 5660

Email: info@ttpa.com.au

Web: ttpa.com.au

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1.0 Introduction

This report has been prepared to accompany a Development Application to The Walgett Shire Council for a proposed Bed and Breakfast development at 28 Warrena Street, Walgett (Figure 1).

The purpose of this report is to:

- Describe the site, its context and the proposed development scheme
- Describe the existing road network and conditions on that network
- Assess the adequacy of the proposed on-site parking provision
- Assess the potential traffic implications
- Assess the proposed vehicle access and servicing arrangements.

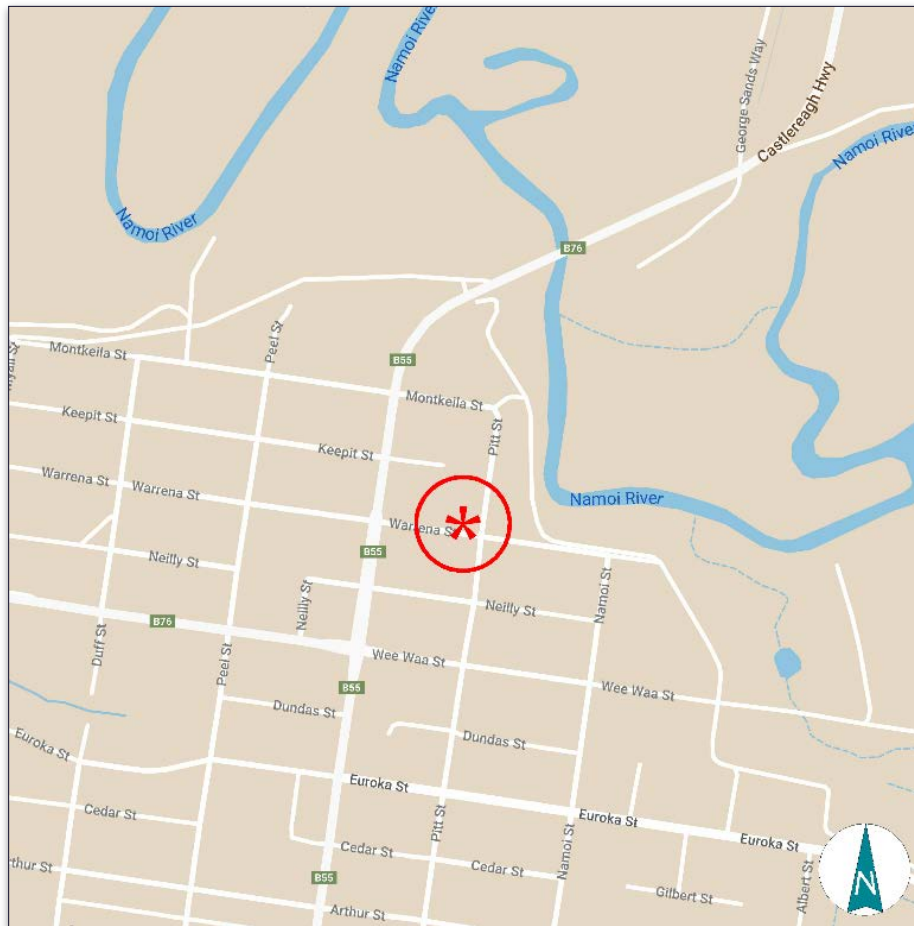


Figure 1 - Site Location

2.0 Proposed Development

2.1 Site, Context & Existing Circumstances

The site (Figure 2) is a consolidation of Lot A & D in DP392928, which occupies a rectangularly-shaped area of some 1,017m² with frontages to the western side of Banks Avenue, the southern side of Wills Crescent and the eastern side of Haig Avenue.

The surrounding land uses comprise:

- The adjoining Hartford College to the south
- The surrounding residential uses to the north and east
- The surrounding parks to the south and west



Figure 2 - Site Boundary

2.2 Proposed Development

It is proposed to demolish the existing one-storey residential building and clear the site to provide a level building platform and the construction of Bed and Breakfast accommodation comprising:

- 6 small cabins
- A permanent food truck
- Amenities and washing area

Details of the approved development are provided on the plans and are reproduced in part in Appendix A.

3.0 Existing Road Network and Traffic Conditions

3.1 Road Network

The road network serving the site (Figure 3) comprises:

- Castlereagh Highway – a State Road and sub-arterial route providing a major link between Lightning Ridge and Mudgee
- Gwydir Highway – A State Road and sub-arterial route running between Bourke and Grafton
- Euroka Street – a local Road and collector route running east to west through the Walgett Town Centre



Figure 3 - Road Network

3.2 Traffic Controls

The existing limited traffic controls on the road system serving the site (Figure 4) comprise:

- The roundabout control at the Castlereagh Highway and Wee Waa Street intersection
- The 50kmph speed restriction in the town centre road system
- The various GIVE WAY sign controls in the area
- The zebra crossings along the Castlereagh Highway

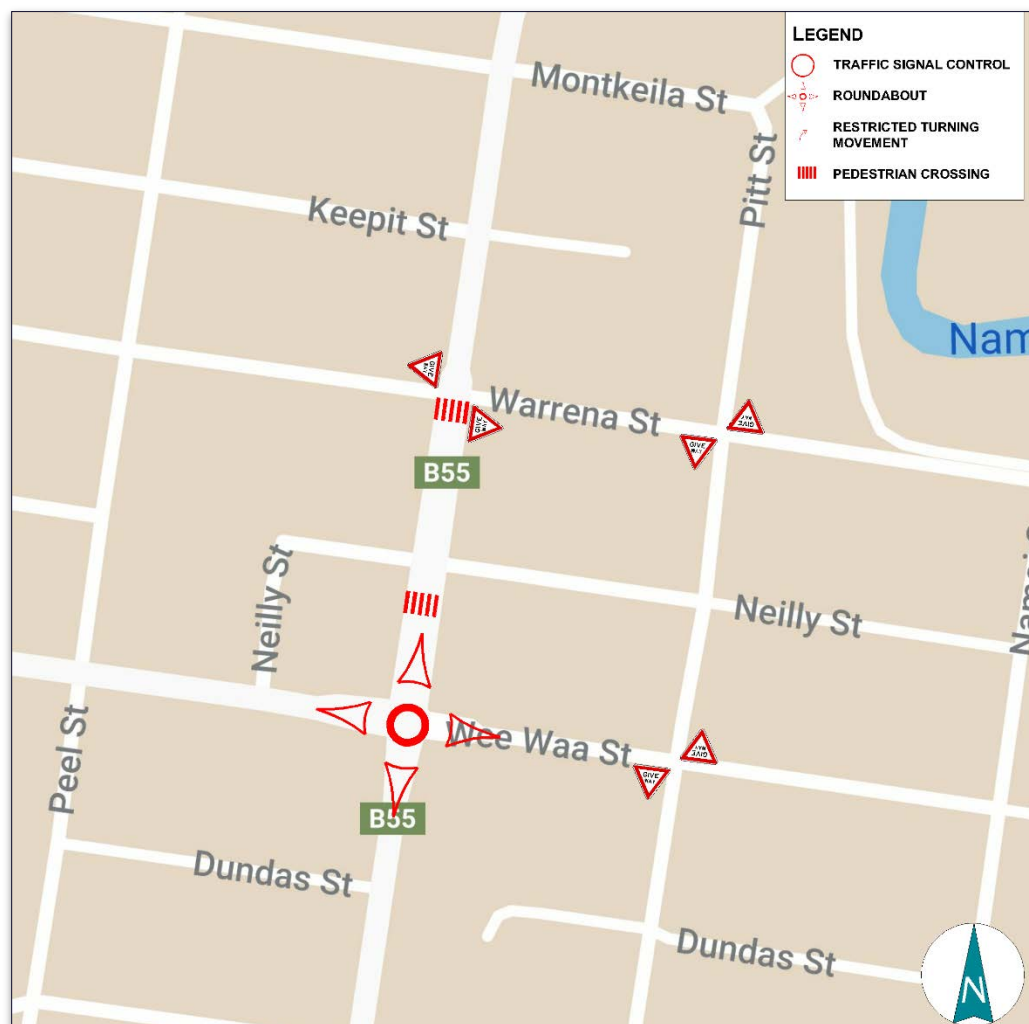


Figure 4 - Traffic Controls

3.3 Traffic Conditions

Observations of traffic activity in the vicinity of the development site during morning, business and afternoon peak periods reveal relatively free-flowing conditions.

3.4 Transport Services

Limited public transport is available in the town, with one bus stop on Euroka Street operating two services a day to Lighting Ridge and Dubbo.

4.0 Traffic and Parking

4.1 Traffic

The Roads and Maritime Services Guide to Traffic Generating Development does not have a rate specific for a bed and breakfast; however, it can be assumed that the rate for a motel will be very similar. The motel rate specifies 0.4 vehicle trips per unit during peak periods. Application of this rate would see the development produce some 3 vehicle trips in the peak hours. The existing single residential dwelling would have produced a vehicle generation rate of 1 movement during the peak hours.

It is apparent that the projected traffic generation of the proposed development represents an insignificant increase of 2 vehicle movements to that of the existing use and will not result in any traffic congestion or conflict either at the vehicle access point or at adjacent intersections.

4.2 Parking

The council DCP does not provide a rate for a bed and breakfast therefore, we will use the motel parking rate provided, which specifies the following:

- 1 space per accommodation unit
- 1 space per 2 employees

Application of this criteria will see 6 car spaces required for accommodation and 1 space for employees.

The proposed development will provide 7 car parking spaces in satisfaction of the accommodation unit requirements. There is, however, a shortfall of spaces for employees, with 1 additional space required regarding the motel DCP rate.

5.0 Access and Servicing

5.1 Access

The vehicle access has been designed in accordance with AS2890.1 and 6, with adequate sight distances, car space dimensions and aisle widths provided.

5.2 Servicing

General waste collection will be completed by Council's waste truck, which will continue to occur outside the peak periods.

Any requirements for smaller service vehicles (i.e., deliveries, courier activity, maintenance, etc.), which typically involve vans, utes, etc., will park within the on-street parking.

6.0 Conclusion

The assessment of the proposed Bed and Breakfast development at 28 Warrena Street, Walgett, has established that:

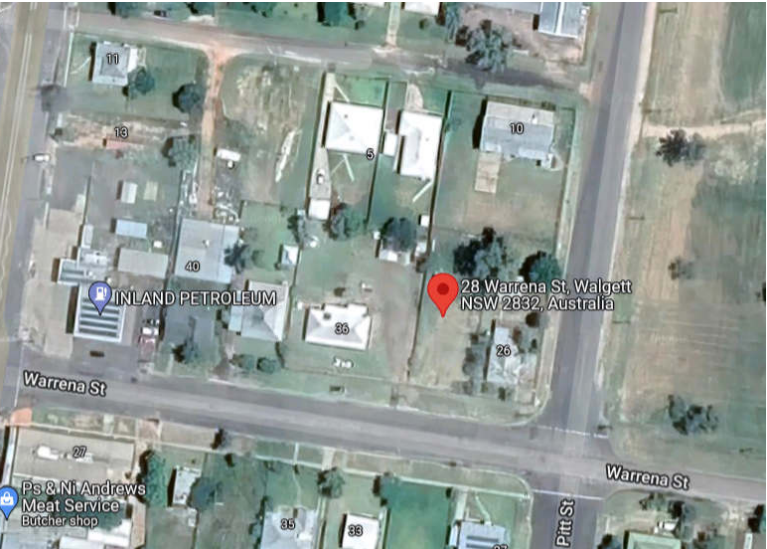
- The resultant traffic generation of 2 vtpd will not present any adverse traffic implications
- The proposed parking provision will be adequate to accommodate the projected staff parking demand and accommodation uses of the proposed development
- The proposed vehicle access and car parking layout will be appropriate to current AS2890.1 and 6 design standards
- The proposed servicing provisions will be suitable, and appropriate

Appendix A

Proposed Plans

USE OF SITE FOR GREENHOUSE AND CABINS FOR BED
AND BREAKFAST ACCOMMODATION
28 Warrena St, Walgett NSW 2832, Australia

SCOPE OF WORK:
USE OF SITE FOR GREENHOUSE AND CABINS FOR BED AND
BREAKFAST ACCOMMODATION.

