



**ATTACHMENT DOCUMENT
FOR
COUNCIL MEETING**

Tuesday 24 November 2020

Michael Urquhart
GENERAL MANAGER

AGENDA

- 1. First Quarter Operational Plan Status Report*
- 2. Walgett Shire Council's Portfolio report from Imperium Markets*
- 3. Payment of Expenses & Provision of Facilities to Councillors – Policy*
- 4. Development Application 2020/23*
 - a) Plans*
 - b) Statement of Environmental Effects*
 - c) Development Assessment*
 - d) Aboriginal Heritage Information Management Searches*

Community

GOAL: Develop a connected, informed, resilient and inviting community

CSP REF	STRATEGY	ACTION	RESPONIBILITY	STATUS 30 th September 2020
1.1.1	Support and initiate a range of local activities and projects that build community connections for all age sectors	Develop a community consultation framework Provide Sec 356 Donations and subsidies Develop projects in conjunction with community organisations	GM	Ongoing Council supports for a range of community activities including but not limited to, special/sporting events, cultural initiatives. Council has a productive relationship with agencies eg: WAMS (MOU) Funding provided by Council for various community events As and when required
1.1.2	Provide vibrant and welcoming town centres, streets and meeting places	Liaise with volunteers and other community groups to assist in maintenance of parks and gardens	DETS	Community Garden – Lightning Ridge
1.1.3	Embellish our community with parks, paths, cycleways, facilities, and meeting places	Implement the active transport plan Progressively review and upgrade community halls and swimming pools	DETS GM	Underway with Stronger Country Communities grants and Council revenue funds
1.1.4	Respect the heritage of the region and highlight and enhance our unique characteristics	Continue to implement the recommendations of Council's heritage advisor	DES	Engagement of Council's new Heritage Advisor 2020. Review of Council's LEP and Local Heritage items to ensure protection of Council's Heritage Buildings and to enhance the Built Environment. Investigation of Grant opportunities.
1.1.5	Support, encourage and celebrate community participation and volunteerism	Creation and promotion of volunteer opportunities	GM	Volunteers used as and when required. Council governed by employment legislation, the award, & WH&S and other requirements for volunteers. In accordance with volunteer policy.
1.1.6	Work with other agencies and service providers to deliver community programmes, services and facilities which complement and enhance Council's service provision	Identify gaps in service delivery	EDO	Continuing

GOAL: A safe, active and healthy Shire

CSP REF	STRATEGY	ACTION	RESPONIBILITY	STATUS 30th September 2020
1.2.1	Partner with health agencies and community organisations in promoting healthy lifestyles and better health outcomes	Engage with local sporting associations and peak sporting bodies	CSM	On-going engagement with local agencies and contribution to healthy programs
1.2.2	Support agencies and local organisations to address the availability of emergency services, affordable housing, disability and aged services and employment for people with disabilities	Consultation process for engaging with marginalised sections of community developed Enhanced wellbeing options provided for disadvantaged and marginalised community members	CSM	Continuing to support agencies
1.2.3	Work with key partners and the community to lobby for adequate health services in our region	Identify gaps in service delivery	DES	Promotion of development of health services within the shire. Communicating with community partners.
1.2.4	Provide, maintain and develop children's play and recreational facilities that encourage active participation	Operate youth centres and vacation care programs	CSM	Fully operational.
1.2.5	Provide, maintain and develop passive recreational facilities and parklands to encourage greater utilisation and active participation	Maintain all parks and gardens including playground equipment and progressively upgrade shade shelters	DETS	Underway. New playground equipment for parks underway with grant programs.

1.2.6	Partner with police, community organisations and the community to address crime, anti-social behaviour and maintain community safety	Partner with all combat emergency services and emergency support services	GM GM	GM Chairs the LEMC with stakeholder representation from Police, SES Ambulance, Fire services & other agencies as required. Exercise are conducted to ensure readiness in emergency events including natural disasters eg; floods Council partnering with Agencies during Covid 19 pandemic. Two meetings this quarter. Mobile CCTV operational across the shire. Able to relocate for specific events. CCTV installed in Walgett and Collarenebri depots.
	Provide effective regulatory, compliance and enforcement services for the community	Carry out food premises inspections to ensure compliance with the Food Act Target number of premises audited for fire safety compliance Undertake impounding of animals and registrations Inspections of Swimming Pools for compliance Provide management and investigation of dog attacks and dangerous dog declarations Orders to be issued or served where necessary	DES	Food Inspections carried out annually and reported to the Food Authority as required. Staff working with a number of high risk premises in relation to fire safety. Providing opportunities for businesses to learn about and upgrade their fire safety services. Actively working with and caring for impounded animals as required. Thorough investigations of dog attacks and action taken as required. Construction of a new pound facility. Orders issued as necessary and as appropriate and followed up to ensure compliance. Swimming Pool Inspections carried out as required. Swimming Pool compliance program currently under development. Educating owners of premises about compliance matters.
1.2.8	Provide and maintain accessible quality sport and recreation facilities that encourage participation	Maintain swimming pools and bore baths facilities and the surrounds	DETS	Ongoing upgrade of swimming pool facilities. New foot valve and pump for Walgett pool

4

GOAL: A diverse and creative culture

CSP REF	STRATEGY	ACTION	RESPONIBILITY	STATUS 30th September 2020
1.3.1	Provide enhanced and innovative library services that encourage lifelong learning	Continue yearly membership of Outback Arts Support Arts Program Increase use of library as a community space	CSM	Complete for 20/21 Annual contribution - Complete New programs in place with increased numbers.
1.3.2	Work with the community and other agencies to develop major cultural and community events	Work with agencies to encourage events for the Shire Apply for grants for cultural events	EDO	Continuing
1.3.3	Work in collaboration with agencies and community groups to address existing and emerging issues specific to the Aboriginal and ageing communities	Implement the Aboriginal Reconciliation Plan Undertake Aboriginal Projects Develop an ageing strategy	CSM	Ongoing Ongoing In progress

1.3.4	Support the development of programs which offer alternative education programs and opportunities that meet the needs of specific community sectors	Establish programs for cadetships/traineeships	GM	Council has a strategy in place to support cadetships & traineeships.	5
		Advocate for the improvement of secondary school educational outcomes across the Shire	GM	Ongoing	

Economic Development

GOAL: An attractive environment for business, tourism and industry

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th September 2020
2.1.1	Implement tools to simplify development processes and encourage quality commercial, industrial and residential development	Advocate for the development of the Australian Opal Centre Ensure that building certification and inspections are carried out as per National Construction and the requirements of the Building Professionals Board	GM DES	Advocacy a success with grants made available across a wide range of activities. Building Surveyors continually act within the conditions of their Accreditation.
2.1.2	Develop the skills of businesses to maximize utilization of new technologies and the emerging broadband and telecommunications networks	Develop and implement an Economic Development Strategy Lobby for improved mobile phone coverage across the shire Implement an Economic Incentive Scheme	EDO EDO EDO	Application lodged with Black Spot program. Incentive policy under development
2.1.3	Lobby the Government to address needed infrastructure and services to match business and industry development in the region (education, transport and health)	Continue to lobby the Government for funding for transport infrastructure	GM	Significant transport grants received and projects undertaken. Support for regional transport study.
2.1.4	Promote the Walgett Shire to business and industry and increase recognition of the area's strategic advantages	Develop business development prospects in collaboration with various government agencies	EDO	Continuing. Economic initiative for Collarenebri underway
2.1.5	Provision of caravan support facilities throughout the Shire	Maintain and expand facilities of the 'RV Friendly'	VIC	Council investigating caravan park for Walgett.

GOAL: Employment opportunities that supports local industries

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th September 2020
2.2.1	Identify partnerships and innovative funding approaches to provide for new and upgraded infrastructure for event hosting and tourism expansion	Continue to apply for grants for a new information centres for Lightning Ridge and Walgett	GM	Application lodged for Lightning Ridge centre upgrade. DA approved
2.2.2	Provide land use planning that facilitates employment creation	Monitor and review Council's Local Environment Plan	DES	LEP 2013 currently under review with a view to promote ease of use, simpler, more streamlined processes and promote more practices as development without consent. LSPS community plan. Housekeeping of the LEP.
2.2.3	Support and encourage existing business and industry to develop and grow	Maintain a sufficient supply of residential, lifestyle, agriculture, commercial and industrial zoned land	DES	LEP 2013 currently under review. Walgett Rural Residential Strategy adopted in principle for public participation Nov 2018.
2.2.4	Develop and implement an economic development strategy which identifies potential projects and/or industries that build on the Shire's attributes and/or natural resources	Provide consultation with potential new business operators and pre-development application assistance	EDO	Continuing
2.2.5	Encourage and support youth employment initiatives	Promote the school to work programme	EDO	In operation with increased numbers 20/21

GOAL: An efficient network of arterial roads & supporting infrastructure; town streets & footpaths that are adequate & maintained

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th September 2020
2.3.1	Provide an effective road network that balances asset conditions with available resources and asset utilisation	Undertake bitumen maintenance program in line with service levels Undertake maintenance grading program in line with service levels	DETS DETS	Ongoing Routine inspections of road network undertaken and road repairs undertaken on as needs basis. Maintenance grading has commenced

2.3.2	Maintain, renew and replace Council bridges and culverts as required	Undertake annual inspections of all bridges and culverts and update the required maintenance and repair program	DETS	Regular inspections undertaken and routine maintenance undertaken as required
2.3.3	Ensure road network supporting assets are maintained (signs, posts, guardrails etc.)	Renew and maintain Council's road network supporting assets in-line with the Asset Management Plan	DETS	Regular inspections undertaken and maintenance undertaken as required
2.3.4	Maintain existing footpaths in Shire towns and villages	Undertake annual inspections of all footpath and update the required maintenance and repair program	DETS	Regular inspections undertaken and maintenance undertaken as required
2.3.5	Lobby the Government to provide needed funds to maintain regional networks	Continue to apply for grants for the reconstruction and sealing of unsealed Regional Roads and major Local Roads network Investigate using SRV(5-15%) to fund a major upgrade of Local Roads	DETS GM	On-going lobbying of State Government Regional road grants received. Future road projects being developed

GOAL: Communities that are well serviced with essential infrastructure

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th September 2020
2.4.1	Implement Council's strategic asset management plans and continue to develop asset systems	Implement an electronic asset management system for all Council assets	CFO	Asset system 'Confirm' in place
2.4.2	Ensure adequate public car parking and kerb and gutter infrastructure is provided and maintained	Inspect all kerb and gutter and undertake the required repair and replacement program	DETS	Works in progress
2.4.3	Provide the infrastructure to embellish public spaces and recreation areas	Undertake the maintenance program for Council's parks and gardens team	DETS	Regular inspections undertaken and maintenance undertaken as required
2.4.4	Continue to lobby Government to provide incentives to appeal to airline companies to service the region	Partner with Brewarrina and Bourke to lobby the Government to subsidise airlines and the reintroduction of RPT services for Walgett and Bourke	GM	FNWJO has airline service for Walgett & Lightning Ridge in operation.

Governance and Civic Leadership

GOAL: An accountable and representative Council

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th September 2020
3.1.1	Provide clear direction for the community through the development of the community strategic plan, delivery program and operational plan	Implement, monitor and review the Delivery and Operational Plan	CFO	Quarterly reports submitted to Council on time.
3.1.2	Engage with the community effectively and use community input to inform decision making	Deliver a Local Government week Program to engage the community and show case services provided by Council	CFO	No program for 2020.
		Distribute newsletters to residents	EDO	Spring edition distributed
3.1.3	Provide strong representation for the community at regional, state and federal levels	Participate in and make visible contributions to regional forums such as OROC and Western Division	GM	Continuing.
		Advocate the needs of the Shire to State and Federal Governments	GM	On going
3.1.4	Undertake the civic duties of Council with the highest degree of professionalism and ethics	Ensure annual pecuniary interest declarations are completed	GM	Tabled at the Oct 2020 Council meeting
		Ensure Councillors comply with the Code of Conduct	GM	Compliance training held on 7 th February 2019 at Brewarrina.
3.1.5	Councillors represent the interests of the whole of the Shire area	Arrange seminars to ensure all Councillors appreciate their roles	GM	On-going seminar / training

GOAL: Implement governance and financial management process that support the effective administration of Council

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th September 2020
3.2.1	Develop processes that ensure that legislative and financial standards are actioned in a timely manner	Provide financial reports to management and staff to assist in budget control and decision making	CFO	Fortnightly reports issued
		Complete quarterly budget review statements in line with statutory requirements	CFO	Reports tabled on time
		Review, revise and maintain Council's Long Term Financial Plan	CFO	
		Oversight financial decision making process	GM	Under review.

GOAL: Promote community involvement in Government decision making

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th September 2020
3.2.1	Engage with the community through effective consultation and communication processes	Facilitate the delivery of community presentations to Council Meetings	GM	Ongoing.
		Conduct regular community meetings to present the annual budget		Scheduled for 2021
		Promote community involvement in any emerging Government Initiatives	GM and CFO	
3.3.2	Develop and implement community feedback systems that provides for community input on council projects and activities	Develop an online survey for Council's website	EDO	Not yet commenced

GOAL: Promote community involvement in Government decision making

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th September 2020
3.4.1	Resource the organisation of Council adequately to provide the services and support functions required to deliver the goals and strategies detailed in this plan	Resources provided in a timely fashion	GM	Resources allocated in accordance with budget
3.4.2	Implement and maintain a performance management framework to enable clear reporting on progress in Councils strategic planning documents	Report to Council Meetings	GM & Directors	Reports tabled in accordance with Legislation

Sustainable Living

10

GOAL: Operate an an urban waste management system that meets the community needs and environmental standards

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th September 2020
4.1.1	Develop and implement a Shire Wide Waste Management strategy that includes recycling services	Develop and implement the Waste Management Strategy Effectively manage the domestic waste and landfill management contracts	DES	Waste strategy finalized and new action plan for Walgett and Lightning Ridge landfills in motion. Strategies for the unmanned landfills are in implementation phase for on-going improved site management.
4.1.2	Implement initiatives to reduce illegal dumping and provide community education to prevent litter	Actively respond to complaints and issues identified to ensure appropriate outcomes for illegal development, dumping and other activities such as abandoned vehicles, noise pollution and odour. Develop and implement a waste education program	DES DES	Council has received monies from EPA Trust for cleanup project Council has dedicated budget monies for cleanup projects and will continue to target illegal dumping through RID ONLINE education and new processes.

GOAL: Provide potable and raw water supply systems that ensures enhanced water security and meets health standards

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th September 2020
4.2.1	Improve and upgrade the water supply infrastructure through an asset management framework	Complete an annual water main replacement program Ensure water supply is provided and maintained in compliance with the Drinking Water Quality requirements	DETS	Ongoing Regular water testing undertaken in accordance with Drinking Water Management plan
4.2.2	Maintain and renew the sewerage network infrastructure to ensure the provision of efficient and environmentally-sound sewerage services	Operate the sewer treatment plants in an efficient manner	DETS	Ongoing
4.2.3	Ensure adequate stormwater and drainage infrastructure is provided, maintained and renewed	Maintain and renew the stormwater and drainage infrastructure	DETS	Regular inspections undertaken and maintenance undertaken as required

GOAL: A sustainable environment that recognises our rivers, natural environment, ecological systems and biodiversity

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th September 2020
4.3.1	Promote and raise community awareness of environmental and biodiversity issues	Undertake waste avoidance, waste reduction and recycling program	DES	Council actively supports and works with RFSDS return and earn. Recycling is a focus in Council waste management contracts and will be implemented in 2020. \$200k grant for recycling shed at Walgett. Grant in action \$200k for recycling in Lightning Ridge.
4.3.2	Protect and maintain a healthy catchments and waterways	Inspect Council's water networks and take samples when necessary	DETS	Ongoing
4.3.3	Protect the Shire's historic buildings and sites recognising their value to the community	Implement the recommendations of Council's heritage advisor	DES	Development and promotion of the Council Local Heritage Fund which operates annually. Anticipate participation in the Heritage Near Me Program.

GOAL: Maintain a healthy balance between development and the environment

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th September 2020
4.4.1	Retain open space that are accessible to everyone	Monitor environmental protection measures for sensitive land	DES	Implement new Biodiversity Laws and Walgett LEP and DCP 2013 & 2016. New LEP changes.
4.4.2	Ensure that Walgett Shire is sufficiently prepared to deal with natural disasters	Provide annual contribution to the RFS, SES and NSW Fire and rescue	GM & LEMC	Annual contribution for 20/21 payment in progress.
4.4.3	Educate the community about sustainable practices	Promote and provide adequate and user friendly pre-lodgment advice on all aspects of development	DES	Actively providing pre-lodgment services and advice. Attend on-site inspections and provide advice on all aspects of development. Making staff available for questions and queries and working actively with clients.

Infrastructure

GOAL: Provide and maintain an effective road network that meets the community needs and expectations

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th September 2020
5.1.1	Manage the road network to respond to community needs, growth in the Shire, improving road safety and improving transport choices	Continually revise the works program for regional and local roads	DETS	On going
5.1.2	Develop a strategy that addresses transport options for the local community	Advocate for taxi services, air services and public transport	GM	Air Services see 2.4.4
5.1.3	An effective complaints management process that effectively responds to residents issues regarding roads	Maintain complaints management process Complaints actioned within 7 days through the CAR system	DETS CFO	Complaints lodged and processed Complaints processed within 14 days. O/S complaints followed up.

GOAL: A Regional and State Road network that is appropriately supported and resourced by the Government

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th September 2020
5.2.1	Ensure that the road network is maintained to a standard that is achievable within the resources available	Continually revise the works program for regional and local roads	DETS	Regular inspections undertaken and maintenance undertaken as required
5.2.2	Maintain an effective operational relationship with the Roads and Maritime Services	Submit progress reports in a timely manner	DETS	Routine maintenance undertaken in accordance with contractual requirements
5.2.3	Lobby the Government to provide needed funds to maintain regional and state road networks	Continue to advocate for betterment and other funding through advocacy to state/federal Government	GM	Continuing to lobby other levels of Government for additional funding

GOAL: Maintain and improve Council's property assets to an optimal level

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th September 2020
5.3.1	Manage properties in accordance with Council Asset Management Plan	Carry out the property works program in line with the annual budget	CFO	Program for 20/21 underway

GOAL: Provision of facilities and communication services

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th September 2020
5.4.1	Provide a range of recreational and community facilities	Maintain and upgrade Council's community halls and reserves	CFO	On going
5.4.2	Represent the community with regard to external services including energy, communication, water, waste management and resource recovery	Lobby service providers in response to identified community concerns including mobile phone services	GM	Further applications to be lodged in new program. (Black spot program).
5.4.3	Advocate to utility and communication providers regarding the capacity and reliability of infrastructure across the Shire	Lobby service providers in response to identified community concerns	GM	On-going and service providers implementing improved services



Investment Report

01/10/2020 to 31/10/2020

Portfolio Valuation as at 31/10/2020

Issuer	Rating	Type	Alloc	Interest	Purchase	Maturity	Rate	Value	Accrued	Accrued MTD
BOQ	A-2	TD	GENERAL	At Maturity	02/07/2020	04/11/2020	0.8500	1,000,000.00	2,841.10	721.92
BOQ	A-2	TD	GENERAL	At Maturity	02/07/2020	11/11/2020	0.8500	1,000,000.00	2,841.10	721.92
BOQ	A-2	TD	GENERAL	At Maturity	02/07/2020	18/11/2020	0.8800	1,000,000.00	2,941.37	747.40
AMP Bank	A-2	TD	GENERAL	At Maturity	27/05/2020	25/11/2020	1.6500	1,000,000.00	7,142.47	1,401.37
BOQ	A-2	TD	GENERAL	At Maturity	02/07/2020	02/12/2020	0.9000	1,000,000.00	3,008.22	764.38
NAB	A-1+	TD	GENERAL	At Maturity	19/08/2020	16/12/2020	0.7000	1,000,000.00	1,419.18	594.52
AMP Bank	A-2	TD	GENERAL	At Maturity	07/10/2020	06/01/2021	0.4000	1,000,000.00	273.97	273.97
NAB	A-1+	TD	GENERAL	At Maturity	07/10/2020	13/01/2021	0.6000	1,000,000.00	410.96	410.96
BOQ	A-2	TD	GENERAL	At Maturity	14/10/2020	20/01/2021	0.0053	1,000,000.00	2.61	2.61
IMB Bank	A-2	FRTD	GENERAL	Quarterly	14/02/2018	11/02/2021	0.9000	500,000.00	973.97	382.19
BOQ	A-2	TD	GENERAL	At Maturity	02/09/2020	03/03/2021	0.7500	1,000,000.00	1,232.88	636.99
AMP Bank	A-2	TD	GENERAL	At Maturity	10/09/2020	10/03/2021	0.5500	1,000,000.00	783.56	467.12
BOQ	A-2	TD	GENERAL	At Maturity	16/09/2020	17/03/2021	0.7000	1,000,000.00	882.19	594.52
Commonwealth Bank	A-1+	FRTD	GENERAL	Quarterly	20/01/2018	20/04/2021	1.3100	500,000.00	215.34	215.34
BOQ	A-2	TD	GENERAL	At Maturity	16/09/2020	16/06/2021	0.7000	1,000,000.00	882.19	594.52
AMP Bank	A-2	TD	GENERAL	At Maturity	26/08/2020	30/06/2021	0.8000	1,000,000.00	1,468.49	679.45
BOQ	A-2	TD	GENERAL	Annual	02/07/2018	07/07/2021	3.1500	1,000,000.00	10,528.77	2,675.34
Commonwealth Bank	A-1+	FRTD	GENERAL	Quarterly	24/08/2016	23/08/2021	1.2096	500,000.00	1,143.32	513.67

