



**ATTACHMENT DOCUMENT
FOR
COUNCIL MEETING**

PART B

Tuesday 25 August 2020

Michael Urquhart
GENERAL MANAGER

AGENDA

- 1. DA 2020/10 – 2 Bill O’Brien Way, Lightning Ridge – Construction of Visitor Information Centre*

Development Assessment Report

DA Number: DA2020/10 **Council:** Walgett
Location: 2 Bill O'Brien Way, Lightning Ridge
Development Description: Construction of Visitor Information Centre
Title Details: Lot 78 & 79 DP 820469

Proposal Overview

The proposed redevelopment of the site will be consistent with the existing operation of the site. The new 520.5m² building will include a:

- Public information area
- Office for staff and volunteers
- Public amenities
- Conference area for approximately 50 persons
- New and upgraded parking area
- Gallery
- Storage
- Café/kitchen
- Gem shop, and
- Outdoor deck area

There will be no significant change in the current hours of operation which is 9.00am until 5.00pm every day except Christmas Day. The conference facilities will be available outside of these times, as the design will allow for parts of the building to be utilised outside of these hours.

The existing building will be demolished.

Property Details/History

	Checked	Comments
File History	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	It is assumed this has been checked by Council administration staff at lodgement. As per Division 3.4 of the Crown Land Management Act, Council does not require the consent of the Crown to complete the work, as Council is the Land Manager and the development is complimentary to the reserve being for community purposes.
Title Plan	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Check Ownership	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

Application Type

Is this application an Integrated Development Application? Yes ☐ 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 96 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 ☐

Comment: As per the agreement with NSW Police, courtesy comment has been requested, but as at the date of this assessment it has not yet been made available. Delegated authority has been requested from Council for the General Manager to consider their comments and apply the appropriate development consent conditions.

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

Local Environmental Plan

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

This land is zoned: RE1 Public Recreation

Development as per Standard Definitions: This development is considered to be defined as an **information and education facility** which means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.

List the relevant clause/clauses applicable under the LEP

Clause	Compliance	Comment
Land Use Table	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Consistent with the zone objectives and is permissible development with consent.
6.1 Earthworks	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Appropriate Soil & erosion control works will be undertaken onsite.
6.6 Essential Services	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	All are presently available to the site

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

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

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

Comment: The existing VIC will be demolished.

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
5	5.2.1	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<p>Parking</p> <p>Car parking requirements have been measured at a rate of 1 space per 30m² Gross Floor Area (GFA). The total floor area for the proposed development is 692.5m².</p> <p>Car parking requirement - 23 spaces</p> <p>Car parking has been provided on the site, as follows:</p> <ul style="list-style-type: none"> • Thirty-seven (37) car spaces; • Thirteen (13) caravan car parks; and, • Four (4) bus interchange car parks.
	5.2.2	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<p>Landscaping</p> <p>New landscaping is proposed on the site to enhance the visual appearance of the visitor information centre. New plantings shall comprise of low maintenance, drought and frost tolerant species.</p>
	5.2.3	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<p>Outdoor lighting</p> <p>All outdoor lighting shall comply with Australian Standard AS4282 Control of Obtrusive Effects of Outdoor Lighting.</p>
	5.2.4	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p>Outdoor Signage – no signage detail has been provided except that the signage will comply. Therefore it is conditioned that a separate da be submitted for signage.</p>

6	6.1	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Environmental Effects <i>.... it is considered that the proposed development will have minimal effect during construction, nor would it create any adverse impacts on air quality, noise emissions, water quality and sustainability.</i>
	6.2	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Soil and Erosion Control <i>Erosion and sediment controls shall be carried out on the site.</i>
	6.3	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Vegetation <i>Retention of existing vegetation shall be carried out where practical.</i>
	6.4	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Waste Management <i>Waste storage areas shall be provided on the site.</i>
	6.5	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Noise <i>Background noise levels have not been obtained. Construction hours shall be limited as per Council's requirements and it is considered that there will be no detrimental impact on surrounding land uses during construction hours.</i>
	6.6	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Geology <i>The subject site is relatively flat with no erosive soils within proximity. The development shall be suitable engineered to protect the structure against soil movement.</i>
	6.7	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Stormwater <i>All roof water generated will be directed into storage tanks for reuse on the site. Any overflow to Council's existing stormwater system.</i> <i>The carpark design will cater for drainage as well.</i>

Is there a draft DCP which may affect this proposal?