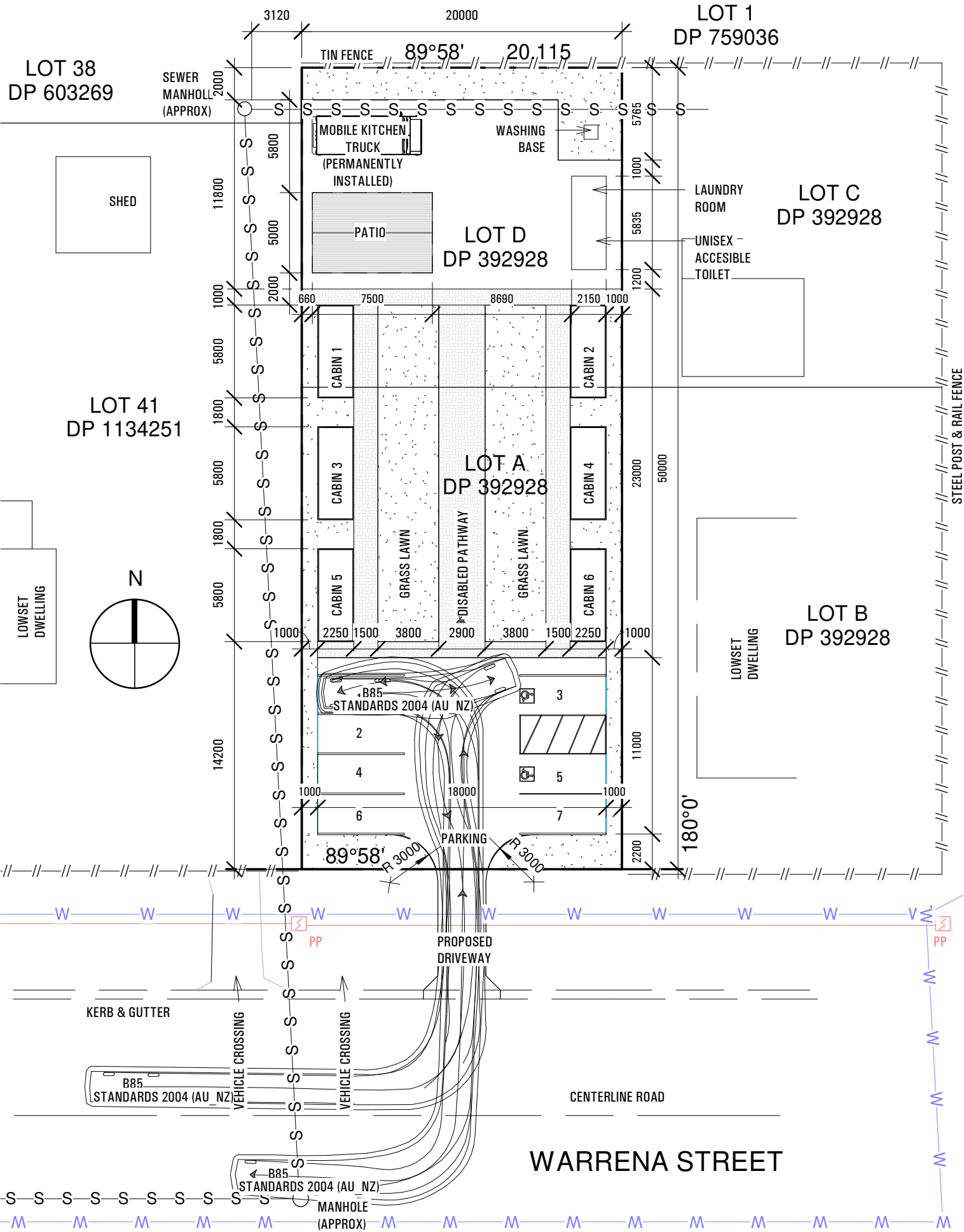


VICINITY MAP

SHEET INDEX

- A1 COVER SHEET
- A2 1ST FLOOR PLAN & PARKING
- A3 ELEVATIONS
- A4 PATIO DETAILS
- A5 PATIO DETAILS
- A6 PATIO DETAILS
- A7 PATIO DETAILS
- A8 ISOMETRIC VIEWS

NOTE: PLANS PROVIDED TO BE USED FOR CHANGE OF
USE APPLICATION PURPOSES ONLY.
EXISTING EXTERNAL WORKS & BUILDING DIMENSIONS
ARE AN APPROXIMATION ONLY



1 SITE PLAN
1 : 300

GROSS SITE AREA	1000 M ²
GROSS FLOOR AREA	78,3 M ²
FLOOR SPACE RATIO	7,83%
LANDSCAPING AREA	332,4 M ²
IMPERVIOUS AREA	667,6 M ² (66,76%)
CAR PARKING	7 SPACES (2 ADA)

Issue	Description	Date
		10/16/20

COVER SHEET

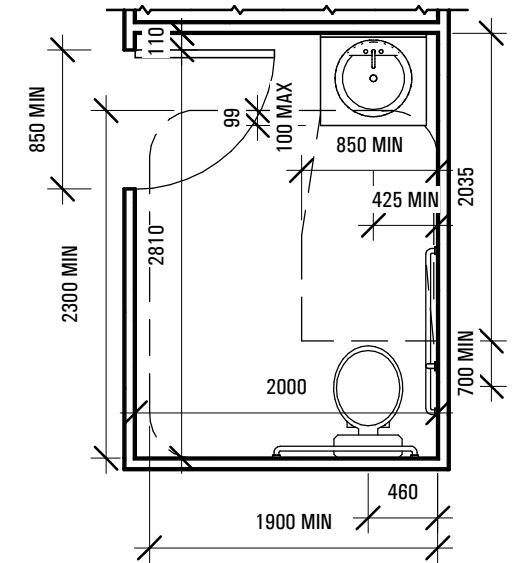
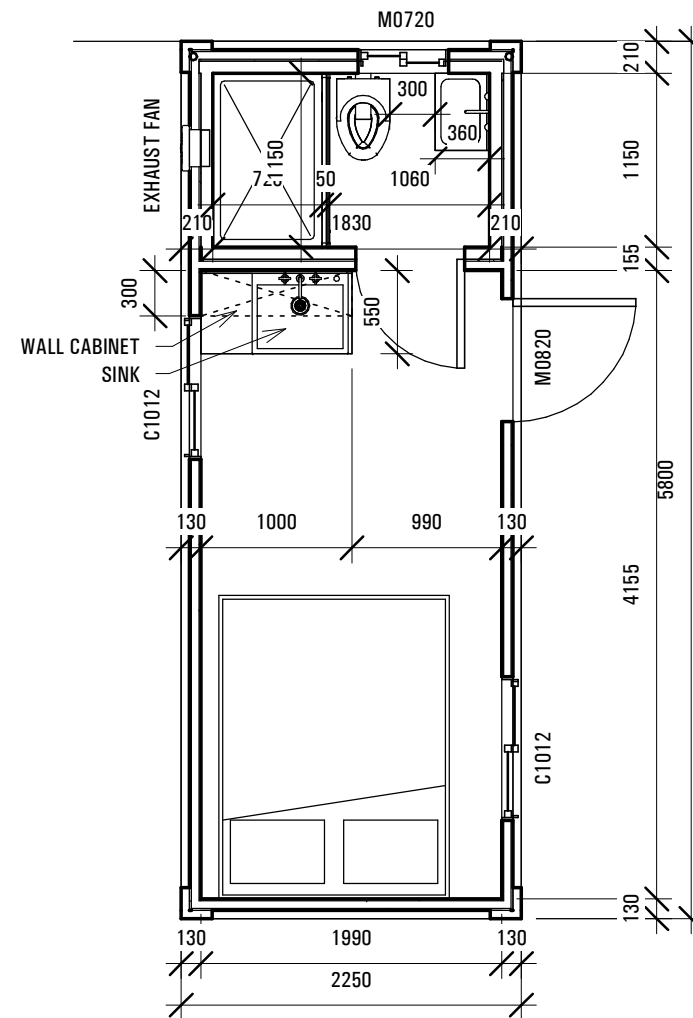
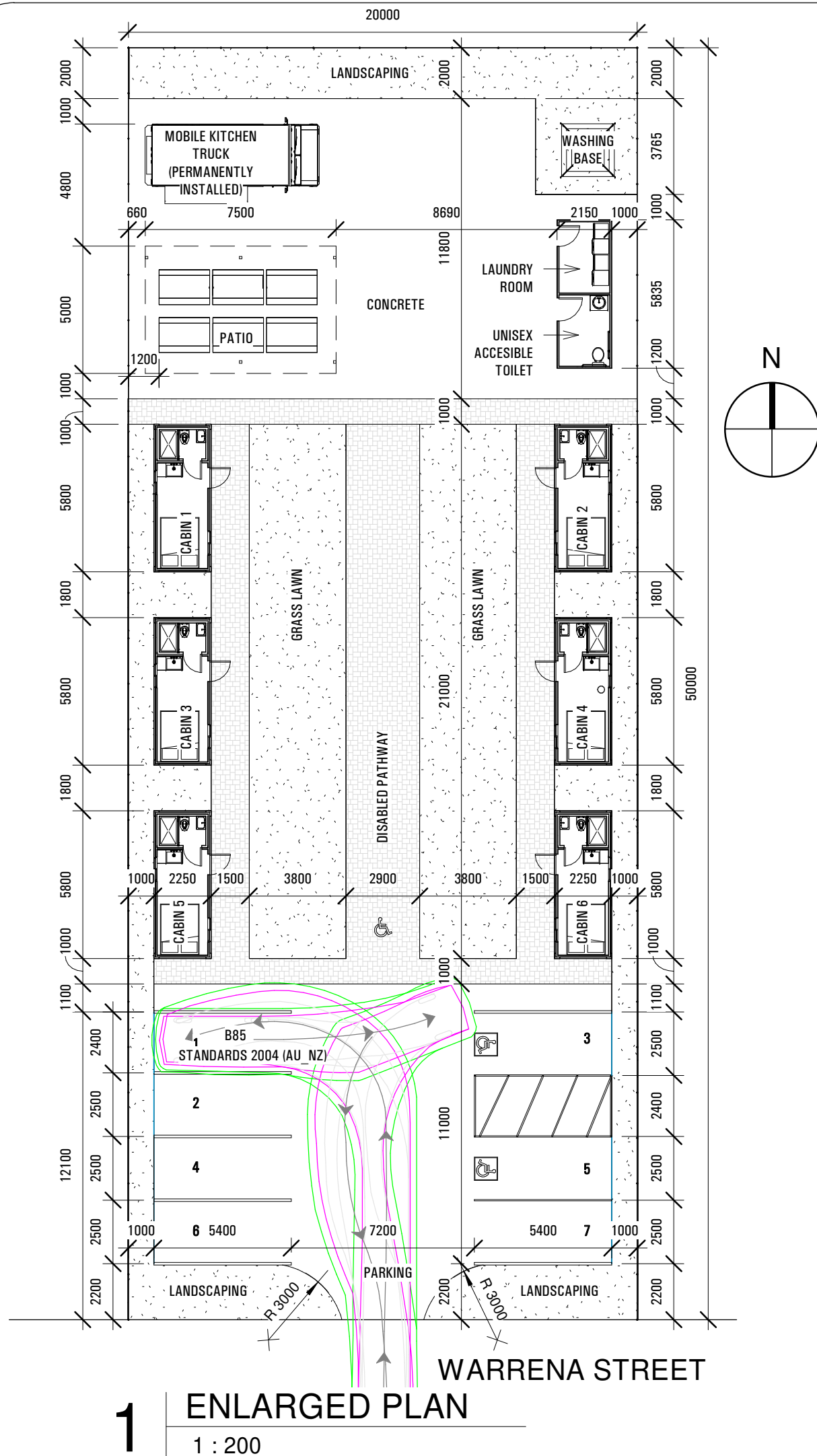
Client
DAVID CAREY

Project Name & Address

USE OF SITE FOR
GREENHOUSE AND
CABINS

28 Warrena St, Walgett NSW
2832, Australia

Date	Sheet
Scale	1 : 300 @ A3
	A1



NOTE: WORKS & BUILDING DIMENSIONS ARE AN APPROXIMATION ONLY

NOTE: MOBILE KITCHEN TRUCK IS TO BE PERMANENTLY INSTALLED
THE AMENITIES BUILDING IS TO BE PERMANENTLY INSTALLED AND
COMPLY WITH RELEVANT AUSTRALIAN STANDARDS

Issue	Description	Date
		10/16/20

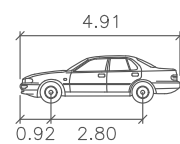
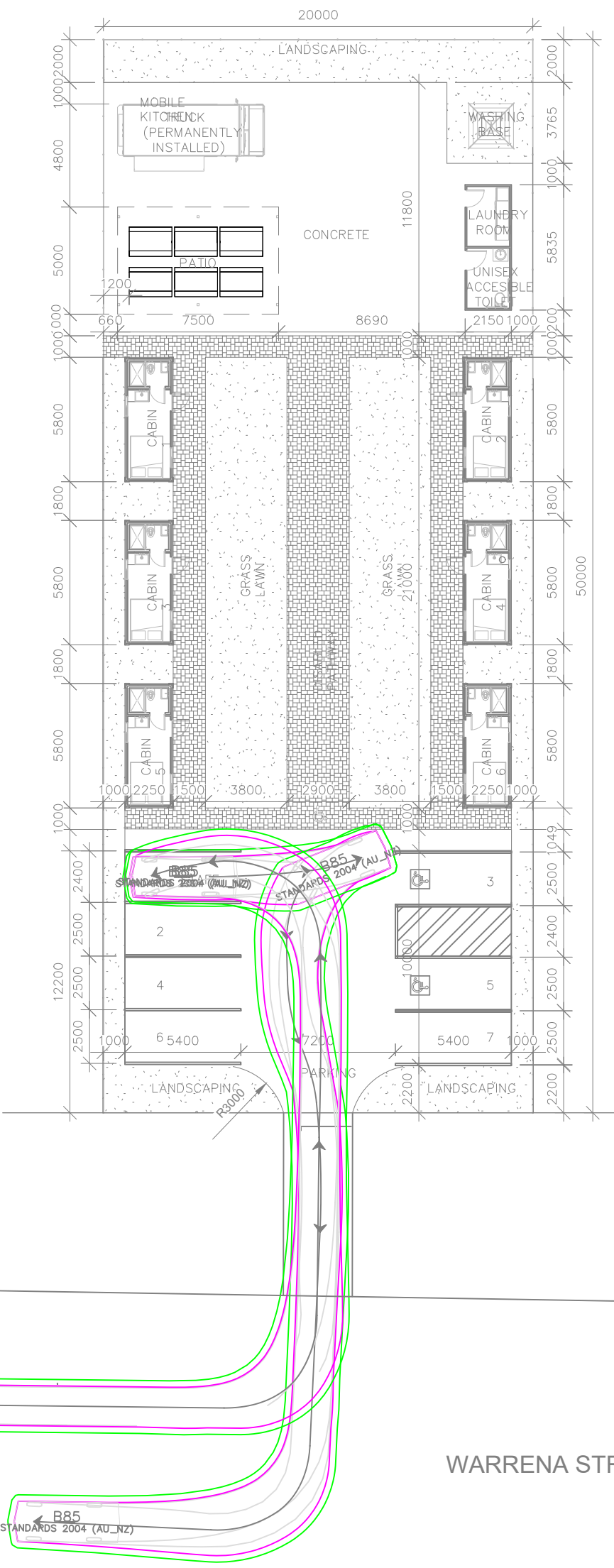
1ST FLOOR PLAN & PARKING
Client
DAVID CAREY