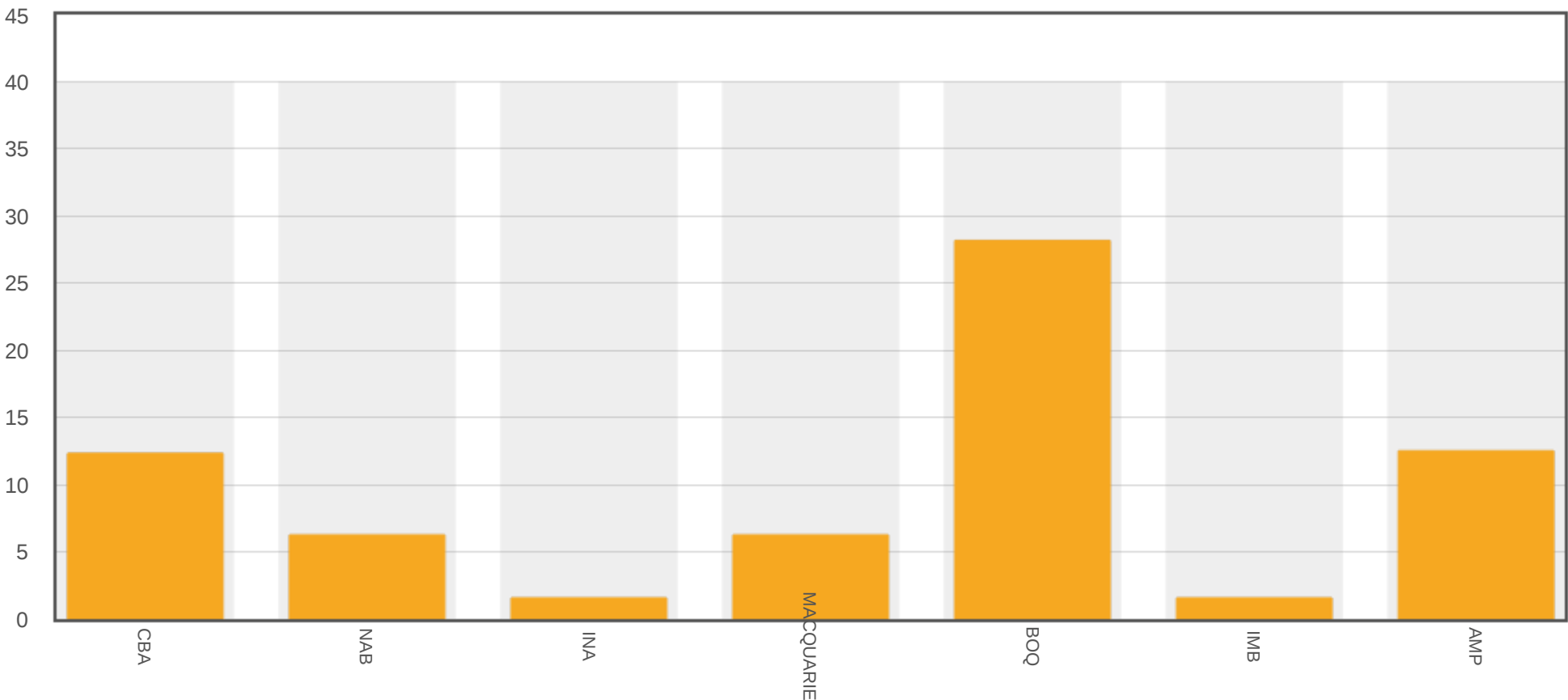
Issuer	Rating	Type	Alloc	Interest	Purchase	Maturity	Rate	Value	Accrued	Accrued MTD
Commonwealth Bank	A-1+	FRTD	GENERAL	Quarterly	31/08/2016	31/08/2021	1.1400	500,000.00	1,015.07	484.11
ING Direct	A-1	TD	GENERAL	Annual	14/09/2016	14/09/2021	3.1200	500,000.00	2,051.51	1,324.93
Westpac	AA-	FRTD	GENERAL	Quarterly	16/11/2016	16/11/2021	1.3000	1,000,000.00	2,706.85	1,104.11
NAB	AA-	TD	GENERAL	Annual	21/11/2018	22/11/2021	3.0000	1,000,000.00	28,438.36	2,547.95
Newcastle Permanent	BBB	TD	GENERAL	Annual	11/02/2019	16/02/2022	3.0500	1,000,000.00	21,558.90	2,590.41
Newcastle Permanent	BBB	TD	GENERAL	Quarterly	10/04/2019	13/04/2022	2.7000	1,000,000.00	1,479.45	1,479.45
Members Equity Bank	BBB	TD	GENERAL	Annual	15/02/2017	11/05/2022	3.4700	1,000,000.00	24,527.67	2,947.12
BOQ	BBB+	TD	GENERAL	Annual	02/07/2018	06/07/2022	3.5000	1,000,000.00	11,698.63	2,972.60
AMP Bank	BBB	TD	GENERAL	Annual	01/02/2019	31/01/2024	3.1500	1,000,000.00	23,473.97	2,675.34
BOQ	BBB+	TD	GENERAL	Annual	12/06/2019	12/06/2024	2.5500	1,000,000.00	9,920.55	2,165.75
AMP Bank	BBB	TD	GENERAL	Annual	07/08/2019	07/08/2024	2.0000	1,000,000.10	4,712.33	1,698.63
BOQ	BBB+	TD	GENERAL	Annual	06/08/2020	06/08/2025	1.3000	1,000,000.00	3,098.63	1,104.11
Commonwealth Bank	A-1+	CASH	GENERAL	Monthly	31/10/2020	31/10/2020	0.0350	1,515,525.28	45.03	45.03
Macquarie Bank	A-1	CASH	GENERAL	Monthly	31/10/2020	31/10/2020	0.9000	1,000,000.00	73.97	73.97
Macquarie Bank	A-1	CASH	GENERAL	Monthly	31/10/2020	31/10/2020	0.9000	1,000,000.00	123.29	123.29
Commonwealth Bank	A-1+	CASH	GENERAL	Monthly	31/10/2020	31/10/2020	0.0000	921,989.06	-	-
TOTALS								31,937,514.44	173,915.90	35,735.01

Counterparty Compliance as at 31/10/2020

Short Term Investments

Compliant	Bank Group	Term	Rating	Invested	Invested (%)	Limit (%)	Limit (\$)	Available
✓	Commonwealth Bank	Short	A-1+	3,937,514.34	12.33	40.00	-	8,837,491.44
✓	NAB	Short	A-1+	2,000,000.00	6.26	40.00	-	10,775,005.78
✓	ING Direct	Short	A-1	500,000.00	1.57	40.00	-	12,275,005.78
✓	Macquarie Bank	Short	A-1	2,000,000.00	6.26	40.00	-	10,775,005.78
✓	BOQ	Short	A-2	9,000,000.00	28.18	40.00	-	3,775,005.78
✓	IMB Bank	Short	A-2	500,000.00	1.57	40.00	-	12,275,005.78
✓	AMP Bank	Short	A-2	4,000,000.00	12.52	40.00	-	8,775,005.78
TOTALS				21,937,514.34	68.69			

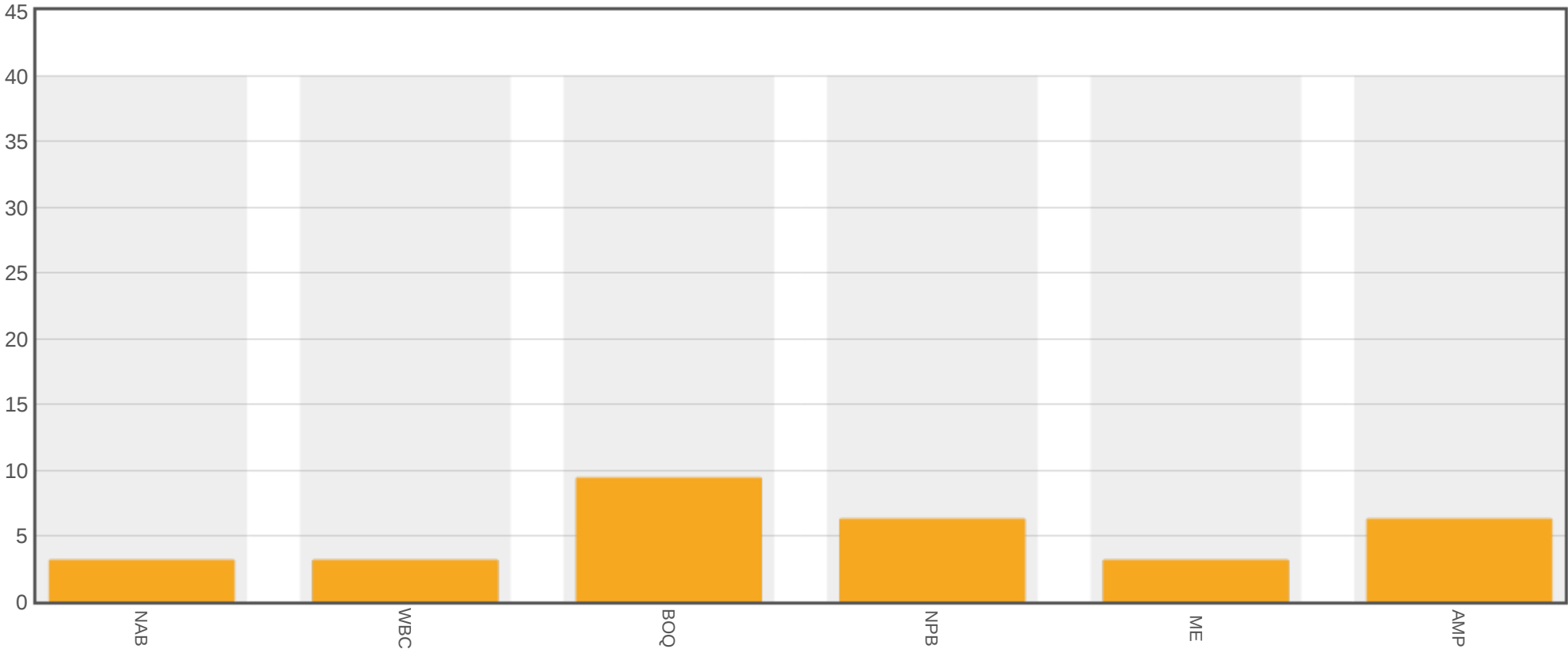
Counterparty Compliance - Short Term Investments



Long Term Investments

Compliant	Bank Group	Term	Rating	Invested	Invested (%)	Limit (%)	Limit (\$)	Available
✓	NAB	Long	AA-	1,000,000.00	3.13	40.00	-	11,775,005.78
✓	Westpac	Long	AA-	1,000,000.00	3.13	40.00	-	11,775,005.78
✓	BOQ	Long	BBB+	3,000,000.00	9.39	40.00	-	9,775,005.78
✓	Newcastle Permanent	Long	BBB	2,000,000.00	6.26	40.00	-	10,775,005.78
✓	Members Equity Bank	Long	BBB	1,000,000.00	3.13	40.00	-	11,775,005.78
✓	AMP Bank	Long	BBB	2,000,000.10	6.26	40.00	-	10,775,005.68
TOTALS				10,000,000.10	31.31			

Counterparty Compliance - Long Term Investments

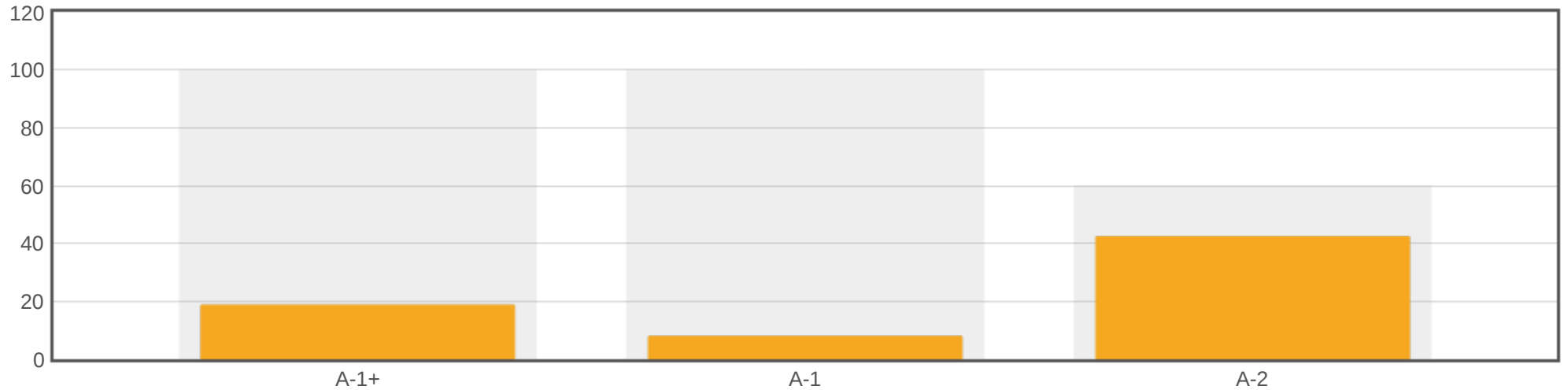


Credit Quality Compliance as at 31/10/2020

Short Term Investments

Compliant	Rating	Invested (\$)	Invested (%)	Limit (%)	Available
✓	A-1+	5,937,514.34	18.59	100.00	26,000,000.10
✓	A-1	2,500,000.00	7.83	100.00	29,437,514.44
✓	A-2	13,500,000.00	42.27	60.00	5,662,508.66
TOTALS		21,937,514.34	68.69		

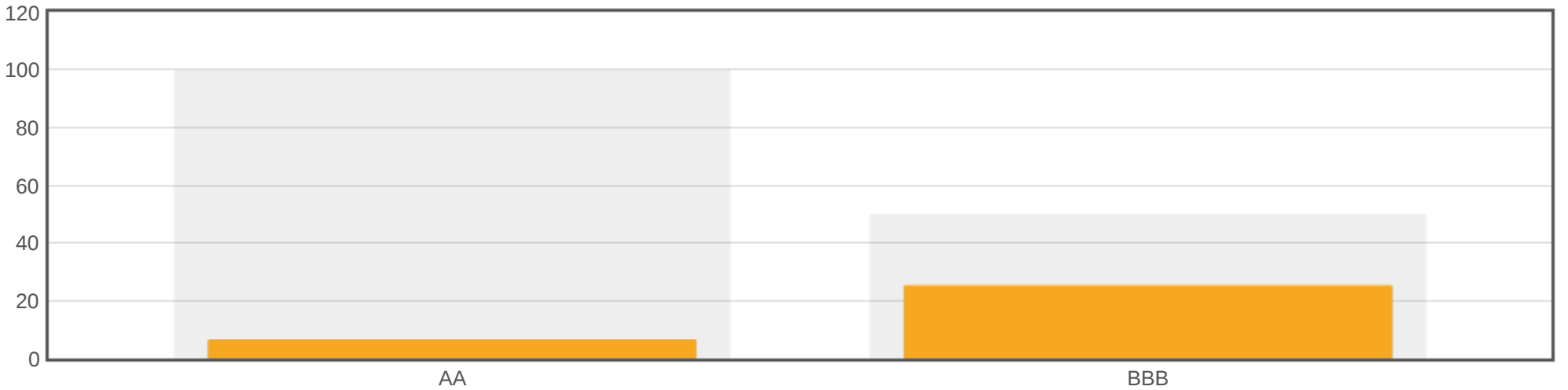
Credit Quality Compliance - Short Term Investments



Long Term Investments

Compliant	Rating	Invested (\$)	Invested (%)	Limit (%)	Available
✓	AA	2,000,000.00	6.26	100.00	29,937,514.44
✓	BBB	8,000,000.10	25.05	50.00	7,968,757.12
TOTALS		10,000,000.10	31.31		

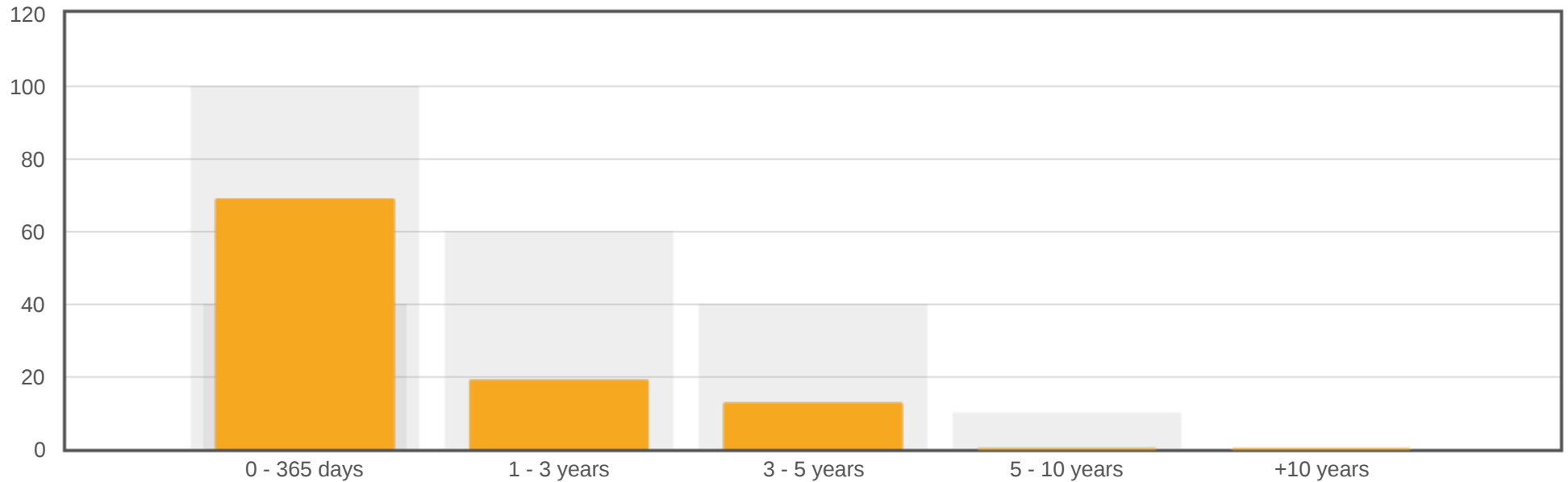
Credit Quality Compliance - Long Term Investments



Maturity Compliance as at 31/10/2020

Compliant	Term	Invested	Invested (%)	Min Limit (%)	Max Limit (%)	Available
✓	0 - 365 days	21,937,514.34	68.69	40.00	100.00	10,000,000.10
✓	1 - 3 years	6,000,000.00	18.79	0.00	60.00	13,162,508.66
✓	3 - 5 years	4,000,000.10	12.52	0.00	40.00	8,775,005.68
✓	5 - 10 years	-	0.00	0.00	10.00	3,193,751.44
✓	+10 years	-	0.00	0.00	0.00	-
TOTALS		31,937,514.44	100.00			

Maturity Compliance



Portfolio Comparison

From: 30/09/2020 To: 31/10/2020

Issuer	Rating	Type	Rate	Purchase	Maturity	Interest	30/09/2020	31/10/2020	Difference
MyState Bank	A-2	TD	1.0500	08/07/2020	07/10/2020	At Maturity	1,000,000.00	-	-1,000,000.00
AMP Bank	A-2	TD	1.8500	08/04/2020	07/10/2020	At Maturity	1,000,000.00	-	-1,000,000.00
BOQ	A-2	TD	3.1500	11/10/2017	14/10/2020	Annual	1,000,000.00	-	-1,000,000.00
NAB	A-1+	TD	0.8500	02/07/2020	22/10/2020	At Maturity	1,000,000.00	-	-1,000,000.00
NAB	A-1+	TD	0.8500	02/07/2020	29/10/2020	At Maturity	1,000,000.00	-	-1,000,000.00
BOQ	A-2	TD	0.8500	02/07/2020	04/11/2020	At Maturity	1,000,000.00	1,000,000.00	-
BOQ	A-2	TD	0.8500	02/07/2020	11/11/2020	At Maturity	1,000,000.00	1,000,000.00	-
BOQ	A-2	TD	0.8800	02/07/2020	18/11/2020	At Maturity	1,000,000.00	1,000,000.00	-
AMP Bank	A-2	TD	1.6500	27/05/2020	25/11/2020	At Maturity	1,000,000.00	1,000,000.00	-
BOQ	A-2	TD	0.9000	02/07/2020	02/12/2020	At Maturity	1,000,000.00	1,000,000.00	-
NAB	A-1+	TD	0.7000	19/08/2020	16/12/2020	At Maturity	1,000,000.00	1,000,000.00	-
AMP Bank	A-2	TD	0.4000	07/10/2020	06/01/2021	At Maturity	-	1,000,000.00	1,000,000.00
NAB	A-1+	TD	0.6000	07/10/2020	13/01/2021	At Maturity	-	1,000,000.00	1,000,000.00
BOQ	A-2	TD	0.0053	14/10/2020	20/01/2021	At Maturity	-	1,000,000.00	1,000,000.00
IMB Bank	A-2	FRTD	0.9000	14/02/2018	11/02/2021	Quarterly	500,000.00	500,000.00	-
BOQ	A-2	TD	0.7500	02/09/2020	03/03/2021	At Maturity	1,000,000.00	1,000,000.00	-
AMP Bank	A-2	TD	0.5500	10/09/2020	10/03/2021	At Maturity	1,000,000.00	1,000,000.00	-

Issuer	Rating	Type	Rate	Purchase	Maturity	Interest	30/09/2020	31/10/2020	Difference
BOQ	A-2	TD	0.7000	16/09/2020	17/03/2021	At Maturity	1,000,000.00	1,000,000.00	-
Commonwealth Bank	A-1+	FRTD	1.3349	20/01/2018	20/04/2021	Quarterly	500,000.00	500,000.00	-
BOQ	A-2	TD	0.7000	16/09/2020	16/06/2021	At Maturity	1,000,000.00	1,000,000.00	-
AMP Bank	A-2	TD	0.8000	26/08/2020	30/06/2021	At Maturity	1,000,000.00	1,000,000.00	-
BOQ	A-2	TD	3.1500	02/07/2018	07/07/2021	Annual	1,000,000.00	1,000,000.00	-
Commonwealth Bank	A-1+	FRTD	1.2096	24/08/2016	23/08/2021	Quarterly	500,000.00	500,000.00	-
Commonwealth Bank	A-1+	FRTD	1.1400	31/08/2016	31/08/2021	Quarterly	500,000.00	500,000.00	-
ING Direct	A-1	TD	3.1200	14/09/2016	14/09/2021	Annual	500,000.00	500,000.00	-
Westpac	AA-	FRTD	1.3000	16/11/2016	16/11/2021	Quarterly	1,000,000.00	1,000,000.00	-
NAB	AA-	TD	3.0000	21/11/2018	22/11/2021	Annual	1,000,000.00	1,000,000.00	-
Newcastle Permanent	BBB	TD	3.0500	11/02/2019	16/02/2022	Annual	1,000,000.00	1,000,000.00	-
Newcastle Permanent	BBB	TD	2.7000	10/04/2019	13/04/2022	Quarterly	1,000,000.00	1,000,000.00	-
Members Equity Bank	BBB	TD	3.4700	15/02/2017	11/05/2022	Annual	1,000,000.00	1,000,000.00	-
BOQ	BBB+	TD	3.5000	02/07/2018	06/07/2022	Annual	1,000,000.00	1,000,000.00	-
AMP Bank	BBB	TD	3.1500	01/02/2019	31/01/2024	Annual	1,000,000.00	1,000,000.00	-
BOQ	BBB+	TD	2.5500	12/06/2019	12/06/2024	Annual	1,000,000.00	1,000,000.00	-
AMP Bank	BBB	TD	2.0000	07/08/2019	07/08/2024	Annual	1,000,000.10	1,000,000.10	-
BOQ	BBB+	TD	1.3000	06/08/2020	06/08/2025	Annual	1,000,000.00	1,000,000.00	-
Commonwealth Bank	A-1+	CASH	0.0350	30/09/2020	30/09/2020	Monthly	1,514,909.27	1,515,525.28	616.01
Macquarie Bank	A-1	CASH	0.9000	30/09/2020	30/09/2020	Monthly	-	1,000,000.00	1,000,000.00

Issuer	Rating	Type	Rate	Purchase	Maturity	Interest	30/09/2020	31/10/2020	Difference
Macquarie Bank	A-1	CASH	0.9000	30/09/2020	30/09/2020	Monthly	-	1,000,000.00	1,000,000.00
Commonwealth Bank	A-1+	CASH	0.0000	30/09/2020	30/09/2020	Monthly	1,706,933.51	921,989.06	-784,944.45
TOTALS							32,721,842.88	31,937,514.44	-784,328.44

Trades in Period

From: 01/10/2020 To: 31/10/2020

New Trades

Issuer	Rating	Type	Alloc	Interest	Purchase	Maturity	Rate	Value	Ref
NAB	A-1+	TD	GENERAL	At Maturity	07/10/2020	13/01/2021	0.6000	1,000,000.00	348/21
AMP Bank	A-2	TD	GENERAL	At Maturity	07/10/2020	06/01/2021	0.4000	1,000,000.00	
BOQ	A-2	TD	GENERAL	At Maturity	14/10/2020	20/01/2021	0.0053	1,000,000.00	284/20
TOTALS								3,000,000.00	

Sell Trades

Issuer	Rating	Type	Alloc	Interest	Purchase	Maturity	Sell	Rate	Value	Ref
--------	--------	------	-------	----------	----------	----------	------	------	-------	-----

No entries for this item

Matured Trades

Issuer	Rating	Type	Alloc	Interest	Purchase	Maturity	Rate	Value	Ref
AMP Bank	A-2	TD	GENERAL	At Maturity	08/04/2020	07/10/2020	1.8500	1,000,000.00	334/20
MyState Bank	A-2	TD	GENERAL	At Maturity	08/07/2020	07/10/2020	1.0500	1,000,000.00	329/20
BOQ	A-2	TD	GENERAL	Annual	11/10/2017	14/10/2020	3.1500	1,000,000.00	284/18
NAB	A-1+	TD	GENERAL	At Maturity	02/07/2020	22/10/2020	0.8500	1,000,000.00	TD 343/20
NAB	A-1+	TD	GENERAL	At Maturity	02/07/2020	29/10/2020	0.8500	1,000,000.00	TD 344/20
TOTALS								5,000,000.00	