Yes ☐ No ☒

Regional Environmental Plan

There is no REP applicable to this area.

State Environmental Planning Policy

Is this proposal affected by a SEPP?

Yes ☒ No ☐

List all relevant SEPPs		
SEPP	Compliance	Comment
SEPP 19 — Bushland in Urban Areas	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP aims to protect and preserve bushland within the urban areas because of its value to the community as part of the natural heritage, its aesthetic value, and its value as a recreational, educational and scientific resource.</i>
SEPP 21 – Caravan Parks	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted.</i>
SEPP 33 — Hazardous and Offensive Development	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP provides considerations for consent for hazardous & offensive development.</i>

SEPP 36 – Manufactured Homes Estates	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP helps establish well-designed and properly serviced manufactured home estates in suitable locations.</i>
SEPP 44 — Koala Habitat Protection	Not Applicable <input 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"/>	<p>This policy applies to this Local Government Area as it is listed in Schedule 1 of this SEPP and the property is more than 1 ha in area.</p> <p>An inspection of the sit revealed that there is no koala habitat nor potential habitat that will be affected by this development. As there is no identified koala habitat present onsite, nor is there potential habitat, a Koala Plan of Management is not required.</p>
SEPP 47 – Moore Park Showground	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>Applies to the land shown edged heavy black on the map marked "Moore Park Showground Amendment No 1."</i>
SEPP 50 Canal Development	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP bans new canal estates from the date of gazettal, to ensure coastal and aquatic environments are not affected by these developments.</i>
SEPP 55 — Remediation of Land	Not Applicable <input type="checkbox"/> Applicable <input checked="" type="checkbox"/>	<i>This SEPP applies to land across NSW and states that land must not be developed if it is unsuitable for a proposed use because of contamination.</i>
Complies	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Comment Only <input type="checkbox"/>	<p>This SEPP requires consideration of whether there have been any activities carried out on land in the past that may have resulted in contamination. If contamination may be present, the proponent is required to undertake suitable investigation and, if necessary, remediation works.</p> <p>The property does not require an assessment for identification of contaminated sites, as the land-use would not significantly alter. The site has no history of use that would have involved chemical application or use.</p>
SEPP 64 — Advertising and Signage	Not Applicable <input type="checkbox"/> Applicable <input checked="" type="checkbox"/>	<i>The SEPP aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish.</i>
Complies	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Comment Only <input checked="" type="checkbox"/>	No signage detail has been provided, there this will be conditioned accordingly.
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</i>

		<i>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"/>	<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"/>	<i>This SEPP applies to part of Kosciuszko national park, and to Kosciuszko Road and the Alpine Way. The part of Kosciuszko Park to which the policy applies is the land described as the ski resort area in Part 8A of Schedule 6 to the Act.</i>
Kurnell Peninsula 1989	Not Applicable <input checked="" type="checkbox"/>	<i>This SEPP applies to land within the Shire of Sutherland, known as Kurnell Peninsula, and adjacent waterways.</i>
Mining, Petroleum Production & Extractive Industries 2007	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP aims to provide proper management of mineral, petroleum and extractive material resources and ESD.</i>
Miscellaneous Consent Provisions 2007	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity.</i>
Penrith Lakes Scheme 1989	Not Applicable <input checked="" type="checkbox"/>	<i>This SEPP applies to the land shown edged heavy black on the structure plan relating to Penrith Lakes.</i>
Primary Production and Rural Development 2019	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP facilitates the orderly economic use and development of lands for primary production; reduce land use conflict and sterilisation of rural land.</i>

