



**ATTACHMENT DOCUMENT
FOR
COUNCIL MEETING**

Tuesday 27 July 2021

Michael Urquhart
GENERAL MANAGER

AGENDA

- 1. Fourth Quarter Operational Plan & yearly Delivery Program for 20/21 Status Report*
- 2. Walgett Shire Council's Portfolio report from Imperium Markets*
- 3. Application for Consent to Carry Out Development – Proposed Extension to Current Walgett Newsagent Located At Lot A (#81) Fox Street, Walgett*
 - a) Plans of the proposed development*
 - b) Development Assessment Report*
 - c) Site Plan*

Community

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

CSP REF	STRATEGY	ACTION	RESPONIBILITY	STATUS 30th June 2021
1.1.1	Support and initiate a range of local activities and projects that build community connections for all age sectors	<p>Develop a community consultation framework</p> <p>Provide Sec 356 Donations and subsidies</p> <p>Develop projects in conjunction with community organisations</p>	GM Complete	<p>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). Council made a contribution to WAMS for 35 years celebrations.</p> <p>Funding provided by Council for various community events</p> <p>Sustained supports, Council supports for a range of community activities including but not limited to, special/sporting events, cultural initiatives. Council seeks and advocates for collaboration from community groups on community based initiatives and supports</p> <p>Funding provided by Council for various community events, youth ,disabilities, people/ groups from NESB ,Aboriginal and minority /vulnerable residents</p> <p>Council initiates and supports community health, social, emotional wellbeing programs annually and as required.</p>
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 Complete	Council continues to support /implement initiatives across communities with involving residents in programs and initiatives of community beautification and community gardens.
1.1.3	Embellish our community with parks, paths, cycleways, facilities, and meeting places	<p>Implement the active transport plan</p> <p>Progressively review and upgrade community halls and swimming pools</p>	DETS GM Complete	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 Complete	Heritage Advisor engaged and inspections of local Council's LEP and Local Heritage items to ensure protection of Council's Heritage Buildings. Grant submissions lodged for Outback Heritage Drive
1.1.5	Support, encourage and celebrate community participation and volunteerism	Creation and promotion of volunteer opportunities	GM Complete	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. Council advocates for community participation.
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 Complete	Continuing to work with communities for best outcomes Council- community relationships remain productive and positive

GOAL: A safe, active and healthy Shire

CSP REF	STRATEGY	ACTION	RESPONIBILITY	STATUS 30th June 2021
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 Complete	On-going sustained engagement / partnerships with local agencies and contribution to healthy programs, active lifestyles and engagement.
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 Complete	Continuing to support agencies through Interagency groups and working party groups. Facilitation and promotion of capacity building opportunities and options for broader community wellbeing/ safety and lifestyles.
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 Complete	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 Complete	Fully operational and functioning well. Sustained attendance numbers. New play spaces constructed in community / plans for future additions and improvements in recreational infrastructure & opportunities for residents.
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 Complete & On-going	New playground equipment for parks constructed/ further parks and equip in progress.
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 Install and maintain cctv systems across the Shire	GM Complete	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. Three 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 Complete	Food Inspections in progress delayed due to COVID 19 requirements. Inspections re-commence July 2021. 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 delayed due to COVID19. Actively working with and caring for impounded animals as required. Thorough investigations of dog attacks and action taken as required. DA lodged for construction of a new pound facility. Orders issued as necessary and as appropriate and followed up to ensure compliance with Overgrown vegetation and repair of buildings. Swimming Pool Inspections carried out as required. Swimming Pool compliance program to be developed on appointment of building surveyor.

1.2.8				Educating owners of premises about compliance matters.
	Provide and maintain accessible quality sport and recreation facilities that encourage participation	Maintain swimming pools and bore baths facilities and the surrounds	DETS Complete	Ongoing upgrade of swimming pool facilities. New foot valve and pump for Walgett pool

GOAL: A diverse and creative culture

CSP REF	STRATEGY	ACTION	RESPONIBILITY	STATUS 30th June 2021
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	Complete for 20/21 Annual contribution - Complete Library programs delivered in line with COVID best practice. New memberships at both Libraries 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 In progress	Continuing & sustained supports / relationships for NAIDOC, YOUTH WEEK, R U OK DAY, RECONCILIATION WEEK, numerous Festivals and celebrations implemented and pre-programmed. Successful Festivals and NAIDOC grant submissions
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 Complete Complete In progress	WSC ARAP has been adopted and in place. Action Plan referred to in all relevant delivery of programs/ initiatives First peoples initiatives continued to be supported (NAIDOC/ S2W,/Reconciliation Wek, Sorry day,) Work 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 Advocate for the improvement of secondary school educational outcomes across the Shire	GM Complete GM In progress	Council has a strategy in place to support cadetships & traineeships. Ongoing : Council partnership with schools in place

Economic Development

GOAL: An attractive environment for business, tourism and industry

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th June 2021
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 Complete DES Complete	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 Not complete EDO Complete EDO Not complete	Application lodged with Black Spot program. Lake tower upgrade 20/21 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 Complete	Significant transport grants received and projects undertaken. Support for regional transport study. Major grants for CBC road, Lorne Road. Representation made to Minister Toole in June 2021.
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 Complete	Continuing. Economic initiative for Collarenebri underway. Orana RDA undertaking economic development program for Collarenebri.
2.1.5	Provision of caravan support facilities throughout the Shire	Maintain and expand facilities of the 'RV Friendly'	VIC In progress	Council investigating caravan park for Walgett.

GOAL: Employment opportunities that supports local industries

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th June 2021
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 Complete	Application lodged for Lightning Ridge centre upgrade. DA approved. New grant application underway.
2.2.2	Provide land use planning that facilitates employment creation	Monitor and review Council's Local Environment Plan	DES Complete	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. Progress delayed due to COVID and appointment of Town Planner.
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 Not complete	LEP 2013 currently under review. Walgett Rural Residential Progress delayed due to COVID and appointment of Town Planner.
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 Not complete	Continuing
2.2.5	Encourage and support youth employment initiatives	Promote the school to work programme	EDO Complete	Challenging period re: COVID. However currently (12 School 2 Work participants in roles across communities)

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

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th June 2021
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 Not complete DETS Not complete	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 Not complete	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 Not complete	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 No complete	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 Complete	On-going lobbying of State Government Regional road grants received. Future road projects being developed. GM DETS and Cr Murray met with Minister Toole and Roy Butler presentation of Council submission for additional funding for Regional Roads.

GOAL: Communities that are well serviced with essential infrastructure

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th June 2021
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 Complete	Asset system "Confirm" in place. Reconciliation between ledger and asset system to be finalised. done and coding for depreciation updated.
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 Not complete	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 Complete	Regular inspections undertaken and maintenance undertaken as required. Parks and gardens maintained to a high standard and upgrades underway.
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 Complete	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 June 2021
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 Complete	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 Distribute newsletters to residents	CFO Postponed DO Complete	All four quarterly editions issued.
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 Advocate the needs of the Shire to State and Federal Governments	GM Postponed GM Complete	No attendees at Western Division because of flooding in Walgett Shire. On going. Presentations made to Minister Pavey and Toole in June 2021.
3.1.4	Undertake the civic duties of Council with the highest degree of professionalism and ethics	Ensure annual pecuniary interest declarations are completed Ensure Councillors comply with the Code of Conduct	GM Complete Complete	Tabled at the Oct 2020 Council meeting 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 Complete	No training due to Covid restrictions

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

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th June 2021
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 Complete quarterly budget review statements in line with statutory requirements Review, revise and maintain Council's Long Term Financial Plan Oversight financial decision making process	CFO Complete CFO Complete FO GM Complete	Fortnightly reports issued Reports tabled on time . Adopted by Council at the June 2021 Ordinary meeting.

GOAL: Promote community involvement in Government decision making

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th June 2021
3.2.1	Engage with the community through effective consultation and communication processes	Facilitate the delivery of community presentations to Council Meetings Conduct regular community meetings to present the annual budget	GM Complete	Ongoing. Community meetings held in June 2021.

3.3.2		Promote community involvement in any emerging Government Initiatives	GM and CFO	
	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 complete	Not yet commenced

GOAL: Promote community involvement in Government decision making

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th June 2021
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 Complete	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 Complete	Reports tabled in accordance with Legislation

Sustainable Living

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

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th June 2021
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 Complete	Waste strategy finalised and new action plan for Walgett and Lightningdge landfills in operation. Strategies for the unmanned landfills are on-going to improve 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 Complete DES Complete	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 June 2021
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 Complete	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 Complete	Ongoing
4.2.3	Ensure adequate stormwater and drainage infrastructure is provided, maintained and renewed	Maintain and renew the stormwater and drainage infrastructure	DETS Complete	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 June 2021
4.3.1	Promote and raise community awareness of environmental and biodiversity issues	Undertake waste avoidance, waste reduction and recycling program	DES Complete	Council actively supports and works with Container Deposit Scheme for return and earn. Reducing, Reusing and Recycling of waste continuing to be a priority. \$200k grant for recycling shed at Walgett. Grant and \$200k for recycling in Lightning Ridge DA's in progress or approved.
4.3.2	Protect and maintain a healthy catchments and waterways	Inspect Council's water networks and take samples when necessary	DETS Complete	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 Complete	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 June 2021
4.4.1	Retain open space that are accessible to everyone	Monitor environmental protection measures for sensitive land	DES In progress	Implement new Biodiversity Laws and Walgett LEP and DCP 2013 & 2016.
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 Complete	Annual contribution for 20/21 payment made
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 Complete	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 June 2021
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 Not complete	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 Complete	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 Complete CFO Complete	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 June 2021
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 Not complete	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 Complete	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 Complete	Continuing to lobby other levels of Government for additional funding. GM, DETS and Cr. Murray met with Minister Toole in June 2021 and lodged submission for additional funding for regional roads.

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

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th June 2021
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 Complete	Program for 20/21 underway with some work in progress to be carried forward to 2021/22.