Interest Received in Period

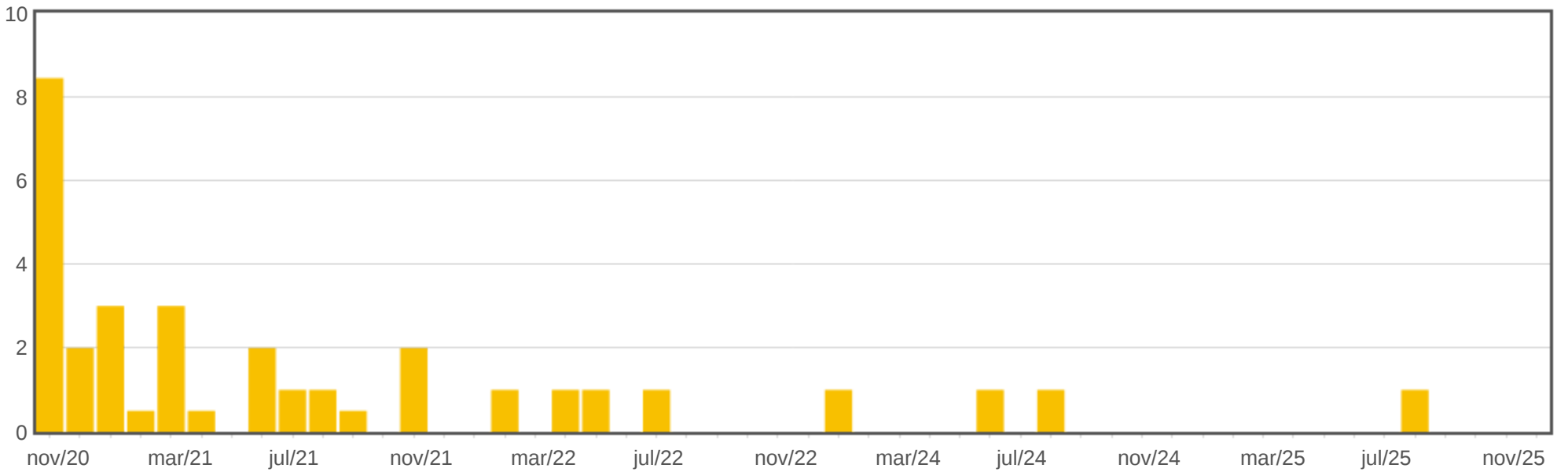
From: 01/10/2020 To: 31/10/2020

Periodic Interest

Issuer	Rating	Type	Alloc	Frequency	Value	Purchase	Maturity	Coupon Date	Type	Rate	Received
AMP Bank	A-2	TD	GENERAL	At Maturity	1,000,000.00	08/04/2020	07/10/2020	07/10/2020	Maturity	1.8500	9,224.66
MyState Bank	A-2	TD	GENERAL	At Maturity	1,000,000.00	08/07/2020	07/10/2020	07/10/2020	Maturity	1.0500	2,617.81
BOQ	A-2	TD	GENERAL	Annual	1,000,000.00	11/10/2017	14/10/2020	14/10/2020	Maturity	3.1500	172.60
BOQ	A-2	TD	GENERAL	Annual	1,000,000.00	11/10/2017	14/10/2020	12/10/2020	Periodic	3.1500	31,672.60
NAB	A-1+	TD	GENERAL	At Maturity	1,000,000.00	02/07/2020	22/10/2020	22/10/2020	Maturity	0.8500	2,608.22
NAB	A-1+	TD	GENERAL	At Maturity	1,000,000.00	02/07/2020	29/10/2020	29/10/2020	Maturity	0.8500	2,771.23
Commonwealth Bank	A-1+	FRTD	GENERAL	Quarterly	500,000.00	20/01/2018	20/04/2021	20/10/2020	Periodic	1.3349	1,682.34
Newcastle Permanent	BBB	TD	GENERAL	Quarterly	1,000,000.00	10/04/2019	13/04/2022	12/10/2020	Periodic	2.7000	6,953.42
TOTALS					6,500,000.00						57,702.89

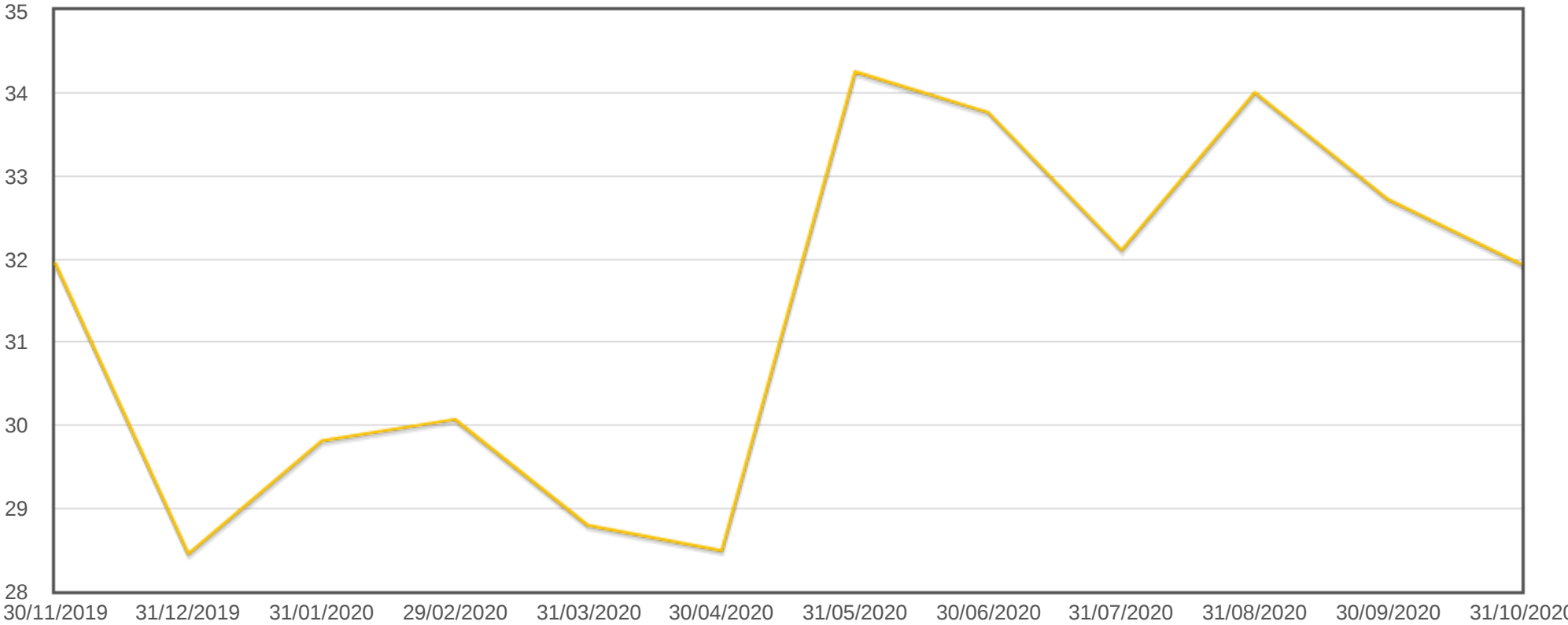
Maturity Cashflow as at 31/10/2020

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2020	-	-	-	-	-	-	-	-	-	-	8,437,514	2,000,000	10,437,514.34
2021	3,000,000	500,000	3,000,000	500,000	-	2,000,000	1,000,000	1,000,000	500,000	-	2,000,000	-	13,500,000.00
2022	-	1,000,000	-	1,000,000	1,000,000	-	1,000,000	-	-	-	-	-	4,000,000.00
2024	1,000,000	-	-	-	-	1,000,000	-	1,000,000	-	-	-	-	3,000,000.10
2025	-	-	-	-	-	-	-	1,000,000	-	-	-	-	1,000,000.00
TOTALS													31,937,514.44



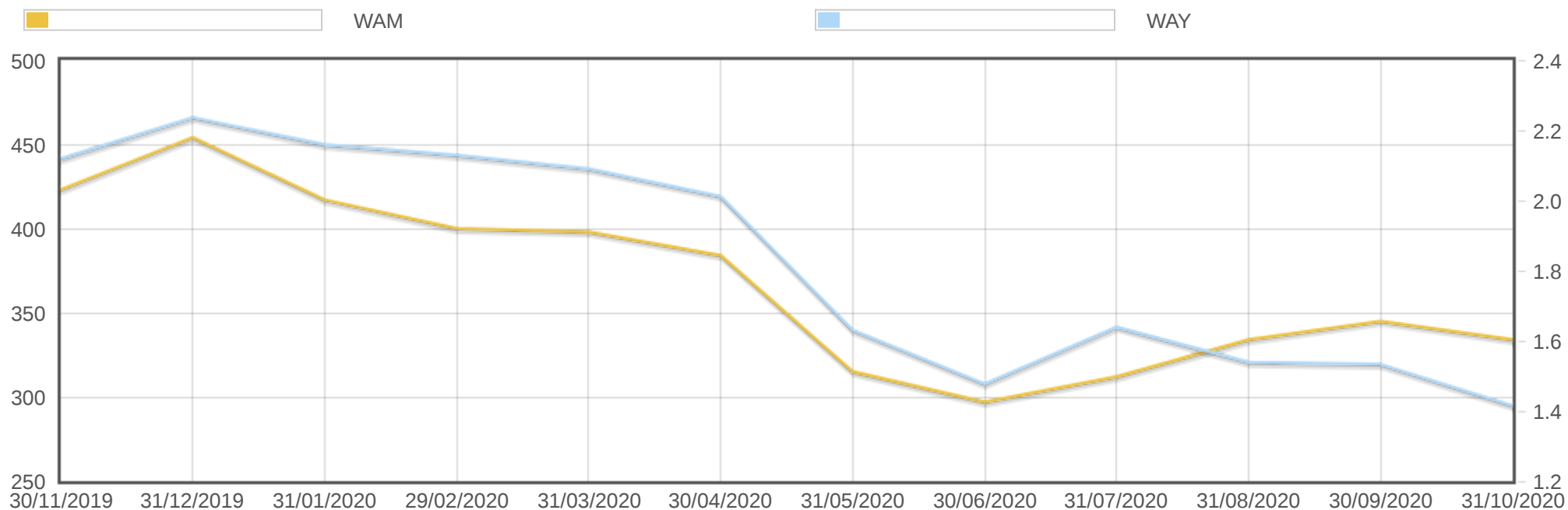
Historical Portfolio Balances (in MM) as at 31/10/2020

30/11/2019	31/12/2019	31/01/2020	29/02/2020	31/03/2020	30/04/2020	31/05/2020	30/06/2020	31/07/2020	31/08/2020	30/09/2020	31/10/2020
31.96	28.45	29.81	30.07	28.79	28.49	34.26	33.77	32.11	34.01	32.72	31.94



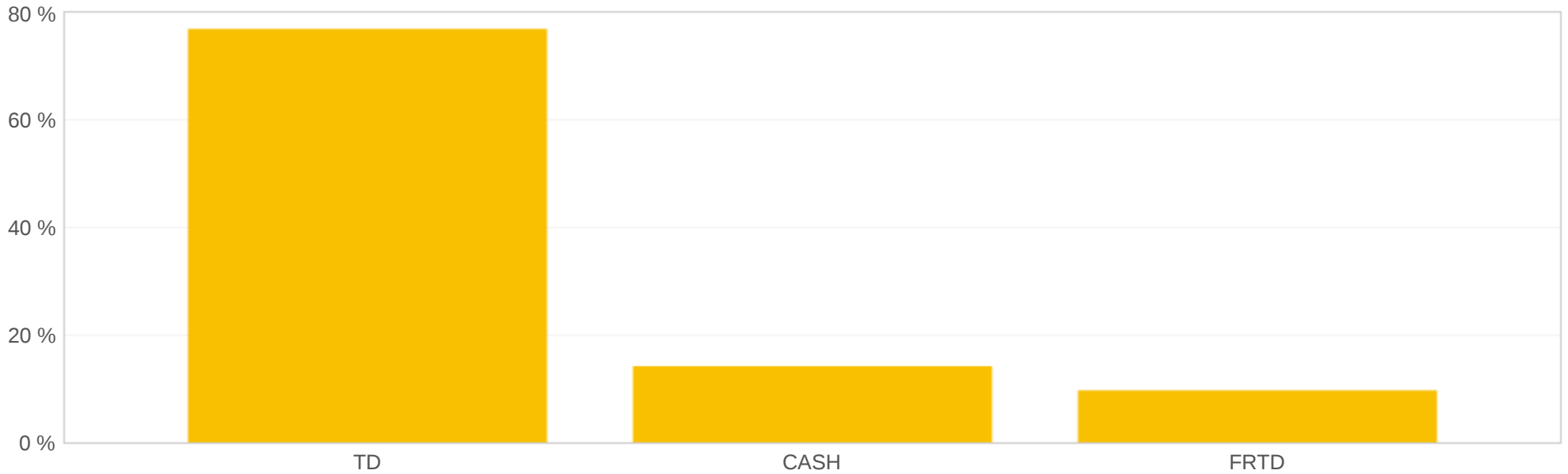
Historical Ratios as at 31/10/2020

	30/11/2019	31/12/2019	31/01/2020	29/02/2020	31/03/2020	30/04/2020	31/05/2020	30/06/2020	31/07/2020	31/08/2020	30/09/2020	31/10/2020
WAM	423	454	417	400	398	384	315	297	312	334	345	334
WAY	2.1187	2.2361	2.1585	2.1290	2.0903	2.0115	1.6305	1.4775	1.6391	1.5389	1.5328	1.4152



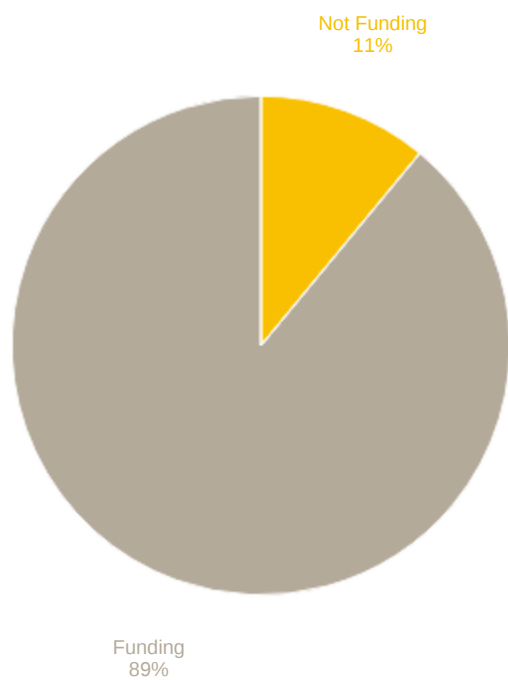
Asset Class as at 31/10/2020

Code	Number of Trades	Invested	Invested (%)
TD	25	24,500,000.10	76.71
CASH	15	4,437,514.34	13.89
FRTD	5	3,000,000.00	9.39
TOTALS	34	31,937,514.44	100.0



ADIs funding fossil fuels as at 31/10/2020

	Number of Trades	Invested	Invested (%)
Not funding fossil fuels	4	3,500,000.00	11.0
Funding fossil fuels	41	28,437,514.44	89.0



PAYMENT OF EXPENSES & PROVISION OF FACILITIES TO COUNCILLORS POLICY

CODE002

BACKGROUND

The purpose of the Policy is to ensure that there is accountability and transparency in the reimbursement of expenses incurred or to be incurred by Councillors. The policy also ensures that the facilities provided to assist Councillors to carry out their civic duties are reasonable.

OBJECTIVE

To provide for the fair and equitable reimbursement of expenses incurred by the Councillors, Mayor and Deputy Mayor in discharging the functions of civic office

To provide adequate facilities for use by the Councillors, Mayor and Deputy Mayor to enable them to discharge the functions of civic office

POLICY

Reporting Requirements

Council is required by Section 428 of the Local Government Act 1993 to include in their Annual Report:

- A copy of this Policy
- The total amount of money expended during the year on providing these facilities and payment of these expenses
- Additional information as required by the Local Government (General) Regulation 2005

Approval Arrangements

Attendance at conferences, travel on Council business and the like is to be, where possible, approved by a full meeting of the Council. If this is not possible then the approval is to be given by the Mayor.

The Mayor may attend any function, training or conference that he/she deems appropriate without seeking prior approval from the Council or another councillor. Such events are to be reported to the next meeting of Council by way of a report by the Mayor.

When travel involves overnight accommodation, an *Authority to Travel* form must be completed at least one week prior to the event and forwarded to the Executive Assistant for filing (see attached form)

PAYMENT OF EXPENSES

Annual Fees - Mayor

Council will determine annually the fee to be paid to the Mayor in accordance with Section 249 of the Local Government Act 1993. This fee, which is in addition to the Councillor's fee, will be paid to the Mayor monthly in arrears.

Annual Fees – Deputy Mayor

Council will determine annually the fee to be paid to the Deputy Mayor in accordance with Section 249(5) of the Local Government Act 1993. This fee, which is to be deducted from the Mayor's fee, is in addition to the Councillor's fee. This fee will be paid to the Deputy Mayor monthly in arrears.

Annual Fees – Councillors

Council will determine annually the fee to be paid to the Councillor in accordance with Section 248 of the Local Government Act 1993. This fee will be paid to Councillors monthly in arrears as provided by Section 250 of the Act.

Payment of Expenses and Limitation of Time

Where there is a right under this Policy to claim reimbursement of costs and expenses, reimbursement will only be made upon the production of appropriate receipts and tax invoices, and the completion of the required claim forms.

Councillors must seek reimbursement of expenses within three (3) months of incurring that expense. Claims submitted outside of this period shall NOT be paid.

Spouse and Partner Expenses

Except as provided below, Councillors are required to meet all expenses incurred by spouse/partners in attending conferences and seminars including any additional cost supplement for accommodation.

Limited expenses of spouses, partners or accompanying persons associated with attendance at the Local Government NSW annual conference may be met by Council. The expenses will be limited to the cost of registration and the official conference dinner. Travel expenses, any additional accommodation expenses, and the cost of partner / accompanying person tours etc are the personal responsibility of individual Councillors.

SPECIFIC EXPENSES FOR MAYORS AND COUNCILLORS

Attendance at Seminars and Conferences

Council will meet the costs associated with Councillors attending conferences or seminars that have been authorised by Council resolution or approved under delegated authority by the Mayor and General Manager as follows:

- The payment of registration fees
- Accommodation (see page 12)
- Reasonable sustenance and incidental expenses (see page 12)
- Travel

Travel Arrangements and Expenses

Transportation

Where Council Officers are attending any meeting, conference, seminar or function and are travelling by motor vehicle Councillors will, where practical, travel to and from the meeting, conference, seminar or function with the Officers.

Should travel with an Officer be impractical, then the Councillor will make a request of the Mayor or General Manager (or the General Manager's nominee) to authorise travel by the most direct route to and from the meeting, conference, seminar or function either in a 'pool' vehicle or the Councillor's private vehicle. (See below).

A travelling allowance, based on the rates applicable under the relevant State Award (or its successors), or the cost of the equivalent return first class rail fare or air fare (whichever is the lesser amount) will be paid to the Councillor upon presentation of the appropriate claim form, where the Councillors private vehicle is used.

Where distances or practicality prevent travel by motor vehicle Council will meet the cost of either the return first class travel by rail or return economy class airfare together with taxi fares to and from the railway stations or airports for Councillors attending meetings, conferences seminars or functions.

Where road travel is required over a time period greater than 3 hours each way then Council approved air travel may be utilised.

Class of Air Travel

Economy Class travel will be used for all official air travel, with the exception that Business Class travel may be used for air travel to destinations overseas.

Private chartered flights or hired planes may also be used where appropriate.

Use by Councillors of their private motor vehicle(s)

Where car pool vehicles are unavailable Council will meet the cost of Councillors in using their own motor vehicle for travelling by the most direct route to and from the destination (plus an allowance for incidental kilometres on overnight stays) for:

- a) Meetings of the Council or the meetings of any Committee of the Council, Working Party, Taskforce, Forum or the like, of which the Councillor is a member or any briefing, community consultation, or the like, organised or authorised by the Council.
- b) Business or inspections within or outside the Council area in accordance with a resolution of the Council.
- c) Periodical conferences and/or meetings of organisations of which the Council is a member or other meetings specifically authorised by resolution of Council or where a Councillor has been elected as the Councils delegate to an organisation
- d) Any meeting, conference or function on behalf of the Council or the Mayor when such attendance is authorised.

Councillors are to lodge claims for travelling expenses within a period of three months after which the expense was incurred and the claim is to be on the appropriate form. The Councillor will also lodge with any claims a log of the journey in the "Councillor Expense Claim" form.

The total quantum of travelling expenses paid for the use of a Councillor's motor vehicle by a Councillor for travelling on Council business is to be either;

- (i) an amount calculated according to the rates applicable under the Local Government State Award (or its successors), or;
- (ii) an amount equivalent to the cost of a return first class rail fare, or air fare whichever is the lesser amount.

Frequent Flyer Points

Councillors shall not be entitled to claim frequent flyer points relating to air travel authorised by this policy. In circumstances where the Councillor has no option but to pay for air travel and frequent flyer points are accrued to his/her personal account, the Councillor will surrender the points to the airline upon reimbursement of the airfare by Council.

Accommodation whilst out of the Council Area

Council will meet the cost of accommodation for Councillors attending to Council business, inspections, meetings, conferences or functions outside the Council area which are authorised by the Council or Mayor.

Council will meet the cost of accommodation for each Councillor at the venue of the conference or seminar or at another suitable location providing an equivalent standard of accommodation in close proximity to the venue.

When traveling by motor vehicle to conferences or seminars that require the Councillor to break their journey the Council will meet the accommodation and meal expenses of the Councillor, provided that the accommodation is located along the most direct and practicable route when journeying to and from the conference or seminar venue.

Sustenance and Incidental Expenses

Sustenance whilst on Council Business within Australia

Where no meals are provided Council will meet the cost of reasonable sustenance for Councillors attending to Council business, inspections, meetings, conferences, seminars or functions which are authorised by the Council or Mayor

Sustenance will be paid on an actual cost basis or reimbursed following the receipt of an appropriate claim and supported by receipts. Where details to support the expenditure are not available a sum of up to \$35 may be paid for each meal.

Incidental expenses whilst on Council business within Australia

Council will meet reasonable incidental expenses for Councillors associated with conferences and seminars, or such other forums as the Council approves, on an actual cost basis upon the production of receipts and duly authorised claims.

Sustenance and incidental expenses whilst on Council business outside Australia

Council will, in the case of approved Overseas Travel for Councillors, pay an allowance equivalent to that applicable in tax ruling TR2003/7 for federal public servants (to be paid as if the Councillors received a salary in the mid-range) or any other document that should replace the above tax ruling.

Functions**Official Functions**

Council will meet the costs of the Mayor and Councillors and their spouse / partner when they attend Council-organised functions.

Community Functions within the Walgett Shire

In those cases where the Mayor and Councillors are invited to attend any official function that is of such a nature that the councillor's spouse / partner would normally be expected to accompany the councillor, any reasonable costs associated with the attendance of the spouse / partner will be met by Council. This includes instances where a councillor is representing the Mayor.

The payment of expenses for attending functions as permitted above will be limited to the ticket, meal and / or the direct cost of attending the function. Peripheral expenses incurred by spouses / partners / accompanying person such as grooming, special clothing and transport are not considered reimbursable expenses.

The Council will NOT meet any costs associated with attendance at fund-raising activities or rallies held by registered political parties or groups.

Training and Educational Expenses

Councillors will be provided with any necessary training / education in the use of equipment supplied by the Council or in sessions relating to issues like probity, pecuniary interests or other issues that has been authorised by Council resolution or approved under delegated authority by the Mayor or General Manager.

Council will meet the full cost of attendance of Councillors at any of these sessions in the same manner as applicable to a Councillor's attendance at Conferences, Seminars and the like.

Care and other related Expenses

Councillors who require access to childcare in order to attend Council meetings, event and activities will be provided with child care through a registered and accredited child care provider, at Council's expense.

In addition the reimbursement of the reasonable cost of other carer arrangements is also provided for. Carer arrangements include the care of elderly, disabled and/or sick immediate family members of Councillors, to allow Councillors to undertake their council business obligations.

Council will also reimburse the payment of other related expenses associated with the special requirements of Councillors such as disability and access needs, to allow them to perform their normal civic duties and responsibilities. The payment of expenses for attending functions as permitted above will be limited to the ticket, meal and / or the direct cost of attending of the carer to attend functions to support the councillor. Peripheral expenses incurred by carers such as grooming and special clothing are not considered reimbursable expenses.

Councillors seeking to claim carer expenses are to provide sufficient documentation to support their claim. Councillors claiming the carer expense should not be subject to criticism for doing so.