State and Regional Development 2011	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP identifies development that is State significant development or State significant infrastructure and critical State significant infrastructure and to confer functions on joint regional planning panels to determine development applications.</i>
State Significant Precincts 2005	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP facilitates the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant precincts for the benefit of the State, and facilitates service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes.</i>
Sydney Drinking Water Catchment 2011	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP provides for healthy water catchments that will deliver high quality water while permitting compatible development.</i>
Sydney Region Growth Centres 2006	Not Applicable <input checked="" type="checkbox"/> Applicable <input 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"/> Applicable <input 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"/> Applicable <input 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"/> Applicable <input 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 44 – Koala Habitat Protection	Not Applicable <input type="checkbox"/> Applicable <input checked="" type="checkbox"/>	<i>The key changes in the proposed amended SEPP relate to the definitions of koala habitat, list of tree species, list of councils, and development assessment process.</i>
Complies	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Comment Only <input type="checkbox"/>	See Comment above.
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</i>

		<i>requirements for remediation works that can be undertaken without development consent.</i>
Complies	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Comment Only <input type="checkbox"/>	See Comment above.
SEPP - Environment	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>This consolidated SEPP proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland, and Willandra Lakes World Heritage Property. Changes proposed include consolidating the following seven existing SEPPs:</i></p> <ul style="list-style-type: none"> • <i>State Environmental Planning Policy No. 19 – Bushland in Urban Areas</i> • <i>State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011</i> • <i>State Environmental Planning Policy No. 50 – Canal Estate Development</i> • <i>Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment</i> • <i>Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No.2-1997)</i> • <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i> • <i>Willandra Lakes Regional Environmental Plan No. 1 – World Heritage Property.</i>

Planning Agreement

Section 4.15(1)(a)(iia) – EP & A Act

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

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

Planning Strategies/Local Policy

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

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

Comment: Statement of Environmental Effects

Subdivision

Is this application for subdivision? Yes ☐ No ☒

Environmental Impacts

Section 4.15(1)(b) – EP & A Act

Does this proposal have any potential impact on:

	Impact	Comment
Social	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The upgraded centre will provide a positive impact for Lightning Ridge residents and the region as a whole.
Economical	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Siting & Configuration	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Setbacks	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Privacy	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Overshadowing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Solar Access	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Visual	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Positive Impact – good development for the entry into the town.

Significant Views	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Amenity	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Water	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Air	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Noise	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land Degradation	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Loss	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	There will be some tree loss, but the development has been located to minimise tree loss. Further landscaping will be provided to offset any tree removal.
Flora	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Fauna	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

Are there any species/communities listed under the TSC Act? 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"/>	
Aboriginal	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	An Aboriginal Heritage Information Management System (AHIMS) search was carried for the land including a 50 metre buffer. No sites are recorded or places declared either on the land or within the 50 metre buffer. See Attachment.

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

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

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

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

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

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

Flooding

Section 4.15(1)(b) – EP & A Act

Is this property flood affected? Yes ☐ No ☒

Bush Fire Prone Land

Section 4.15(1)(b) – EP & A Act

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

Contaminated Land

Section 4.15(1)(b) – EP & A Act

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

Does this land require remediation? Yes ☐ No ☒

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

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

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

Is it a possibility this land may be contaminated?

Yes ☐ No ☒

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

Yes ☐ No ☒

Infrastructure

Section 4.15(1)(b) – EP & A Act

Is an engineering assessment required?

Yes ☒ No ☐

Has an engineering assessment been completed?

Yes ☒ No ☐

Who completed the Engineering Assessment?

Engineering Department ☒ Assessing Officer ☐ Other ☒

Comment: Comment provided

Regarding the 90 degree Caravan Parks, turning radius (shift path) will be a problem by looking the plan and hence suggesting to have a 45 degree parking system.

1. Storm water drainage system in the car park and caravan parking area (pit and pipes)
2. Spoon drain provision for the entry near the Bill O'Brian Way and Three mile Road

Does this proposal have any potential impact on:

	Impact	Comment
Sewer	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Existing infrastructure ok
Water	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Existing infrastructure ok
Drainage	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Stormwater design is to be undertaken for the carpark area
Access	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Both entries are to have a spoon drain installed
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"/>	
Loading & Unloading	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Parking	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	45 degree parking instead of 90 degree as proposed due to turning radius
Energy Conservation	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Does the development require any new easements?