GOAL: Provision of facilities and communication services

CSP REF	STRATEGY	ACTION	RESPONSIBILITY	STATUS 30th June 2021
5.4.1	Provide a range of recreational and community facilities	Maintain and upgrade Council's community halls and reserves	CFO Complete	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 Complete	Further applications to be lodged in new program. (Black spot program). Lake tower upgrade complete.
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 Complete	On-going and service providers implementing improved services



Investment Report

01/06/2021 to 30/06/2021

Portfolio Valuation as at 30/06/2021

Issuer	Rating	Type	Alloc	Interest	Purchase	Maturity	Rate	Value	Accrued	Accrued MTD
BOQ	BBB+	TD	GENERAL	Annual	02/07/2018	07/07/2021	3.1500	1,000,000.00	31,413.70	2,589.04
BOQ	BBB+	TD	GENERAL	At Maturity	11/11/2020	11/08/2021	0.5400	1,000,000.00	3,432.33	443.84
Commonwealth Bank	AA-	FRTD	GENERAL	Quarterly	24/08/2016	23/08/2021	1.1406	500,000.00	593.74	468.74
Commonwealth Bank	AA-	FRTD	GENERAL	Quarterly	31/08/2016	31/08/2021	1.0903	500,000.00	507.81	448.07
Auswide Bank	BBB	TD	GENERAL	At Maturity	03/03/2021	03/09/2021	0.5000	1,000,000.00	1,643.84	410.96
ING Direct	A	TD	GENERAL	Annual	14/09/2016	14/09/2021	3.1200	500,000.00	12,394.52	1,282.19
AMP Bank	BBB	TD	GENERAL	At Maturity	25/11/2020	29/09/2021	0.7000	1,000,000.00	4,180.82	575.34
MyState Bank	BBB	TD	GENERAL	At Maturity	17/03/2021	06/10/2021	0.4000	1,000,000.00	1,161.64	328.77
Westpac	AA-	FRTD	GENERAL	Quarterly	16/11/2016	16/11/2021	1.2394	1,000,000.00	1,528.03	1,018.68
BOQ	BBB+	TD	GENERAL	At Maturity	18/11/2020	17/11/2021	0.5500	1,000,000.00	3,390.41	452.05
NAB	AA-	TD	GENERAL	Annual	21/11/2018	22/11/2021	3.0000	1,000,000.00	18,082.19	2,465.75
Newcastle Permanent	BBB	TD	GENERAL	Annual	11/02/2019	16/02/2022	3.0500	1,000,000.00	11,280.82	2,506.85
AMP Bank	BBB	TD	GENERAL	At Maturity	09/06/2021	09/03/2022	0.3500	1,000,000.00	210.96	210.96
Newcastle Permanent	BBB	TD	GENERAL	Quarterly	10/04/2019	13/04/2022	2.7000	1,000,000.00	5,917.81	2,219.18
AMP Bank	BBB	TD	GENERAL	At Maturity	20/04/2021	20/04/2022	0.7000	1,000,000.00	1,380.82	575.34
AMP Bank	BBB	TD	GENERAL	At Maturity	30/06/2021	26/04/2022	0.3500	1,000,000.00	9.59	9.59
Members Equity Bank	BBB	TD	GENERAL	Annual	10/05/2017	11/05/2022	3.4700	1,000,000.00	4,943.56	2,852.05
Members Equity Bank	BBB	TD	GENERAL	At Maturity	16/06/2021	22/06/2022	0.5000	1,000,000.00	205.48	205.48

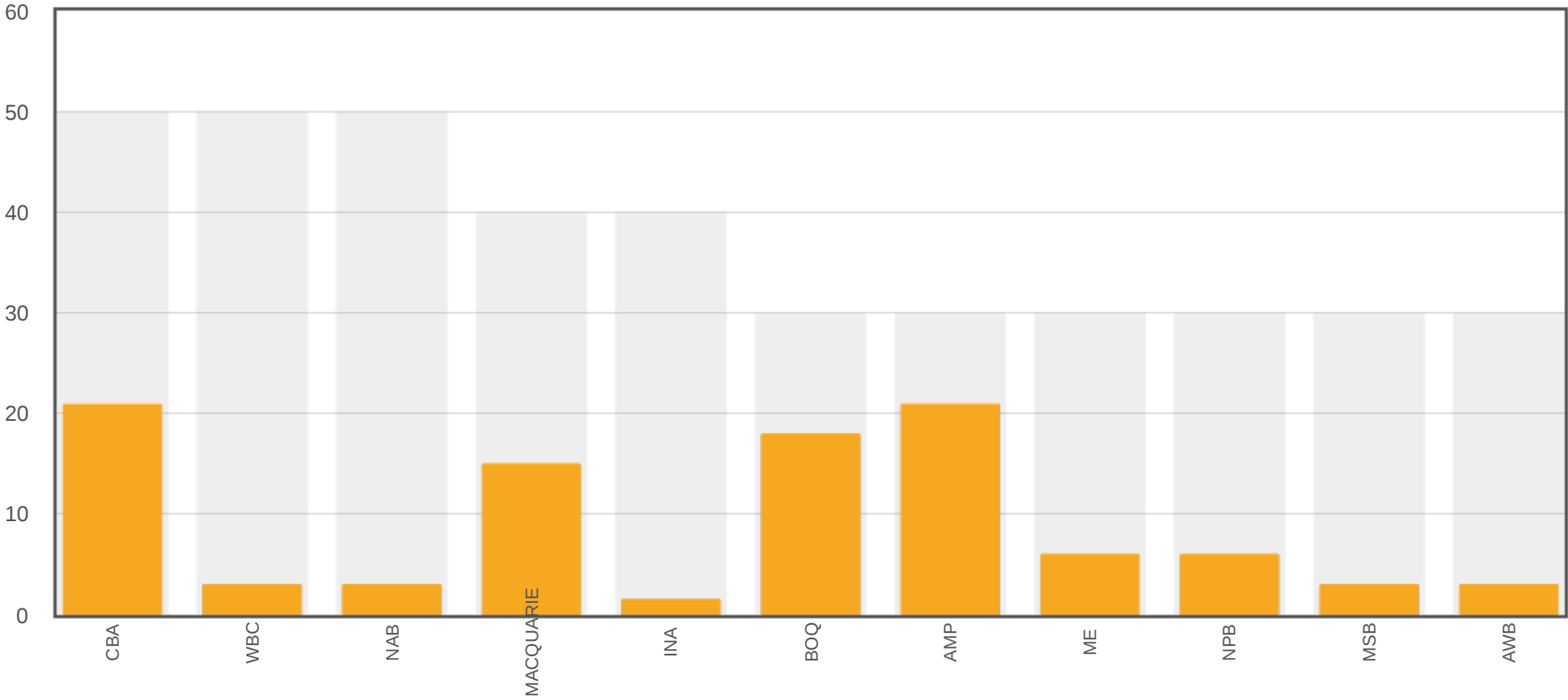
Issuer	Rating	Type	Alloc	Interest	Purchase	Maturity	Rate	Value	Accrued	Accrued MTD
BOQ	BBB+	TD	GENERAL	Annual	02/07/2018	06/07/2022	3.5000	1,000,000.00	34,904.11	2,876.71
AMP Bank	BBB	TD	GENERAL	Annual	10/03/2021	07/09/2022	0.7500	1,000,000.00	2,321.92	616.44
AMP Bank	BBB	TD	GENERAL	Annual	01/02/2019	31/01/2024	3.1500	1,000,000.00	12,945.21	2,589.04
BOQ	BBB+	TD	GENERAL	Annual	12/06/2019	12/06/2024	2.5500	1,000,000.00	1,117.81	1,117.81
AMP Bank	BBB	TD	GENERAL	Annual	07/08/2019	07/08/2024	2.0000	1,000,000.10	17,972.60	1,643.84
BOQ	BBB+	TD	GENERAL	Annual	06/08/2020	06/08/2025	1.3000	1,000,000.00	11,717.81	1,068.49
Commonwealth Bank	AA-	CASH	GENERAL	Monthly	30/06/2021	30/06/2021	0.2000	1,516,979.94	8.31	8.31
Macquarie Bank	A+	CASH	GENERAL	Monthly	30/06/2021	30/06/2021	0.4000	5,012,166.10	693.97	693.97
Commonwealth Bank	AA-	CASH	GENERAL	Monthly	30/06/2021	30/06/2021	0.0000	4,475,142.10	-	-
TOTALS								33,504,288.24	183,959.81	29,677.50

Counterparty Compliance as at 30/06/2021

Long Term Investments

Compliant	Bank Group	Term	Rating	Invested	Invested (%)	Limit (%)	Limit (\$)	Available
✓	Commonwealth Bank	Long	AA-	6,992,122.04	20.87	50.00	-	9,760,022.08
✓	Westpac	Long	AA-	1,000,000.00	2.98	50.00	-	15,752,144.12
✓	NAB	Long	AA-	1,000,000.00	2.98	50.00	-	15,752,144.12
✓	Macquarie Bank	Long	A+	5,012,166.10	14.96	40.00	-	8,389,549.20
✓	ING Direct	Long	A	500,000.00	1.49	40.00	-	12,901,715.30
✓	BOQ	Long	BBB+	6,000,000.00	17.91	30.00	-	4,051,286.47
✓	AMP Bank	Long	BBB	7,000,000.10	20.89	30.00	-	3,051,286.37
✓	Members Equity Bank	Long	BBB	2,000,000.00	5.97	30.00	-	8,051,286.47
✓	Newcastle Permanent	Long	BBB	2,000,000.00	5.97	30.00	-	8,051,286.47
✓	MyState Bank	Long	BBB	1,000,000.00	2.98	30.00	-	9,051,286.47
✓	Auswide Bank	Long	BBB	1,000,000.00	2.98	30.00	-	9,051,286.47
TOTALS				33,504,288.24	100.00			

Counterparty Compliance - Long Term Investments

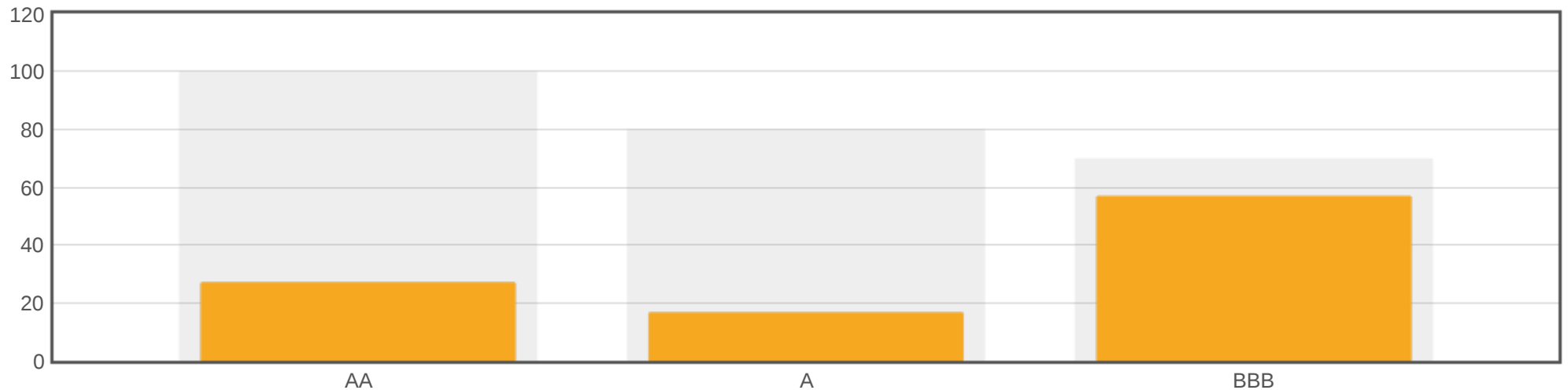


Credit Quality Compliance as at 30/06/2021

Long Term Investments

Compliant	Rating	Invested (\$)	Invested (%)	Limit (%)	Available
✓	AA	8,992,122.04	26.84	100.00	24,512,166.20
✓	A	5,512,166.10	16.45	80.00	21,291,264.49
✓	BBB	19,000,000.10	56.71	70.00	4,453,001.67
TOTALS		33,504,288.24	100.00		