Council will meet Councillors' reasonable medical expenses associated with travel on approved Council business.

Insurance Expenses and Obligations

Council will effect and maintain Personal Accident Insurance and Professional Indemnity cover for Councillors.

Council will also take out full travel insurance, which includes personal effects, personal accident and travel accident or sickness insurance, where appropriate, for Councillors involved in overseas, interstate or intrastate travel on Council business.

Council will effect and maintain insurance to cover any loss or damage to Council property in the possession or control of Councillors.

At any time during the currency of this policy, additional insurance may be taken out to cover Councillors, if and when it is identified.

Legal Expenses and Obligations

If the Mayor or a Councillor incurs legal expenses in an inquiry, investigation or hearing instigated by any of the following:

- Independent Commission Against Corruption
- The Office of the Ombudsman
- The Office of Local Government
- The Police
- The Director of Public Prosecutions
- The Local Government Pecuniary Interest Tribunal
- The Australian Securities Commission
- Any other person, body or authority approved by a resolution of Council

and the enquiry, investigation or hearing results from the Mayor or Councillor discharging their duty, or relates to the office of Mayor or Councillor, then the Council may, after considering this matter (and an estimate of the cost) resolve to pay such expenses incurred.

This assistance is on the basis that the costs do not vary substantially from the estimate considered by Council provided that:

- a) the amount of such reimbursement shall be reduced by the amount of any monies that may be or are recouped by the Councillor; and
- b) the enquiry, investigation, hearing or proceeding results in a finding substantially favourable to the Councillor; and
- c) the costs are only paid after the hearing, enquiry or investigation.

Council will not meet the legal expenses of proceedings initiated by the Councillor under any circumstance.

PROVISION OF FACILITIES FOR COUNCILLORS

PROVISIONS

Each Councillor will be provided with:

- Business Cards
- Diary
- Name badge

In addition Councillors may be provided with ties/scarves and or corporate clothing such as polo shirts and official jackets for use when representing the Council up to a value of \$700 per term.

EQUIPMENT

Computers

Council will provide each Councillor with an iPad to assist in accessing Council information. Each iPad will be fitted with appropriate software to enable the Councillor to carry out his or her responsibilities.

Each iPad will be loaded with the current policies, plans and key documents of Council and will be able to store Council meeting reports and minutes.

Where Councillors reside outside normal mobile phone coverage areas Council will provide a suitable internet connection.

Business papers will be provided by email, dropbox or at Councils website.

Virus scanning processes will be set to automatically run when the machine is turned on.

All use is to be in accordance with Council's current policies on email and iPad use.

The equipment and information held on it remains the property of the Council.

Reasonable technical support and training will be provided.

MEALS

Ordinary Meeting, Committee, Briefings and Working Party Meetings

Councillors shall be provided with light refreshments at Ordinary meetings, committee, briefing and working party meetings, commensurate with the time of day that the meeting is to be held, and the amount of business to be conducted at the meeting.

PROVISION OF ADDITIONAL EQUIPMENT AND FACILITIES FOR MAYOR

It is recognised that the Mayor of the day has specific needs to adequately meet the demands of civic office.

Accordingly the Mayor, in addition to the facilities outlined elsewhere in this Policy, will be provided with the following facilities:

Office Facilities and Secretarial / Clerical Support

The Mayor will be provided with a fully furnished office and telephone as well as secretarial / clerical support, during normal office hours, for work directly associated with the official functions and duties of the office of Mayor.

Council will meet the cost of postage of correspondence forwarded by the Mayor in the conduct of official duties.

Mayoral Vehicle

Council will provide to the Mayor, at its cost, a registered, insured, maintained and fuelled vehicle for use by the Mayor on official duties and for private use.

The vehicle is provided on the following basis:

- The changeover of the vehicle is to occur in accordance with Council's Motor Vehicle Policy or practices.
- The Mayor is to be provided with a suitably equipped vehicle commensurate with the requirements of the Office of Mayor in accordance with Council's Motor Vehicle Procurement Policy that is in place at the time of purchase. The standard of vehicle shall be equivalent to a Toyota Prado VX model.
- The Mayor is to enter into Council's standard agreement for the use of the vehicle, which is the subject of this Policy.

Mobile Telephone

A mobile telephone will be provided to the Mayor for use in relation to official functions and duties of the office of Mayor and the Council will meet the cost of maintenance, rental and calls. A call limit of \$1,500 per annum is to be applied.

Council's Mobile Phone Policy shall be applied.

Mayoral Robes and Chains

Mayoral chains, robes and other insignia of office will be provided to the Mayor to be worn at civic functions.

Gifts

The Mayor undertakes a range of civic, ceremonial and promotional activities.

In recognition of this the Mayor will be provided with mementos such as ties, scarves, cuff links and books for presentation to people who have made significant contributions to the community, dignitaries or guests who visit the area.

The Mayor at his/her absolute discretion may provide Councillors with mementos for presentation, by the Councillors, to people visiting the area who it is considered have made significant contributions to the community, are dignitaries or are guests who visit the area.

Credit Card

- The Mayor will be provided with a Corporate Credit Card to facilitate payment of incidental expenses such as attendance at functions, parking and sustenance in conjunction with discharging the functions of the Mayoral Office.
- The credit card will have a limit of \$5,000.
- The account is to be in the name of Walgett Shire Council, the card being personally issued to the Mayor. The application form is to be signed by the Mayor.
- The credit card is to be used for Council-related business expenditure only.
- The credit card must not be used for obtaining cash advances.
- Upon completion of the Mayoral term, the credit card is to be returned to the General Manager on or prior to the date the term ceases.
- On-going use of the credit card by the Mayor will be in accordance with and subject to any other policy relating to the use of such credit facilities adopted by Council from time to time.

Community Functions

In those cases where the Mayor is invited to attend any official function that is of such a nature that the councillor's spouse / partner would normally be expected to accompany the councillor either within or outside of the Council area, any reasonable costs associated with the attendance of the spouse / partner will be met by Council.

The payment of expenses for attending functions as permitted above will be limited to the ticket, meal and / or the direct cost of attending the function. Peripheral expenses incurred by spouses / partners / accompanying person such as grooming, special clothing and transport are not **considered reimbursable expenses**.

The Council will NOT meet any costs associated with attendance at fund-raising activities or rallies held by registered political parties or groups.

PROVISION OF ADDITIONAL EQUIPMENT AND FACILITIES FOR DEPUTY MAYOR

It is recognised that the Deputy Mayor of the day has specific needs to adequately meet the demands of civic office and to assist the Mayor.

Accordingly the Deputy Mayor, in addition to the facilities outlined elsewhere in this Policy, may be provided with the following facilities:

Office Facilities and Secretarial / Clerical Support

The Deputy Mayor will be provided with secretarial / clerical support, during normal office hours, for work directly associated with the official functions and duties of the office of Deputy Mayor.

Council will meet the cost of postage of correspondence forwarded by the Deputy Mayor in the conduct of official duties.

Mobile Telephone

A mobile telephone will be provided to the Deputy Mayor for use in relation to official functions and duties of the office of Mayor and the Council will meet the cost of maintenance, rental and business calls. A call limit of \$1,200 per annum is to be applied.

Council's Mobile Phone Policy shall be applied

PRIVATE USE OF EQUIPMENT AND FACILITIES

Councillors should not generally obtain private benefit from the provision of equipment and facilities, nor from travel bonuses or any such loyalty schemes. However, it is acknowledged that incidental use of council equipment and facilities may occur from time to time. Such incidental private use is not subject to a compensatory payment.

OTHER MATTERS

Acquisition and Returning of Facilities and Equipment by Councillors

Equipment to Remain the Property of the Council

Any equipment or office machinery provided to Councillors remains the property of the Council. It is to be returned to the Council, in good working order and condition having regard to the age of the equipment, within 21 days of the Councillor ceasing to hold office unless otherwise specified in this policy.

Councillors will be responsible for meeting the cost of repairs to any damaged equipment.

Special Circumstances

If special circumstances arise where it is impractical for the strict terms of this policy to be applied the General Manager may authorise a one-off variation to the policy to meet those special circumstances.

Status of the Policy

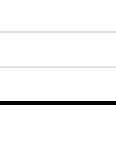
This policy, once adopted, is to remain in force unless it is reviewed beforehand by the Council in accordance with the provisions of Sections 253 and 254 of the Local Government Act 1993.

Limits

In accordance with the guidelines issued by the Office of Local Government the following table establishes the reasonable limits for all expenses and facilities covered by this policy.

Expense or Benefit	Type	Per Event
Travel expenses	Air fares	Standard charge applicable at the time
	Private vehicle	Rates as described in the Local Government State Award applicable at the time
Accommodation	LGNSW Conference	Standard room rate charged by the conference venue
	Other conferences and functions	Standard room accommodation up to a maximum of \$400 per night in capital cities and \$250 elsewhere
Sustenance	Conferences and functions	The charge levied by the conference organisers for the meals included in the conference
	Conferences	Up to a maximum of \$60 per head per meal – not including alcohol
	Conferences	Where receipts are not available \$35 may be paid per meal
Incidentals	Taxi fares, parking fees	Taxi fares up to a maximum of \$100 per day and parking fees up to \$80 per day
Sustenance	Community and Council functions within the shire	Cost of the ticket for the Councillor and partner
Mobile Telephone	Mayor	\$1,500per annum
	Deputy Mayor	\$1,200 per annum
Carer Costs	Councillors	Maximum \$2,000 per annum
Clothing	Councillors	\$700 per term
Meal at Council Meetings	Councillors	Maximum \$40 per head

COUNCILLOR EXPENSE CLAIM FORM

	COUNCILLOR:						
	ADDRESS						
	CREDITOR NO.						
	JOB NO.						
	CLAIM FOR THE MONTH OF:						
	TRAVEL EXPENSE CLAIM						
DEPART			ARRIVE			MEETING DETAILS	KM
Date	Time	Place	Date	Time	Place		
						TOTAL KM:	
Motor vehicle details							
Make/Model					Engine Capacity	Under 2.5L / Over 2.5L <small>(Cross out one that does not apply)</small>	
OTHER EXPENSES					JOB NO.		
FARES AND PARKING FEES (attach receipts) Details:						\$	
ACCOMMODATION (attach receipts) Details:						\$	
MEALS: a) per attached receipts						\$	
b) @ \$35						\$	
TOTAL CLAIM:						\$	
Signature of Claimant:						/ / Date	
					Authorised for payment:		
					General Manager/Director		
					/ /		

PAYMENT OF EXPENSES & PROVISION OF FACILITIES TO COUNCILLORS POLICY

CODE002 47

COUNCILLOR AUTHORITY TO TRAVEL

DATE: _____ COUNCILLOR: _____

PURPOSE OF JOURNEY: _____

NB: Please attach copy of programs, registration form, agenda or relevant documentation.

DESTINATION: _____

Expected time of departure: _____ Date of departure: _____

Expected time of return: _____ Date of return: _____

TRANSPORT TO BE ORGANISED? Yes ☐ No ☐

(Air ☐) (Bus ☐) (Train ☐) (Car ☐)

ACCOMMODATION TO BE ORGANISED?

Check in date: _____ Motel preference: _____

Check out date: _____

Single ☐ Double ☐ Twin ☐ _____

REGISTRATION FEE AND FORM TO BE ORGANISED? Yes ☐ No ☐

Please attach completed registration form

HIRE CAR AT DESTINATION? Yes ☐ No ☐

SPECIAL ARRANGEMENTS TO BE ORGANISED? Yes ☐ No ☐

Please supply details

BUDGET ALLOCATION NUMBER: _____ **CURRENT** _____ **BALANCE:** _____
APPROVED BY:

Mayor and General Manager

DECLARATION: I confirm that actual details of my journey were undertaken as claimed above.
(To be signed by Councillor on return)

Name Signature Date



LOCATION PLAN
1 : 1500

DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION

PCYC WALGETT

CNR OF FOX STREET AND DEWHURST STREET,
WALGETT
NSW 2832

DA DRAWING LIST			
DRAWING NO.	DRAWING NAME	SCALE	REVISION
DA0000	COVER SHEET	N/A	A
DA0002	SITE ANALYSIS	1:500 @ A1	A
DA0201	PERSPECTIVES	NTS	A
DA0202	PERSPECTIVES	NTS	A
DA0203	PERSPECTIVES	NTS	A
DA1001	SITE PLAN	1:500 @ A1	A
DA1101	DEMOLITION SITE PLAN	1:500 @ A1	A
DA2101	GROUND FLOOR PLAN	1:200 @ A1	A
DA2109	ROOF PLAN	1:200 @ A1	A
DA3101	ELEVATIONS - NORTH & SOUTH	1:100 @ A1	A
DA3102	ELEVATIONS - EAST & WEST	1:100 @ A1	A
DA3121	STREETSCAPE ELEVATIONS	1:200 @ A1	A
DA3201	SECTIONS	1:100 @ A1	A

ABBREVIATIONS

A/C	AIR CONDITIONING	FSL	FINISHED STRUCTURAL LEVEL	RA	RETURN AIR
AL	ALUMINIUM	FW	FLOOR WASTE TO SEWER	RAP	ROOF ANCHOR POINT
AO	ACCESS OPENING	G#	GLAZING INFILL G#	RAD	RADIUS
AP	ACCESS PANEL	GALV	GALVANISED	RC	REINFORCED CONCRETE
AT	ACOUSTIC TILE	GD	GRADED DRAIN	RGH	RANGE HOOD
B	BOLLARD	GD#	GLAZED DOOR #	RH	ROBE HOOK
BAL	BALUSTRADE	GL	GLAZING	RHS	RECTANGULAR HOLLOW SECTION
BDY	BOUNDARY	GND	GROUND	RJ	RENDER JOINT (V-JOINT)
BH	BOREHOLE	GPO	GENERAL PURPOSE (POWER) OUTLET	RL	REDUCED LEVEL
BHD	BULKHEAD	GR	GRAB RAIL	RL	RIGHT OF WAY
BK	BRICK	GRANO	GRANOLITHIC	ROW	ROLLER SHUTTER
BLDG	BUILDING	GRC	GLASS REINFORCED CONCRETE/CEMENT	RS	ROLLER SHUTTER
BLK	BLOCKWORK	GT	GATE	RW	RETAINING WALL
BN	BULLNOSE	GTP	GREASE TRAP	RWH	RAINWATER HEAD
BOE	BRICK-ON-EDGE	HYD	HYDRANT	RWO	RAINWATER OUTLET TO STORMWATER
BSN	BASIN	HC	HOSE COCK	RWP	RAINWATER PIPE
BTH	BATH	HMR	HIGH MOISTURE RESISTANT	SA	SUPPLY AIR
BWK	BRICKWORK	HR	HANDRAIL	SC	STEEL COLUMN
BWU	BOILING WATER UNIT	HTR	HEATER	SCR	SUNSCREEN
CB	CONCRETE BLOCK	HW	HOT WATER	SCT	SUSPENDED CEILING TILE
CCTV	CLOSED CIRCUIT TELEVISION	HW	HARDWOOD	SD	SEWER DRAIN
CD	CLOTHES DRYER	HWU	HOT WATER UNIT	SFL	STRUCTURAL FLOOR LEVEL
CFC	COMPRESSED FIBROUS CEMENT	ID	INSIDE DIAMETER	SHB	SHOWER BATH
CHS	CIRCULAR HOLLOW SECTION	IL	INVERT LEVEL	SHR	SHOWER
CI	CAST IRON	INCL	INCLUDE	SHS	SQUARE HOLLOW SECTION
CIP	CAST IRON PIPE	INT	INTERNAL	SK	SKIRTING
CJ	CONTROL JOINT	INT	INSPECTION OPENING	SL	SKYLIGHT
CL	CENTRE LINE	IO	INSPECTION OPENING	SNK	SINK
CLNR	CLEANER	J	JOINERY	SP	SEWER PIT
COL	COLUMN	JT	JOINT	SP#	STEEL POWDERCOATED #
CONC	CONCRETE	KB	KERB	SPEC	SPECIFICATION
CP	CHROME-PLATED	KG	KERB AND GUTTER	SPL	SPLASHBACK
CPD	CUPBOARD	KIT	KITCHEN	SR	SHOWER ROSE
CPT	CARPET	L	LOUVRE	SS	STAINLESS STEEL
CR	CEMENT RENDER	LDY	LAUNDRY	ST	STONE
CSK	COUNTERSINK	LS	LOUVRE SCREEN	SVP	SEWER VENT PIPE
CT	COOK TOP	M	MIRROR	SW	STORM WATER
CTR	CENTRE	MC#	METAL CLADDING	SWD	SOFTWOOD
CW	COLD WATER	MDF	MEDIUM DENSITY FIBREBOARD	SWP	STORMWATER PIT
D	DOOR	MF	METAL FENCE (PALLISADE)	T	TILE
DF	DRINKING FOUNTAIN	MH	MANHOLE	T&G	TONGUE AND GROOVE
DG	DRIP GROOVE	MISC	MISCELLANEOUS	TEL	TELEPHONE
DIA	DIAMETER	MJ	MOVEMENT JOINT	TGSI	TACTILE INDICATORS
DIM	DIMENSION	ML	METAL LOUVRE	TMB	TIMBER
DP	DOWNPIPE	MLM	MELAMINE	TOK	TOP OF KERB
DPC	DAMP-PROOF COURSE	MO	MICROWAVE OVEN	TOW	TOP OF WALL
DPM	DAMP-PROOF MEMBRANE	MR	MOISTURE RESISTANT	TP	TAP
DRG	DRAWING	MRS	METAL ROOF SHEETING	TPH	TOILET PAPER HOLDER
DS	DUCTED SKIRTING	MS	MILD STEEL	TR	TOWEL RAIL
DW	DISHWASHER	MSB	MAIN SWITCHBOARD	TRZO	TERRAZZO
EA	EACH	MV	MECHANICAL VENT	TUB	LAUNDRY TUB
EAB	ELECTRICAL DISTRIBUTION BOARD	MW	METAL WORK	TV	TELEVISION
EJ	EXPANSION JOINT	MR	METAL ROOF (ARCPANEL)	TYP	TYPICAL
EQ	EQUAL	NGL	NATURAL GROUND LEVEL	UG	UNDERGROUND
ESB	ELECTRICAL SWITCHBOARD	NIC	NOT IN CONTRACT	US	UNDERSIDE
EX	EXISTING (PRIOR TO)	NO	NUMBER	UB	UNIVERSAL BEAM
EXT	EXTERNAL	NOM	NOMINAL	UC	UNIVERSAL COLUMN
F	FIXED GLAZING	NTS	NOT TO SCALE	UR	URINAL
FB	FACE BRICK	OD	OUTSIDE DIAMETER	V	VINYL
FBL	FACE BLOCK	OF	OVERFLOW-RAINWATER	VB	VANITY BASIN
FBS	FIBROUS CEMENT	OF#	OFF-FORM CONCRETE	VOS	VERIFY ON SITE
FCL	FINISHED CEILING LEVEL	OP	OVERHEAD DOOR	VP	VENT PIPE
FCU	FAN COIL UNIT	OP	OPAQUE	W	WINDOW
FEN	FENCE	OV	OVEN	WB	WEATHERBOARD
FFL	FINISHED FLOOR LEVEL	P	PAINT (FINISH)	WC	WATER CLOSET
FGL	FINISHED GROUND LEVEL	PAV	PAVING	WR	WALK-IN-ROBE
FHR	FIRE HOSE REEL	PB	PLASTERBOARD	WM	WASHING MACHINE
FIP	FIRE INDICATOR PANEL	PC	PRECAST CONCRETE	WO	WALL OVEN
FLR	FLOOR	PEB	PEBBLE BALLAST	WP	WASTE PIPE
FLP	FIBROUS PLASTER	PC	PARALLEL FLANGE CHANNEL	WPM	WATERPROOF MEMBRANE
FRL	FIRE RESISTANCE LEVEL	PLY	PLYWOOD	WR	WARDROBE
		PTD	PAPER TOWEL DISPENSER	WS	WALL STIFFENER
		REF	REFRIGERATOR		

Revisions

No.	Date	Description	Ver	App'd
A	12.10.20	DA ISSUE	TM	JW

Key

Client

Architect

ALLEN JACK + COTTIER

79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

Project

PCYC WALGETT

CNR OF FOX STREET AND DEWHURST STREET,
WALGETT
NSW 2832

Proj. No.

18040

Drawing Title

COVER SHEET

Sheet Status

NOT FOR CONSTRUCTION

Scale

1 : 1500
@A1

Drawing No.

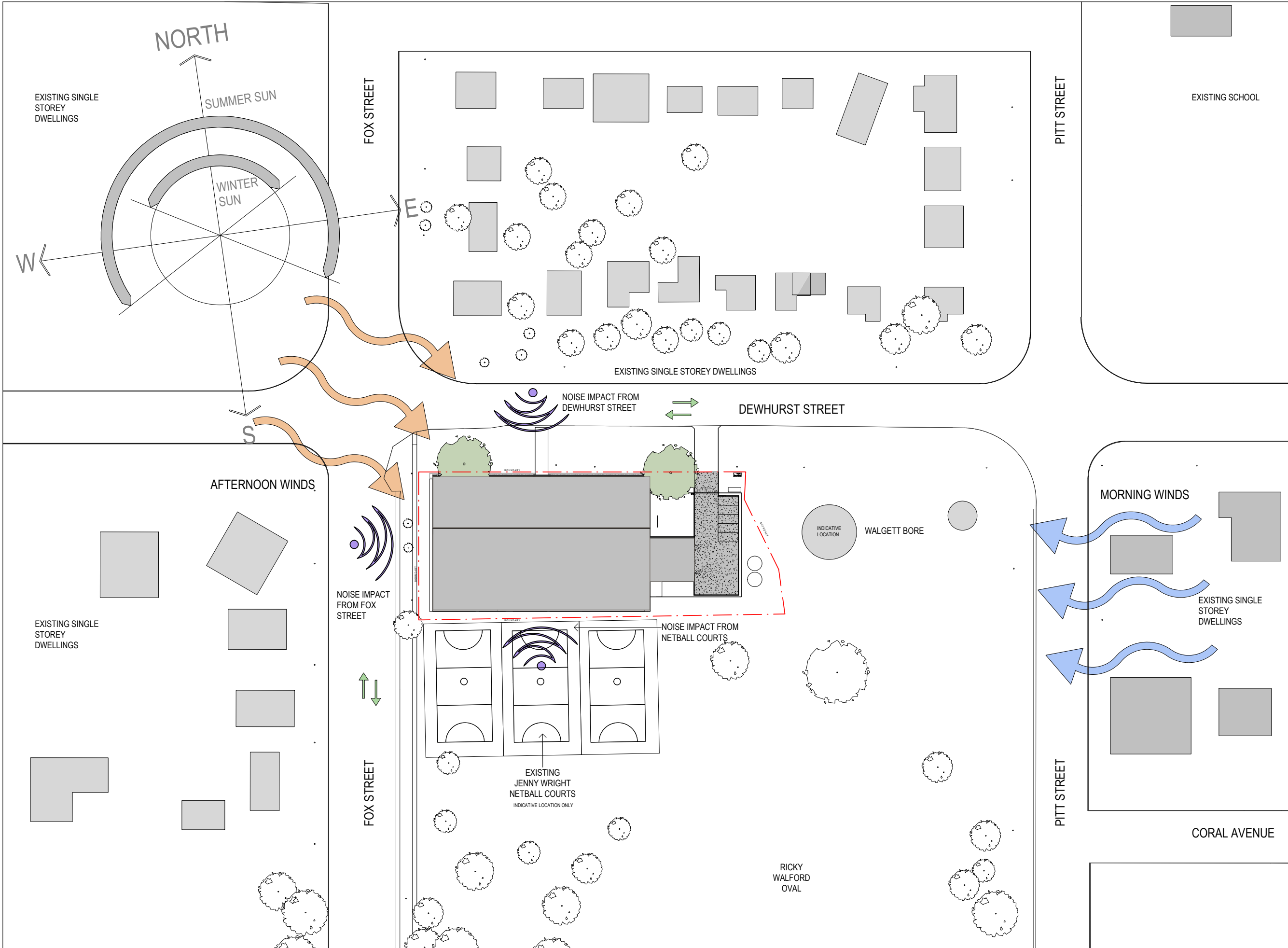
DA0000

Issue

A

LEGEND

	VEHICULAR ACCESS
	AFTERNOON WINDS
	MORNING WINDS



Revisions	No.	Date	Description	Ver	App'd
A	12.10.20	DA ISSUE		TM	JW



Client

PCYC POLICE CITIZENS YOUTH CLUBS NSW

79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

Architect

AJ+C
ALLEN JACK + COTTIER

79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

Project

PCYC WALGETT
CNR OF FOX STREET AND DEWHURST STREET,
WALGETT
NSW 2832

Proj. No. 18040

Drawing Title

SITE ANALYSIS

Sheet Status
NOT FOR CONSTRUCTION

Scale 1:500 @ A1

Drawing No. **DA0002 A**

Issue

0 2 4 8 16 m





NORTH WEST PERSPECTIVE

	Revisions No. Date A 12.10.20	Description DA ISSUE	Ver TM	App'd JW	Key	Client <div>PCYC POLICE CITIZENS YOUTH CLUBS NSW</div> <div></div>	Architect <div>AJ+C ALLEN JACK & COTTIER</div> <div>79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250</div>	Project PCYC WALGETT CNR OF FOX STREET AND DEWHURST STREET, WALGETT NSW 2832 Proj. No. 18040	Drawing Title PERSPECTIVES Sheet Status NOT FOR CONSTRUCTION	Scale NTS	Drawing No. DA0201	Issue A