Yes ☐ No ☒

Has an Erosion and Soil Control Plan been submitted?

Yes ☐ No ☒

Construction Assessment

Is a Construction Certificate Required?

Yes ☐ No ☒

Section 68 Assessment

Is a section 68 assessment required?

Yes ☐ No ☒

Developer Contributions

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

Signage

Does this proposal require signage? Yes ☒ No ☐

Has this application included signage? Yes ☐ No ☒

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

Notification

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

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

Was this application notified/advertised as per the provisions of?
☐ EP& A Act ☐ LEP ☒ CCP Yes ☒ No ☐

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

Dates Notification Undertaken Commenced 12/8/2020 Finished 25/8/2020

Were there any written submissions received? Yes ☐ No ☒

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

Comment: The application was notified as per the provisions of the *Walgett Community Participation Plan 2020* for the period 12 August 2020 until 25 August 2020. As the last day of notification is the day of this meeting, it is recommended that delegated authority be given to the General Manager to determine the content of the submissions and if he felt that there are no issues that cannot be dealt with by use of appropriate conditioning, the application be approved as per the development consent conditions within the development assessment report. Otherwise this application would be referred back to Council for a decision.

Section 88b Instrument

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

Public Interest

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

Is there any public health issues? Yes ☐ No ☒

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

Site Suitability

Section 4.15(1)(c) – EP & A Act

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

Assessing Officer General Comment

Comment: There are no outstanding issues that cannot be dealt with by the use of appropriate conditioning.

Recommendation

This development application be approved subject to the following conditions:

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

1. All works are to comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the Environmental Planning & Assessment Regulations 2000.

GENERAL CONDITIONS

2. The building and associated works are to comply with the National Construction Code, including accessibility and access provisions. Any alternative solutions are to be discussed with Council prior to acceptance by an Accredited Certifier.
3. 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.
4. 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.
5. A separate development application is to be submitted for signage, as there was not enough detail submitted for an assessment as per Section 4.15 of the *Environmental Planning & Assessment Act 1979*.
6. A report will need to be provided to Council prior to the issue of a Construction Certificate by an accredited Fire Safety Engineer and access consultant, showing the development compliance with the relevant Australian Standards.
7. All external lightning is to be positioned and directed so as to prevent the intrusion of light to the adjoining premises.
8. Parking facilities, including one disabled car park, are to comply with Part D3.5 of Building Code of Australia and the requirements of Australian Standard 2890.1 – Parking Facilities – Off-street Car Parking and Australian Standard 2890.6 – Off Street Parking for People with Disabilities.
9. Carpark lighting is to comply with the requirements of AS 2890.1 2004. (Parking Facilities – Part 1: Off-street car parking).
10. The premises is to comply with all requirements of the NSW Food Authority, *Premises Fitout Code* and all relative food Australian Standards.
11. The kitchen is to be to a standard consider to be “commercial grade”, and not “domestic grade.”
12. The following procedures and the risk management procedures for the demolition apply:
 - a) Demolition will comply with the relevant requirements of WorkCover NSW, the Occupational Health and Safety Act and Australian Standard A.S.2601-20011 the “Demolition of Structures”.
 - b) Sewer and stormwater will be capped off at ground level to prevent any ingress of water and debris into the sewerage and stormwater system.
 - c) Water supply will be isolated at Council's water meter for lots 27 and 28. 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.

Asbestos material will be removed in accordance with all relevant legislation, including the Department of Health “Code of Practice” for the Safe Removal of Asbestos 2nd Edition (NOHSC: 2002 (2005)) and the Code of Practice for the Management and Control of Asbestos in Workplaces (NOHSC:2018 (2005)).
13. The development is to fully comply with the *Access Premises Standard*.
14. All lighting is to be contained onsite, ensuring there is no lighting spill onto neighbouring properties.