Project Name & Address
**USE OF SITE FOR
GREENHOUSE AND
CABINS**
28 Warrena St, Walgett NSW
2832, Australia

Date	Sheet
Scale	A2
As @ A3 indicated	

Appendix B

Swept Path Assessment



B85	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

SWEPT PATH KEY:	
	VEHICLE CENTRE LINE
	VEHICLE TYRE PATH
	VEHICLE BODY PATH
	300mm CLEARANCE FROM VEHICLE BODY

28 WARRENA ST, WALGETT NSW 2832
ACCESS AND DEPARTURE OF AN 85TH PERCENTILE VEHICLE
SWEPT PATH ASSESSMENT

DRAWING REF NO. 23002-V1.1-SP SHEET NO. 01 OF 01 ISSUE DATE 23 February 2023

DESIGNED BY
L. ELLSON

REVIEWED BY
R. NETTLE

DISCLAIMER
This drawing has been prepared using vehicle modelling computer software AutoTurn Pro V11.0 in conjunction with AutoCAD 2018. The vehicle used is based upon vehicle data provided by Austroads and incorporates a reasonable degree of tolerance. However, it is not possible to account for all vehicle types/characteristics and/or driver ability.

SCALE
A3

0 2.5 5.0
1:250



ttpa TRANSPORT AND TRAFFIC PLANNING ASSOCIATES
Established 1994

Address: Suite 604, Level 6, 10 Help Street, Chatswood NSW 2067
P: (02) 9411 5660 E: info@tpa.com.au W: www.ttpa.com.au

Hi Hanson,

As discussed, "bed and breakfast accommodation" is the closest definition to what is proposed in the Walgett LEP 2013. Bed and breakfast accommodation is a type of "tourist and visitor accommodation". The definition of tourist and visitor accommodation in the LEP is as follows:

tourist and visitor accommodation means 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) caravan parks, or
- (h) eco-tourist facilities.

As you can see, tourist and visitor accommodation is a parent definition and includes a number of sub-categories, all of which are separately defined in the LEP.

The main reason the development is most closely defined as bed and breakfast accommodation is because a permanent resident of the property will live in one of the cabins who will provide services to the guests, there are no cooking facilities provided in the rooms and dormitory style accommodation is not proposed. If you look at the other sub categories, backpackers accommodation relates to dormitory style accommodation which isn't proposed, farm stay accommodation relates to accommodation that is ancillary to a farm, the proposal is not a hotel as a permanent resident will live there and it isn't really serviced apartments as the cabins will not have their own kitchens.

Happy to discuss and provide further clarification/detail in the statement of environmental effects if required.

Regards

David Carey
Principal

David Carey Town Planning and Development

Ph: 0423163597

Email: david@dcaplaning.com.au

www.dcaplaning.com.au

Kimley Talbert

From: Cindy Bird <crb.catering@yahoo.com>
Sent: Wednesday, December 14, 2022 10:55 AM
To: Kimley Talbert
Subject: Submission in regards to DA/2022/67

To Kimley Talbert,

I am writing to you in regard to the above DA/2002/67 application that is a proposed development of our direct neighboring block.

My main concern regarding the application is this area is residential and the application would then be changing the block Lot A & D, DP 392928, 28 Warrena Street, Walgett into commercial. I recently purchased this house last September in 2021 and picked it as it is in a residential street not commercial. There are plenty of commercial areas in walgett where the proposed DA could be used but not on Warrena Street. We are a quiet little street and would not take kindly to accommodation and restaurant/cafe disrupting this.

In conclusion, I am against the DA being approved. if you would like any further information, please don't hesitate to contact myself on 0409781386 to discuss further.

Thank you

Cindy Bird

CRB Catering Manager

P 0409 781 386

E crb.catering@yahoo.com

David Carey
Town Planning and Development

Plan of Management for
Development of a cafe and bed & breakfast service

At

Lot D DP 392928
28 Warrena Street Walgett

May 2023

Plan of Management
28 Warrena Street Walgett

Introduction

The primary purpose of this plan is to ensure the proposed development of a cafe and bed and breakfast service at 28 Warrena Street Walgett maintains a high level of amenity for neighbouring properties and the surrounding area.

Plan of Management

1. The business shall operate in accordance with the terms of this Plan as well as all conditions of development consent .../...
2. A copy of this plan is to be retained on Council's Development Application, Construction Certificate and Property File.
3. Hours of operation shall be strictly in accordance with the conditions of approval.
4. No customer or staff access shall occur other than from the street/footpath.
5. No music shall be played within the premises outside of the hours of 9am-5pm.
6. No alcohol shall be served at the premises.
7. A hard copy of this plan is to be retained by the manager at the premises and all new employees shall be given an induction in the policy.
8. Signs must be placed in clearly visible positions within the premises requesting patrons upon leaving the premises to do so quickly and quietly, having regard to maintaining the amenity of the area. The signage shall be in bold letters not less than 25mm in height on a contrasting background.
9. The business manager shall be aware of his/her responsibilities under the conditions of approval and relevant legislation including the *Environmental Planning and Assessment Act 1979*.
10. One employee shall be dedicated as a noise officer of the business. The noise officer must be over 18 years of age. The noise officer, where the manager is not present, shall be responsible for implementing the provisions of this plan within operating hours.
11. No noisy equipment eg. vacuum cleaners, hoses etc. shall be operated outside of the hours 9am-5pm.
12. Customers and employees shall be instructed not to congregate outside other than during the operating hours.
13. All cafe customers shall be instructed to leave the premises at least 5 minutes before the conclusion of the operating hours (5:55pm). All workers other than bed and breakfast staff shall exit the premises by 6pm.
14. The manager/noise officer is responsible for recording any complaints in a complaints register which is to be available to surrounding neighbours and Council upon request. The register shall detail how and when any complaints are dealt with.

Plan of Management
28 Warrena Street Walgett

15. The manager/noise officer will be available during business hours of the cafe, being 7am to 6pm. The manager/noise officer is to deal with any complaints as to the operation and management of the premises. An after-hours number is to be provided, with such phone number being publicly available. There will be a register of all complaints. The register will contain –

- a. Complaint date and time
- b. Name of person/police/council making the complaint
- c. Contact details
- d. Nature of the complaint
- e. Action taken (by whom and when)
- f. Outcome and/or further action required

All complaints shall be dealt with by management within 24 hours of notification. The Complaints Register is to be made available to Police and Council upon request.

16. No smoking signs are to be erected within the premises.

17. No alcohol signs are to be erected within the premises.

18. A sign stating “please respect our neighbours” is to be erected within the premises.

19. The external presentation of the premises is to be maintained to a high standard with all external surfaces to be cleaned and painted as necessary.

20. All waste is to be collected and disposed of within the hours 7am -6pm.

21. Any external cleaning of the premises is to occur between 9am and 5pm.

22. No parties are permitted to take place at any time or any place within the site other than between 9am and 6pm.

23. Any patron failing to observe the rules and respect neighbours by limiting noise will be dealt with by the caretaker/manager who may require a patron to leave the premises. If the patron refuses to obey a direction by the manager/noise officer, the caretaker/manager shall call the Police in such instance.

24. Placing empty glass bottles in bins shall be conducted during daytime only.

25. Deliveries are to be received during daytime hours only.

26. Background music must not exceed a maximum reverberant sound level of 70 db(A) within the shop. No music at all shall be played after 6pm.

27. Mechanical equipment shall be regularly maintained and serviced to maintain low mechanical noise emission levels.

28. (a) CCTV surveillance cameras shall be strategically installed, operated and maintained throughout the premises during all trading hours with particular coverage to:

- (i) principal entrance/s and exits;
- (ii) all areas within the premise occupied by the public (excluding toilets)

Plan of Management
28 Warrena Street Walgett

- (b) All CCTV recording equipment and cameras shall be of high grade digital quality capable of establishing the identification of patrons, offenders and incidents within the depth of field view of the cameras.
- (c) CCTV recordings shall have time and date auto recorded and be retained for 28 days before being re-used, destroyed or deleted. A digital copy must be handed to the Council or Police Officer on request.
- (d) All CCTV recording devices and cameras shall be checked daily to ensure the equipment is operating correctly. All reasonable steps must be taken to ensure repairs to the system are completed as soon as practicable within 24 hours.
- (e) The CCTV recording device must be kept in a secured location.

29. A full and current copy of all current development consents for the operation of the premises, and the Plan of Management and the Security Management Plan must be kept on-site and made available to Police or Council Officers, or Special Investigator upon request.

30. Speakers and/or noise amplification equipment must not be installed and music must not be played in any of the outdoor areas associated with the premises including the public domain. Speakers located within the premises must not be placed so as to direct the playing of music towards the outdoor areas associated with the premises.

31. No persons (such as those commonly known as spruikers) or recordings or other devices which have the effect of spruiking are to be located on Council owned property. Furthermore, the sound level of any spruiking generated within privately owned land must not be audible on any adjacent property with a shared boundary.

32. This plan of management shall be reviewed according to any time frame specified by Council.

Development Assessment Report

DA Number:	2023/14	Council:	Walgett
Location:	71-73 Fox Street, Walgett		
Development Description:	Alterations & Additions to Registered Club building including a new street façade, upgraded entry, new outdoor gaming terrace & related indoor planning adjustments		
Title Details:	Lots 9, 10, 11 & 14 Section 15 DP 759036		

Proposal Overview

Approval for alterations & additions to be installed as to a registered club being a new street facade, upgraded entry, new outdoor gaming terrace & related indoor planning adjustments. The new front entry area has two minor aerial encroachments of roof line awnings off the Fox Street footway area, estimated approximately 1m to 0.5m overhang.

Property Details/History

	Checked	Comments
File History	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Assume checked? Submitted: 20/03/2023 Lodged: Neighbourhood Notification <input checked="" type="checkbox"/> NO
Title Plan	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Check Ownership	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

Is there any other issue that requires notation? Proposed development over existing AC sewer main, will require to be relocated replacement. Yes ☒ No ☐

Application Type

Is this application an Integrated Development Application? Yes ☐ No ☒
Is this application a Designated Development Application? Yes ☐ No ☒
Is this application for State Significant Development? Yes ☐ No ☒
Is this application submitted by/on behalf of a Public Authority? Yes ☐ No ☒
Is this application a staged Development? Yes ☐ No ☒

Staging Detail:

Is this application a section 4.55 amendment? Yes ☐ No ☒

Concurrence/Referral

Section 4.13 – EP & A Act

Does this application require concurrence referral? Yes ☐ No ☒
Does this application require courtesy comment? Yes ☐ No ☒

Has this application been referred to a Development Assessment Unit? Yes ☐ No ☒

Date of Referral:

Outcome:

Does this application require referral for decision by Council? Yes ☐ No ☒
Is there any other issue that requires notation? Local Heritage and issue covering Street/Road encroachment with roof awning Yes ☒ No ☐

Local Environmental Plan

This land is zoned:	B2 Local Centre
Development as per Standard Definitions:	This development is considered to be Local centre commercial. The definition is: Local centre commercial development as defined

List the relevant clause/clauses applicable under the LEP

Clause	Compliance	Comment
Land Use Table	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Zone B2 Local Centre. This is permissible development.
Land Zone.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<p>Zone B2 Local Centre</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in and visit the local area. • To encourage employment opportunities in accessible locations. • To maximise public transport patronage and encourage walking and cycling. • To conserve and enhance the unique sense of place of business centre. • To ensure that adequate provision is made for infrastructure that supports the viability of business centre precincts. <p>2 Permitted without consent</p> <p>Environmental protection works; Home-Occupation; Home occupations; Roads</p> <p>3 Permitted with consent</p> <p>Boarding houses; Child Care Centres; Commercial premises; Community Facilities; Educational establishments; Entertainment facilities; Function centres; Informational educational facilities; Light industries; Medical centres; Passenger transport facilities; Recreational facilities (indoor) ; Registered clubs; Respite day care centres; Restricted premises; Service stations; Shop top housing; Tourist and visitor accommodation.; Any other development not specified in item 2 and 4.</p> <p>4 Prohibited</p> <p>Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industry storage establishments; Helipads; Highway service centres; Industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Industrial training; facilities Industries; Open cut mining; Recreational facilities (major); Resource recovery facilities; Rural industries; Rural workers' dwellings; Sewerage treatment plants; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water treatment facilities.</p>
4.1 Minimum Lot Size	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Lots 4244m2
4.3 Height of Buildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	No Max height stated.
6.1 Earthworks	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	A Soil & Erosions Control Plan has not been submitted, but it can be conditioned that one be submitted.