NORTH EAST PERSPECTIVE

<div>Revisions</div> <table><tr><th>No.</th><th>Date</th><th>Description</th><th>Ver</th><th>App'd</th></tr><tr><td>A</td><td>12.10.20</td><td>DA ISSUE</td><td>TM</td><td>JW</td></tr></table>			No.	Date	Description	Ver	App'd	A	12.10.20	DA ISSUE	TM	JW	<div>Key</div>		<div>Client</div> <div>PCYC POLICE CITIZENS YOUTH CLUBS NSW</div> <div></div>	<div>Architect</div> <div>AJ+C ALLEN JACK + COTTIER</div> <div>79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250</div>	<div>Project</div> <div>PCYC WALGETT CNR OF FOX STREET AND DEWHURST STREET, WALGETT NSW 2832</div> <div>Proj. No. 18040</div>	<div>Drawing Title</div> <div>PERSPECTIVES</div> <div>Sheet Status</div> <div>NOT FOR CONSTRUCTION</div>	<div>Scale</div> <div>NTS</div>	<div>Drawing No.</div> <div>DA0202</div>	<div>Issue</div> <div>A</div>
No.	Date	Description	Ver	App'd																	
A	12.10.20	DA ISSUE	TM	JW																	



SOUTH EAST PERSPECTIVE

Revisions No. Date A 12.10.20		Description DA ISSUE	Client Ver TM	App'd JW	Key	Client  PCYC POLICE CITIZENS YOUTH CLUBS NSW 	Architect  AJ+C ALLEN JACK+COTTIER 79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250	Project PCYC WALGETT CNR OF FOX STREET AND DEWHURST STREET, WALGETT NSW 2832 Proj. No. 18040	Drawing Title PERSPECTIVES Sheet Status NOT FOR CONSTRUCTION	Scale NTS	Drawing No. DA0203 A	Issue
---	--	-------------------------	---------------------	-------------	-----	--	---	---	---	--------------	-------------------------	-------

NOTES

REFER CIVIL ENGINEERS DRAWINGS
FOR FURTHER DETAILS REGARDING
STORMWATER DRAINAGE

FOX STREET

PITT STREET

EXISTING SCHOOL

EXISTING SINGLE STOREY DWELLINGS

DEWHURST STREET

WALGETT BORE

LOT 4,5,6 &
SEC. 40
DP 759036

JENNY
WRIGHT
NETBALL
COURTS

RICKY
WALFORD
OVAL

EXISTING SINGLE
STOREY
DWELLINGS

CORAL AVENUE

EXISTING SINGLE STOREY DWELLINGS

EXISTING SINGLE
STOREY
DWELLINGS

Ver	App'd
TM	JW

Client

 **PCYC** | **POLICE CITIZENS
YOUTH CLUBS NSW**

 **NEW SOUTH WALES**

Architect

AJ+C
ALLEN JACK+COTTIER

79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

Project
PCYC WALGETT
CNR OF FOX STREET AND DEWHURST STREET,
WALGETT
NSW 2832

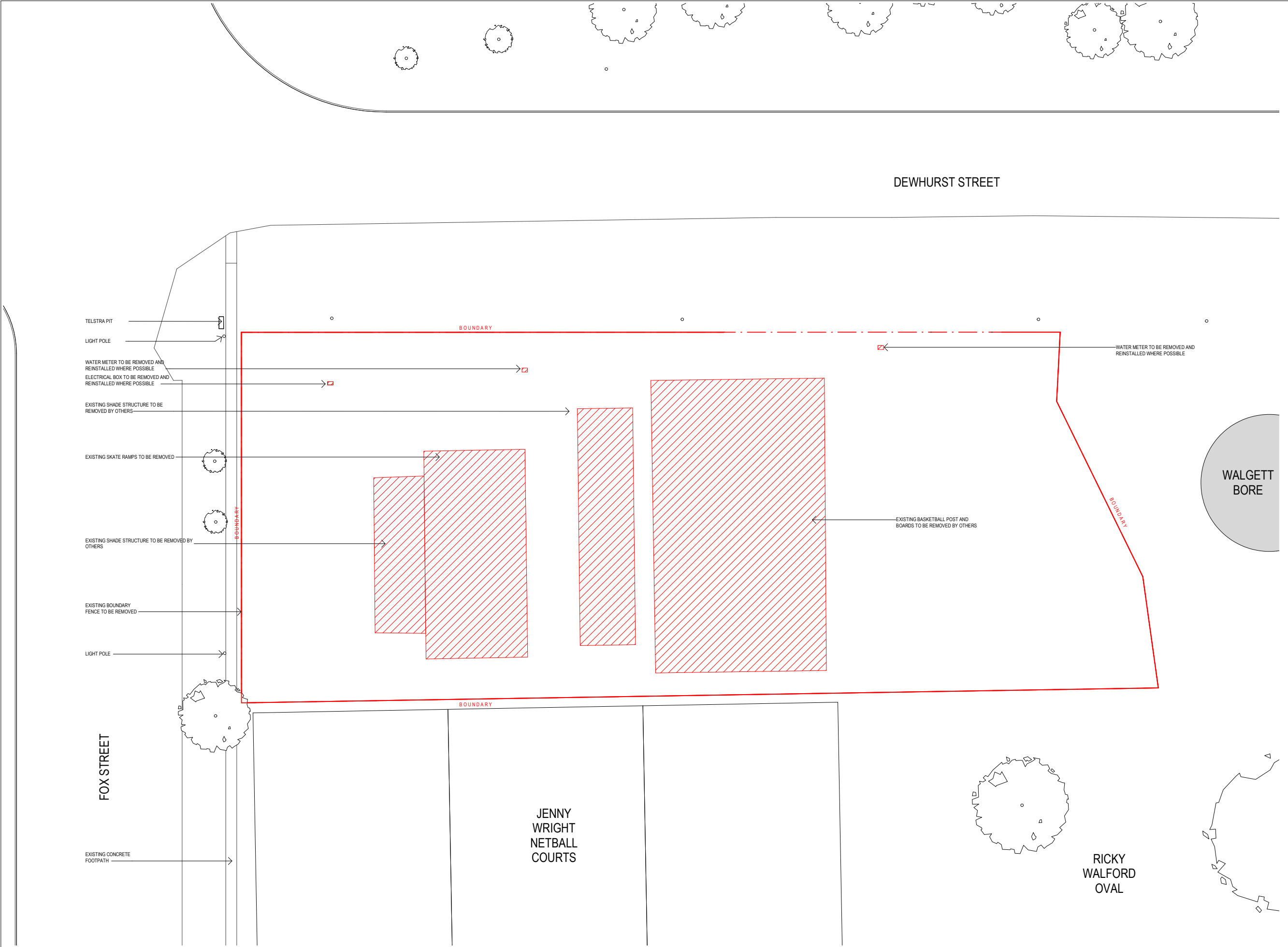
Proj. No. 18040





Drawing Title
SITE PLAN

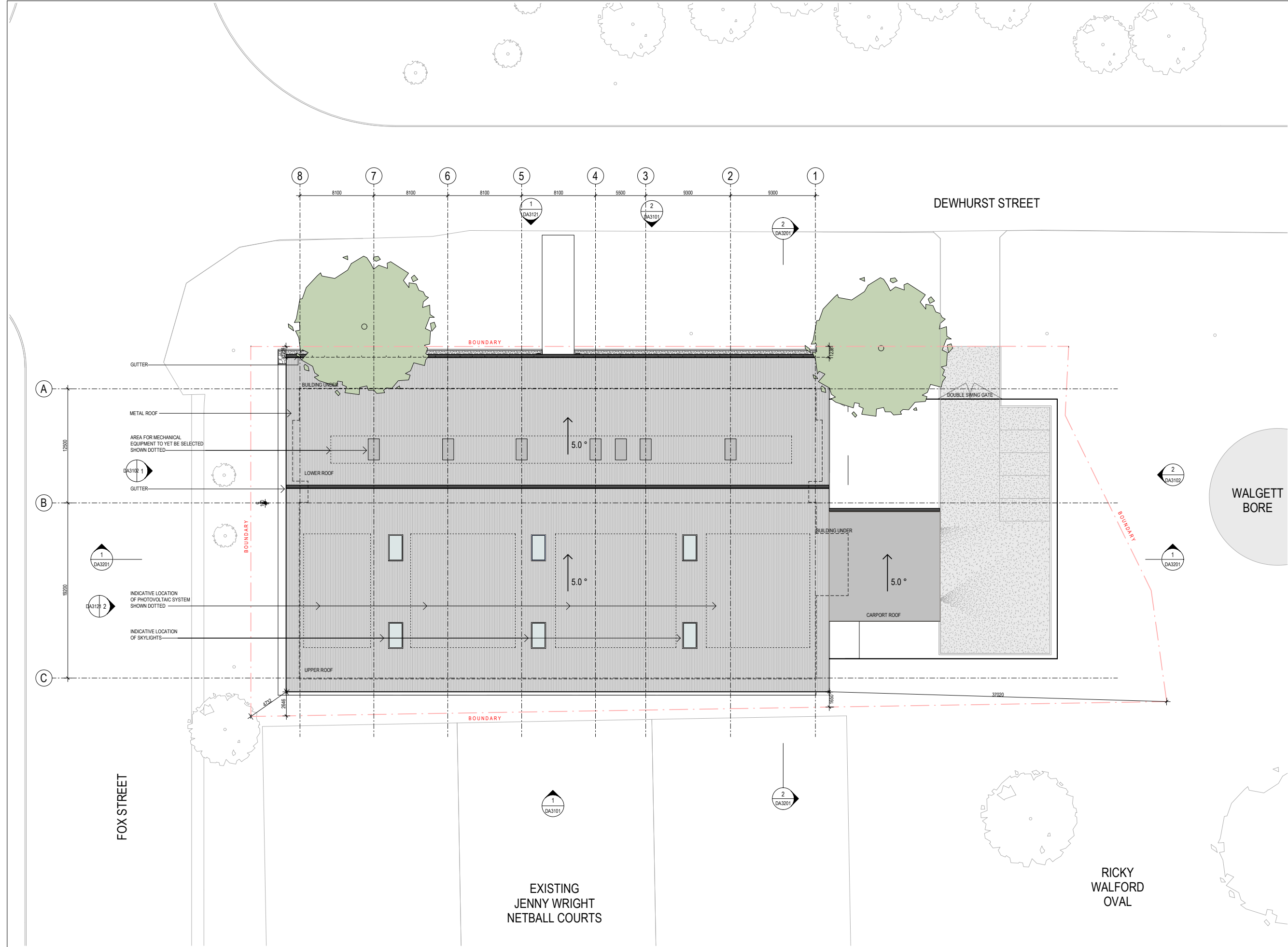
Sheet Status
NOT FOR CONSTRUCTION

Scale	Drawing No.	Issue
1:500 @ A1	DA1001	A

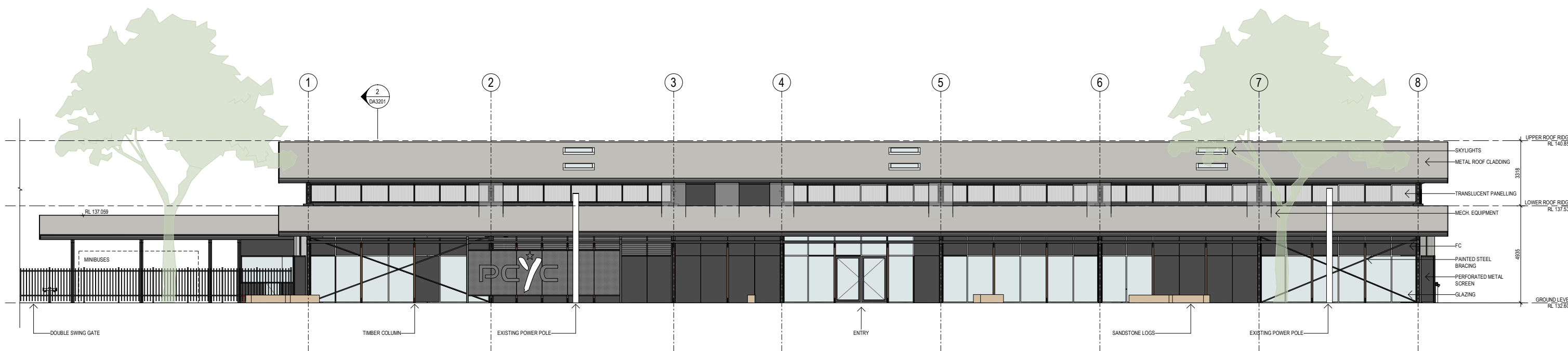
	0	2	4	8	16



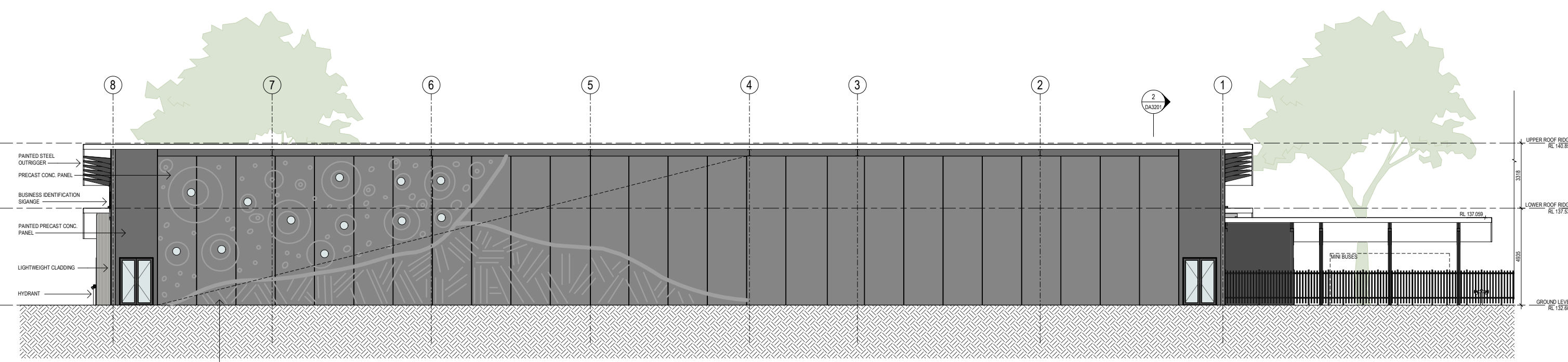
<div>Revisions</div> <table><tr><th>No.</th><th>Date</th><th>Description</th></tr><tr><td>A</td><td>12.10.20</td><td>DA ISSUE</td></tr></table>		No.	Date	Description	A	12.10.20	DA ISSUE	<div>Ver: TM</div> <div>App'd JW</div>	<div>Key</div> <div></div> <div>N</div>	<div>Client</div> <div><div>POLICE CITIZENS YOUTH CLUBS NSW</div></div>	<div>Architect</div> <div><div>ALLEN JACK + COTTIER</div><div>79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250</div></div>	<div>Project</div> <div>PCYC WALGETT CNR OF FOX STREET AND DEWHURST STREET, WALGETT NSW 2832</div> <div>Proj. No. 18040</div>	<div>Drawing Title</div> <div>DEMOLITION SITE PLAN</div> <div>Sheet Status</div> <div>NOT FOR CONSTRUCTION</div>	<div>Scale</div> <div>1 : 200 @A1</div> <div>Drawing No.</div> <div>DA1101 A</div> <div>Issue</div> <div></div>
No.	Date	Description												
A	12.10.20	DA ISSUE												



	Revisions		Client	Architect	Project	Drawing Title	Scale	Drawing No.	Issue
	No.	Date							
	A	12.10.20	DA ISSUE	Ver TM	App'd JW				
					PCYC WALGETT CNR OF FOX STREET AND DEWHURST STREET, WALGETT NSW 2832	ROOF PLAN	1:200 @ A1	DA2109 A	
				79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250		NOT FOR CONSTRUCTION			



2 NORTH ELEVATION
FROM DEWHURST STREET
1:100



1 SOUTH ELEVATION
FROM NETBALL COURTS
1:100

INDICATIVE ARTWORK WALL
WITH RANDOMLY LOCATED
PORTHOLE STYLE WINDOWS
REF. TO DA0203

Revisions	No.	Date	Description	Ver	App'd
A	12.10.20	DA ISSUE		TM	JW

Key

Client

PCYC POLICE CITIZENS YOUTH CLUBS NSW

79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

Architect

AJ+C
ALLEN JACK+COTTIER

79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

Project

PCYC WALGETT
CNR OF FOX STREET AND DEWHURST STREET,
WALGETT
NSW 2832

Proj. No. 18040

Drawing Title

ELEVATIONS - NORTH & SOUTH

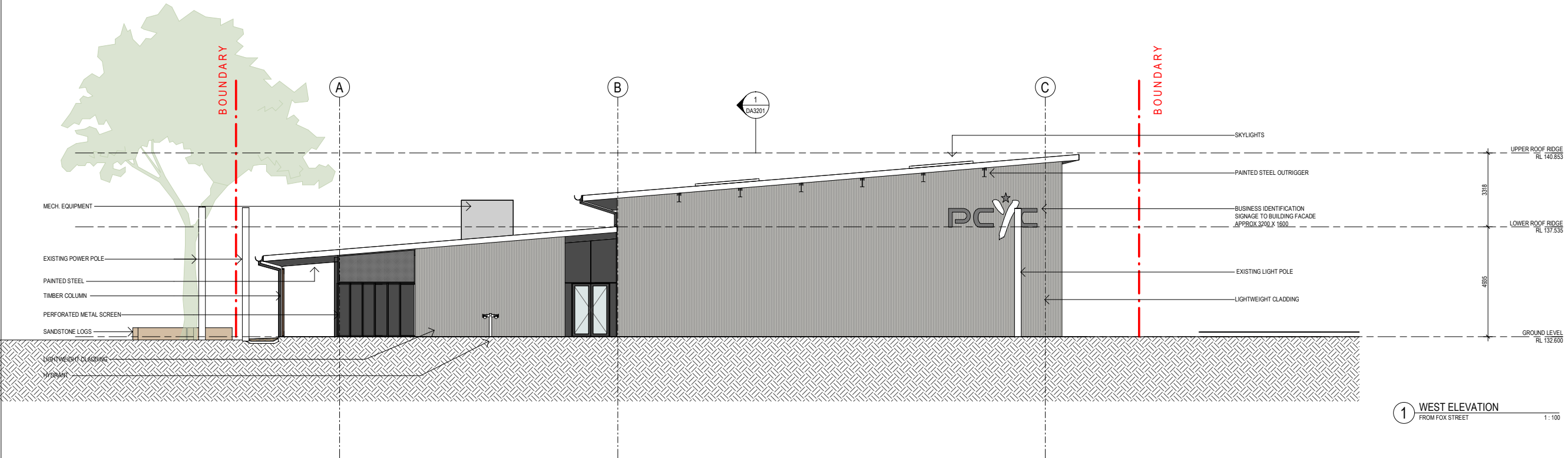
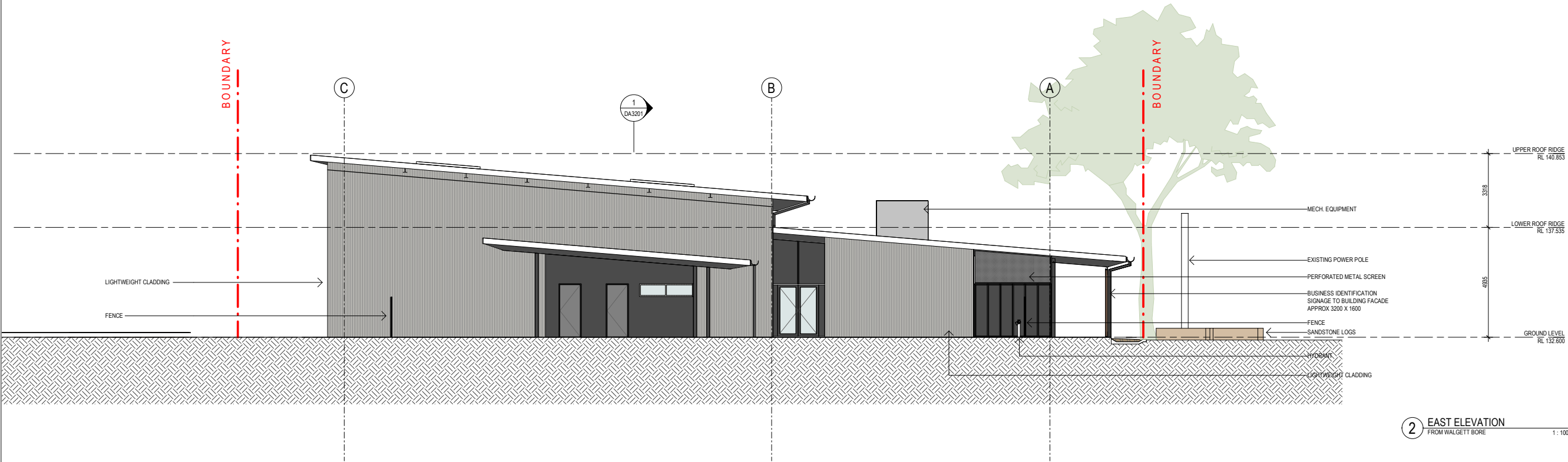
Sheet Status
NOT FOR CONSTRUCTION