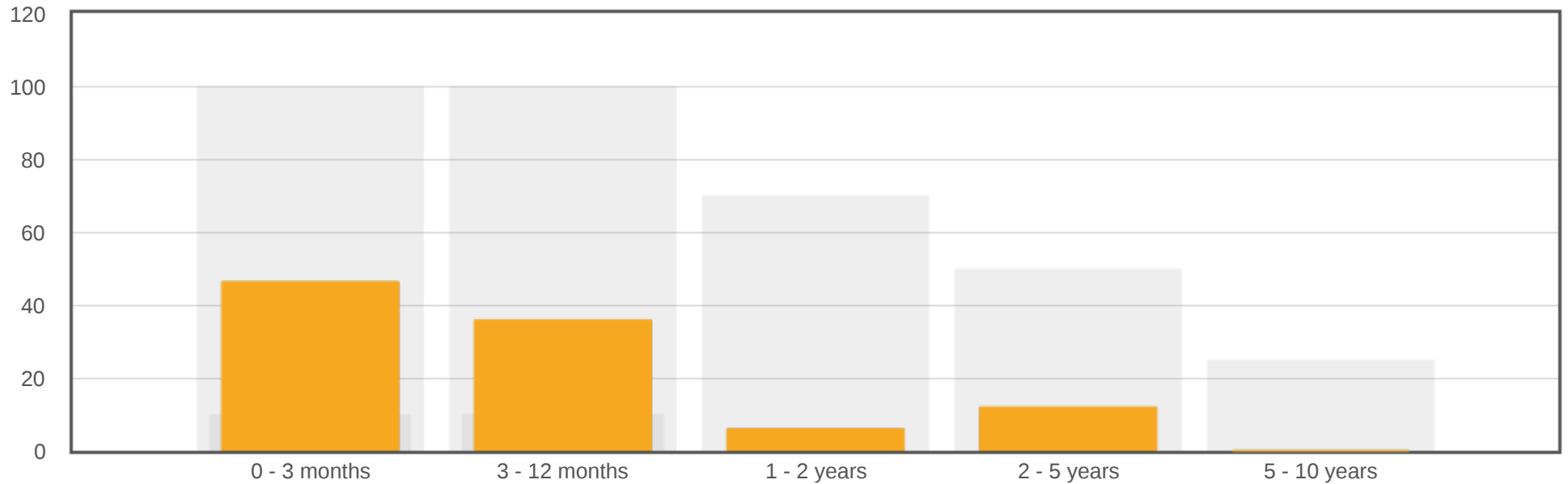
Credit Quality Compliance - Long Term Investments



Maturity Compliance as at 30/06/2021

Compliant	Term	Invested	Invested (%)	Min Limit (%)	Max Limit (%)	Available
✓	0 - 3 months	15,504,288.14	46.28	10.00	100.00	18,000,000.10
✓	3 - 12 months	12,000,000.00	35.82	10.00	100.00	21,504,288.24
✓	1 - 2 years	2,000,000.00	5.97	0.00	70.00	21,453,001.77
✓	2 - 5 years	4,000,000.10	11.94	0.00	50.00	12,752,144.02
✓	5 - 10 years	-	0.00	0.00	25.00	8,376,072.06
TOTALS		33,504,288.24	100.00			

Maturity Compliance



Portfolio Comparison

From: 31/05/2021 To: 30/06/2021

Issuer	Rating	Type	Rate	Purchase	Maturity	Interest	31/05/2021	30/06/2021	Difference
AMP Bank	BBB	TD	0.7000	30/11/2020	02/06/2021	At Maturity	1,000,000.00	-	-1,000,000.00
AMP Bank	BBB	TD	0.7000	02/12/2020	09/06/2021	At Maturity	1,000,000.00	-	-1,000,000.00
BOQ	BBB+	TD	0.7000	16/09/2020	16/06/2021	At Maturity	1,000,000.00	-	-1,000,000.00
AMP Bank	BBB	TD	0.7000	16/12/2020	23/06/2021	At Maturity	1,000,000.00	-	-1,000,000.00
AMP Bank	BBB	TD	0.8000	26/08/2020	30/06/2021	At Maturity	1,000,000.00	-	-1,000,000.00
BOQ	BBB+	TD	3.1500	02/07/2018	07/07/2021	Annual	1,000,000.00	1,000,000.00	-
BOQ	BBB+	TD	0.5400	11/11/2020	11/08/2021	At Maturity	1,000,000.00	1,000,000.00	-
Commonwealth Bank	AA-	FRTD	1.1406	24/08/2016	23/08/2021	Quarterly	500,000.00	500,000.00	-
Commonwealth Bank	AA-	FRTD	1.0903	31/08/2016	31/08/2021	Quarterly	500,000.00	500,000.00	-
Auswide Bank	BBB	TD	0.5000	03/03/2021	03/09/2021	At Maturity	1,000,000.00	1,000,000.00	-
ING Direct	A	TD	3.1200	14/09/2016	14/09/2021	Annual	500,000.00	500,000.00	-
AMP Bank	BBB	TD	0.7000	25/11/2020	29/09/2021	At Maturity	1,000,000.00	1,000,000.00	-
MyState Bank	BBB	TD	0.4000	17/03/2021	06/10/2021	At Maturity	1,000,000.00	1,000,000.00	-
Westpac	AA-	FRTD	1.2394	16/11/2016	16/11/2021	Quarterly	1,000,000.00	1,000,000.00	-
BOQ	BBB+	TD	0.5500	18/11/2020	17/11/2021	At Maturity	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	-

Issuer	Rating	Type	Rate	Purchase	Maturity	Interest	31/05/2021	30/06/2021	Difference
AMP Bank	BBB	TD	0.3500	09/06/2021	09/03/2022	At Maturity	-	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	-
AMP Bank	BBB	TD	0.7000	20/04/2021	20/04/2022	At Maturity	1,000,000.00	1,000,000.00	-
AMP Bank	BBB	TD	0.3500	30/06/2021	26/04/2022	At Maturity	-	1,000,000.00	1,000,000.00
Members Equity Bank	BBB	TD	3.4700	10/05/2017	11/05/2022	Annual	1,000,000.00	1,000,000.00	-
Members Equity Bank	BBB	TD	0.5000	16/06/2021	22/06/2022	At Maturity	-	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	0.7500	10/03/2021	07/09/2022	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	AA-	CASH	0.0000	31/05/2021	31/05/2021	Monthly	516,816.81	1,516,979.94	1,000,163.13
Commonwealth Bank	AA-	CASH	0.0000	31/05/2021	31/05/2021	Monthly	2,343,050.86	4,475,142.10	2,132,091.24
Macquarie Bank	A+	CASH	0.4000	31/05/2021	31/05/2021	Monthly	2,010,781.74	5,012,166.10	3,001,384.36
TOTALS							29,370,649.51	33,504,288.24	4,133,638.73

Interest Received in Period

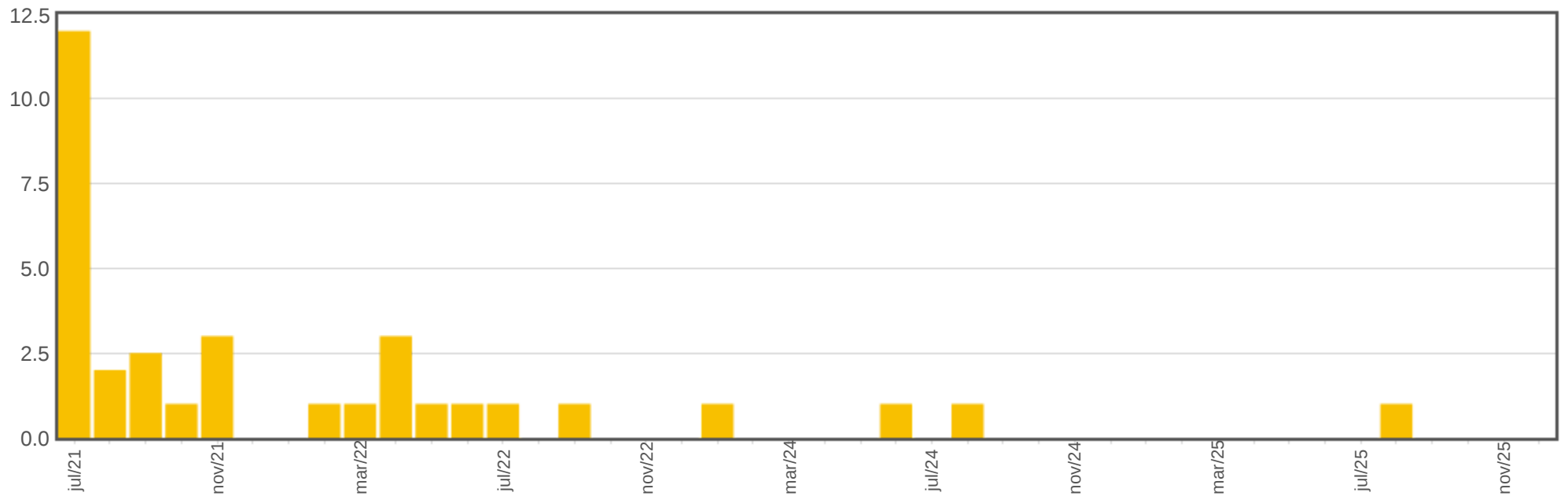
From: 01/06/2021 To: 30/06/2021

Periodic Interest

Issuer	Rating	Type	Alloc	Frequency	Value	Purchase	Maturity	Coupon Date	Type	Rate	Received
AMP Bank	BBB	TD	GENERAL	At Maturity	1,000,000.00	30/11/2020	02/06/2021	02/06/2021	Maturity	0.7000	3,528.77
AMP Bank	BBB	TD	GENERAL	At Maturity	1,000,000.00	02/12/2020	09/06/2021	09/06/2021	Maturity	0.7000	3,624.66
BOQ	BBB+	TD	GENERAL	At Maturity	1,000,000.00	16/09/2020	16/06/2021	16/06/2021	Maturity	0.7000	5,235.62
AMP Bank	BBB	TD	GENERAL	At Maturity	1,000,000.00	16/12/2020	23/06/2021	23/06/2021	Maturity	0.7000	3,624.66
AMP Bank	BBB	TD	GENERAL	At Maturity	1,000,000.00	26/08/2020	30/06/2021	30/06/2021	Maturity	0.8000	6,750.68
BOQ	BBB+	TD	GENERAL	Annual	1,000,000.00	12/06/2019	12/06/2024	15/06/2021	Periodic	2.5500	25,709.59
TOTALS					6,000,000.00						48,473.97