6.2 Flood Planning	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The site is mapped as Not being flood prone protected by an existing levee bank.
6.6 Essential Services	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Power is currently available to be supplied to the club.

Is there a draft LEP or draft LEP amendment which may affect this proposal? Yes ☐ No ☒

Do 'existing use' provisions (Sections 4.65-4.70 of the EP&A Act) apply to this development? Yes ☐ No ☒

Is there any other issue that requires notation? Yes ☐ No ☒

Development Control Plan

Section 4.15(1)(a)(iii) & Section 4.15(3A) – EP & A Act

Is there a DCP which applies to this land/proposal? Yes ☒ No ☐

List the relevant clause/clauses under the applicable DCP

Chapter	Clause	Compliance	Comment
1	All	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	DCP Introduction applies to the proposal.
2	2.3, 2.4	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	A Statement of Environmental Effects and supporting plan and reports have been received.
3	3.2	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The site is mapped as being flood prone. A Flood Report, prepared by SMK Consultants Pty Ltd, has been provided. The minimum Finished Floor Level is proposed at 141.0m AHD which is proposed to be approx.. 1.26m above the 1% AEP level.
3	3.3	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The site is mapped by Council as being bushfire prone land (Vegetation Category 3 - grassland). The submitted SEE has not identified Bushfire as a natural hazard. Conditions covering the site will be applied.
4	4.1, 4.2, 4.3,	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The proposal meets the minimum standards for general housing.
6	6.1, 6.2	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Fill is proposed to establish the necessary building level. Conditions covering the site works will be applied.

Has a variation to the DCP been requested? Yes ☒ No ☐

Is there a draft DCP which may affect this proposal?

Yes ☐ No ☒

Is there any other issue that requires notation?

Yes ☐ No ☒

Regional Environmental Plan

The Far West Regional Plan is applicable to this area.

State Environmental Planning Policy

Is this proposal affected by a SEPP?

Yes ☒ No ☐

Comment: Comments are made in the table below.

List all relevant SEPPs		
SEPP	Compliance	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The purpose of this SEPP is to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</i>
Building Sustainability Index: BASIX 2004	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP provides for the implementation of BASIX throughout the State.</i>
Complies	Yes <input type="checkbox"/> No <input type="checkbox"/> Comment Only <input checked="" type="checkbox"/>	A BASIX Certificate is not required because the dwelling house will be installed as a manufactured home under s.68 of the Local Government Act 1993.
Exempt and Complying Development Codes 2008	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate.</i>
State Environmental Planning Policy (Housing) 2021	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>The principles of this Policy are to:-</i></p> <ul style="list-style-type: none"> <i>enable the development of diverse housing types, including purpose-built rental housing,</i> <i>encourage development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,</i> <i>ensure new housing provides residents with a reasonable level of amenity,</i> <i>mitigate the loss of existing affordable rental housing.</i> <p><i>The SEPP introduces two new housing types to meet changing needs:</i></p> <ul style="list-style-type: none"> <i>Co-living housing</i> <i>Independent living units</i> <p><i>Improves the way existing types of homes are delivered including:</i></p> <ul style="list-style-type: none"> <i>Boarding houses</i> <i>Build-to-rent housing</i>

		<ul style="list-style-type: none"> • Seniors housing <p><i>Includes the planning rules for:</i></p> <ul style="list-style-type: none"> • Caravan parks and manufactured home estates • Group homes • Retention of existing affordable rental housing • Secondary dwellings (sometimes known as granny flats) • Social housing
State Environmental Planning Policy (Industry & Employment) 2021	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>This SEPP contains planning provisions:</i></p> <ul style="list-style-type: none"> • applying to employment land in western Sydney. • for advertising and signage in NSW.
SEPP 65 — Design Quality of Residential Apartment Development	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>The SEPP relates to residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.</i></p>
State Environmental Planning Policy (Planning Systems) 2021	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>This Policy aims to:</i></p> <ul style="list-style-type: none"> • identify development that is State significant development • to identify development that is State significant infrastructure and critical State significant infrastructure, • to identify development that is regionally significant development.
State Environmental Planning Policy (Precincts—Regional) 2021	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>This chapter applies to the state and aims to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant precincts for the benefit of the State. It also facilitates service delivery outcomes for a range of public services and provides for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes.</i></p>
State Environmental Planning Policy (Primary Production) 2021	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>This SEPP contains planning provisions:</i></p> <ul style="list-style-type: none"> • to manage primary production and rural development including supporting sustainable agriculture. • for the protection of prime agricultural land of state and regional significance as well as regionally significant mining and extractive resources.
State Environmental Planning Policy (Resources & Energy) 2021	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>This SEPP contains planning provisions:</i></p> <ul style="list-style-type: none"> • for the assessment and development of mining, petroleum production and extractive material resource proposals in NSW. • which aim to facilitate the development of extractive resources in proximity to the population of the Sydney Metropolitan Area by identifying land which contains extractive material of regional significance.

State Environmental Planning Policy (State Significant Precincts) 2005	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>This policy aims to:-</i></p> <ul style="list-style-type: none"> <i>facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant precincts for the benefit of the State.</i> <p><i>facilitate service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes.</i></p>
State Environmental Planning Policy (Transport & Infrastructure) 2021	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>This SEPP contains planning provisions:</i></p> <ul style="list-style-type: none"> <i>for infrastructure in NSW, such as hospitals, roads, railways, emergency services, water supply and electricity delivery.</i> <i>for child-care centres, schools, TAFEs and Universities.</i> <i>planning controls and reserves land for the protection of three corridors (North South Rail Line, South West Rail Link extension and Western Sydney Freight Line).</i> <p><i>the land use planning and assessment framework for appropriate development at Port Kembla, Port Botany and Port of Newcastle.</i></p>
Miscellaneous Consent Provisions 2007	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>This SEPP provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity.</i></p>

List all relevant Draft SEPPs CHECK		
SEPP	Compliance	Comment
SEPP - Environment	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>This consolidated SEPP proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland, and Willandra Lakes World Heritage Property. Changes proposed include consolidating the following seven existing SEPPs:</i></p> <ul style="list-style-type: none"> <i>State Environmental Planning Policy No. 19 – Bushland in Urban Areas</i> <i>State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011</i> <i>State Environmental Planning Policy No. 50 – Canal Estate Development</i> <i>Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment</i> <i>Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No.2-1997)</i> <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i> <i>Willandra Lakes Regional Environmental Plan No. 1 – World Heritage Property.</i>
Design & Place SEPP	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>The aims of this Policy are as follows:</i></p> <p>a) <i>to provide a consistent set of principles and considerations to guide the design of the built environment,</i></p>

	<ul style="list-style-type: none"> b) <i>to ensure high quality and innovative design of the built environment,</i> c) <i>to create places that support the health and well-being of the community,</i> d) <i>to integrate good design processes into planning and development,</i> e) <i>to recognise the economic, environmental, cultural and social benefits of high quality design,</i> f) <i>to ensure sustainable development and conserve the environment,</i> g) <i>to minimise the consumption of non-renewable energy and reduce greenhouse gas emissions,</i> h) <i>to achieve better built form and aesthetics of buildings, streetscapes and public spaces,</i> i) <i>to recognise the importance of Country to Aboriginal people and to incorporate local Aboriginal knowledge, culture and tradition into development, and</i> j) <i>to give effect to the objects of the Act, section 1.3(b) and (e)-(g).</i>
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Planning Agreement

Section 4.15(1)(a)(iia) – EP & A Act

Is there a Planning Agreement in force under section 93F of the EP&A Act? Yes ☐ No ☒

Has a Planning Agreement been offered under this development? Yes ☐ No ☒

Local Strategic Planning Statement

Walgett Community Strategic Plan Alignment		Applicable
C 1.1	Develop a connected, informed, resilient and inviting community.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
C 1.2	A safe, active and healthy Shire.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
C 1.3	A diverse and creative culture.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
E 2.1	An attractive environment for business, tourism and industry.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
E 2.2	Employment opportunities that supports local industries.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
E 2.3	An efficient network of arterial roads and supporting infrastructure; town streets and footpaths that are adequate and maintained.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
E 2.4	Communities that are well serviced with essential infrastructure.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
SL 4.1	Operate an urban waste management system that meets the community needs and environmental standards.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
SL 4.2	Provide potable and raw water supply systems that ensures enhanced water security and meets health standards.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
SL 4.3	A sustainable environment that recognises our rivers, natural environment, ecological systems and biodiversity.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
SL 4.4	Maintain a healthy balance between development and the environment.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
I 5.1	Provide and maintain an effective road network that meets the community needs and expectations.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
I 5.2	A Regional and State Road network that is appropriately supported and resourced by Government.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
I 5.3	Maintain and improve Council's property assets to an optimal level.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
I 5.4	Provision of facilities and communication services.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Planning Priority		Applicable
PP1.	Promote development that contributes to the unique character of the towns and villages within Walgett Shire and meets the needs of a changing population.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
PP2.	Protect and respect Aboriginal Communities through promoting management and ownership of land of which they have a traditional association, or which can assist with their social, cultural and economic development.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
PP3.	Support sustainable economic development including agriculture and new industries based on the Shire's built and natural assets and locational advantages.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
PP4.	Promote preferred locations for industrial growth and development.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
PP5.	Engage Aboriginal and Torres Strait Islander People in employment or education, with an emphasis on workforce participation and opportunities.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
PP6.	Promote tourism as a significant component of the Shire's economy.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
PP7.	Encourage sustainable management of the Shire's natural assets and environmental features.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
PP8.	Protect and enhance the natural environment and improve biodiversity.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
PP9.	Protect items, places, and areas of natural and cultural heritage.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
PP10.	Ensure that future urban development is supported by adequate infrastructure and access to a range of social and community facilities sufficient to support the future population base of the community.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Far West Regional Plan Alignment		Applicable
Direction 1 - Grow the agribusiness sector, value-added manufacturing opportunities and supply chains.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 2 - Protect productive agricultural land and plan for greater land use compatibility.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 3 - Sustainably manage mineral resources.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 4 - Diversity energy supply through renewable energy generation.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 5 - Promote tourism opportunities.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 6 - Unlock economic potential through improved freight transport infrastructure.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 7 - Improve regional air connections.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 8 – Enhance access to telecommunications.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 9 - Sustainably manage water resources for economic opportunities.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 10 - Enhance the economic self-determination of Aboriginal communities.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 11 - Support new planning and land management arrangements.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 12 - Enhance the productivity of employment lands.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 13 - Protect and manage environmental assets.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 14 - Manage and conserve water resources for the environment.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 15 - Manage land uses along key river corridors.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 16 - Increase resilience to climate change.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 17 - Manage natural hazard risks.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 18 - Respect and protect Aboriginal cultural heritage assets.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 19 - Conserve and adaptively re-use European heritage assets.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 20 - Manage change in settlements.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

- Direction 21 - Strengthen communities of interest and cross-regional relationships. Yes ☐ No ☐
- Direction 22 - Collaborate and partner with Aboriginal communities. Yes ☐ No ☐
- Direction 23 - Improve access to local health services, aged care and senior' housing. Yes ☐ No ☒
- Direction 24 - Enhance access to education and training. Yes ☐ No ☒
- Direction 27 - Provide greater housing choice. Yes ☐ No ☒
- Direction 28 - Deliver greater housing choice. Yes ☐ No ☒
- Direction 29 - Manage rural residential development. Yes ☐ No ☒
- Direction 30 - Create healthy built environments. Yes ☐ No ☒

Supporting Planning Assessment

Has the applicant submitted any supporting planning assessments? Yes ☐ No ☒

Subdivision

Is this application for subdivision? Yes ☐ No ☒

Environmental Impacts

Section 4.15(1)(b) – EP & A Act

Does this proposal have any potential impact on:

	Impact	Comment
Social	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Economical	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Siting & Configuration	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Setbacks	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Front street aerial encroachment
Privacy	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Overshadowing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Solar Access	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Visual	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Views	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Amenity	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Water	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Air	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Noise	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land Degradation	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Loss	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Flora	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Fauna	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Has a Threatened Species Impact Assessment been prepared? Yes ☐ No ☒

Are there any species/communities listed under the TSC Act? CHECK Yes ☐ No ☒

Comment: NO.

Does the proposed development require approval under the EPBC Act

Yes ☐ No ☒

Comment:

Heritage	Impact	Comment
European	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Aboriginal	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	An Aboriginal Heritage Information Management System (AHIMS) search was not carried out for the land.

Is this land classified as containing an item of environmental heritage? Yes ☐ No ☒

Is there an impact on and adjoining or in close vicinity to an item of environmental heritage? Yes ☐ No ☒

Is this proposal in a heritage conservation Zone? Yes ☐ No ☒

Is this proposal in an adjoining or in close vicinity to a conservation zone? Yes ☐ No ☒

Has a Heritage Impact Statement been prepared for this proposal? Yes ☐ No ☒

Has an Archaeological Survey been prepared for this proposal? Yes ☐ No ☒

Is there any other issue that requires notation? Yes ☐ No ☒

Flooding

Section 4.15(1)(b) – EP & A Act

Is this property flood affected? Yes ☐ No ☒

Is there a flood study which includes this land? Yes ☐ No ☒

Name of Study:

Flood Height:

Has a Flood Impact Assessment been completed for this proposal? Yes ☐ No ☒

Comment:

Bush Fire Prone Land

Section 4.15(1)(b) – EP & A Act

Is this property bush fire prone as per the Bush Fire Prone Map? Yes ☐ No ☒

Category: Category1 ☐ Category2 ☐ Category 3 ☒ Buffer ☐

Comment: The site is mapped as Vegetation Category 3 (grassland).