Scale
1:100 @ A1

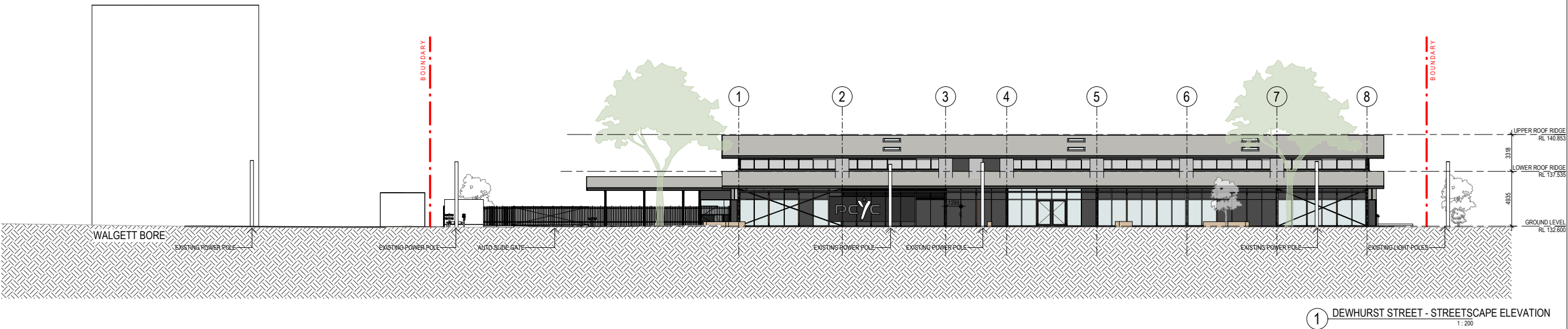
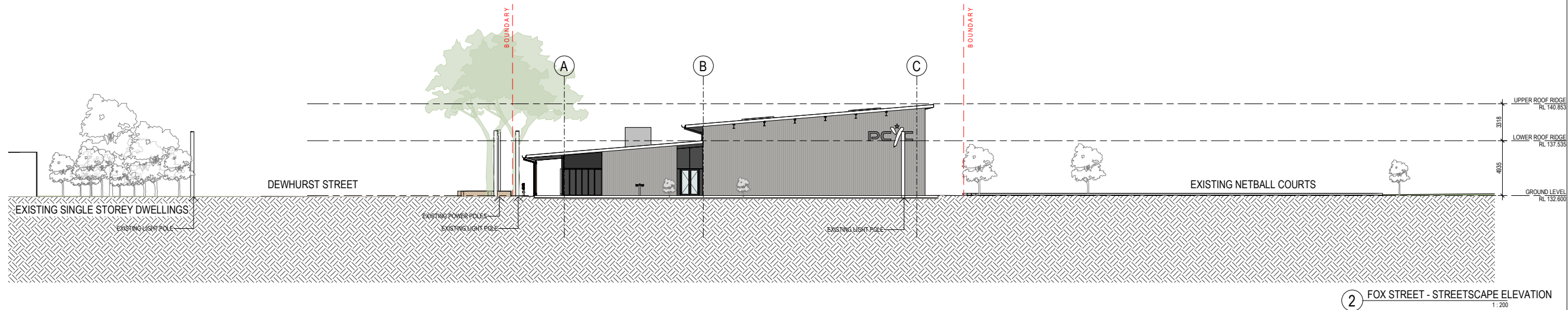
Drawing No.
DA3101 A

Issue

0 1 2 4 8 m



	Revisions		Description	Ver	App'd	Key	Client	Project	Architect	Project	Drawing Title	Scale	Drawing No.	Issue
	No.	Date												
	A	12.10.20	DA ISSUE		TM	JW			79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250	PCYC WALGETT CNR OF FOX STREET AND DEWHURST STREET, WALGETT NSW 2832	ELEVATIONS - EAST & WEST	1:100 @ A1	DA3102 A	
											Sheet Status NOT FOR CONSTRUCTION			



Revisions	No.	Date	Description	Ver	App'd
A	12.10.20	DA ISSUE		TM	JW

Key

Client

PCYC POLICE CITIZENS YOUTH CLUBS NSW

79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

Architect

AJ+C
ALLEN JACK+COTTIER

79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

Project

PCYC WALGETT
CNR OF FOX STREET AND DEWHURST STREET,
WALGETT
NSW 2832

Proj. No. 18040

Drawing Title

STREETSCAPE ELEVATIONS

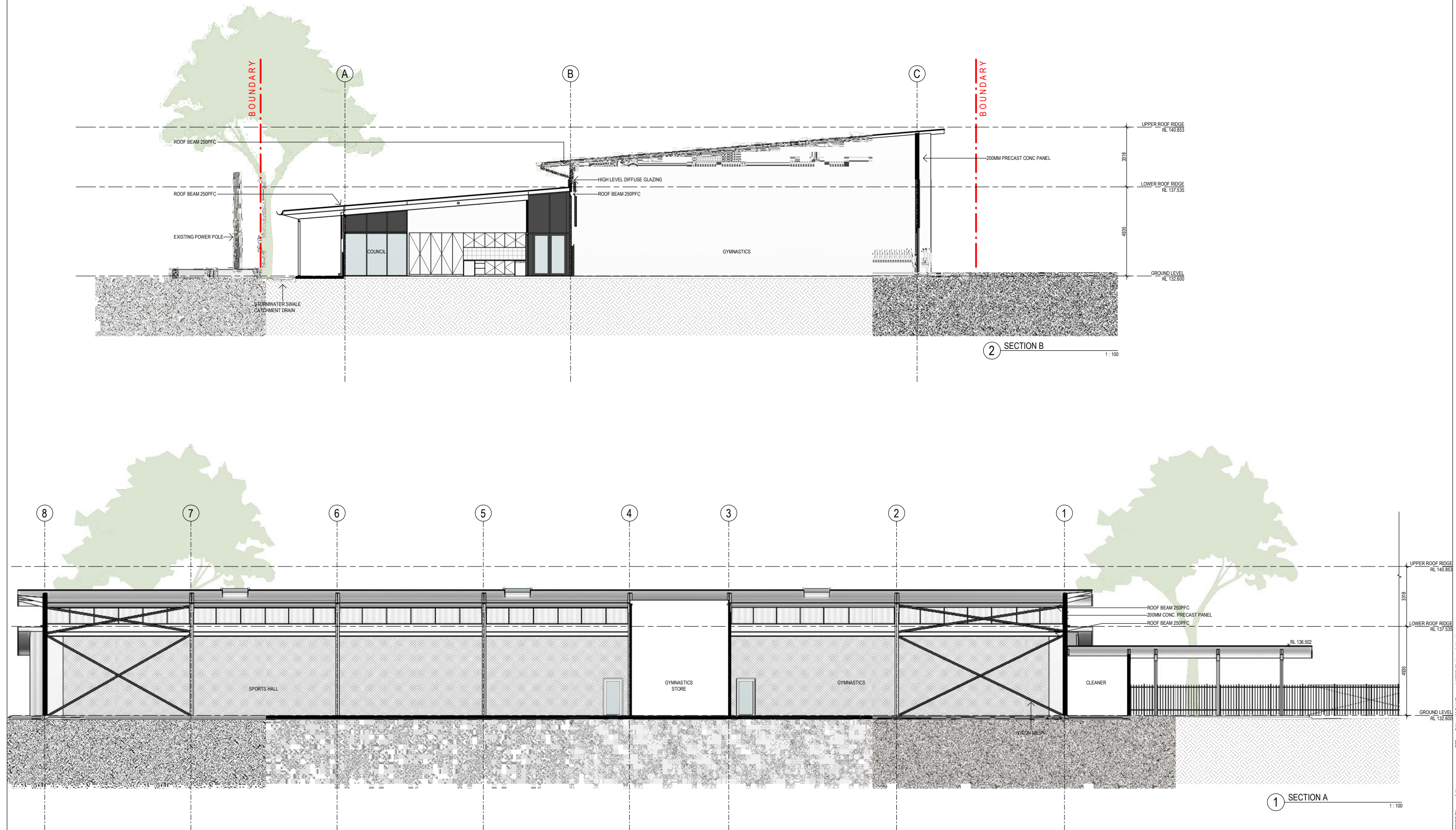
Sheet Status
NOT FOR CONSTRUCTION




Scale 1:200 @ A1

Drawing No. **DA3121 A**

Issue

0 1 2 4 8 m



	Revisions		Client	Architect	Project	Drawing Title	Scale	Drawing No.	Issue	
	No.	Date								Description
	A	12.10.20	DA ISSUE	TM	JW	  79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250	PCYC WALGETT CNR OF FOX STREET AND DEWHURST STREET, WALGETT NSW 2832	SECTIONS	1:100 @ A1	DA3201 A
						Sheet Status				
						NOT FOR CONSTRUCTION				
						Proj. No. 18040				

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED INDOOR RECREATION
FACILITY

CNR DEWHURST & FOX STREETS
WALGETT



STATEMENT OF ENVIRONMENTAL EFFECTS

Prepared by:

Name: Warwick Stimson
 Qualification: Bachelor of Arts (Geography and Planning) (UNE)
 Address: Stimson Urban & Regional Planning
 Suite 5
 488 High Street
 Penrith NSW 2750

Client and Land Details

Client: PCYC (NSW)
 Subject Site: Part Lots 4,5,6 & 9, Section 40, DP 759036,
 Cnr Dewhurst & Fox Sts, Walgett
 Proposal: Proposed Recreation Facility (Indoor)



Warwick Stimson RPIA
 Director



This report dated October 2020 is provided to 'the client' exclusively. No liability is extended for any other use or to any other party. Whilst the report is derived in part from our knowledge and expertise, it is based on the conditions prevailing at the time of the report and upon the information provided by the client.

© Stimson Urban & Regional Planning 2020

Version	Date	Comment
1.0	12/10/2020	Final for DA lodgement

TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	Project Overview	1
1.2	Report Structure	1
1.3	Introduction to Client	2
1.4	Supporting Documentation	2
1.5	Legislation, Environmental Planning Instruments and Policies to be considered	2
1.6	Consent Authority	2
2	THE SITE AND SURROUNDS	3
2.1	Surrounding Context	7
3	PROJECT DESCRIPTION	8
3.1	Overview	8
3.2	Detailed Elements of the Proposal	8
3.3	Built Form	8
3.4	Vehicular Elements	8
3.5	Management, Hours of Operation and Employee Numbers	9
3.6	Signage	9
3.7	Stormwater Drainage	9
3.8	Utilities	9
3.9	Civil Works	9
4	STATUTORY CONSIDERATIONS	11
4.1	Biodiversity Conservation Act 2016	11
4.2	State Environmental Planning Policy No 55 – Remediation of Land	11
4.3	Walgett Shire Local Environmental Plan 2013	11
4.4	Walgett Shire Development Control Plan 2016	14
5	KEY PLANNING ISSUES	16
5.1	Traffic Generation and Parking	16
5.2	Noise Impacts	16
5.3	Visual Impact	16
5.4	Social and Economic	16
5.5	Crime Prevention Through Environmental Design (CPTED)	16
5.6	Waste Management	18
6	SECTION 4.15 ASSESSMENT	19
6.1	Section 4.15(1)(a)(i) – Any Environmental Planning Instruments	19
6.2	Section 4.15(1)(a)(ii) – Any proposed instrument	19
6.3	Section 4.15(1)(a)(iii) – Any Development Control Plan	19
6.4	Section 4.15(1)(a)(iiia) – Any Planning Agreement or Draft Planning Agreement	19
6.5	Section 4.15(1)(a)(iv) – The Regulations	19
6.6	Section 4.15(1)(a)(v) – Any coastal zone management plan	19
6.7	Section 4.15(1)(b) – The likely impacts of that development	20
6.8	Section 4.15(1)(c) – The suitability of the site for the development	20
6.9	Section 4.15(1)(d) – Any submission made	20
6.10	Section 4.15(1)(e) – The public interest	20
7	CONCLUSION AND RECOMMENDATION	21

LIST OF FIGURES

Figure 1 Subject Site - Aerial	3
Figure 2 Subject Site – Cadastre	4
Figure 3 Submitted survey showing proposed project area	4
Figure 4 View from corner of Fox and Dewhurst Streets	5
Figure 5 View along site frontage (looking east)	5
Figure 6 View looking east along proposed rear boundary	6
Figure 7 View of eastern interface with existing Walgett water supply	6
Figure 8 Extract from Site Analysis	7
Figure 9 Perspective viewed from the north-west	9
Figure 10 Perspective viewed from the north-east	10
Figure 11 Land use zoning map	12

1 INTRODUCTION

1.1 PROJECT OVERVIEW

Stimson Urban & Regional Planning has been engaged by PCYC (NSW) to prepare a Statement of Environmental Effects in relation to a proposed indoor recreational facility to be located on the corner of Dewhurst and Fox Streets Walgett.

The proposal includes the construction of a new building that will accommodate basketball courts, a gym, and various other community minded elements.

The site is zoned *RE1 Public Recreation* under *Walgett Shire Local Environmental Plan 2013* with the proposal being permissible with consent.

The proposal is defined as *development* in Section 4 of the Act. The Act stipulates that the development must not be carried out on the subject site until consent has been obtained. Furthermore, the application does not trigger any of the 'integrated development' provisions of the Act and so no third-party approvals are required

This report describes the proposed development and subject site in detail and undertakes an assessment of the proposal against the relevant aims, objectives and development provisions of Council's LEP and DCP, and Section 4.15 of the Act.

1.2 REPORT STRUCTURE

This Statement of Environmental Effects is structured as follows:

- Section 1: Introduction – provides an overview of the proposal, planning history for the site and background to the application.
- Section 2: The Site and Surrounds – provides an analysis of the subject site, development within the locality and a consideration of the local and regional context.
- Section 3: Project Description – provides a detailed description of the proposed development and its characteristics.
- Section 4: Statutory Considerations – provides for an assessment of the proposal against the specific planning instruments and policies that are applicable.
- Section 5: Key Planning Issues – provides an assessment of the key issues identified in the preparation of the application.
- Section 6: Section 4.15 Assessment – provides an assessment against section 4.15 of the EPA Act.
- Section 7: Conclusion and Recommendation – summarises the report and presents a recommendation.

1.3 INTRODUCTION TO CLIENT

Founded in 1937 and with more than 60 clubs and centres across the state and around 85,000 members, PCYC is one of Australia's leading youth organisations. The PCYC provides a range of recreational and community activities in the communities where they are situated.

1.4 SUPPORTING DOCUMENTATION

The proposed is accompanied by the following documentation:

Documentation	Prepared by
Survey	Fyfe
Architectural Drawings	AJ+C
Hydraulic Report/Stormwater Plans	Stantec

1.5 LEGISLATION, ENVIRONMENTAL PLANNING INSTRUMENTS AND POLICIES TO BE CONSIDERED

- *Biodiversity Conservation Act 2016*
- *State Environmental Planning Policy No 55 – Remediation of Land*
- *Walgett Shire Local Environmental Plan 2013*
- *Walgett Shire Development Control Plan 2016*

1.6 CONSENT AUTHORITY

The consent authority for this application is Walgett Shire Council.

2 THE SITE AND SURROUNDS

The subject site and its surrounds have the following characteristics.

Site Address	Cnr Dewhurst & Fox Streets, Walgett
Lot/DP	Part Lots 4,5,6 & 9, Section 40, DP 759036
Site Area	Approximately 5600sqm
Local Government Area	Walgett Shire Council
Zoning	RE1 Public Recreation
Current Land Use	Passive Recreation
Proposed Land Use	Indoor recreation centre
Surrounding Land Uses	Residential to the north and west. Recreation to the south
Topography	Flat
Terrestrial Biodiversity	Not mapped in LEP
Heritage	Not mapped in LEP
Bushfire	Not mapped



Figure 1 Subject Site - Aerial

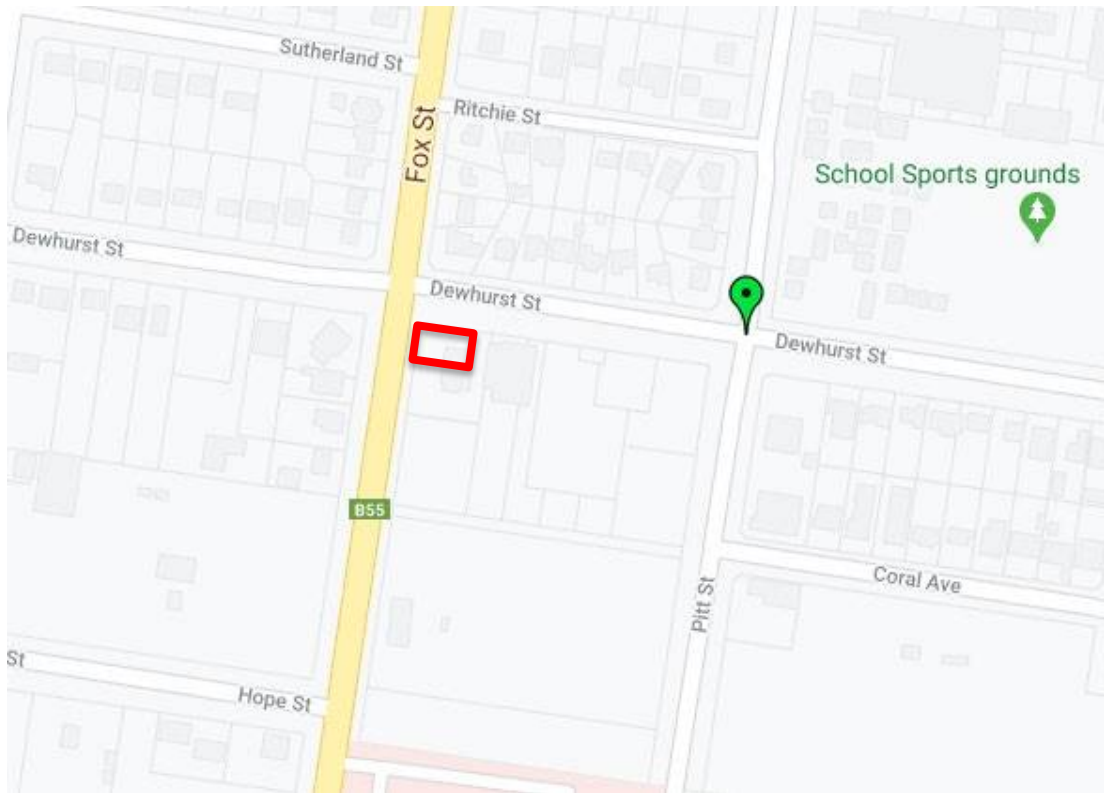


Figure 2 Subject Site – Cadastre

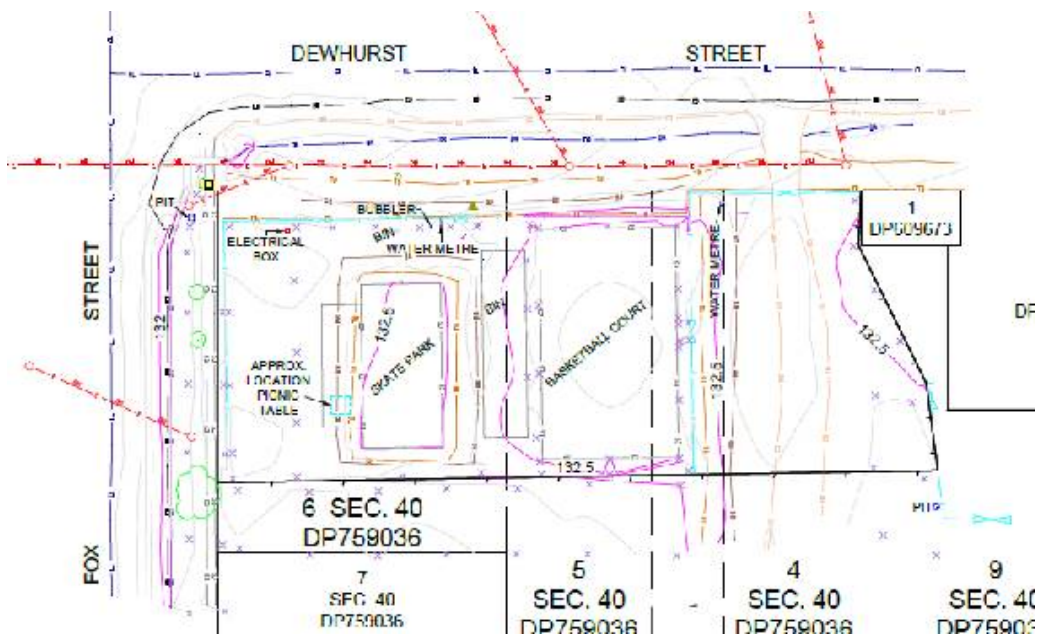


Figure 3 Submitted survey showing proposed project area



Figure 4 View from corner of Fox and Dewhurst Streets



Figure 5 View along site frontage (looking east)



Figure 6 View looking east along proposed rear boundary



Figure 7 View of eastern interface with existing Walgett water supply

2.1 SURROUNDING CONTEXT

The subject site is ideally suited for this proposed development, with existing outdoor recreation facilities located to the south. Located centrally in Walgett, the site is well positioned to be accessible to most of the community.

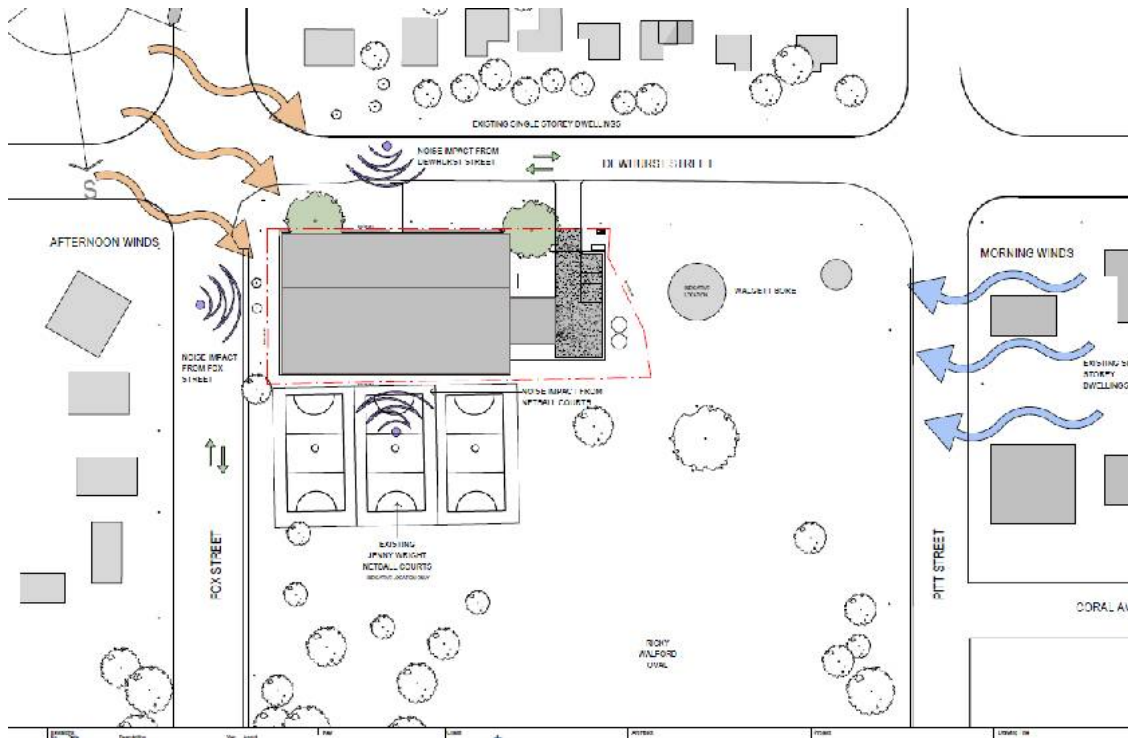


Figure 8 Extract from Site Analysis

3 PROJECT DESCRIPTION

3.1 OVERVIEW

This development application seeks approval for the construction of a new indoor recreation facility to be operated by PCYC (NSW)..

3.2 DETAILED ELEMENTS OF THE PROPOSAL

The application includes the demolition of all existing structures that are located on the subject land. Once the site is cleared, the proposal includes the construction of a large building to accommodate a PCYC facility. With dimensions of some 56.5m x 31.8m, the building is proposed to accommodate the following detailed elements:

- 623sqm basketball court
- 352sqm gymnastics area
- Gym studio
- Youth hub where youth support services would be offered
- Offices, meeting rooms kitchen and administration areas
- Change rooms, toilet facilities and amenities
- 93sqm tenancy nominated for Council uses
- Storage rooms
- Associated identification and way finding signage
- Carparking adjacent to the building for PCYC vehicles
- Service road and car wash bay
- Roof mounted solar panels
- Rainwater tanks
- Fencing

3.3 BUILT FORM

The proposed building is contemporary in design, to be constructed of tilt up concrete panels and lightweight materials. A dark colour palette with light coloured roof is proposed with graphics and artwork located along some internal and external elevations.

3.4 VEHICULAR ELEMENTS

Parking is proposed to be provided on Dewhurst Street, and within the existing recreation precinct. The number proposed is commensurate with the anticipated demand. Additional informal on street parking is available.

PCYC vehicles are proposed to be kept on site at the eastern end of the building.

3.5 MANAGEMENT, HOURS OF OPERATION AND EMPLOYEE NUMBERS

This application seeks approval for hours of operation from 8.00am through to 10pm, seven days per week. PCYC may adjust its opening times within that to suit demand.

The facility will have up to 3 full time staff, as well as associated Police staffing (to be determined).

3.6 SIGNAGE

Business identification and way finding signage can be detailed prior to the issue of any construction certificate if proposed at that time.

3.7 STORMWATER DRAINAGE

A stormwater drainage concept plan accompanies the application and demonstrates compliance with Council's controls.