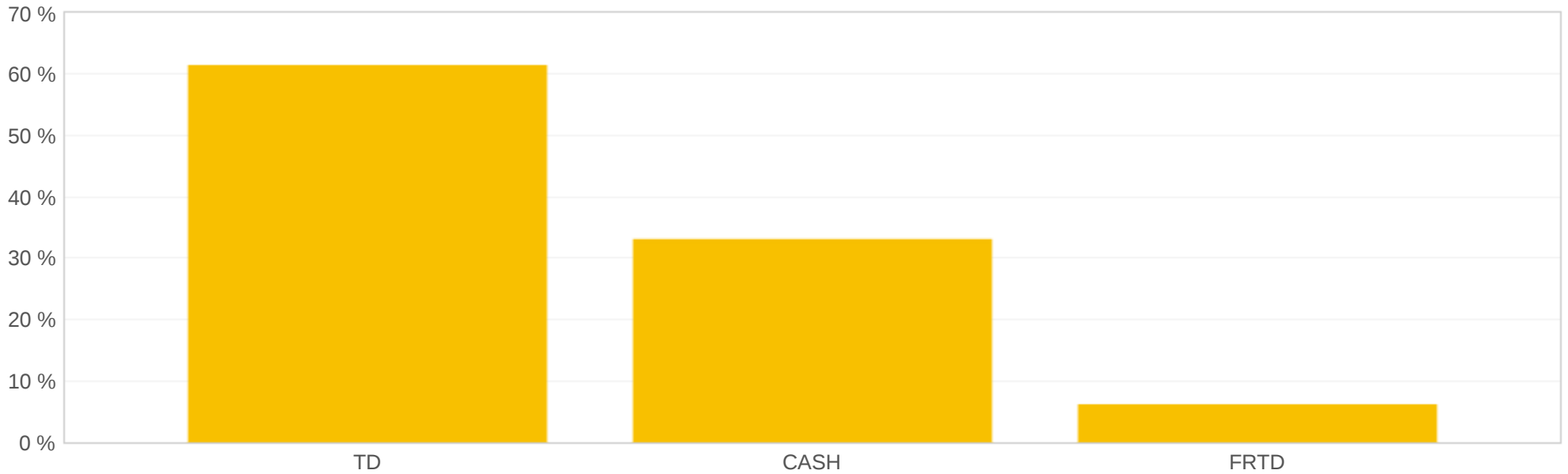
Maturity Cashflow as at 30/06/2021

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2021	-	-	-	-	-	-	12,004,288	2,000,000	2,500,000	1,000,000	3,000,000	-	20,504,288.14
2022	-	1,000,000	1,000,000	3,000,000	1,000,000	1,000,000	1,000,000	-	1,000,000	-	-	-	9,000,000.00
2024	1,000,000	-	-	-	-	1,000,000	-	1,000,000	-	-	-	-	3,000,000.10
2025	-	-	-	-	-	-	-	1,000,000	-	-	-	-	1,000,000.00
TOTALS													33,504,288.24



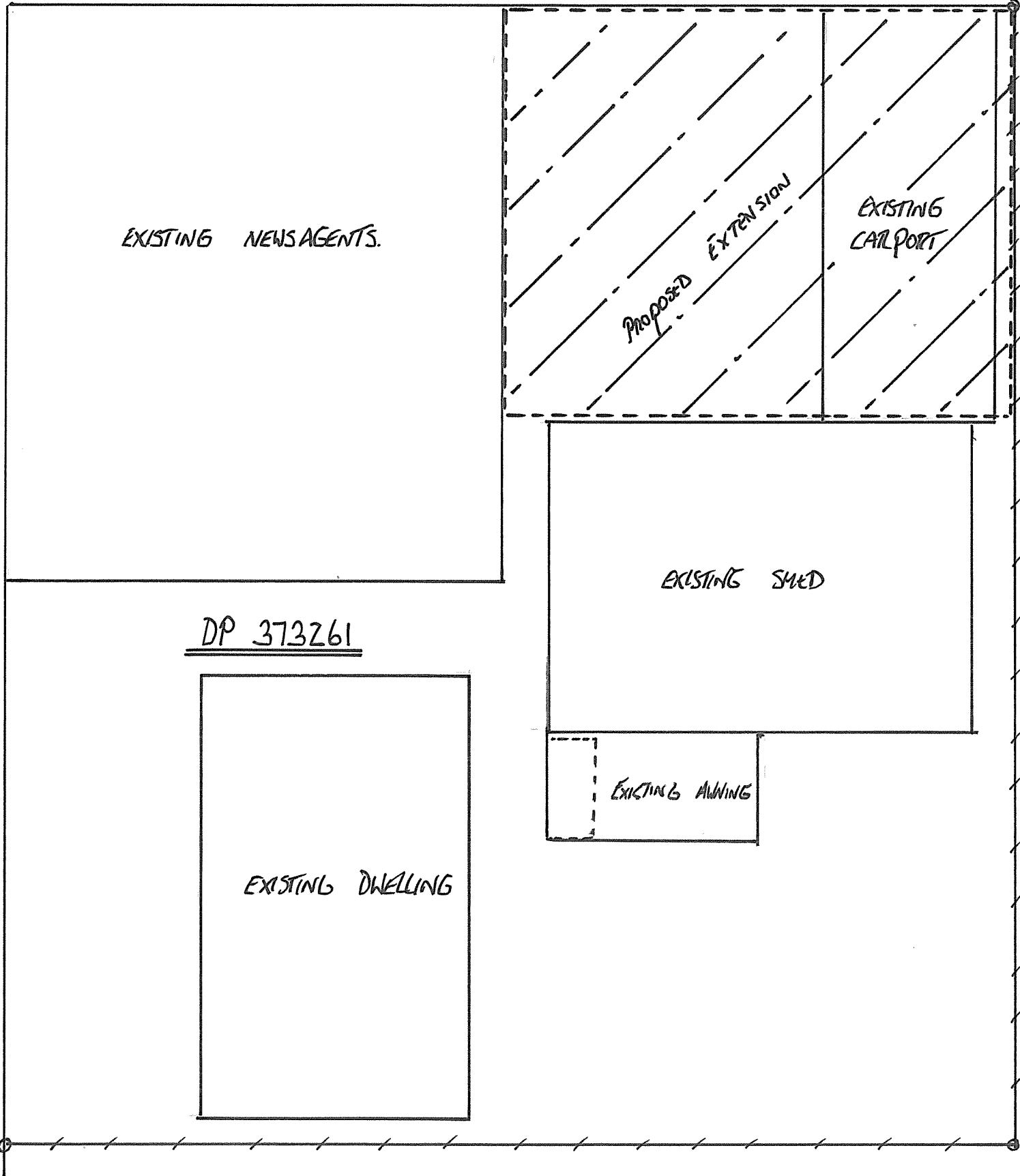
Asset Class as at 30/06/2021

Code	Number of Trades	Invested	Invested (%)
TD	22	20,500,000.10	61.19
CASH	25	11,004,288.14	32.84
FRTD	3	2,000,000.00	5.97
TOTALS	27	33,504,288.24	100.0