Has a Bush Fire Management Plan been Prepared? Yes ☐ No ☒

Has this plan been accepted by the NSW Rural Fire Service? Yes ☐ No ☒

Comment:

Does this development comply with Planning for Bushfire 2019? Yes ☐ No ☒

Comment: .Town area Not applicable

Contaminated Land

Section 4.15(1)(b) – EP & A Act

Has this land been identified as being contaminated land by Council? Yes ☐ No ☒

Has a Contaminated Land Site Investigation been completed? Yes ☐ No ☒

Does this land require remediation? Yes ☐ No ☒

Is a referral required to NSW Environment Protection Authority? Yes ☐ No ☒

Has a Remediation Action Plan been completed for the land? Yes ☐ No ☒

Is it a possibility this land may be contaminated? Yes ☐ No ☒

Is this land in the close vicinity or adjoining a known contaminated site?

Yes ☐ No ☒

Infrastructure

Section 4.15(1)(b) – EP & A Act

Is an engineering assessment required?

Yes ☒ No ☐

Has an engineering assessment been completed?

Yes ☒ No ☐

Who completed the Engineering Assessment?

Engineering Department ☒ Assessing Officer ☐ Other ☒

Comment: Bob, Stephen

Does this proposal have any potential impact on:

	Impact	Comment
Sewer	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Water	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Drainage	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Access	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Existing access is via sealed road and new disabled access to club.
Kerb & Gutter	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Private rural property sealed road access.
Upgrade Existing Road	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Road Network	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Fox Street Main CBD area
Existing Easements	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Telecommunications	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Pedestrian Access	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Loading & Unloading	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Parking	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Energy Conservation	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Does the development require any new easements?

Yes ☐ No ☒

Has an Erosion and Soil Control Plan been submitted?

Yes ☐ No ☒

Is there any outstanding issues requiring attention?

Yes ☒ No ☐

Comment: Conditions of consent will be imposed to address Erosion and Soil Control requirements.

Construction Assessment

Is a Construction Certificate Required?

Yes ☒ No ☐

Is the Construction Certificate required for a subdivision?

Yes ☐ No ☒

Was a construction certificate submitted with this application?

Yes ☐ No ☒

Has Council been appointed as the Principal certifying Authority?

Yes ☒ No ☐

Has a construction assessment been completed?

Yes ☐ No ☒

Is an annual Fire Safety Measures certification required?

Yes ☐ No ☒

Is a public defects liability agreement required?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is there any other issue that requires notation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Comment:

Section 68 Assessment

Is a section 68 assessment required?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Has a section 68 assessment been completed? CHECK	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Was a section 68 application submitted with this application?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
What type of waste system is required? Sewer main relocation and connection	
Does this system require connection to a Council maintained system?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is there any other issue/feature/impact that requires notation from the assessment?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Comment:

Developer Contributions

Does this proposal require any Developer Contribution? Yes ☐ No ☒

Signage

Does this proposal require signage? Yes ☒ No ☐

Notification

Does this application require notification/advertising? Yes ☐ No ☒

Is this application an advertised development application under the EP & A Act? Yes ☐ No ☒

Was this application notified/advertised as per the provisions of? Yes ☐ No ☒

☐ EP& A Act ☐ LEP ☐ DCP

Was this application notified/advertised for public interest purposes only? Yes ☐ No ☒

Dates Notification Undertaken **Commenced** **Finished**

Were there any written submissions received? Yes ☐ No ☒

Section 88b Instrument

Does Council require a Section 88b instrument to be prepared? Yes ☐ No ☒

Public Interest

Does this proposal have any construction or safety issues? Yes ☐ No ☒

Is there any public health issues? Yes ☐ No ☒

Are there any other public interest issues? Yes ☐ No ☒

Site Suitability

Section 4.15(1)(c) – EP & A Act

Is this a suitable site for this development? Yes ☒ No ☐

Comment:

Assessing Officer General Comment

Comment: There are no outstanding issues that cannot be dealt with by the use of appropriate conditioning. Site specific conditions will be applied to address relocation of sewer main and the responsible state government department paying for it's implementation.

Recommendation

This development application be approved subject to the following conditions:

RELEVANT PRESCRIBED CONDITIONS
(under the Environmental Planning and Assessment Regulation 2021)

Nil

1. Compliance with Building Code of Australia & insurance requirements under the Home Building Act 1989

Please Note: A reference to the Building Code of Australia is a reference to that Code as in force on the date the application is made for the relevant:

- a) development consent, in the case of a temporary structure that is an entertainment venue, or
- b) construction certificate, in every other case.

The work must be carried out in accordance with the requirements of the Building Code of Australia.

In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.

2. Erection of signs

Please Note: This does not apply in relation to:

- a) Building work, subdivision work or demolition work that is carried out inside an existing building, which does not affect the external walls of the building development consent, in the case of a temporary structure that is an entertainment venue, or
- b) Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws.
- c) A complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- a) showing the name, address and telephone number of the principal certifying authority for the work, and
- b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- c) stating that unauthorised entry to the site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Please Note: Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100).

3. Shoring and adequacy of adjoining property

Please Note: This does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

4. All works are to comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the Environmental Planning & Assessment Regulations 2021.

GENERAL CONDITIONS

The development shall be implemented in accordance with:

- (a) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application,
- (b) the details set out on the plans approved and stamped by authorised officers of Council, except as amended by the conditions of this development consent.

Note: Any proposal to modify the terms or conditions of this consent, whilst still maintaining substantially the same development to that approved, will require the submission of a formal application under Section 4.55 of the Environmental Planning and Assessment Act 1979 for Council's consideration. If amendments to the design result in the development not remaining substantially the same as that approved by this consent, a new development Application will have to be submitted to Council and approved, prior to work commencing and the works shall be constructed in accordance with council's engineering Guidelines for subdivision and development..

A copy of all stamped approved plans, specifications and documents must be kept on site at all times so as to be readily available for perusal by any officer of Council or the Principal Certifying Authority.

Stamped Plans / Documents	Ref / Sheet No.	Prepared by	Dated
Report J6683/AUTH/JLB:JB SEE	Rev 001A	Premise	October 2021
Sheets 1-13			

All management recommendations contained within the Statement of Environmental Effects by Premises- **John Barnard** dated **20/03/2023** are to be complied with.

CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING

Council is to be given written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date

of commencement, in accordance with cl 103 and 104 of the Environmental Planning and Assessment Regulation 2000. Such notice is given using the form enclosed with this consent.

Should Council be appointed the Principal Certifying Authority, the applicant must give at least 2 days' notice to enable inspections to be undertaken.

11. Before construction commences on the site and throughout the construction phase of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:

- divert uncontaminated run-off around cleared or disturbed areas,
- erect a silt fence to prevent debris escaping into drainage systems or waterways,
- prevent tracking of sediment by vehicles onto roads,
- stock pile topsoil, excavated material, construction and landscaping supplies and debris within the site.

Please Note: Failure to take effective action may render the developer liable to prosecution under the NSW Protection of the Environment Operations Act 1997.

10.A hoarding or fence must be erected between the work site and any public place if the work is likely to cause traffic (pedestrian or vehicular) in a public place to be obstructed or otherwise inconvenience. The erected hoarding is to be sufficient to prevent any substance from or in connection with the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. The hoarding, fence or awning is to be removed once the work has been completed.

11.A Construction Certificate must be obtained, in accordance with cl. 146 of the Environment Planning and Assessment Regulation 2000, before work commences.

12. Council is to be given written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement, in accordance with cl 103 and 104 of the Environmental Planning and Assessment Regulation 2000. Should Council be appointed the Principal Certifying Authority, the applicant must give at two days' notice to enable inspections to be undertaken.

13 Before construction commences on the site and throughout the construction phase of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:

- divert uncontaminated run-off around cleared or disturbed areas,
- erect a silt fence to prevent debris escaping into drainage systems or waterways,
- prevent tracking of sediment by vehicles onto roads,
- stock pile topsoil, excavated material, construction and landscaping supplies and debris within the site.

14.A Section 138 Application under the Roads Act 1993 covering building works within the footpath roads reserve area must be submitted to council for approval prior to the issue of Construction Certificate.

15.A document from a Registered and Practising Land Surveyor shall be submitted to Council at the completion of building after placement of eaves and gutters.

16. When issuing a Construction Certificate, a certifying authority must attach a Fire Safety Schedule, specifying all of the required fire safety measures for the building so as to ensure the safety of the persons in the building in the event of a fire.

17 Should Council be appointed the Principal Certifying Authority, the applicant must give at least two (2) days' notice to enable inspections to be undertaken.

- 18 Before construction commences on the site and throughout the construction phase of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:
 - divert uncontaminated run-off around cleared or disturbed areas,
 - erect a silt fence to prevent debris escaping into drainage systems or waterways,
 - prevent tracking of sediment by vehicles onto roads,stock pile topsoil, excavated material, construction and landscaping supplies and debris within the site.
- 19 A garbage receptacle must be provided at the work site before works begin and must be maintained until works are completed. The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.
- 20 Waste materials (including excavation, demolition and construction waste materials) must be managed on the site (and must not be burned on site) and then disposed of at a waste management facility, to protect the amenity of the area and avoid the potential of air pollution.
- 21 Effective dust control measures are to be maintained during construction to maintain public safety/amenity. Construction activities are to be undertaken so as not to inconvenience the adjoining land owners and are to be restricted solely to the subject site.
- 22 Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
- 23 No material or equipment associated with the development is to be placed on public land without the written consent of the Council, and any activity located in close proximity to public areas is to be fenced to prevent damage to persons or property.
- 24 Any earthworks (including any structural support or other related structure for the purposes of the development):
 - a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
 - b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
 - c) that is fill brought to the site—must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the *Protection of the Environment Operations Act 1997*, and
 - d) that is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2005*.Any excavation must be carried out in accordance with *Excavation Work: Code of Practice* (ISBN 978-0-642-785442), published in July 2012 by Safe Work Australia.
- 25 If, during the course of any activities conducted under this consent, the Applicant becomes aware of any heritage or archaeological sites not previously identified, all work likely to affect the site shall cease immediately. The Applicant shall then consult with relevant authorities and decide on an appropriate course of action prior to recommencement of work. The relevant authorities may include NSW Environment, Climate Change & Water and the relevant local Aboriginal community. Any necessary permits or consents shall be obtained and complied with prior to recommencement of work.

CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION/USE COMMENCING

Please Note: Failure to obtain an Occupation Certificate is an offence under the legislation. Penalty advice for buildings (penalties do not apply to uses detailed in sections 109M and 109N; i.e. Crown projects, Class 1a and 10 buildings or as detailed for places of public entertainment).

- 26 At the completion of the works, the work site must be left clear of waste and debris.

27. Access for disabled must be provided to the whole floor area in accordance with Australian Standard AS 1428.1. Design for Access and Mobility.

The applicant shall provide all tactile indicators, audible indicators and signage as required by Australian Standard 1428.1 Design for Access and Mobility.

28. **Lots 9, 10, 11 & 14 Section 15 DP 759036 are to be consolidated as one lot. Written evidence that the request to be consolidate the lot has been lodged with NSW Land Registry Services, is to be submitted to Council prior to the issue of an Occupation Certificate**
29. Prior to issue of the Construction Certificate approval is required covering works within the road reserve (footpath) area under Section 138 of Roads Act 1993.

CONDITIONS RELATING TO ONGOING OPERATIONS

COUNCIL ADVICE ONLY

30. Covenant/s: The applicant / owner has the responsibility of being aware of any covenant which may affect the proposal.
31. Dial Before You Dig: Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.
32. Telecommunications Act 1997 (Commonwealth); Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

Reasons For Conditions

1. To confirm and clarify the terms of Council's approval.
2. To comply with all relevant legislation.
3. So that the impacts of any increase in the scale or duration of operations may be assessed and appropriately controlled. Section 19 (1) (b) of the *Environmental Planning and Assessment Regulation 2021*, as amended.
4. To prevent and/or minimise the likelihood of environmental harm and public nuisance.
5. To ensure the rehabilitation of the site.
6. To minimise the potential for adverse impacts on the environment or public as a result of the development.

7. To ensure waste is disposed of in an appropriate manner.
8. To ensure that public infrastructure is maintained.
9. To minimise the potential for detrimental impacts to buildings or neighbouring properties.
10. To ensure maintenance and resolution provisions are clearly documented for right of carriageways and easements.
11. To ensure that any National Construction Code issues are resolved prior to Construction Certificate assessment, including the peer review by an independent Accredited Certifier for alternate or performance solutions.

Conclusion

I confirm that I am familiar with the relevant heads of consideration under the Environmental Planning & Assessment Act and Local Government Act (if applicable) and have considered them in the assessment of this application.

I certify that I have no pecuniary or non-pecuniary interest in this application.