3.8 UTILITIES

The site will be appropriately serviced to accommodate the proposed use. Some utility upgrades are likely to be required and will be confirmed with the relevant service authority.

3.9 CIVIL WORKS

Some minor civil engineering works are required, and these are detailed in the accompanying plans.



Figure 9 Perspective viewed from the north-west



Figure 10 Perspective viewed from the north-east

4 STATUTORY CONSIDERATIONS

The applicable statutory planning instruments and relevant guidelines have been considered below.

4.1 BIODIVERSITY CONSERVATION ACT 2016

In this instance, no clearing is required so this legislation does not need to be considered further.

4.2 STATE ENVIRONMENTAL PLANNING POLICY NO 55 – REMEDIATION OF LAND

Under Clause 7(1)(A) the consent authority must not consent to a development application unless consideration has been given to whether the land is contaminated.

The proposed development does not alter the current use of the land as a recreation facility, therefore the requirement for a detailed analysis of the site is not required.

4.3 WALGETT SHIRE LOCAL ENVIRONMENTAL PLAN 2013

The Walgett Shire LEP is the main environmental planning instrument applicable to the subject site. The objectives of the LEP are as follows:

- (a) to encourage the proper management of the natural and human-made resources of Walgett by protecting, enhancing and conserving the following—
 - (i) productive agricultural land,
 - (ii) timber, minerals, soils, water and other natural resources,
 - (iii) areas of significance for nature conservation,
 - (iv) areas of high scenic or recreational value,
 - (v) places and buildings of archaeological or heritage significance,
- (b) to manage the urban areas of Walgett by strengthening retail hierarchies and employment opportunities, promoting appropriate tourism development and guiding affordable urban form,
- (c) to minimise land use conflict,
- (d) to ensure that development is appropriate to the capability of the land,
- (e) to provide a choice of living opportunities,
- (f) to ensure that the efficiency of arterial roads is not adversely affected by development on adjacent land,
- (g) to ensure that development has proper regard to the environmental constraints of the land and minimises impacts on biodiversity, water resources and natural land forms.

It is submitted that the proposed development is not inconsistent with these objectives.

The subject site is zoned *RE1 Public Recreation* with the following zone objectives applying to that zone.

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To permit complementary uses of the land that do not adversely impact on the recreational amenity of the area.

The proposed development is consistent with the objectives of the zone in that:

- The proposal is for recreational purposes.
- The development is compatible with the existing adjoining uses.
- The subject site is the most suitable location to provide the required access to the surrounding community. Residential amenity will not be negatively impacted as a result of the development.
- The natural environment will not be negatively impacted on as a result of the proposed development.



Figure 11 Land use zoning map

The Land Use Table of the LEP nominates *Recreation facilities (indoor)* as a permissible form of development in the zone. The definition of *Recreation facilities (indoor)* is:

recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

The following relevant clauses have also been considered in respect of this development proposal.

Part 4 Principal Development Standards:				
Standard		Permitted	Proposed	Comment
4.1	Minimum subdivision lot size:	N/A	N/A	
4.2	Rural Subdivision:	N/A	N/A	
4.3	Height of Buildings:	10m	<10m	Complies
4.4	Floor Space Ratio	N/A	N/A	

Part 5 Miscellaneous Provisions		
Provision		Comment
5.1	Relevant acquisition authority	N/A
5.2	Classification and reclassification of public land	N/A
5.3	Development near zone boundaries	N/A
5.4	Controls relating to miscellaneous permissible uses	N/A
5.6	Architectural roof features	N/A
5.7	Development below mean high water mark	N/A
5.8	Conversion of fire alarms	N/A
5.10	Heritage conservation	N/A
5.11	Bush fire hazard reduction	N/A
5.12	Infrastructure development and use of existing buildings of the Crown	N/A
5.13	Eco-tourist facilities	N/A
5.14	Siding Spring Observatory—maintaining dark sky	N/A
5.15	Defence communications facility	N/A
5.16	Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	N/A
5.17	Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations	N/A

5.18	Intensive livestock agriculture	N/A
5.19	Pond-based, tank-based and oyster aquaculture	N/A

Part 6 Additional Local Provisions		
Provision	Comment	
6.1	Earthworks	Minor earthworks will be required to prepare the site for construction. No negative impacts are anticipated.
6.2	Flood planning	N/A
6.3	Development on river front areas	N/A
6.4	Airspace operations	N/A
6.5	Development in areas subject to aircraft noise	N/A
6.6	Essential services	The development is adequately serviced.
6.7	Location of sex services premises	N/A
6.8	Tourist opal mines	N/A

The proposed development is consistent with the provisions of the LEP.

4.4 WALGETT SHIRE DEVELOPMENT CONTROL PLAN 2016

There are no specific controls within the DCP relating to recreation facilities, noting the proposed development is not considered to be an industrial or commercial style development. Notwithstanding, the following assessment has been made in respect of the general development controls within the DCP.

Walgett Development Control Plan 2016		
Section		Comments
Chapter 5: General Development Specifications		
5.2	Other Development Types	
5.2.1	Parking	Considerable on street car parking can be provided adjacent to the proposed development. Given the existence of the wider recreation precinct, car parking is well catered for in this locality.
5.2.2	Landscaping	Appropriate landscaping can be proposed and detailed in a plan prior to the issue of any Construction Certificate.
5.2.3	Outdoor Lighting	Outdoor lighting can be controlled to the required Standard. Appropriate conditions of Consent could be applied to any approval.
5.2.4	Outdoor Advertising / Signage	No advertising is proposed, rather building identification signage. Signage proposed is considered to not create any unacceptable visual impacts.

Chapter 6: Environmental Controls

6.1	Environmental Effects	Generally, the proposed development will not create any negative impacts in the locality. Further, the public benefits of this proposal in Walgett are significant for the community. Technical aspects of the development proposed (ie water, waste, sustainability) can satisfy the relevant regulations and Building Code requirements and be detailed prior to the issue of any Construction Certificate.
6.2	Soil and Erosion Control	Appropriate measures can be implemented on site prior to the commencement of any construction. Conditions can be applied to any consent.
6.3	Vegetation	There is no significant vegetation requiring removal on the site.
6.4	Waste Management	Waste storage areas have been detailed on the submitted plans. Collection of waste can be organised through Council's contractor, consistent with commercial premises in Walgett.
6.5	Noise	No amplified music is proposed at the site. Consequently, no negative impacts are expected to arise in relation to acoustics from the site.
6.6	Geology	Not applicable to the proposed development.
6.7	Stormwater	Refer to accompanying stormwater concept plan documentation.

The proposed development is considered to be consistent with the provisions of the DCP.

5 KEY PLANNING ISSUES

The following impacts have been considered in the preparation of this development proposal.

5.1 TRAFFIC GENERATION AND PARKING

An appropriate number of formal car spaces can be accommodated within Dewhurst Street. Additionally, informal on street parking is also available.

The facility will not generate any unreasonable level of traffic or parking demand that can't be accommodated within the existing network, and within the adjoining recreation precinct.

5.2 NOISE IMPACTS

Whilst there will be some noise associated with the construction of the development, longer term there is not expected to be any noise impacts above and beyond what might normally be associated with a recreational environment. No unacceptable impacts are expected.

5.3 VISUAL IMPACT

The design of the building, and materials and finishes used, are contemporary. Any visual impacts are expected to be positive.

5.4 SOCIAL AND ECONOMIC

There is no doubt that the proposal will result in positive social impacts, with additional activities and support being made available to the wider community and particularly the youth.

There will be no negative economic impacts arising from the proposal.

5.5 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The consideration of CPTED issues has been prepared having regard to various published CPTED literature and academic works, and specifically includes the *"Crime Prevention and Assessment of Development Application Guidelines under Section 4.15 of the Environmental Planning and Assessment Act 1979"* published by the former Department of Urban Affairs and Planning.

The advice is structured in accordance with Part B of the above guidelines – *Principles for Minimising Crime Risk*. In this regard, the advice considers the responsiveness of the proposed design to each of the adopted four principles for CPTED (surveillance; access control; territorial reinforcement and space management).

CPTED principles have been adopted by the NSW Police Force, based on recognition that the design of spaces plays a pivotal role in facilitating the safety and security of its users. The NSW Police Force has identified key principles of CPTED being:

- Establish opportunities for good surveillance, both casually and technically.
- Provide legible barriers for access control for spatial definition.
- Create a sense of ownership over spaces that are also clearly demarcated between public and private ownership for territorial reinforcement.
- Establish spaces that are utilised appropriately through proper space management, relating to litter and graffiti removal, and ensuring lighting fixtures are working.

When implemented, these measures are likely to reduce opportunities for crime by using design and place management principles.

Surveillance

The proposed development will provide numerous opportunities for surveillance. The following casual surveillance opportunities have been provided through the design of the project:

- Opportunities for visual observance through a high percent of transparent glazing along all frontages allow normal space users to see and be seen by others.
- Entries are located in highly visible locations.
- Active communal areas at the front and rear of the building are well positioned.
- Clear visual pathways within resident areas as well as from public streets to private entrances.
- Areas of entrapment are limited due to multiple exit points from around the development.
- CCTV should be incorporated into the development.

Access Control

Access control to public, semi public and private areas of the development is considered to be well managed and effective. Access control to the building can be effectively managed through lockable entry doors. Common areas at all locations will have access control measures in place. With respect to fire escape points, the location of these access points, the use of lockable doors and other environmental cues will make it clear that these are not public entry points.

Overall access to the building will be managed by the on-site manager.

Territorial Reinforcement

Clear separation exists between public and private space in terms of the relationship between the proposal and the public domain. Appropriate signage, landscaping, site furnishings and paving will provide good environmental cues about the transition or movement from public to private domain.

Space Management

Space management is increasingly carried out in a professional manner, often by third party specialist building management businesses. Therefore, the effectiveness of management systems such as light globe replacement, removing graffiti, and fixing broken site furnishings will influence the perceived level of care of the project. In this case, the on-site manager will ensure that processes are established to respond to and fix services and structures and under whose responsibilities these services are assigned.

Site cleanliness is also a factor that influences the perceived and actual level of care of an area. This will be overseen by the on-site manager.

5.6 WASTE MANAGEMENT

Appropriate waste management measures would be put in place on the site that are consistent with Council's requirements and those arrangements in place for other like facilities in the Shire.

6 SECTION 4.15 ASSESSMENT

An assessment of the proposal has been undertaken in accordance with the statutory requirements of the EPA Act. The following assessment against Section 4.15 of the EPA Act has been undertaken.

6.1 SECTION 4.15(1)(A)(I) – ANY ENVIRONMENTAL PLANNING INSTRUMENTS

The relevant environmental planning instruments have been considered earlier in this report. These include the following:

- *Biodiversity Conservation Act 2016*
- *State Environmental Planning Policy No 55 – Remediation of Land*
- *Walgett Local Environmental Plan 2013*
- *Walgett Development Control Plan 2016*

The proposal is permissible with consent and is considered satisfactory when assessed against the relevant controls.

6.2 SECTION 4.15(1)(A)(II) – ANY PROPOSED INSTRUMENT

There are no known draft Environmental Planning Instruments relevant to the proposed development.

6.3 SECTION 4.15(1)(A)(III) – ANY DEVELOPMENT CONTROL PLAN

Compliance against the relevant DCP's has been considered earlier in this report.

6.4 SECTION 4.15(1)(A)(IIIA) – ANY PLANNING AGREEMENT OR DRAFT PLANNING AGREEMENT

There are no known planning agreements that apply to the site or development.

6.5 SECTION 4.15(1)(A)(IV) – THE REGULATIONS

There are no sections of the regulations that are relevant to the proposal at this stage.

6.6 SECTION 4.15(1)(A)(V) – ANY COASTAL ZONE MANAGEMENT PLAN

Not relevant to the proposed development.

6.7 SECTION 4.15(1)(B) – THE LIKELY IMPACTS OF THAT DEVELOPMENT

No unacceptable impacts are expected to arise as a result of the proposed development.

6.8 SECTION 4.15(1)(C) – THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The proposal is generally consistent with the planning controls that apply in this zone. Moreover, the objectives of the zone have been satisfied, ensuring that the proposed development would not result in any unacceptable impact on any adjoining landowners or buildings.

The site is considered to be suitable for the development for the reasons outlined below:

- The proposal is permissible with consent in the RE1 zone.
- The proposal represents an appropriate land use and built form located on an appropriately serviced site that is in an accessible location.
- The proposal is compatible with surrounding land uses.
- The proposal represents an increase in formalised recreational activities within Walgett.

6.9 SECTION 4.15(1)(D) – ANY SUBMISSION MADE

Council may undertake a notification process in accordance with its controls and policies. We welcome the opportunity to provide additional information in response to any submissions that may be received.

6.10 SECTION 4.15(1)(E) – THE PUBLIC INTEREST

Given the type of development, its general compliance with the planning controls, how the objectives are satisfied and the suitability of the site it is considered that the public interest would not be jeopardised as a result of this development.

7 CONCLUSION AND RECOMMENDATION

The proposed development has been assessed against the requirements of the Walgett LEP and DCP and is considered to represent a form of development that is acceptable.

On merit, the proposal would not result in any unacceptable impact on the locality, or any adjoining properties. The design of the building is contemporary and will result in a positive architectural addition to the locality.

The site is considered quite suitable for a use of this nature and is consistent with nearby and adjoining development.

An assessment against Section 4.15 of the EPA Act has not resulted in any significant issues arising.

Accordingly, it is recommended that the proposed development of the PCYC facility be approved.

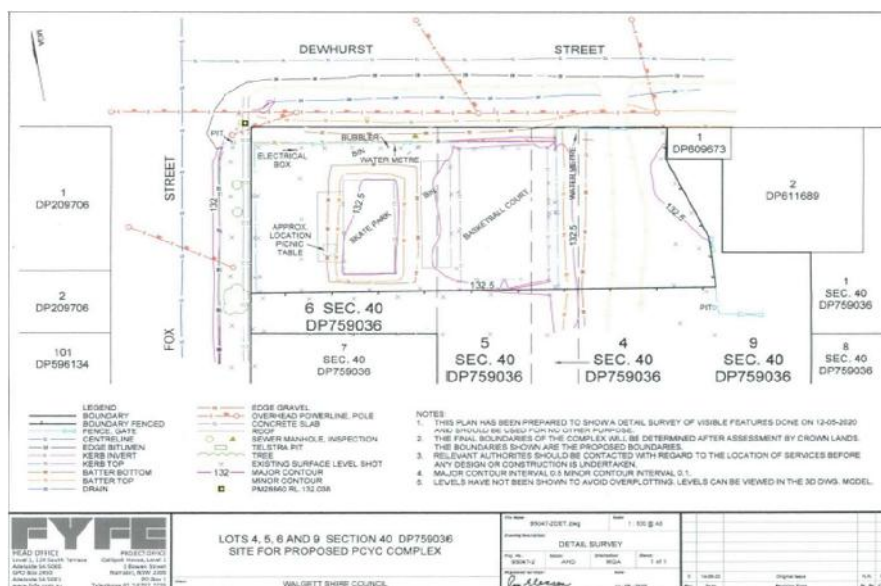
Development Assessment Report

DA Number: DA2020/23 **Council:** Walgett

Location: Crn of Fox & Dewhurst Street, Walgett

Development Description: Indoor Recreation Facility

Title Details: Part Lots 4, 5, 6 & 9 Section 40 DP 759036



Proposal Overview

The proposed development is for the construction of a new indoor recreation facility to be operated by PCYC (NSW). This will include the demolition of all existing structures that are located onsite, being the existing skate park and basketball court. Once the site is cleared, construction of a large building to accommodate a PCYC facility will be undertaken. Its dimensions will be 56.5m x 31.8. The building is proposed to accommodate the following detailed elements:

- 623sqm basketball court
- 352sqm gymnastics area
- Gym studio
- Youth hub where youth support services would be offered
- Offices, meeting rooms kitchen and administration areas
- Change rooms, toilet facilities and amenities
- 93sqm tenancy nominated for Council uses
- Storage rooms
- Associated identification and way finding signage
- Carparking adjacent to the building for PCYC vehicles

- Service road and car wash bay
- Roof mounted solar panels
- Rainwater tanks
- Fencing

The proposed building is contemporary in design, to be constructed of tilt up concrete panels and lightweight materials. A dark colour palette with light coloured roof is proposed with graphics and artwork located along some internal and external elevations.

The hours of operation will be from 8.00am through to 10pm, seven days per week. PCYC may adjust its opening times within that to suit demand.

The facility will have up to 3 full time staff, as well as associated Police staffing (to be determined).

Property Details/History		
	Checked	Comments
File History	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Crown Land have given consent. Part Reserve 520097 Notified 8 August 1924 & Part Reserve 520034 Notified 18 October 1935
Title Plan	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Check Ownership	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

Application Type	
Is this application an Integrated Development Application?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this application a Designated Development Application?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this application for State Significant Development?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this application submitted by/on behalf of a Public Authority?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this application a staged Development?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this application a section 96 amendment?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Concurrence/Referral			
Section 4.13 – EP & A Act			
Does this application require concurrence referral?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Does this application require courtesy comment?			Yes <input type="checkbox"/> No <input type="checkbox"/>
Department	Referred	Response Received	Comments/Issues Raised
NSW Police	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	As per the MOU, community facilities are referred to the NSW Police for comment.

Does this application require referral for decision by Council? Yes ☒ No ☐

Local Environmental Plan	
Section 4.15(1)(a)(i) and Section 4.15(a)(ii) – EP & A Act	
This land is zoned:	RE1 Public Recreation
Development as per Standard Definitions:	<p>This development is considered to be and indoor recreation facility.</p> <p>recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.</p> <p>This development is considered to permissible with consent.</p>

List the relevant clause/clauses applicable under the LEP		
Clause	Compliance	Comment
Land Use Table	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Permissible with development consent.
Earthworks	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	A Soil & erosion sediment control plan will be submitted with the Construction Certificate – this will be conditioned.
Height of Buildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Will be under 10m
Essential Services	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Will be services adequately – this will be conditioned.

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 ☒

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	Compliance	Comment
5.2 General Development	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Parking – There is adequate parking onsite. Complies with Parking requirements – will be conditioned that it comply with all relevant Australian standards.
	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Landscaping – Landscaping Plan required before Construction Certificate is issued
	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Outdoor Lighting – will be conditioned
	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Outdoor Signage – Business signage only
6.1 Environmental Controls	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Environmental Effects - will not create any negative impacts in the locality. Further, the public benefits of this proposal in Walgett are significant for the community. Technical aspects of the development proposed (ie water, waste, sustainability) can satisfy the relevant regulations and Building Code requirements and be detailed prior to the issue of any Construction Certificate.
	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Soil & Erosion Control – Plan to be submitted – this will be conditioned.
	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Vegetation – No significant vegetation requires removal from site.
	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Waste Management – Storage areas have been provided and comply
	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Noise – no amplified music is proposed, therefore there will be minimal impact
	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Stormwater – Stormwater management plan has been submitted.

Is there a draft DCP which may affect this proposal? Yes ☐ No ☒

Regional Environmental Plan

There is no REP applicable to this area.

State Environmental Planning Policy

Is this proposal affected by a SEPP?

Yes ☒ No ☐

List all relevant SEPPs		
SEPP	Compliance	Comment
SEPP 19 — Bushland in Urban Areas	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP aims to protect and preserve bushland within the urban areas because of its value to the community as part of the natural heritage, its aesthetic value, and its value as a recreational, educational and scientific resource.</i>
SEPP 21 – Caravan Parks	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted.</i>
SEPP 33 — Hazardous and Offensive Development	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP provides considerations for consent for hazardous & offensive development.</i>
SEPP 36 – Manufactured Homes Estates	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP helps establish well-designed and properly serviced manufactured home estates in suitable locations.</i>
SEPP 44 — Koala Habitat Protection	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP applies to land across NSW that is greater than one (1) hectare and is not a National Park or Forestry Reserve. The SEPP encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range.</i>
SEPP 47 – Moore Park Showground	Not Applicable <input checked="" type="checkbox"/>	<i>Applies to the land shown edged heavy black on the map marked “Moore Park Showground Amendment No 1.”</i>
SEPP 50 Canal Development	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP bans new canal estates from the date of gazettal, to ensure coastal and aquatic environments are not affected by these developments.</i>
SEPP 55 — Remediation of Land	Not Applicable <input type="checkbox"/> Applicable <input checked="" type="checkbox"/>	<i>This SEPP applies to land across NSW and states that land must not be developed if it is unsuitable for a proposed use because of contamination.</i>
Complies	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Comment Only <input type="checkbox"/>	<p>This SEPP requires consideration of whether there have been any activities carried out on land in the past that may have resulted in contamination. If contamination may be present, the proponent is required to undertake suitable investigation and, if necessary, remediation works.</p> <p>It is considered that there have been no prior contaminating land uses and the site is suitable for the proposed use.</p> <p>The property does not require an assessment for identification of contaminated sites, as the land-use would not significantly alter. The site has no history of use that would have involved chemical application or use.</p>
SEPP 64 — Advertising and Signage	Not Applicable <input type="checkbox"/> Applicable <input checked="" type="checkbox"/>	<i>The SEPP aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish.</i>
Complies	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Comment Only <input type="checkbox"/>	Business identification signage only.