EUROKA ST

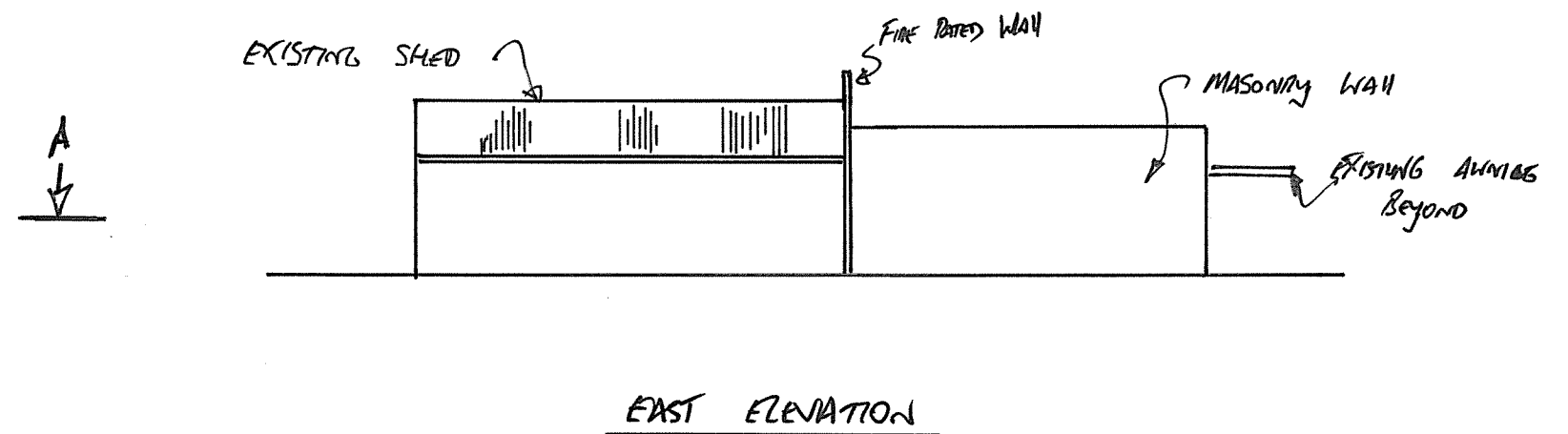
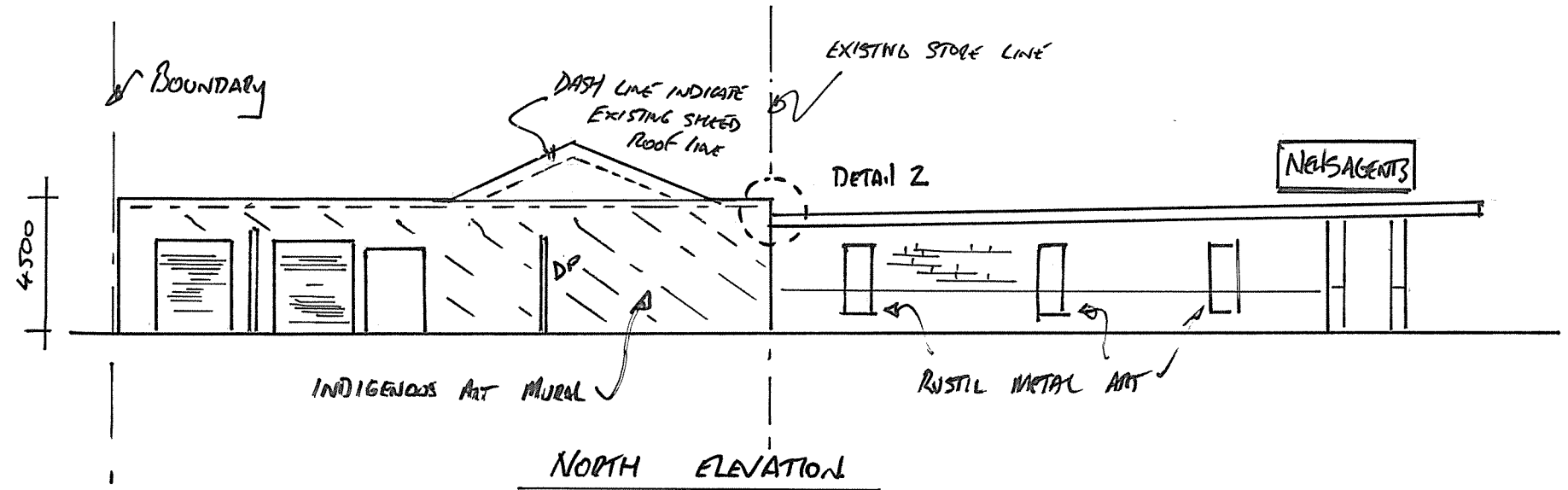
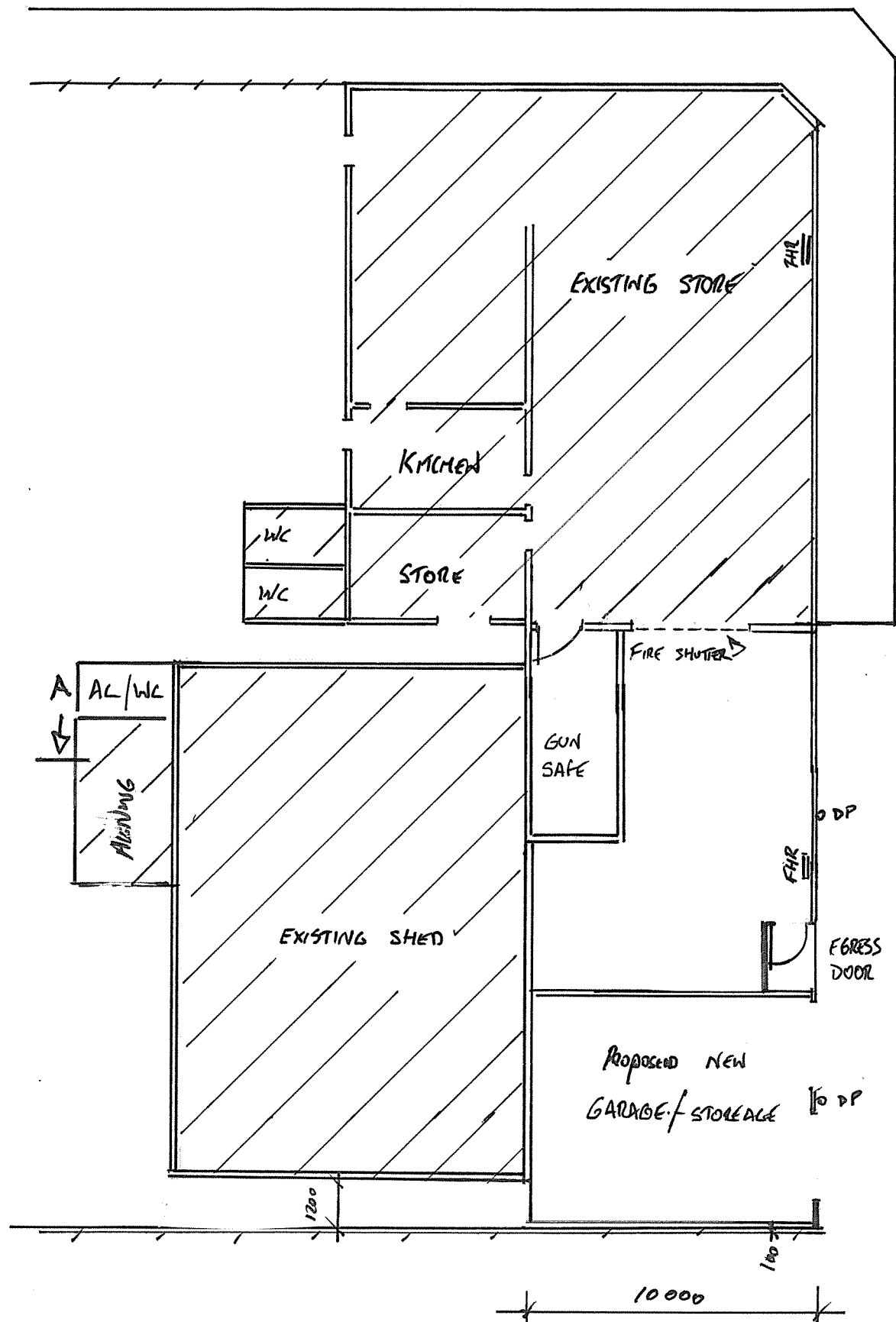
FOX ST.