Additional Notes Attached

Yes ☐ No ☒

- Aboriginal Heritage Information Management Search

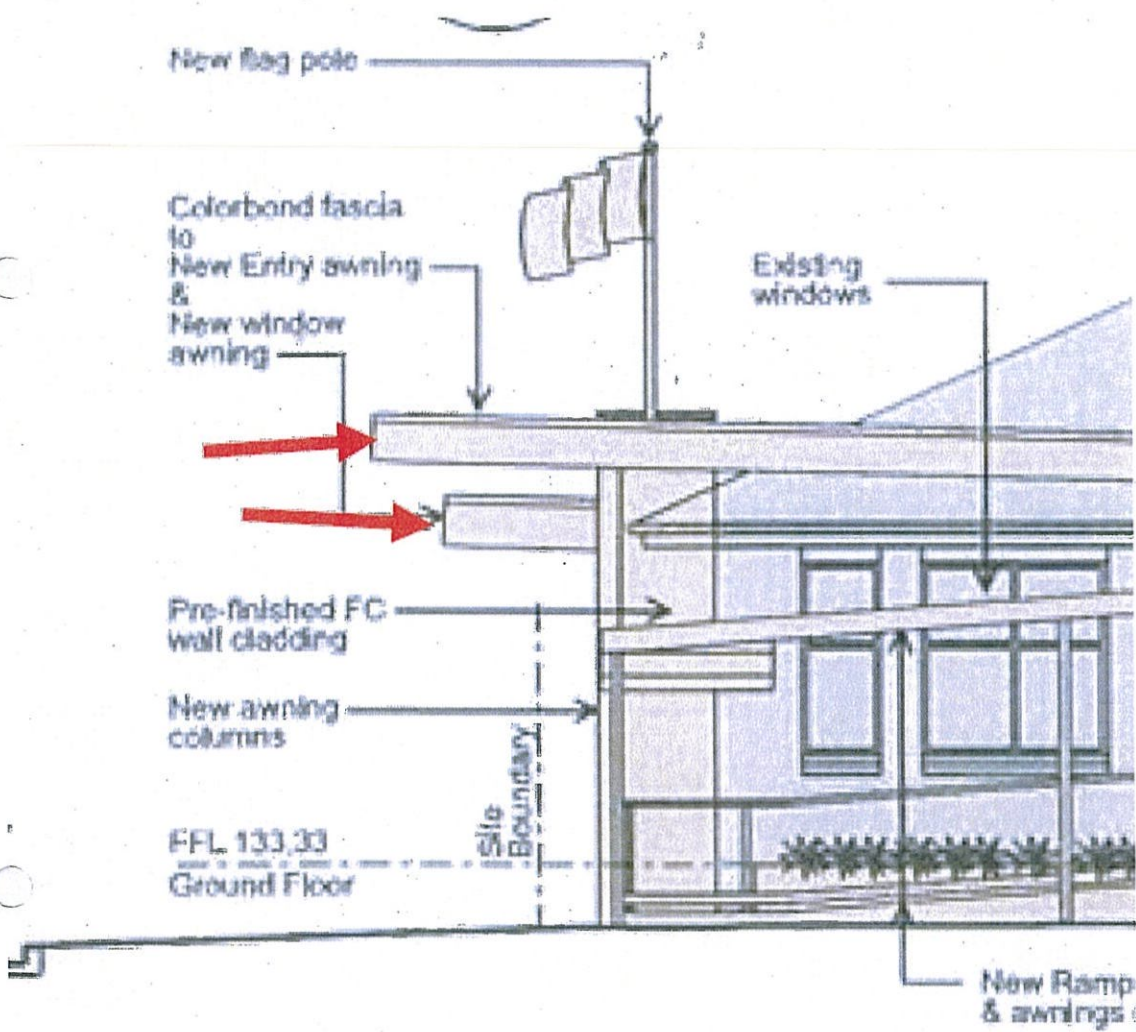
Signed:

Kim Talbert
Director Environmental Services
Date: 8/05/2023

Kimley Talbert

From: khiggins@internode.on.net
Sent: Friday, April 14, 2023 12:04 PM
To: Kimley Talbert
Subject: FW: DA 2023/14 Referral covering proposed alterations & additions to Walgett RSL Club and Local Heritage under the LEP old Council Chambers & War Memorial Park site within Fox Street Walgett

Here's the section showing the bits over the front boundary.



From: khiggins@internode.on.net <khiggins@internode.on.net>
Sent: Friday, 14 April 2023 11:26 AM
To: 'Kimley Talbert' <ktalbert@walgett.nsw.gov.au>
Subject: RE: DA 2023/14 Referral covering proposed alterations & additions to Walgett RSL Club and Local Heritage under the LEP old Council Chambers & War Memorial Park site within Fox Street Walgett

ALTERATIONS & ADDITIONS TO WALGETT RSL CLUB

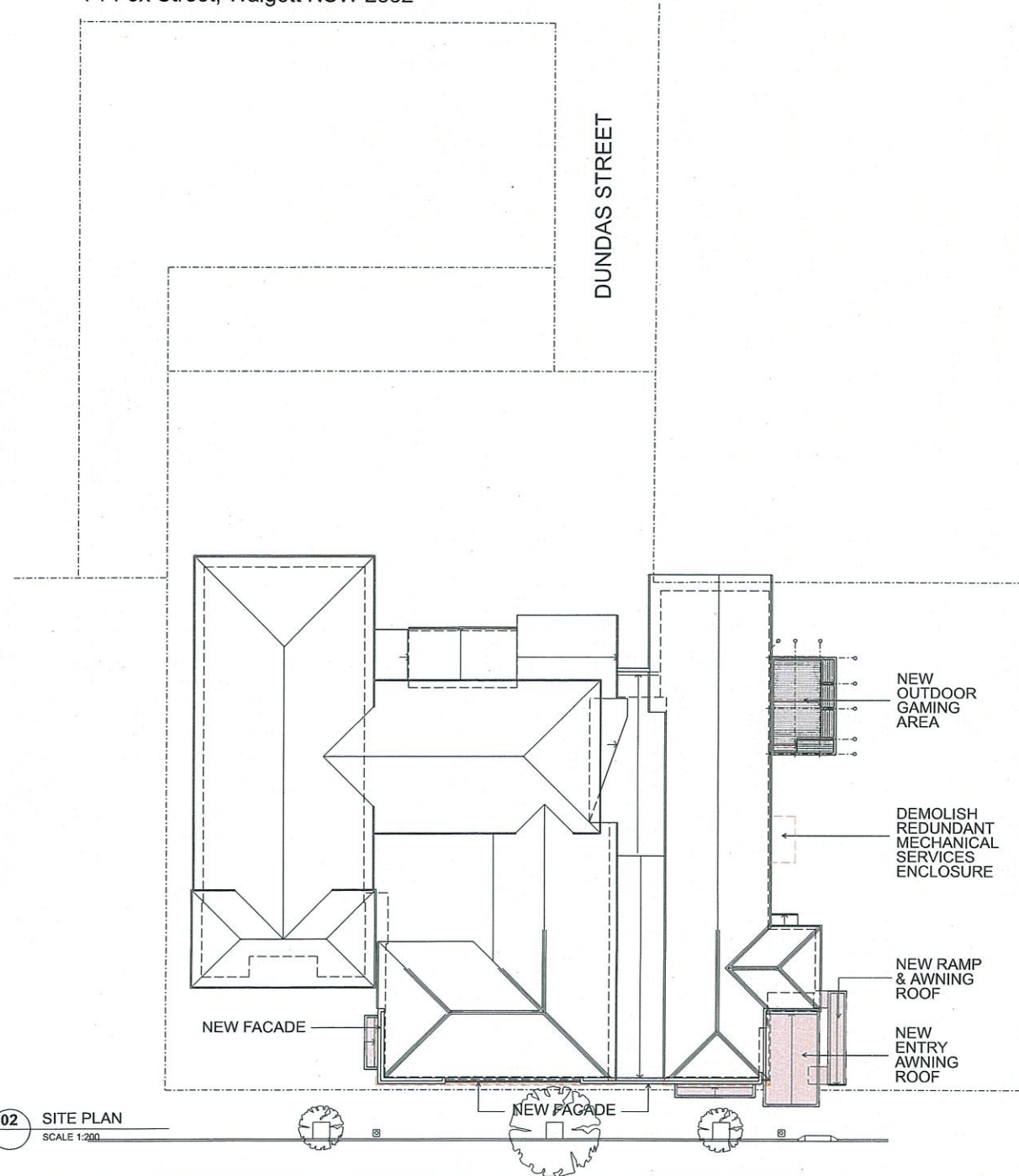
71 Fox Street, Walgett NSW 2832



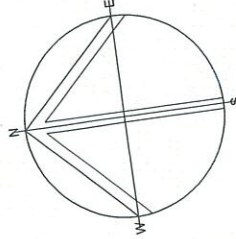
----- OUTLINE OF CLUB PREMISES

01 LOCATION PLAN
SCALE 1:500

02 SITE PLAN
SCALE 1:200



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dimensions scaled off drawing. Check all copies and
electronic drawings of any type for accuracy in scaling.



TONE INDICATES AREA WHERE
NO WORK TO OCCUR

TONE INDICATES AREA
SUBJECT TO
DEVELOPMENT APPLICATION

A	ISSUED FOR DA	16.03.21
Issue	Amendment Description	Date

AMENDMENTS

1. Revised dimensions to be taken in preference to scaling.
2. Refer to sheet 03 dimensions on site where relevant and notify of any discrepancies.
3. All dimensions are given in millimetres except levels and drawings to scale 1:500 and 1:200.
4. All work to be done in accordance with the relevant Australian Standards.
5. Intellectual Property
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CLIENT

Walgett RSL CLUB

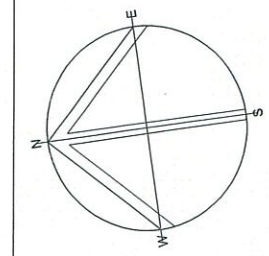
CURTIN ARCHITECTS
PTY. LIMITED
ABN 41 052 102 744
Reg No. 537
Level 2, 53 Ashbrook Street, ST LEONARDS NSW 2065
mail@curtinarchitects.com.au Phone: (02) 7437 1111

PROJECT:
**ALTERATIONS & ADDITIONS
TO WALGETT RSL CLUB**
71 Fox Street, Walgett NSW 2832
Lots 9, 10, 11 & 14, DP 759036

DRAWING TITLE:
**LOCATION PLAN
& SITE PLAN**

DRAWN BY: FM	SCALE: 1:200 @ A1
PROJECT No: 6683	DATE STARTED: OCTOBER 2021
DRAWING No: DA-01	ISSUE: A

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TONE INDICATES AREA WHERE
 NO WORK TO OCCUR

TONE INDICATES AREA OF
 EXTERNAL DA ALTERATIONS

TONE INDICATES AREA OF
 INTERNAL DA REFURBISHMENTS

A	ISSUED FOR DA	16.03.2
Issue	Amendment Description	Date

AMENDMENTS

1. Referenced dimensions to be taken in preference to actual.

2. Refer to check all dimensions on site where relevant and notify of any discrepancies.

3. All dimensions are given in millimetres unless stated otherwise in millimetres and are to be taken as such.

4. INTELLECTUAL PROPERTY

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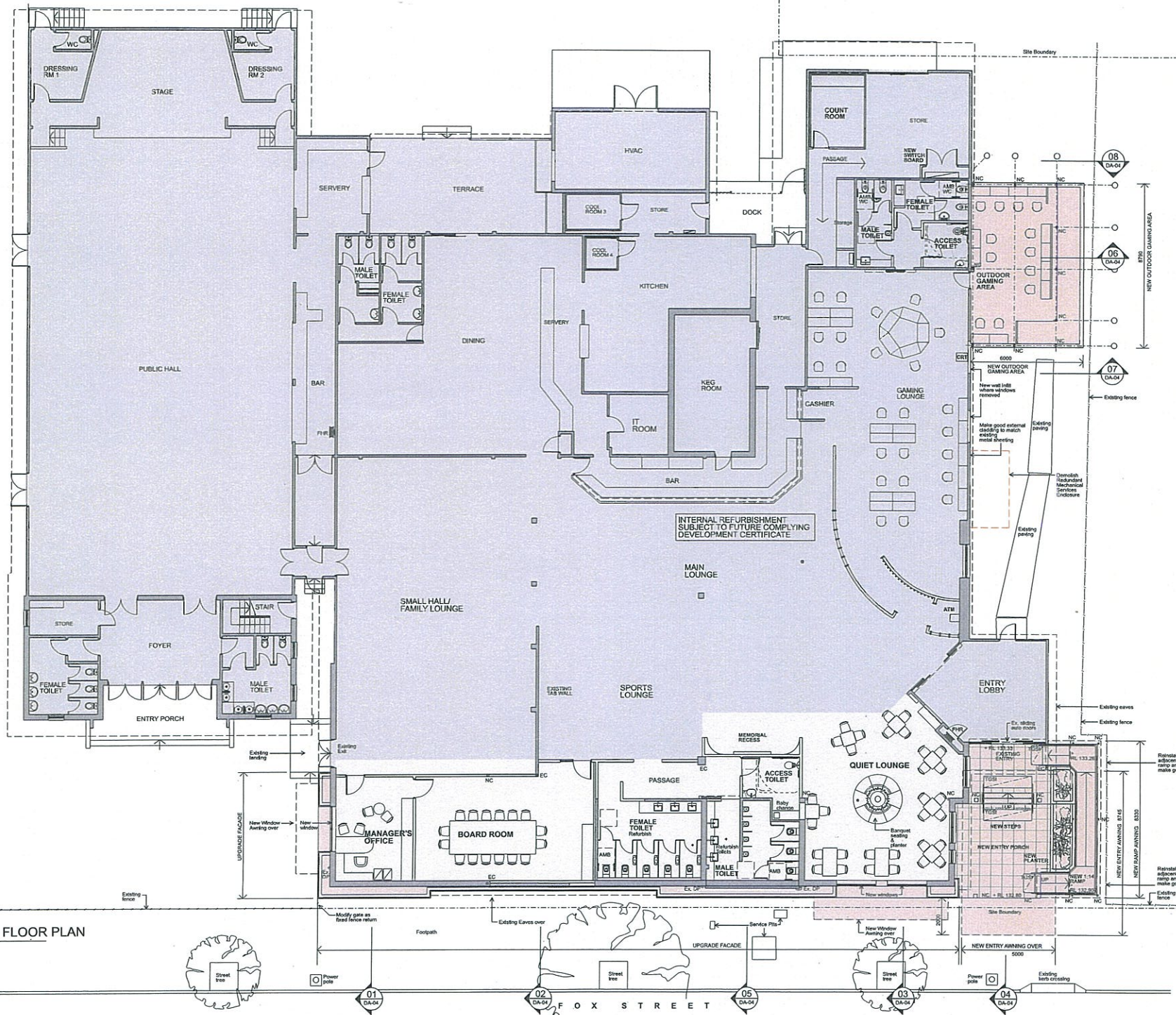
CURTIN ARCHITECTS
 PTY. LIMITED
 ABN 43 052 103 744
 Level 2, 52 Ashdown Street ST LEONARDS NSW 2065
 mail@curtinarchitects.com.au Phone: (02) 9437 1111

PROJECT:
**ALTERATIONS & ADDITIONS
 TO WALGETT RSL CLUB**
 71 Fox Street, Walgett NSW 2832
 Lots 9, 10, 11 & 14, DP 759036

DRAWING TITLE:
GROUND FLOOR PLAN

DRAWN BY:	PM	SCALE:	1:100 @ A1
PROJECT No:	6683	DATE STARTED:	OCTOBER 2021
		DRAWING No:	DA-02
		ISSUE:	A

01 GROUND FLOOR PLAN
 SCALE 1:100





01 ROOF PLAN
SCALE 1:200

2.9 Photo Images

A selection of photographs of the key areas of the Club where works are proposed.