SEPP 65 — Design Quality of Residential Flat Development	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<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>
SEPP 70 – Affordable Housing (Revised Schemes)	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP identifies that there is a need for affordable housing across the whole of the State and describes the kinds of households for which affordable housing may be provided and makes a requirement with respect to the imposition of conditions relating to the provision of affordable housing.</i>
Aboriginal Land 2019	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP provides for development delivery plans for areas of land owned by Local Aboriginal Land Councils to be considered when development applications are considered, and declares specified development carried out on land owned by Local Aboriginal Land Councils to be regionally significant development.</i>
Affordable Rental Housing 2009	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP provides for an increase in the supply and diversity of affordable rental and social housing in NSW.</i>
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>
Coastal Management 2018	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP promotes an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area.</i>
Concurrences 2018	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP allows the Planning Secretary to act as a concurrence authority.</i>
Educational Establishments and Child Care Facilities 2017	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP facilitates the effective delivery of educational establishments and early education and care facilities across the state.</i>
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>
Gosford City Centre 2018	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP applies to the Gosford City Centre.</i>
Housing for Seniors or People with a Disability 2004	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP aims to encourage provision of housing for seniors, including residential care facilities. The SEPP provides development standards.</i>
Infrastructure 2007	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP provides a consistent approach for infrastructure and the provision of services across NSW, and to support greater efficiency in the location of infrastructure and service facilities.</i>
Kosciuszko National Park – Alpine Resorts 2007	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP applies to part of Kosciuszko national park, and to Kosciuszko Road and the Alpine Way. The part of Kosciuszko Park to which the policy applies is the land described as the ski resort area in Part 8A of Schedule 6 to the Act.</i>

Kurnell Peninsula 1989	Not Applicable <input checked="" type="checkbox"/>	<i>This SEPP applies to land within the Shire of Sutherland, known as Kurnell Peninsula, and adjacent waterways.</i>
Mining, Petroleum Production & Extractive Industries 2007	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP aims to provide proper management of mineral, petroleum and extractive material resources and ESD.</i>
Miscellaneous Consent Provisions 2007	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<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>
Penrith Lakes Scheme 1989	Not Applicable <input checked="" type="checkbox"/>	<i>This SEPP applies to the land shown edged heavy black on the structure plan relating to Penrith Lakes.</i>
Primary Production and Rural Development 2019	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP facilitates the orderly economic use and development of lands for primary production; reduce land use conflict and sterilisation of rural land.</i>
State and Regional Development 2011	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP identifies development that is State significant development or State significant infrastructure and critical State significant infrastructure and to confer functions on joint regional planning panels to determine development applications.</i>
State Significant Precincts 2005	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP facilitates 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, and facilitates 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>
Sydney Drinking Water Catchment 2011	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP provides for healthy water catchments that will deliver high quality water while permitting compatible development.</i>
Sydney Region Growth Centres 2006	Not Applicable <input checked="" type="checkbox"/>	<i>This SEPP co-ordinates the release of land for residential, employment and other urban development in the Orth West Growth Centre, the South West Growth Centre and the Wilton Growth Area.</i>
Three Ports 2013	Not Applicable <input checked="" type="checkbox"/>	<i>This SEPP provides a consistent planning regime for the development and delivery of infrastructure on land in Port Botany, Port Kembla and the Port of Newcastle</i>
Urban Renewal 2010	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP establishes the process for assessing and identifying sites as urban renewal precincts, and facilitates the orderly and economic development and redevelopment of sites in and around urban renewal precincts,</i>
Vegetation in Non-Rural Areas 2017	Not Applicable <input type="checkbox"/> Applicable <input checked="" type="checkbox"/>	<i>This SEPP protects the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserves the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</i>
Complies	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Comment Only <input type="checkbox"/>	There will be no significant vegetation removal.
Western Sydney Employment Area 2009	Not Applicable <input checked="" type="checkbox"/>	<i>This SEPP protects and enhances the land known as the Western Sydney Employment Area for employment purposes.</i>

Western Sydney Parklands 2009	Not Applicable <input checked="" type="checkbox"/>	<i>This SEPP puts in place planning controls that will enable the Western Sydney Parklands Trust to develop the Western Parklands into a multi-use urban parkland for the region of western Sydney.</i>
List all relevant Draft SEPPs		
SEPP	Compliance	Comment
SEPP 55 — Remediation of Land	Not Applicable <input type="checkbox"/> Applicable <input checked="" type="checkbox"/>	<i>The proposed SEPP will provide a state-wide planning framework for the remediation of land; require consent authorities to consider the potential for land to be contaminated when determining development applications; clearly list the remediation works that require development consent; and introduce certification and operational requirements for remediation works that can be undertaken without development consent.</i>
Complies	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Comment Only <input type="checkbox"/>	See Comment above.
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>
SEPP – Housing Diversity	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>This SEPP aims to facilitate the delivery of diverse and affordable housing to meet the needs of the State's growing population and support the development of a build-to-rent sector. It introduces new definitions for build-to-rent housing, student housing and co-living;</i></p> <ul style="list-style-type: none"> • <i>amends some state-level planning provisions, particularly for boarding house and seniors housing development;</i> • <i>amends some state-level planning provisions to support social housing developments undertaken by the NSW Land and Housing Corporation (LAHC) on government-owned land; and</i> • <i>consolidates three housing-related SEPPs</i> <ul style="list-style-type: none"> ○ <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i> ○ <i>State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004</i> ○ <i>State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes).</i>

SEPP (State & Regional Development)	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>The proposed changes will:</i></p> <p><i>Remove the \$30 million capital investment value criteria for upgrades of water treatment facilities associated with an existing facility.</i></p> <ul style="list-style-type: none"> <i>Fast-track the approval process so drought related water treatment facility upgrades can be delivered quicker.</i> <i>Allow Sydney Water to respond to future drought conditions.</i> <p><i>The proposed changes will allow facilities unlikely to have a significant environmental impact on the environment to be assessed by water supply public authorities, instead of a longer State Significant Infrastructure assessment process.</i></p> <p><i>Any new water treatment facilities will still be assessed as State Significant infrastructure. The proposed changes won't apply to desalination plants, new water treatment facilities or water storage facilities.</i></p>
SEPP (Infrastructure)	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>This amendment aims to clarify and streamline the planning assessment for the extension and maintenance of the Wild Dog Fence.</i></p> <p><i>The proposed amendment includes:</i></p> <ul style="list-style-type: none"> <i>Extension: amend Clause 132 to allow an extension of the fence to be considered as State Significant Infrastructure (subject to a detailed assessment) replacing the need to seek multiple government approvals for different parts of the fence.</i> <i>Maintenance: include provisions under Clause 132 that permit routine maintenance of the fence to be carried out as exempt development.</i>

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 ☒

Planning Strategies/Local Policy

Is there a Planning Strategy or Local Policy that requires notation? Yes ☐ No ☒

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

Comment: Statement of Environmental Effects, Site Survey Plan, Architectural Drawings & Hydraulic Report/Stormwater Plans/ Civil Works Plans

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 checked="" type="checkbox"/> No <input type="checkbox"/>	Positive - The public benefits of this proposal in Walgett are significant for the community.
Economical	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Positive – creates employment throughout and after construction.

Siting & Configuration	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Setbacks	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
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 checked="" type="checkbox"/> No <input type="checkbox"/>	Positive – it is considered to be an upgrade of the site.
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 type="checkbox"/>	

Has a Threatened Species Impact Assessment been prepared?

Yes ☐ No ☒

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 carried for the land including a 50 metre buffer. No sites are recorded or places declared either on the land or within the 50 metre buffer. See Attachment.

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 ☒

Flooding

Section 4.15(1)(b) – EP & A Act

Is this property flood affected?

Yes ☐ No ☒

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 ☒

Contaminated Land

Section 4.15(1)(b) – EP & A Act

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

Yes ☐ No ☒

Does this land require remediation?

Yes ☐ No ☒

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

Is a referral required to NSW Environment Protections 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 ☒ Raju Ranjit – Director of Engineering & Technical Services

Comment: Email – 3 November 2020

The applicant/owner should allow to construct a footpath of 2.5 m wide x 100 m thick with SL12 mesh and kerb & gutter in the southern side of the Dewhurst Street (in front of the PCYC) at the applicant's cost.

Does this proposal have any potential impact on:

	Impact	Comment
Sewer	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Connection will be required. This will be conditioned.
Water	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Connection to Raw and potable water will be required. This will be conditioned.
Drainage	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	A stormwater drainage concept plan accompanied the application and demonstrated compliance with Council's controls.
Access	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Access to be constructed. This will be conditioned.
Kerb & Gutter	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	See engineering comment above. To be constructed along southern side. This will be conditioned.
Upgrade Existing Road	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Road Network	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Existing Easements	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The site will be appropriately serviced to accommodate the proposed use. Some utility upgrades are likely to be required and will be confirmed with the relevant service authority. This will be conditioned.
Telecommunications	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Pedestrian Access	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	See engineering comment above. To be constructed along southern side. This will be conditioned.
Loading & Unloading	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Parking	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Parking is proposed to be provided on Dewhurst Street, and within the existing recreation precinct. The number proposed is commensurate with the anticipated demand. Additional informal on street parking is available.</i> <i>PCYC vehicles are proposed to be kept on site at the eastern end of the building</i> It will be conditioned to meet the relevant AS.

Energy Conservation	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
---------------------	---	--

Does the development require any new easements? Yes ☐ No ☒

Has an Erosion and Soil Control Plan been submitted? Yes ☐ No ☒

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 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: Merv Prendergast – Contract Certifier - Email 5 November 2020
for CC assessment and approval

1. Plan Showing all Fire Safety issues, including but not limited to, Fire Extinguisher locations, Exit Signs, Emergency lighting, exit paths and Door handles meeting compliance with the NCC 2019 and Australian Standards.
2. Plan Showing all Disabled Access paths and doorways etc complying with AS 1428 and the NCC 2019

Section 68 Assessment

Is a section 68 assessment required? Yes ☒ No ☐

Has a section 68 assessment been completed? Yes ☐ No ☒

Was a section 68 application submitted with this application? Yes ☐ No ☒

What type of waste system is required? Water, sewer and stormwater

Does this system require connection to a Council maintained system? Yes ☒ No ☐

Developer Contributions

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

Signage

Does this proposal require signage? Yes ☒ No ☐

Has this application included signage? Yes ☐ No ☒

Comment: Business identification and way finding signage can be detailed prior to the issue of any construction certificate if proposed at that time.
This will be conditioned.

Should a restriction be placed on the amount/type of signage? Yes ☒ No ☐

Comment: Business signage only and be subject to separate DA.

Will the signage require referral to the RMS or Local/Regional Traffic Committee? 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?
☐ EP& A Act ☐ LEP ☒ CCP Yes ☒ No ☐

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

Dates Notification Undertaken **Commenced** 23.10.2020 **Finished** 10.11.2020

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 ☐

Assessing Officer General Comment

Comment: There are no outstanding issues that cannot 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)

1. 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

2. 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.
3. 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.
4. All management recommendations contained within the Statement of Environmental Effects by Stimson Urban & Regional Planning dated 12.10.2020 are to be complied with.
5. A report will need to be provided to Council prior to the issue of a Construction Certificate by an accredited Fire Safety Engineer and Access Consultant, showing the development compliance with the relevant Australian Standards.
6. All external lightning is to be positioned and directed so as to prevent the intrusion of light to the adjoining premises.
7. Car Parking
 - a) Parking facilities 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.

- b) Carpark lighting is to comply with the requirements of AS 2890.1 2004. (Parking Facilities – Part 1: Off-street car parking).
- c) The construction design plans for carparking and lighting are to be approved by Council's Director of Engineering and Technical Services prior to issue of the Construction Certificate.

8. Utility Services

- a) The following connections are to be made to Council's articulated supply mains:
 - Sewer
 - Raw water
 - Potable
- b) Representation is to be made from the electrical and telecommunications providers that adequate supply can be established for the development

9. A Stormwater Management Plan is to be submitted to and approved of by Council, Prior to the issue of a Construction Certificate.

10. A Landscaping Plan is to be submitted to and approved by Council prior to the issue of the Construction Certificate.

11. The premises is to comply with all requirements of the NSW Food Authority, *Premises Fitout Code* and all relative food Australian Standards.

12. The following procedures and the risk management procedures for the demolition apply:

- a) Demolition will comply with the relevant requirements of WorkCover NSW, the Occupational Health and Safety Act and Australian Standard A.S.2601-20011 the "Demolition of Structures".
- b) Sewer and stormwater will be capped off at ground level to prevent any ingress of water and debris into the sewerage and stormwater system.
- c) Water supply will be isolated at Council's water meter. Water meter(s) will be protected and left in place.
- d) All waste materials will be recycled where possible.
- e) All hazardous materials shall be removed from the site and disposed of at an approved waste disposal facility (Walgett Landfill) in accordance with the requirements of the relevant legislation, codes, standards and guidelines prior to demolition commencing. Details of compliance, namely the method of containment and control of emission of fibres to the air shall be submitted to Council prior to the removal of any hazardous material.

Asbestos material will be removed in accordance with all relevant legislation, including the Department of Health "Code of Practice" for the Safe Removal of Asbestos 2nd Edition (NOHSC: 2002 (2005)) and the Code of Practice for the Management and Control of Asbestos in Workplaces (NOHSC:2018 (2005)).

13. A garbage storage area is to be secured and screened from public site.

CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING

- 14. Full details of proposed signage is to be provided to and approved by Council.
- 15. A Construction Certificate must be obtained, in accordance with cl.146 of the Environmental Planning and Assessment Regulation 2000, before work commences.
- 16. 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.
- 17. 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.

18. 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.
19. Approval to carry out work on the footpath must be obtained, in accordance with section 138 of the *Roads Act 1993*, before works commence.
20. Approval to carry out water, sewer and stormwater work must be obtained, in accordance with section 68 of the *Local Government Act 1993*, before works commence.

CONDITIONS TO BE COMPLETED DURING CONSTRUCTION

21. The owner of the property is to ensure that any building is 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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

30. 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. All required trade certifications are to be available to the PCA before the final inspection will be carried out.

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).*

31. At the completion of the works, the work site must be left clear of waste and debris.
32. The development must demonstrate compliance with *AS/NZS 11583.1 Pedestrian Area (Category P) Lighting* and *AS4282 Control of Obtrusive Effects of Outdoor Lighting*.
33. Access – Vehicular and Pedestrian
The following work is to be undertaken at the developer's cost to a standard approved by Council.
- a) The access is to be constructed
 - b) A footpath along the southern side of Dewhurst Street is to be constructed. It is to be 2.5 m wide x 100 m thick with SL12 mesh.
 - c) The site is to be fully kerb and guttered along Dewhurst Street.
 - d) The road is to be reconstructed and bitumen sealed from the edge of the kerb and gutter to the edge of the existing bitumen along the Dewhurst and Fox Street frontage.
34. An Emergency and Evacuation Plan is to be prepared and submitted to Council.
35. 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 to ensure compliance with the NSW Food Authority Standards and any relevant Australian Standard.
36. Part Lots 4, 5, 6 & 9 Section 40 DP 759036 are to be consolidated a single lot.

CONDITIONS TO BE COMPLETED PRIOR TO SUBDIVISION COMMENCING

37. A Subdivision Certificate must be obtained, in accordance with cl.157 of the *Environmental Planning and Assessment Regulation 2000*, before work commences.
38. A surveyor's plan must be submitted to Council prior to the expiry date of this development consent so that the subdivision certificate on the plan can be signed by an authorised officer.

CONDITIONS RELATING TO ONGOING OPERATIONS

39. 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*).

COUNCIL ADVICE ONLY

40. Covenant/s: The applicant / owner has the responsibility of being aware of any covenant which may affect the proposal.
41. 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.

42. 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 2000*, 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 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



Bob Harris

Signed:

Elizabeth Cumming, Consultant Planner

Date: 18 November 2020

Signed:

Bob Harris, Acting Director Environmental Services

Date: 18 November 2020

Elizabeth Cumming

Date: 1 November 2020

7 Vernon Street

Inverell New South Wales 2360

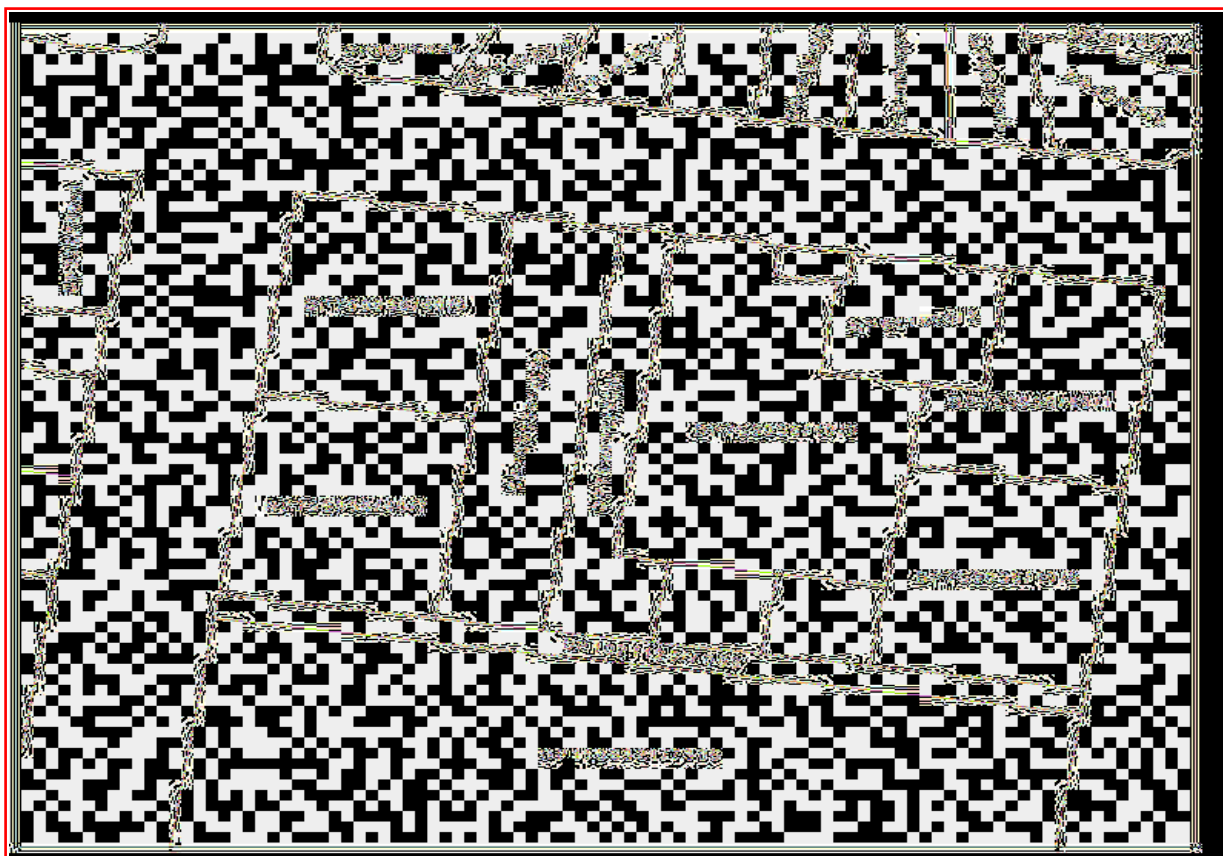
Attention: Elizabeth Cumming

Email: nenwplanningservices@outlook.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 4, DP:DP759036, Section : 40 with a Buffer of 50 meters, conducted by Elizabeth Cumming on 1 November 2020.

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



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

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

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

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

Important information about your AHIMS search

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

Elizabeth Cumming

Date: 1 November 2020

7 Vernon Street

Inverell New South Wales 2360

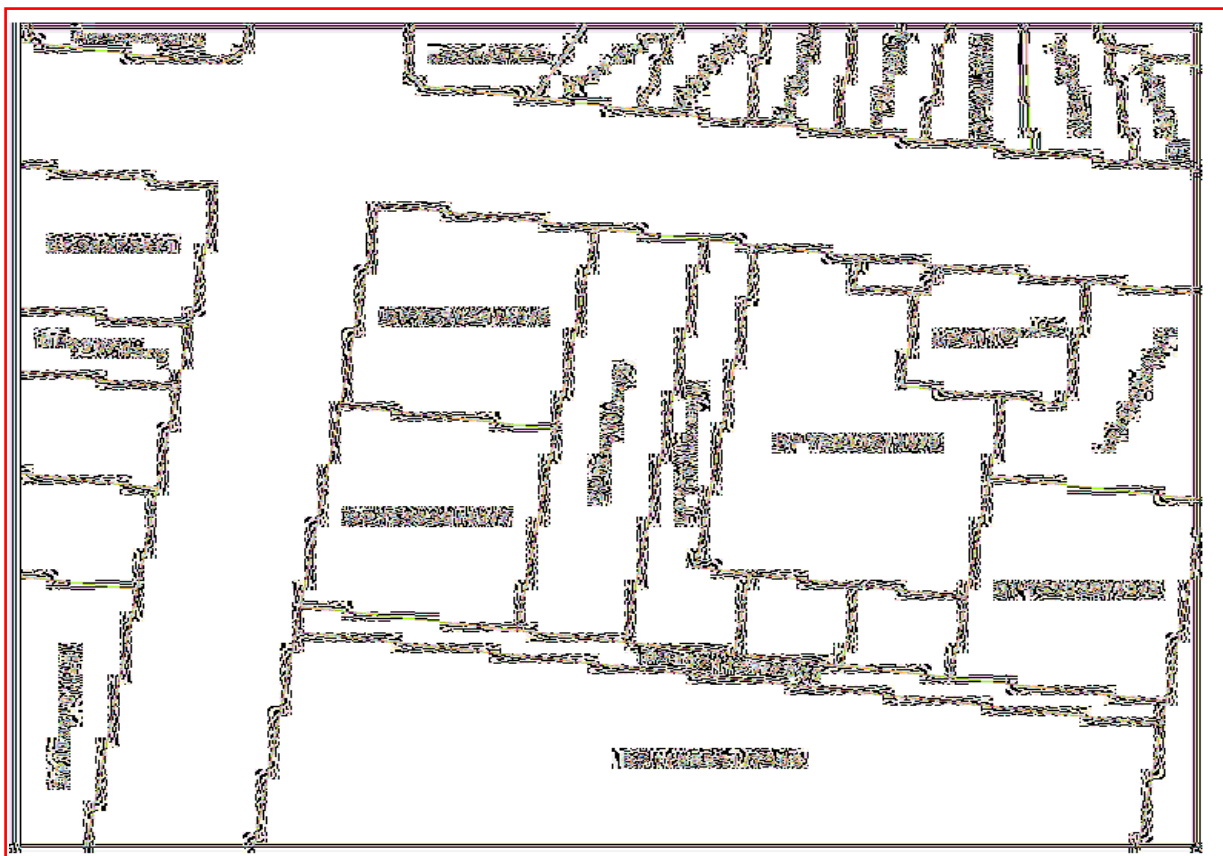
Attention: Elizabeth Cumming

Email: nenwplanningservices@outlook.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 5, DP:DP759036, Section : 40 with a Buffer of 50 meters, conducted by Elizabeth Cumming on 1 November 2020.

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



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

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

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

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

Important information about your AHIMS search

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

Elizabeth Cumming

Date: 1 November 2020

7 Vernon Street

Inverell New South Wales 2360

Attention: Elizabeth Cumming

Email: nenwplanningservices@outlook.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 6, DP:DP759036, Section : 40 with a Buffer of 50 meters, conducted by Elizabeth Cumming on 1 November 2020.

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



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

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

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

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

Important information about your AHIMS search

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

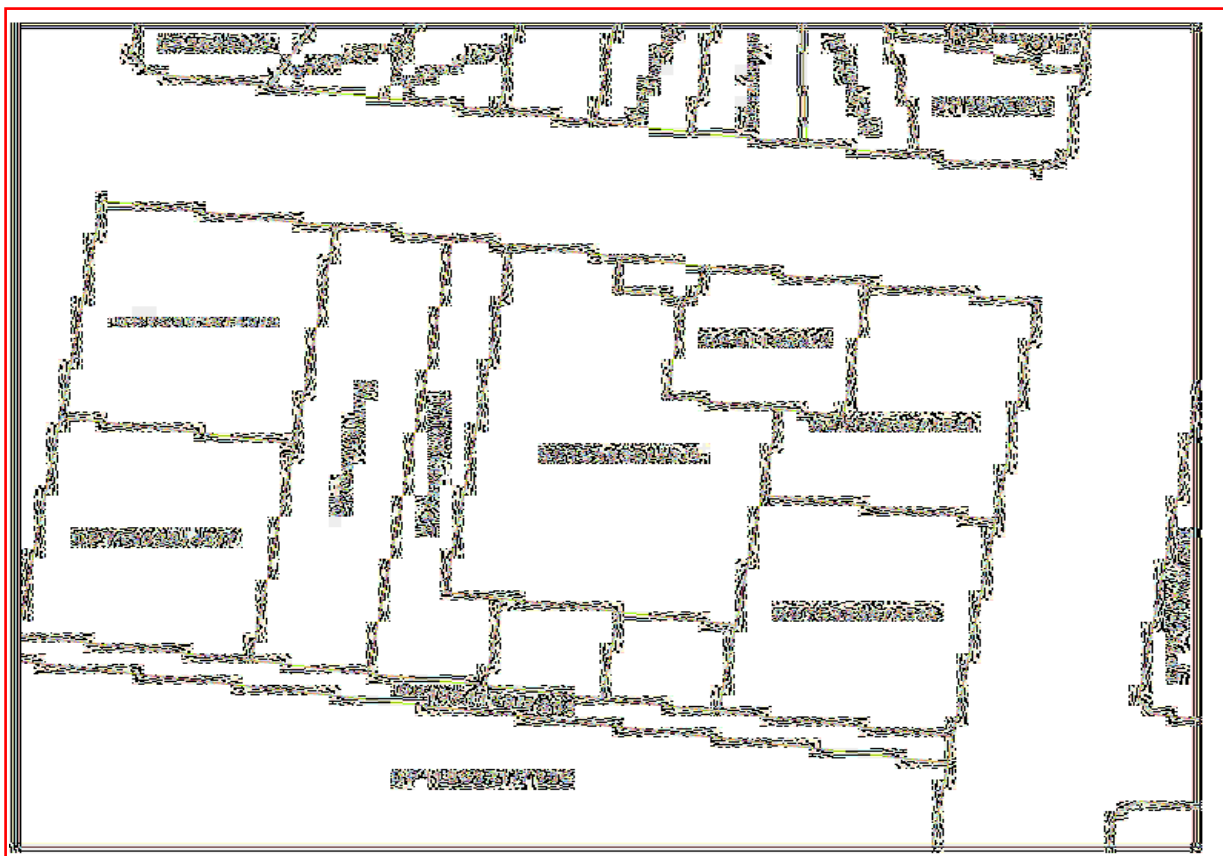
Elizabeth Cumming
7 Vernon Street
Inverell New South Wales 2360
Attention: Elizabeth Cumming
Email: nenwplanningservices@outlook.com

Date: 1 November 2020

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 9, DP:DP759036, Section : 40 with a Buffer of 50 meters, conducted by Elizabeth Cumming on 1 November 2020.

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



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

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

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

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

Important information about your AHIMS search

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