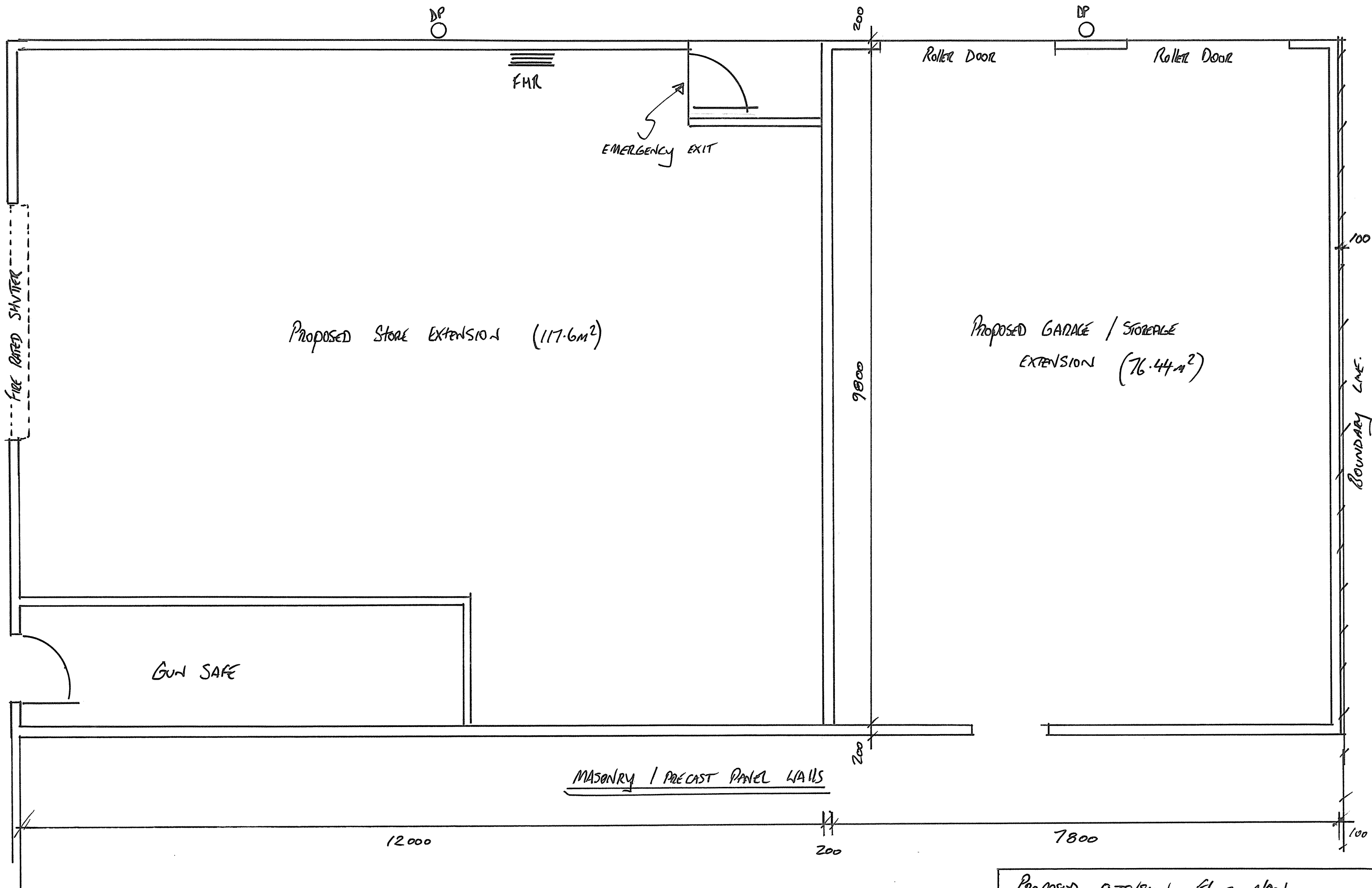
DP 373261

79-81 FOX ST WALGETT

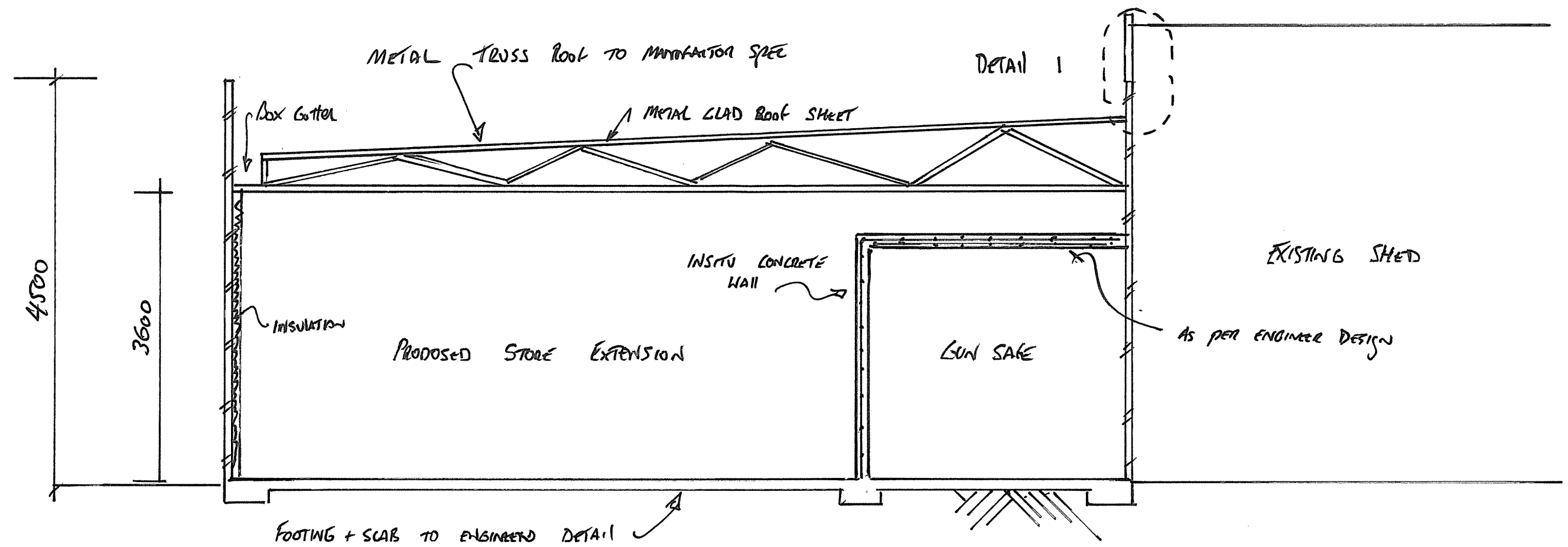
Fox ST.



PROPOSED STORE EXTENSION WALGETT NEWSAGENT.
C/N FOX ST - EUROKA ST



Proposed Extension Floor Plan.
WALGETT MEMORANDUM



SECTION A-A

Indigenous Art Mural Painting

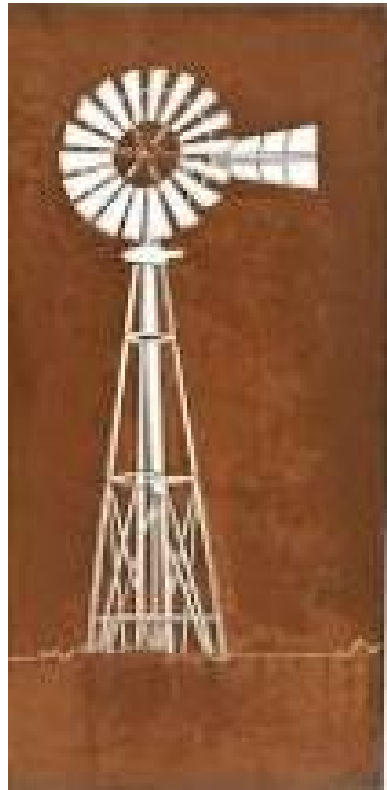


Example 1



Example 2

METAL WALL ART



Rustic Metal Panel

Proposed Extension to 79 Fox St Walgett

Scope of work:- Proposed extension to current Walgett newsagent, Fishing and Camping store, increasing building footprint approx. 194m2.

- Demolishment of current existing carport structure.
- Excavate and dispose of current concrete hard stand area.
- Construct new masonry / concrete and steel structure.
- Refurbishment of current structure to Assessable toilet and shower.

Provide all work as shown on the attached drawings. The scope and extent of work are subject to the Conditions of Approval and to specific requirements of the principal certifying authority / Walgett Shire Council. Full compliance with relevant statutory regulations and the supply authorities and to Australian Standards listed in this specification. Comply with all relevant conditions of the NCC (formerly BCA). Ensure full coordination with all services components and provide Works to meet listed performance requirements of the following: thermal compliance as applicable in NatHERS protocols and relevant sections of NCC.

Site Management:- Provide all necessary site management components such as provision of site facilities and temporary Works as listed on the Walgett council approved conditions or as required by statutory regulations for the Works.

Spoil and materials:- Ensure spoil and materials brought to site are protected and located clear off and do not impact on erosion and sediment controls installed by the builder. Ensure spoil and materials to be taken from the site are compliant with statutory and Walgett Council local authorities requirements.

Design:- All structural elements and design are to be as per

- BCA consultant
- Structural Engineer dwg and specification
- Geo tech
- Lighting Lux level Consultant
- DDA consultant
- Fire Consultant
- Hydraulic Engineer
- Part J (BCA) NCC

GENERAL: All standards must Comply with (BCA) NCC and all applicable clauses of current editions of these building Standards:

AS 3798 2007 earthworks for commercial and residential developments

AS 3600 2009 Concrete structures.

AS/NZS 4671 2001 Steel reinforcing materials.

AS 3678 / AS 5131 Structural Steel

AS 1851 / AS 2441 Fire Protection Systems

AS 3500 Plumbing

AS 2293 : 2018 Emergency Evacuation lighting

AS 3000 : 2018 Wiring rules

AS 3660 Termite management

AS/NZS 3661.2 1994 Slip resistance of pedestrian surfaces

AS 4654 Waterproof membranes

AS/NZS 4505 2012 Garage doors and other large access doors

AS 5040 2003 Installation of security screen doors and window grilles

AS 1428 Design for access and mobility

Traffic / Parking Control Plan

This “**Traffic Management Plan**” (TMP) for the proposed Walgett Newsagents building alteration / extension. Has been developed by considering both the local and passing through traffic management issues that are in relation to the operation of this premises. To minimise adverse impacts on traffic movement, pedestrians and/or parking.

Reference has been made to the **Walgett Council DCP Parking requirements**.

4.9.10. Parking

Land Use	Parking Requirements
Bulky Goods	1 space per 45 m ² gross floor area (GFA)
Business	1 space per 25 m ² GFA
Child Care Centre	1 space per every 5 children (based on maximum allowed)
Hotel	1 space per hotel unit plus 1 space per 9 m ² licensed public floor area
Medical Centres	1 space per 25 m ² GFA or 3 spaces per practitioner plus 1 space per employee whichever is greater
Motel	1 space per accommodation unit plus 1 space per 2 employees
Retail Premises shops < 1,000 m GFA	1 space per 20 m ² GFA
Retail Premises shops > 1,000 m GFA	1 space per 30 m ² GFA

Consideration has been taken to address the following

1. The size and nature of the development, including the proposed extension, the amount of additional retail floor area relative to the existing floor area and the increased parking demand likely to be generated.
2. The hours of operation and timing of peak demand for each use, including any overlap of parking demand.
3. Availability of kerb-side parking opportunities in the vicinity of the proposed development.
4. Providing employee's on-site / off street parking.
5. To ensure that parking and service provision is adequate relative to the likely demand.
6. Consideration of customers other means of transport, walking and cycling.
7. The proportion of visitors or customers likely to arrive by car in relation to persons instore at any given time.
8. The number of staff / employees.

Proposed Extended Retail Floor area - Car park calculation

The existing Walgett newsagents consists of mixed business newsagent, retail, coffee shop, food preparation, camping, fishing and firearms the current existing floor areas

1. Existing Retail floor area only :- 282 m2
2. Existing back of house kitchen and storeroom area :- 48 m2
3. The new proposed extension will increasing the Walgett newsagents camping, fishing and firearms floor area an additional :- 194 m2 (117.6 m2 Retail & 76.44 m2 Garage / Storage)
4. Complete total proposed new floor area, including all existing front of house retail and back of house areas will be :- 524m2
5. Total retail floor area of new store extension and existing store front of house retail / display area **ONLY 399 m2** - (Excluding back of house kitchen and storage areas)

Walgett DCP - Carparking Requirements

a. Total existing and additional new retail floor area -	<u>(399 m2 div x 20)</u>	
	399 m2	div / 20 m2
	<u>20</u>	<u>Car spaces</u>
b. Current street car spaces combined on 2 x street frontage	17	
c. New off street garage parking for employees	<u>4</u>	
	<u>21</u>	<u>Car spaces</u>

Customer Client in Store Traffic

- | | |
|---|----------------------------------|
| d. Survey of customer in store ratio per 15 x minute. | 15 x customer max / 15 minute |
| e. 33% of customers foot / cycle traffic. | 3.3 x customer (walk to store) |
| f. 66% of customer vehicle traffic. | 6.6 x customer (drive to store) |
| g. Average duration customer in store. | 5 x minute |
- At any given 15 x minute period a maximum number of customers requiring vehicles on street parking would average a maximum of 10 x carpark spaces. Customers in store rotate every 15 minutes. Meaning parking spaces of customers that leave and arrive do not increase required street parking.
 - Maximum car spaces required at any time 10 x off. Allowing a 30% increase to store proposed (extension / upgrade) extra 5 x off. A maximum of 15 x off carparks will be occupied at any time.

Conclusion to Traffic Management

Therefore with the combined current on street customer parking availability of 17 x and off street (new building extension garage) employee parking of 4 x off.

Total car spaces available	21 x car spaces
----------------------------	-----------------

New store actual required for customer vehicle parking traffic	15 x car spaces
--	-----------------

Therefore this survey would indicate sufficient existing street parking spaces to cater for the proposed store extension of the Walgett Newsagent - Camping and Fishing development.

Proposed External Building Façade on Eurka & Fox St

The northern elevation on Euroka street:- will comprise of repainting the existing building masonry wall and awning and incorporating 3 x rustic metal panels (2000 x 900) evenly spaced between existing signage.

The new concrete extension façade wall to be painted with a indigenous mural designed and painted by a local artist.

The western elevation on fox street:- will comprise of existing signage to remain and wall to be repainted.

Positive Community impact of Proposed Development

- The proposed new Walgett Newsagents, Fishing and Camping retail development will have nil or minimum adverse impact on traffic flow and parking. (see:- TMP)
- By providing an increased retail floor area, the facilities and merchandise would be displayed more spaciouly allowing customer circulation within the proposed new store easier access.
- The increased store floor area will enable an increased stock range. Therefore providing local customers with access to more products and services within the Walgett township.

Development Assessment Report

DA Number:	DA2021/28	Council:	Walgett
Location:	81 Fox Street, Walgett		
Development Description:	Enclosing the open storage area and carpark to allow for a secure storage and secure parking area. Provide dust free storage for bulky goods.		
Title Details:	Corner Store, 81 Fox Street, Walgett. Lot A DP 373261. Parcel 139893 Ass. 3285		

Proposal Overview

Increasing building footprint approx. 194m².

- Demolishment of current existing carport structure.
- Excavate and dispose of current concrete hard stand area.
- Construct new masonry / concrete and steel structure.
- Refurbishment of current structure to Assessable toilet and shower.