View east across Fox Street towards Club's Entry



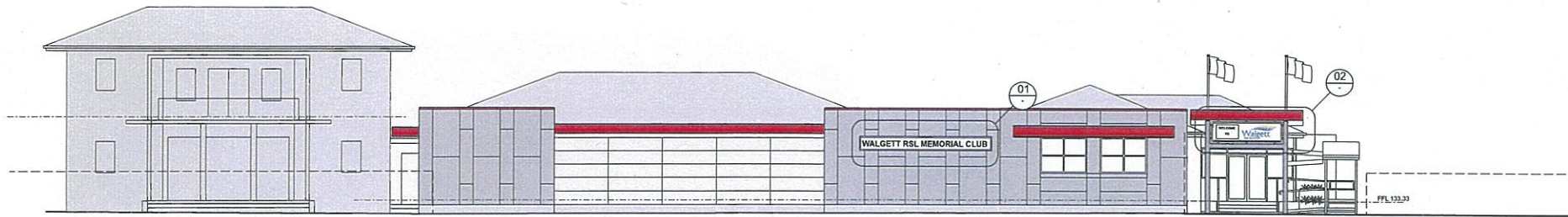
View north towards existing entry porch



View north along footpath at Club's entry



View south along footpath towards the Club entry



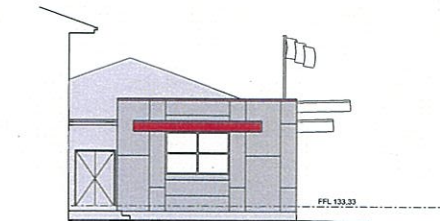
WEST ELEVATION FINISHES
SCALE 1:100 - REFER TO DA-04



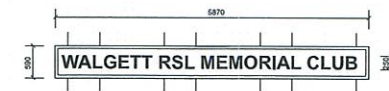
STREET VIEW SKETCH



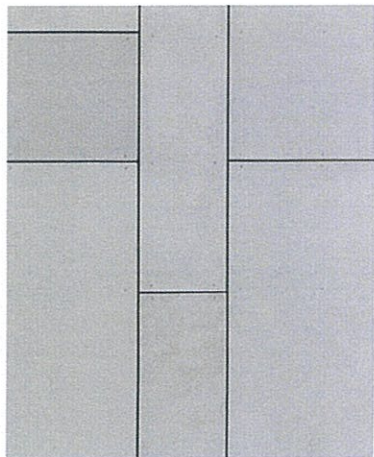
STREET VIEW SKETCH



NORTH ELEVATION FINISHES
SCALE 1:100 - REFER TO DA-04



REAR ILLUMINATED SIGN
SCALE 1:50



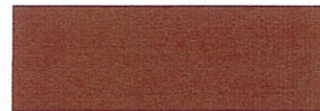
PREFINISHED FIBRE
CEMENT PANELLING



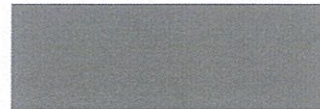
EQUITONE (TECTIVA) TE 10



EQUITONE (TECTIVA) TE 15



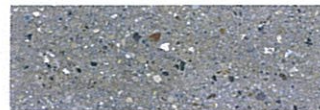
METAL FASCIA - COLORBOND MANOR RED



PAINTED STEEL FRAMES - COLORBOND BASALT



WINDOW POWDERCOAT - COLORBOND DUNE



ENTRY PORCH TILE - EARP BROS DOLMIX DARK



CLUB LOGO SIGN
SCALE 1:50

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A	ISSUED FOR DA	16.03.21
Issue	Amendment Description	Date

AMENDMENTS

1. Revised dimensions to be shown in preference to existing.
2. Refer to sheets of dimensions on site where relevant and notify of any discrepancies.
3. All dimensions are given to centreline unless noted otherwise and drawings to scale 1:500 and above.
4. All dimensions are given to centreline unless noted otherwise and drawings to scale 1:500 and above.
5. INTELLECTUAL PROPERTY
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CLIENT



CURTIN ARCHITECTS
PTY. LIMITED
ABN 43 052 102 744
Reg. No. 4307
Level 2, 52 Ashdown Street ST LEONARDS NSW 2065
mail@curtinarchitects.com.au Phone: (02) 9437 1111

PROJECT:
**ALTERATIONS & ADDITIONS
TO WALGETT RSL CLUB**
71 Fox Street, Walgett NSW 2832
Lots 9, 10, 11 & 14, DP 759036

DRAWING TITLE:
FINISHES CONCEPT

DRAWN BY: PM	SCALE: 1:100 @ A1
PROJECT No: 6683	DATE STARTED: OCTOBER 2021
DRAWING No: DA-05	ISSUE: A

STATEMENT OF ENVIRONMENTAL EFFECTS

NEW STREET FACADE, OUTDOOR GAMING TERRACE AND RELATED PLANNING ADJUSTMENTS TO WALGETT RSL CLUB

1. INTRODUCTION

- 1.1 The Walgett RSL Club is located in Walgett with a street address of 71 Fox Street. The Club site comprises Lots 9, 10, 11 and 14 of Section 15, DP 759036.
- 1.2 The Club proposes to improve its patrons' facilities by renewing the ageing street facade of the building and upgrading internal facilities along the western edge of the premises. In addition, the Club will upgrade its access porch at street level to include a new ramp to AS 1428.1.

The new thermal insulated facade will include stepped facade walling as well as window openings at the southern end to enliven the street view.

- 1.3 This statement, along with the accompanying plans describe the nature and scope of the project for which Development Consent is sought.

2. THE EXISTING PREMISES AND UPGRADE OUTLINE

- 2.1 Walgett RSL Club is a multi-function, single storey Club facility located within the town centre.

The Club currently operates 7 days a week with opening hours as follows:

Monday	-	11.00 am - 9.30 pm
Tuesday	-	11.00 am - 7.00 pm
Wednesday	-	11.00 am - 11.00 pm
Thursday	-	11.00 am - 11.00 pm
Friday	-	11.00 am - 11.00 pm
Saturday	-	11.00 am - 9.30 pm
Sunday	-	11.00 am - 8.30 pm

However, trading hours do vary in response to changing economic and regional pressures.

- 2.2 As a landmark hospitality venue in town, the RSL Club provides an important leisure and community amenity in the heart of Walgett. The existing original masonry facade at Fox Street has seen better days, however. The Club proposes to upgrade the street frontage and entry with a more contemporary, thermally efficient amenity.
- 2.3 The existing ramped entry to the Club is non-compliant to current standards, requiring suitable upgrading to AS 1428.1 Access Code standards.
- 2.4 As the Club independently undertakes an internal refresh of the existing gaming lounge, it proposes to improve the outdoor gaming terrace for the comfort of its members. The new terrace replaces the existing one in the same location. It is also a component of this DA scope of work.
- 2.5 The proposed works to not increase the existing net floor area of the Club. The existing premises has a total gross floor area of 1350 m² including the footprints of the external entry porch and the outdoor gaming terrace. The community hall attached to the Club has a floor area of 560 m².

Minor internal re-planning is to be carried out related to the facade works. Club functional areas will not expand as a result of the works, although the following improvements will be made:

- * relocate the main office to open up the main lounge to the street at the upgraded entry
- * upgrade the existing toilets including a new disabled WC/parent room and additional Female Toilet cubicles
- * upgrade the existing board room.

- 2.6 There will be no change to the current staffing or operating hours at the Club on completion of the proposed works.
- 2.7 Photos of the Club premises in the area where the alterations and additions are proposed follow in this section.

2.8 **Existing Site Conditions**

- The land comprises an approved registered Club and associated external structures, including a community hall located north of the main Club.
- Vehicular access and main Club deliveries is provided at the eastern end of the premises from Dundas Street.
- The Main Entry to the Club is at Fox Street.



View north east across the Club is open property south of the Club building
 * existing fence retained



View west past existing outdoor gaming terrace
 * redundant walkway removed
 * existing metal fence retained

3. THE PROPOSED WORKS

- 3.1 The proposed works which are the subject of this DA submission have been broadly outlined in the previous Section 2.

The works are described on the architectural floor plans DA-01 to DA-05 and further described below in three key design components:

- Facade Upgrade
- Outdoor Gaming Area Terrace Renewal
- Related Internal Alterations.

A4 reduced copies of the plans are included at the end of this Statement as Appendix 7.1.

3.2 Facade Upgrade

The Club proposes to upgrade its original masonry facade by constructing new steel framed walling lined with pre-finished fibre cement complete with thermal insulation and articulated form.

The new facade is designed to bring a high thermal performance to the western face of the Club. By articulating the facade, adopting varying panel profiles, introducing windows at key locations with cantilever awnings, and providing a new entry porch roof structure, the facade will greatly improve the Club amenity and streetscape appeal.

Minor alterations to the existing hipped roof elements along the facade are proposed. There will be no change to the existing method of roof stormwater discharge along the street boundary. Downpipes will be concealed within the depth of the new framing.

3.3 Outdoor Gaming Area Terrace Renewal

The proposed terrace to replace the existing comprises a full height perimeter wall clad in pre-finished fibre cement composite planks, enclosing an internal open ventilation court that satisfies the State Government controls for smoking in outdoor venues. The enclosure not only acts as a barrier to the southerly and westerly winds but also provides an important visual and acoustic barrier.

The ceiling will be treated with perforated acoustic panelling to improve the outdoor ambience and assist in absorbing sound.

Associated with the terrace renewal are modifications to the southern wall cladding involving re-cladding a section of wall following removal of a redundant plant enclosure as well as covering the window adjacent to the terrace.

3.4 Internal Alterations

The new facade work will impact on some western areas of the Club's facilities, particularly where new windows and awnings are proposed to increase the light penetration into the Club as well as engage the street frontage around the Club's entry.

Significant among the planning adjustments noted in Item 2.5 above are the expansion of the Female Toilet cubicles and inclusion of an Access Toilet at the toilet block. The Access Toilet will include a recessed Parent's amenity with baby change facilities.

In addition, by moving the Manager's office and I.T. administration area away from the main entry the Club will provide its members with an informal lounge area visually open to Fox Street and the main entrance.

3.5 External Signage

Associated with the new facade upgrade works, Walgett RSL Club intend to update its existing signage facing Fox Street as noted on the drawings.

Two signage locations are identified as follows:

- * A backlit panel sign fixed to the new fibre cement facade, incorporating the Club's name.
- * A smaller metal panel sign set between steel framing over the main entrance. This sign will not be illuminated. It will include the Club's logo, and will act as a clear directional identifier for the entrance to the premises.

4. DEVELOPMENT DETAIL AND ENVIRONMENTAL IMPACT

4.1 Visual Assessment

The existing Club building is a single storey facility comprising both masonry and lightweight construction with typically pitched roof forms and lower pitched linking roof sections at the rear.

The attached community hall includes a small section of first floor accommodation at its western end. This part of the premises is currently unused. A detached squash court building at the rear (east) is also currently unused for squash games. A stretch of lawn at the eastern side of the Club provides break-out activity space for families.

The Club building holds a significant place along Fox Street at the entrance to Walgett. The original painted masonry facade on the western boundary still remains. The proposed facade upgrade will greatly improve the Club's visual presentation to the main street by:

- articulated, coloured and varied panelled walling
- new impact-resistant and thermal glazed windows facing the street and northern return, incorporating cantilevered shade awnings over
- new signage
- a new entrance porch including disabled ramp and an entrance porch roof cantilevered over the footpath.

4.2 Gross Floor Area Assessment

As noted in Section 2.5 the existing floor area of the main Club is 1350 m² including the outdoor gaming terrace and entry porch footprints.