Overall, this application will enclose an open storage area and carpark to provide for a secure storage solution, and secure parking area. It will provide a dust-free storage of bulky goods.

Property Details/History

	Checked	Comments
File History	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Lodged: 02 June 2021 NN Commenced: 08 June 2021 NN Finished: 22 June 2021
Title Plan	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Lot A DP 373261. 81 Fox Street, Walgett
Check Ownership	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Mr. D B Thwaites, Mrs. N A Thwaites. Both of the owners have signed the owner's consent that accompanies this application.

Is there any other issue that requires notation?

Yes ☐ No ☒

Application Type

Is this application an Integrated Development Application?

Yes ☐ No ☒

Is this application a Designated Development Application?

Yes ☐ No ☒

Is this application for State Significant Development?

Yes ☐ No ☒

Is this application submitted by/on behalf of a Public Authority?

Yes ☐ No ☒

Is this application a staged Development?

Yes ☐ No ☒

Is this application a section 4.55 amendment?

Yes ☐ No ☒

Concurrence/Referral

Section 4.13 – EP & A Act

Does this application require concurrence referral?

Yes ☐ No ☒

Does this application require courtesy comment?

Yes ☐ No ☒

Has this application been referred to a Development Assessment Unit?

Yes ☐ No ☒

Does this application require referral for decision by Council?

Yes ☐ No ☒

Is there any other issue that requires notation?

Yes ☐ No ☒

Local Environmental Plan

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

This land is zoned: B2 Local Centre

Development as per Standard Definitions: This development is considered to be alterations and additions to the existing newsagent / corner store.

List the relevant clause/clauses applicable under the LEP

Clause	Compliance	Comment
Land Use Table	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	This is permissible development.
6.1 Earthworks	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	A Soil & Erosions Control Plan has not been submitted, but it can be conditioned that one be submitted
6.6 Essential Services	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	All essential services are available to this development, all connections are available to the site.

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

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

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

Development Control Plan

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

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

List the relevant clause/clauses under the applicable DCP

Chapter	Clause	Compliance	Comment
4.9 – Commercial & Retail Development	4.9.3. Outdoor Lighting <ul style="list-style-type: none">Demonstrate compliance with AS/NZS 11583.1 Pedestrian Area (Category P) Lighting and AS4282 Control of Obtrusive Effects of Outdoor Lighting.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Condition imposed.
	4.9.4. Outdoor Signage <ul style="list-style-type: none">A single business premises is permitted to have:<ul style="list-style-type: none">one under awning sign,one top hamper sign, andone fascia sign,that do not project above or beyond that to which it is attached.One of which may be illuminated, but not flashing, moving or floodlit.Design and location of signage must be shown on plans with DA.Where there is potential for light spill from signage to adjoining properties, all illuminated signage shall be fitted with a timer switch to dim or turn off the light by 11pm each night.Signage must comply with SEPP 64 – Advertising and Signage Schedule 1 Assessment Criteria.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Other than the proposed mural, no new outdoor signage is proposed.
	4.9.5. Design <ul style="list-style-type: none">Any security measures employed to protect windows or doors facing streets must not have:<ul style="list-style-type: none">Bars.Heavy gauge wire mesh (note that 'crimsafe' style meshes are acceptable).Exterior roller shutters.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Most of the proposed development complies with this clause, however a variation is requested for the following section of the clause:

	<ul style="list-style-type: none"> • Such security measures installed on existing commercial premises are to be removed within 12 months of the issue of a Development Consent. • Building facades shall be articulated by use of colour, arrangement of elements or by varying materials. • The design of new buildings must reflect and enhance the existing character of the business precinct. • Building design for new structures must relate to their retail/ commercial/ office function with quality materials at the pedestrian level. Damaged external surfaces on the front façade of existing buildings are to be repaired within 12 months of the issue of a Development Consent for a Change of Use. • Large expansive blank walls not permitted unless abutting a building on an adjoining allotment. • Plans must show the location of all external infrastructure (including air conditioning units, plant rooms, ducting) and demonstrate how it will be screened from view from a public place or road. • Development on corner sites shall incorporate splays, curves, building entries and other architectural elements to reinforce the corner as a land mark feature of the street. 		<p><i>Large expansive blank walls not permitted unless abutting a building on an adjoining allotment.</i></p> <p>The variation is below.</p>
<p>Variation Statement for Clause - 4.9.5 - Design</p> <p>a) Control being varied: <i>Large expansive blank walls not permitted unless abutting a building on an adjoining allotment.</i></p> <p>b) Extent of proposed variation: There will be a 12m wall that will not be articulated as a result of this application.</p> <p>c) Demonstrating no adverse impacts The wall is proposed to have an Indigenous mural located on it, as well as Rustic Metal Art located on this spans of the wall. Having these items and artworks on this area of the wall will create visual interest and will deter vandalism in the local area.</p>			
	<p>4.9.9. Traffic and Access</p> <ul style="list-style-type: none"> • All vehicles must be able to enter and exit the site in a forward direction. • Design must demonstrate no conflict between pedestrian, customer vehicles and delivery vehicles. • Wearing surfaces for access driveways, parking areas, loading/unloading facilities and associated vehicle manoeuvring areas must be designed relative to intended use. • Unsealed vehicle movement areas are not acceptable due to environmental management impacts. • Loading bay(s) must be sited to avoid use for other purposes such as customer parking or materials storage and be line marked and signposted. • Site access not permitted: 	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>Most of the proposed development complies with this clause, however a variation is requested for the following section of the clause: <i>All vehicles must be able to enter and exit the site in a forward direction.</i></p> <p>The variation is below.</p>

	<ul style="list-style-type: none"> ○ Close to intersection or roundabouts with inadequate sight distances; ○ Where there is heavy and constant pedestrian movement on the footpath; ○ Where right turning traffic entering the site may obstruct through traffic. • Separate, signposted entrance and exit driveways are required for developments requiring more than 50 parking spaces or where development generates a high turnover of traffic. • The number of access points from a site to any one street frontage is limited to 1 ingress and 1 egress. • Driveways must be provided in accordance with AS 2890.1 Parking Facilities. 						
<p>Variation Statement for Clause - 4.9.9 - Traffic and Access</p> <p>a) Control being varied: <i>All vehicles must be able to enter and exit the site in a forward direction.</i></p> <p>b) Extent of proposed variation: There is one ingress and egress point. Vehicles will have to reverse from the site to Euroka Street, and therefore not able to enter and exit the site in a forward direction</p> <p>c) Demonstrating no adverse impacts The road reserve of Euroka Street is a very generous 23m and is largely cleared of vegetation, which results in great sightlines without obstruction from large trees or established carpark spaces.</p>							
Retail Premises shops <1,000 m GFA 1 space per 20m ² GFA		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer below				
<p>Variation Statement for Clause - 4.9.10 – Parking</p> <p>a) Control being varied:</p> <table border="1" data-bbox="512 1290 1394 1426"> <thead> <tr> <th>Land Use</th> <th>Parking Requirements</th> </tr> </thead> <tbody> <tr> <td>Retail Premises shops < 1,000 m² GFA</td> <td>1 space per 20 m² GFA</td> </tr> </tbody> </table> <p>b) Extent of proposed variation: 194.04 m² Gross Floor Area (GFA) / 20 m² GFA = 10 (9.7) parking spaces required. 2 parking spaces provided. Shortfall = 8 parking spaces.</p> <p>c) <u>Demonstrating no adverse impacts:</u> Essentially, there are three options for addressing the issue –</p> <ul style="list-style-type: none"> (i) Via an increase in on-site carparking provision such that levels of carparking provision are brought into consistency with WSDCP standards; or (ii) Via a variation of WSDCP standards; or (iii) Via off-site carparking provision. <p>Each of the above options is outlined and discussed below.</p> <ul style="list-style-type: none"> (i) <u>Increase in on-site carparking provision</u> The simplest way to achieve the required number of parking spaces would be to provide carparking in a different location on the premises. The siting of existing structures on the premises (refer Attachment 2 – Location Plan), however, would disqualify this option from further consideration. (ii) <u>Variation of WSDCP standards (recommended option)</u> 				Land Use	Parking Requirements	Retail Premises shops < 1,000 m ² GFA	1 space per 20 m ² GFA
Land Use	Parking Requirements						
Retail Premises shops < 1,000 m ² GFA	1 space per 20 m ² GFA						

	<p>If the parking standards under subsection 4.9.10 of the WSDCP were to be varied, Council should first be satisfied that –</p> <ul style="list-style-type: none"> the proposed development will not generate the level of peak carparking demand predicted by the WSDCP; and/or for the foreseeable future, existing public carparking provision in the locality is sufficient to make up for any shortfall in on-site carparking provision. <p>With respect to the level of peak carparking demand that may be generated by the development, the assessing officers, having looked at this issue, are of the view that the level predicted by the WSDCP is reasonable.</p> <p>With respect to whether or not, for the foreseeable future, existing public carparking provision in the locality is sufficient to make up for any shortfall in on-site carparking provision, it is clear that sufficient spare on-street carparking capacity (on both Fox Street and Euroka Street) exists to accommodate the demands of the development for the foreseeable future.</p> <p>(iii) <u>Off-site carparking provision</u></p> <p>The carparking shortfall could be addressed through off-site provision by providing carparking on another, nearby site. However, there are not considered to be any other opportunities for addressing the carparking shortfall via providing carparking on another, nearby site.</p>
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Has a variation to the DCP been requested?

Yes ☒ No ☐

Comment: Variation statements made above.

Should the variation be recommended?

Yes ☒ No ☐

Comment: Yes. The variations are not considered to be major, and should be supported by Council.

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 44 — Koala Habitat Protection	Not Applicable <input type="checkbox"/> Applicable <input checked="" 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>

Complies	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Comment Only <input type="checkbox"/>	As the increase of the building footprint is minimal and an inspection of the site revealed that there is no koala habitat nor potential habitat that will be affected by this development. Therefore, a Koala Plan of Management is not required.
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"/>	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.
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 type="checkbox"/> No <input type="checkbox"/> Comment Only <input checked="" type="checkbox"/>	Additional signage is not proposed in this application.
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 checked="" 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"/>	<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"/> Applicable <input 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"/> Applicable <input 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 checked="" type="checkbox"/> Applicable <input 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>
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>

		<ul style="list-style-type: none"> Willandra Lakes Regional Environmental Plan No. 1 – World Heritage Property.
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"> amends some state-level planning provisions, particularly for boarding house and seniors housing development; 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 consolidates three housing-related SEPPs <ul style="list-style-type: none"> State Environmental Planning Policy (Affordable Rental Housing) 2009 State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes).
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:</i> 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>Maintenance:</i> include provisions under Clause 132 that permit routine maintenance of the fence to be carried out as exempt development.

Is there any other issue that requires notation?

Yes ☐ No ☒

Planning Agreement

Section 4.15(1)(a)(iia) – EP & A Act

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

Yes ☐ No ☒

Has a Planning Agreement been offered under this development?

Yes ☐ No ☒

Local Strategic Planning Statement		
Walgett Community Strategic Plan Alignment		Applicable
C 1.1	Develop a connected, informed, resilient and inviting community.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
C 1.2	A safe, active and healthy Shire.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
C 1.3	A diverse and creative culture.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
E 2.1	An attractive environment for business, tourism and industry.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
E 2.2	Employment opportunities that supports local industries.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
E 2.3	An efficient network of arterial roads and supporting infrastructure; town streets and footpaths that are adequate and maintained.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
E 2.4	Communities that are well serviced with essential infrastructure.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
SL 4.1	Operate an urban waste management system that meets the community needs and environmental standards.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
SL 4.2	Provide potable and raw water supply systems that ensures enhanced water security and meets health standards.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
SL 4.3	A sustainable environment that recognises our rivers, natural environment, ecological systems and biodiversity.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
SL 4.4	Maintain a healthy balance between development and the environment.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
I 5.1	Provide and maintain an effective road network that meets the community needs and expectations.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
I 5.2	A Regional and State Road network that is appropriately supported and resourced by Government.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
I 5.3	Maintain and improve Council's property assets to an optimal level.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
I 5.4	Provision of facilities and communication services.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Planning Priority		Applicable
PP1.	Promote development that contributes to the unique character of the towns and villages within Walgett Shire and meets the needs of a changing population.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
PP2.	Protect and respect Aboriginal Communities through promoting management and ownership of land of which they have a traditional association, or which can assist with their social, cultural and economic development.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
PP3.	Support sustainable economic development including agriculture and new industries based on the Shire's built and natural assets and locational advantages.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
PP4.	Promote preferred locations for industrial growth and development.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
PP5.	Engage Aboriginal and Torres Strait Islander People in employment or education, with an emphasis on workforce participation and opportunities.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
PP6.	Promote tourism as a significant component of the Shire's economy.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
PP7.	Encourage sustainable management of the Shire's natural assets and environmental features.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
PP8.	Protect and enhance the natural environment and improve biodiversity.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
PP9.	Protect items, places, and areas of natural and cultural heritage.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
PP10.	Ensure that future urban development is supported by adequate infrastructure and access to a range of social and community facilities sufficient to support the future population base of the community.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Far West Regional Plan Alignment	Applicable
Direction 1 - Grow the agribusiness sector, value-added manufacturing opportunities and supply chains.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 2 - Protect productive agricultural land and plan for greater land use compatibility.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 3 - Sustainably manage mineral resources.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 4 - Diversity energy supply through renewable energy generation.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 5 - Promote tourism opportunities.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 6 - Unlock economic potential through improved freight transport infrastructure.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 7 - Improve regional air connections.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 8 – Enhance access to telecommunications.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 9 - Sustainably manage water resources for economic opportunities.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 10 - Enhance the economic self-determination of Aboriginal communities.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 11 - Support new planning and land management arrangements.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 12 - Enhance the productivity of employment lands.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 13 - Protect and manage environmental assets.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 14 - Manage and conserve water resources for the environment.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 15 - Manage land uses along key river corridors.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 16 - Increase resilience to climate change.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 17 - Manage natural hazard risks.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 18 - Respect and protect Aboriginal cultural heritage assets.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 19 - Conserve and adaptively re-use European heritage assets.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 20 - Manage change in settlements.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 21 - Strengthen communities of interest and cross-regional relationships.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Direction 22 - Collaborate and partner with Aboriginal communities.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Direction 23 - Improve access to local health services, aged care and senior' housing.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 24 - Enhance access to education and training.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 27 - Provide greater housing choice.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 28 - Deliver greater housing choice.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 29 - Manage rural residential development.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Direction 30 - Create healthy built environments.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Supporting Planning Assessment

Has the applicant submitted any supporting planning assessments?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is there any other issue that requires notation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Subdivision

Is this application for subdivision?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Environmental Impacts

Section 4.15(1)(b) – EP & A Act

Does this proposal have any potential impact on:

	Impact	Comment
Social	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Nil.
Economical	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Nil.
Siting & Configuration	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Nil.
Setbacks	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Setbacks comply with WSDCP & NBC
Privacy	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The privacy of the neighbouring allotments will not be negatively impacted.
Overshadowing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The elevations do not exceed the existing elevations of the property. Therefore, there are no overshadowing issues.
Solar Access	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	No solar access issues will occur as a result of this application.
Visual	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The proposed artwork and painting on the building creates visual interest on the street.
Significant Views	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Nil.
Amenity	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Nil.
Water	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Nil.
Air	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Nil.
Noise	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Nil.
Land Degradation	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Nil.
Tree Loss	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Nil.
Flora	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Nil.
Fauna	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Nil.

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

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

Does the proposed development require approval under the EPBC Act Yes ☐ No ☒

Heritage	Impact	Comment
European	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The land is not mapped as having any items of heritage value on it. The site is well developed.
Aboriginal	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	An Aboriginal Heritage Information Management System (AHIMS) search was not carried out for the land.

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

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

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

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

Comment: Gray park – which is in close proximity to the site, is mapped as being of heritage significance and value. The proposed development that is to occur on Mr. Thwaites land, does not have any impact on the neighbouring heritage item.

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

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

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

Flooding

Section 4.15(1)(b) – EP & A Act

Is this property flood affected? Yes ☐ No ☒

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

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 ☒

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

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

Has this plan been accepted by the NSW Rural Fire Service? 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 ☒

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

Does this land require remediation? Yes ☐ No ☒

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

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

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

Is this land in the close vicinity or adjoining a known contaminated site? Yes ☐ No ☒

Infrastructure

Section 4.15(1)(b) – EP & A Act

Is an engineering assessment required? Yes ☐ No ☒

Has an engineering assessment been completed? Yes ☐ No ☒

Who completed the Engineering Assessment?

Engineering Department ☐ Assessing Officer ☐ Other ☒

Comment:

Does this proposal have any potential impact on:

	Impact	Comment
Sewer	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Water	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Drainage	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Roof water
Access	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Existing access
Kerb & Gutter	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
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 type="checkbox"/> No <input checked="" type="checkbox"/>	
Telecommunications	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Pedestrian Access	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Existing sidewalk
Loading & Unloading	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	On property
Parking	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	2 bays provided. Addressed in Officer's Report
Energy Conservation	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Section J of the NBC

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

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

Is there any outstanding issues requiring attention? Yes ☐ No ☒

Construction Assessment

Is a Construction Certificate Required? Yes ☒ No ☐

Was a construction certificate submitted with this application? Yes ☐ No ☒

Has Council been appointed as the Principle certifying Authority? Yes ☐ No ☒

Has a construction assessment been completed? Yes ☐ No ☒

Is an annual Fire Safety Measures certification required? Yes ☒ No ☐

Is a public defects liability agreement required? Yes ☐ No ☒

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

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 ☒

Developer Contributions

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

Is the contribution for a subdivision? Yes ☐ No ☒

Is the contribution for a special purpose relating only to this proposal? Yes ☐ No ☒

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

Signage

Does this proposal require signage? Yes ☐ No ☒

Has this application included signage? Yes ☐ No ☒

If yes, does the signage comply? Yes ☐ No ☐

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

Will the signage require referral to the TfNSW 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? Yes ☒ No ☐

☒ EP& A Act ☐ LEP ☒ CPP

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

Dates Notification Undertaken

Commenced

08th June 2021

Finished

22nd June
2021

Were there any written submissions received?

Yes ☐ No ☒

Is there any other issue that requires notation?

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)

Nil

Shoring and adequacy of adjoining property

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

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

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.

Stamped Plans / Documents	Ref / Sheet No.	Prepared by	Dated
Statement of Environmental Effects	-	-	-
Proposed Access Toilet	-	-	-
Proposed Demolition Plan – Walgett Newsagent Extension	-	-	-
Proposed Extension Floor Plan – Walgett Newsagent	-	-	-
Proposed Store Extension – Walgett Newsagent. Crn Fox St – Euroka St	-	-	-
Section AA	-	-	-
Site Plan.	-	-	-
Proposed Extension to 81 Fox St Walgett	-	-	-

4. All management recommendations contained within the Statement of Environmental Effects are to be complied with.
5. All external lightning is to be positioned and directed so as to prevent the intrusion of light to the adjoining premises.
6. 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 (Lightning Ridge 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.
 - f) 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)).
7. A screened and secure garbage storage area is to be provided to site.
8. A report will need to be provided to Council prior to the issue of a Construction Certificate by a suitably accredited and registered Fire Safety Accredited Practitioner, showing the National Construction Code compliance and with the relevant Australian Standards, detailing the exact works to be undertaken, including a Proposed Fire Safety Schedule for the whole building.

CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING

9. A Construction Certificate must be obtained, in accordance with cl.146 of the Environmental Planning and Assessment Regulation 2000, before work commences.
10. Council is to be given written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date

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

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

11. Before construction commences on the site and throughout the construction phase of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:
- divert uncontaminated run-off around cleared or disturbed areas,
 - erect a silt fence to prevent debris escaping into drainage systems or waterways,
 - prevent tracking of sediment by vehicles onto roads,
 - stock pile topsoil, excavated material, construction and landscaping supplies and debris within the site.

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

12. 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.
13. Approval to carry out work on the footpath must be obtained, in accordance with section 138 of the *Roads Act 1993*, before works commence.
14. 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

15. The owner of the property is to ensure that any building is constructed:
- (a) to meet the setback requirements of the approved plans, and
 - (b) to be located within the confines of the lot.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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

23. Occupancy of the building is not to take place until the Principal Certifying Authority (PCA) has carried out a final inspection and an Occupation Certificate issued. All required trade certifications are to be available to the PCA before the final inspection will be carried out.

CONDITIONS RELATING TO ONGOING OPERATIONS

24. 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

25. Covenant/s: The applicant / owner has the responsibility of being aware of any covenant which may affect the proposal.
26. 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.
27. 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 minimise the potential for adverse impacts on the environment or public as a result of the development.
6. To ensure waste is disposed of in an appropriate manner.
7. To ensure that public infrastructure is maintained.
8. To minimise the potential for detrimental impacts to buildings or neighbouring properties.
9. 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 ☒

Signed: 

Caitlin Mahony, Town Planner – Walgett Shire Council.

Date: 20/07/2021

Signed: 

Jacobus Nieuwoudt, Director Environmental Services

Date: 20/07/2021

ATTACHMENT 3 – LOCATION PLAN
81 FOX STREET, WALGETT