The Fox Street frontage is currently set back 1.1 m from the boundary. With the anticipated framed facade depth of 600 mm in parts the facade footprint will add approximately 6.7 m² to the Club along the western and northern boundaries. The additional area relates to wall construction only, and does not add to the Club's net floor area.

The existing outdoor gaming terrace is 34 m². While the roof area of the proposed terrace will be effectively the same area, by addition of the perimeter walls the total footprint of the new area will increase by 18 m² onto the Club's southern property.

4.3 Noise Impact

The proposed works do not change the Club's current facilities. Accordingly, there will be no increase in noise generated by the Club activities. As noted previously the new design for the outdoor gaming terrace will significantly reduce noise breakout from this area.

4.4 Stormwater Management

Stormwater from the new facade, porch roof and outdoor gaming terrace will be collected and discharged into the existing stormwater system in the existing locations.

The terrace roof currently is piped to a water storage tank at the east of the Club. The new terrace roof will also adopt this approach.

4.5 Sewer Drainage

There will be no change to the existing sewer drainage reticulation resulting from the proposed works, other than linking the Access Toilet and expanded Female Toilet fixtures via the existing subfloor sewer drainage.

4.6 Safety and Security

The Club's approach to safety and security for its premises will not change as a result of this proposal and it will continue to use CCTV monitoring in key internal and external areas to ensure the security as well as comfort of its members.

The new windows to Fox Street at the main entrance will improve passive surveillance to the footpath.

A redundant walkway south of the building from Fox Street to the rear of the property will be removed associated with the upgraded Entry works.

4.7 Accessibility and Mobility

The new works will improve access to the Club from Fox Street by installing a compliant Access Ramp to AS 1428.1, new steps and improved roof cover.

A new Access WC designed to AS 1428.1 for disabled use will be constructed adjacent to the existing male and female toilets.

4.8 Finishes

The new facade works at the Club will comprise coloured pre-finished fibre cement panelling along with metal trimmed awnings. Refer to the drawings for details. Finishes are designed to be durable, repairable and varied for effective visual impact.

4.9 BCA Compliance

The new work will be constructed in accordance with the Building Code of Australia (NCC/BCA) in relation to the following Building Description of the key BCA compliance factors.

Classification	-	Class 9b Assembly Building (Community Club), Clause A6.0
Effective Height	-	Less than 25 m, Clause A1.0
Rise in Storeys	-	2 (including first floor of Hall), Clause C1.2
Type of Construction	-	Type B, Table 4.1
Floor Area Limitations	-	5500 m ² , Table C2.2
	-	33000 m ³ volume
Climate Zone	-	Zone 4, Clause A1.0
Fire Source Features	-	All FSF's greater than 18 m from new external building elements
Egress	-	The existing egress paths unchanged and compliant to Section D requirements.
Access for People with Disabilities	-	New works will provide compliant access pathway to the (Disability Access to Premises - Buildings) Standards 2010 Clause D1.3 of the BCA
Services and Equipment	-	Refer to the attached Fire Safety Statement. Existing required services will be maintained. Parts E1, E2 and E4 of the BCA
Sanitary Facilities	-	New accessible toilet to Part F2 of the BCA.
	-	Existing toilet facilities at the Club exceed F2.3 requirements.

The Club's Annual Fire Safety Statement is attached at the rear of this document as Appendix 7.2.

4.10 Waste Management

Since the nature and scale of the proposed works will not change or expand the Club's business operations, the present waste management procedures will continue.

In relation to construction waste generated in relation to the works:

- All waste material generated from the building works to be removed will be classified according to waste and recycling destinations and transported for disposal to an approved waste management facility.
- On site waste will be managed by the Builder through the use of skip bins supplied and removed by a licensed contractor. The Builder will aim to recycle as much as possible.

4.11 Social and Economic Impacts

The construction of the alterations works at Walgett RSL Club will bring with it a number of important environmental, social and economic benefits for the local and wider community including:

- The significant improvement to the Club's visual presence at Fox Street.
- The provision of a compliant access for patrons with a disability.
- Creating fresh lounge facilities for patrons of the Club to enjoy.
- Providing short term economic benefits through construction expenditure and employment in the local, regional area.

5. STATUTORY PLANNING FRAMEWORK AND COMPLIANCE

5.1 An assessment of the proposal has been made against the relevant planning instruments applicable to the land and the proposal. These are:

- * Walgett Local Environmental Plan 2013
- * Walgett Shire Council Development Control Plan (DCP) 2016
- * Walgett Shire Council's Local Strategic Planning Statement

5.2 Walgett Local Environmental Plan 2013

Permissibility

The existing Club site is situated within the Walgett Local Government Authority (LGA) and is subject to the provisions of the Walgett Local Environmental Plan 2013.

The site is zoned B2 Local Centre, in which the existing Registered Club is built. The proposed alterations and minor internal modifications are permissible with development consent in the B2 Local Centre.

- 5.3 In reference to particular planning controls within the LEP and its related maps, the following assessment applies.

5.3.1 LEP Land Use Part 2

The Club premises and related proposed alterations are permitted use.

5.4 Walgett Shire Council DCP 2016 and Local Strategic Planning Statement

In reference to particular relevant clauses in the DCP we note the following suitable outcomes resulting from the proposed works.

- Fencing (4.3.10)

The existing metal fence at the Club's open land on Fox Street and its return will be retained and modified at junction to the new external ramp.

- Outdoor Lighting (4.9.3)

A minor increase in the illumination at the footpath from the new entry porch will improve street security, Club presentation and pedestrian safety.

- Design (4.9.5)

The new articulated facade will significantly improve the Club building and streetscape appearance.

- Heritage (4.10.0)

The proposed works will have no impact on the Grey Park Heritage Item 178.

- Aboriginal Heritage and Archaeology (4.10.2)

The new works are upgrading the existing facility and facade at the building's edge and are unlikely to impact on aboriginal heritage and archaeological considerations.

- Signage (5.2.4)

The new facade will incorporate new signage for the Walgett RSL Club, along with the introduction of the Australian and Aboriginal Flags.

- Waste Management (6.4)

The existing waste management procedures at the Club will be maintained.

- Stormwater (6.7)

There will be no change to the existing stormwater discharge from the premises, with the facade and building elements stormwater connected to the existing.

The proposed works respond positively to the goals and aspirations of the Local Strategic Planning Statement, with the resulting townscape and streetscape improvements from the building's new contemporary appearance. The Club trusts that the new works will improve not only its patrons' experience but also that of the town's many visitors,

5.5 Site Suitability

Having regard to the characteristics of the site and its location in Walgett, the proposed development is considered appropriate in that:

- * the zoning of the site permits the proposed alterations and additions
- * the size and dimensions of the land are appropriate for accommodating the proposal
- * there are no adverse noise or visual impacts on the surrounding neighbourhood
- * Hazards - the site is not an area recognised by Council as being subject to landslip, flooding, groundwater vulnerability, terrestrial biodiversity.

6. CONCLUSION

Walgett RSL Club has a strong affiliation with the general community through the involvement, support and sponsorship of various sporting, social and community groups in Walgett.

The proposed alterations will bring visual and practical benefits to the Club, Club members, the Walgett community and town visitors.

There are no foreseen adverse impacts on the surrounding neighbourhood and the proposal is consistent with the relevant requirements by local and state planning regulations. Accordingly, the proposed alterations to the existing premises are considered to be acceptable and appropriate.

CURTIN ARCHITECTS PTY LTD

7. APPENDICES

7.1 Architectural Plans

DA 01 Location Plan and Site Plan

DA 02 Ground Floor Plan

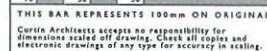
DA 03 Roof Plan

DA 04 Elevations and Sections

DA 05 External Finishes

DA 06 Existing Floor Plan

7.2 Annual Fire Safety Statement



AMENDMENTS		
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1. Figure dimensions to be taken in preference to scaling.
2. Redder to check all dimensions on size where relevant and notify of any discrepancies.
3. All dimensions are given in millimetre except for scale and drawings to scale 1:500 and smaller which are in metres.

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CLIENT



PROJECT:
**ALTERATIONS & ADDITIONS
TO WALGETT RSL CLUB**
71 Fox Street, Walgett NSW 2832
Lots 9, 10, 11 & 14, DP 759036

DRAWING TITLE:
**EXISTING
GROUND FLOOR PLAN**

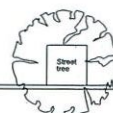
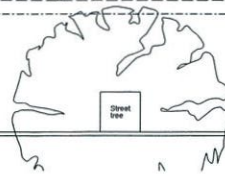
DRAWN BY: PM		SCALE: 1:100 @ A1	
PROJECT No:		DATE STARTED: OCTOBER 2021	
6683		DRAWING No:	ISSUE:
		DA-06	A



01 EXISTING GROUND FLOOR PLAN
SCALE 1:100



F O X S T R E E T





WEE

WAA

STREET

STREET

STREET

FOX

PITT

EUROKA

STREET



NARRABRI
13, 3 Bowen Street
PO Box 1
Narrabri, NSW 2390
T 61 2 6792 2720
www.fyfe.com.au

NOTES:

NO.	0	PREPARED FOR REVIEW	REVISION	STAFF	KGH	BJH	16/12/22	DATE
NO.								

SCALE	0	30	60	90	120	150
SCALE	1 : 3,000 @ A1					
LEVEL DATUM	AHD					
LEVEL AUTHORITY	PM5085 RL: 132.603					
CO-ORD DATUM	MGA2020					

INSTRUCTION	95329-1
DATE	16/12/2022
SHEET	1 OF 2
REV.	0



WALGETT RSL	
PARTIAL DETAIL SURVEY OF WALGETT RSL	
71 FOX STREET	
(LOTS 10, 11 & 14 OF SEC 15 IN DP759036)	
WALGETT	
SURVEYOR: BAP	DATE OF SURVEY: 08/12/2022
DRAWING: 95329-1-1-01-T01-0	

I hereby certify the information shown hereon is true and correct as at 16th December 2022.


Dated: 16/12/2022
Brian James Hammonds
Registered Surveyor

NOTES:
THE BOUNDARIES OF LOTS 10, 11 & 14 OF SECTION 15 IN DP759036 SHOWN ON THIS PLAN HAVE BEEN LOCATED TO A STANDARD OF ACCURACY IN ACCORDANCE WITH REGULATION 10 OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2017.
BOUNDARY DIMENSIONS SHOWN FOR THE SUBJECT LAND HAVE BEEN OBTAINED FROM THE TITLE DIAGRAMS OF THOSE PLANS.
ABOVE GROUND SERVICES SHOWN ON THIS PLAN REPRESENT THE VISIBLE SERVICES ABLE TO BE SAFELY ACCESSED ON THE DATE OF SURVEY.
UNDERGROUND SERVICES HAVE NOT BEEN LOCATED BY THIS SURVEY.
BEFORE COMMENCING ANY EXCAVATION OR CONSTRUCTION ON THIS SITE ALL UNDERGROUND SERVICES SHOULD BE LOCATED FROM A CURRENT BYD SEARCH AND BE COMPLETED BY A SUITABLY QUALIFIED PERSON.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION & DEPTH OF SERVICES PRIOR TO ANY AND ALL WORK ON SITE. WORKS IN THE VICINITY OF ALL EXISTING SERVICES ARE TO BE CARRIED OUT UNDER THE SUPERVISION OF THE RELEVANT AUTHORITY.



STREET

FOX

LOT 14
SECTION 15
DP759036
(71 FOX STREET)

WALGETT RSL CLUB

LOT 10
SECTION 15
DP759036
(71 FOX STREET)

LOT 11
SECTION 15
DP759036
(73 FOX STREET)

LOT 35
DP527729
(75 FOX STREET)

LOT 37
DP236258

LOT 38
DP236258

NOTES:
THE BOUNDARIES OF LOTS 10, 11 & 14 OF SECTION 15 IN DP759036 SHOWN ON THIS PLAN HAVE BEEN LOCATED TO A STANDARD OF ACCURACY IN ACCORDANCE WITH REGULATION 10 OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2017.
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I hereby certify the information shown hereon is true and correct as at 16th December 2022.

Brian James Hammonds
Registered Surveyor

Dated: 16/12/2022

LEGEND

- FENCE LINE
- BUILDING GUTTER
- BUILDING AWNING
- BUILDING ENTRANCE COVER
- EDGE OF BITUMEN
- KERB BACK
- KERB INVERT
- KERB TOP
- EDGE OF CONCRETE
- COMMS / TELSTRA PIT
- WATER METER BOX
- WATER PIT
- WATER METER
- WATER TAP
- POWER POLE
- TREE
- NATURAL SURFACE
- FINISHED FLOOR LEVEL



NARRABRI
11, 1 Bowen Street
PO Box 1
Narrabri, NSW 2390
T 61 2 6792 2720
www.fyfe.com.au

NOTES:

NO.	REVISION	STAFF	CHECK	DATE
0	PREPARED FOR REVIEW	KGH	BJH	16/12/22

SCALE 1:100 @ A1

LEVEL DATUM : AHD
LEVEL AUTHORITY : PM5085 RL : 132.603
CO-ORD DATUM : MGA2020

WALGETT RSL
PARTIAL DETAIL SURVEY OF WALGETT RSL
71 FOX STREET
(LOTS 10, 11 & 14 OF SEC 15 IN DP759036)
WALGETT

SURVEYOR : BAP DATE OF SURVEY : 09/12/2022
DRAWING : 95329-1-1-SV-T01-0

INSTRUCTION 95329-1
DATE 16/12/2022
SHEET 2 OF 2
REV. 0