15. A screened and secure garbage storage area is to be provided to site. The nature, location and construction type is to be approved by Council's Director of Environmental Services prior to construction

CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING

16. A Construction Certificate must be obtained, in accordance with cl.146 of the Environmental Planning and Assessment Regulation 2000, before work commences.
17. 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.
18. Before construction commences on the site and throughout the construction phase of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:
- divert uncontaminated run-off around cleared or disturbed areas,
 - erect a silt fence to prevent debris escaping into drainage systems or waterways,
 - prevent tracking of sediment by vehicles onto roads,
 - stock pile topsoil, excavated material, construction and landscaping supplies and debris within the site.

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

19. 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.
20. Approval to carry out work on the footpath must be obtained, in accordance with section 138 of the Roads Act 1993, before works commence.
21. 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

22. The owner of the property is to ensure that any building is constructed:
- (a) to meet the setback requirements of the approved plans,
 - (b) to be located within the confines of the lot, and;
 - (c) so that it does not interfere with any easements or covenants upon the land.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.

28. 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.
29. Any earthworks (including any structural support or other related structure for the purposes of the development):
 - a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
 - b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
 - c) that is fill brought to the site—must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the *Protection of the Environment Operations Act 1997*, and
 - d) that is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2005*.

Any excavation must be carried out in accordance with *Excavation Work: Code of Practice* (ISBN 978-0-642-785442), published in July 2012 by Safe Work Australia.
30. 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

31. 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.

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

32. At the completion of the works, the work site must be left clear of waste and debris.
33. The development must demonstrate compliance with AS/NZS 11583.1 *Pedestrian Area (Category P) Lighting* and AS4282 *Control of Obtrusive Effects of Outdoor Lighting*.
34. Occupancy of the building is not to take place until the Principal Certifying Authority has carried out a final inspection, an Occupation Certificate issued and a Fire Safety Schedule has been provided to Council.
35. The existing landscaping is to be expanded upon where possible, with drought tolerant and frost hardy species. The location and type is to be to the satisfaction of the Principal Certifying Authority.
36. The existing access and carpark area is to be upgraded to a standard approved by the Director of Engineering. This is to include drainage works, and a full bitumen seal, with line marking for carparks and traffic directional signage. Further spoon drains are to be provided for both the Three mile Road and Bill O'Brien Way access.
37. An Emergency and evacuation plan is to be prepared and submitted to Council.
38. An inspection is to be carried out of the kitchen and bar area by the Council Health Inspector to ensure compliance with eh NSW Food Authority Standards and any relevant Australian Standard.

CONDITIONS RELATING TO ONGOING OPERATIONS

39. A further application is to be made for any change, enlargement or intensification of the premises or land use, including the display / erection of any new structure such as signage, partition walls or building fit-out (unless the proposed work is exempt from the need for consent under *State Environmental Planning Policy (Codes SEPP) 2008*).

COUNCIL ADVICE ONLY

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

Reasons For Conditions

1. To confirm and clarify the terms of Council's approval.
2. To comply with all relevant legislation.
3. So that the impacts of any increase in the scale or duration of operations may be assessed and appropriately controlled. Section 19 (1) (b) of the *Environmental Planning and Assessment Regulation 2000*, as amended.
4. To prevent and/or minimise the likelihood of environmental harm and public nuisance.
5. To ensure the rehabilitation of the site.
6. To minimise the potential for adverse impacts on the environment or public as a result of the development.
7. To ensure waste is disposed of in an appropriate manner.
8. To ensure that public infrastructure is maintained.
9. To minimise the potential for detrimental impacts to buildings or neighbouring properties.

Conclusion

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

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

Additional Notes Attached

Yes ☒ No ☐

- Aboriginal Heritage Information Management Search

Signed: 

Elizabeth Cumming, Consultant Planner

Date: 17 August 2020

Signed: 

Jessica McDonald, Director Environmental Services

Date: 17 August 2020



AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : VIC - 78

Client Service ID : 527939

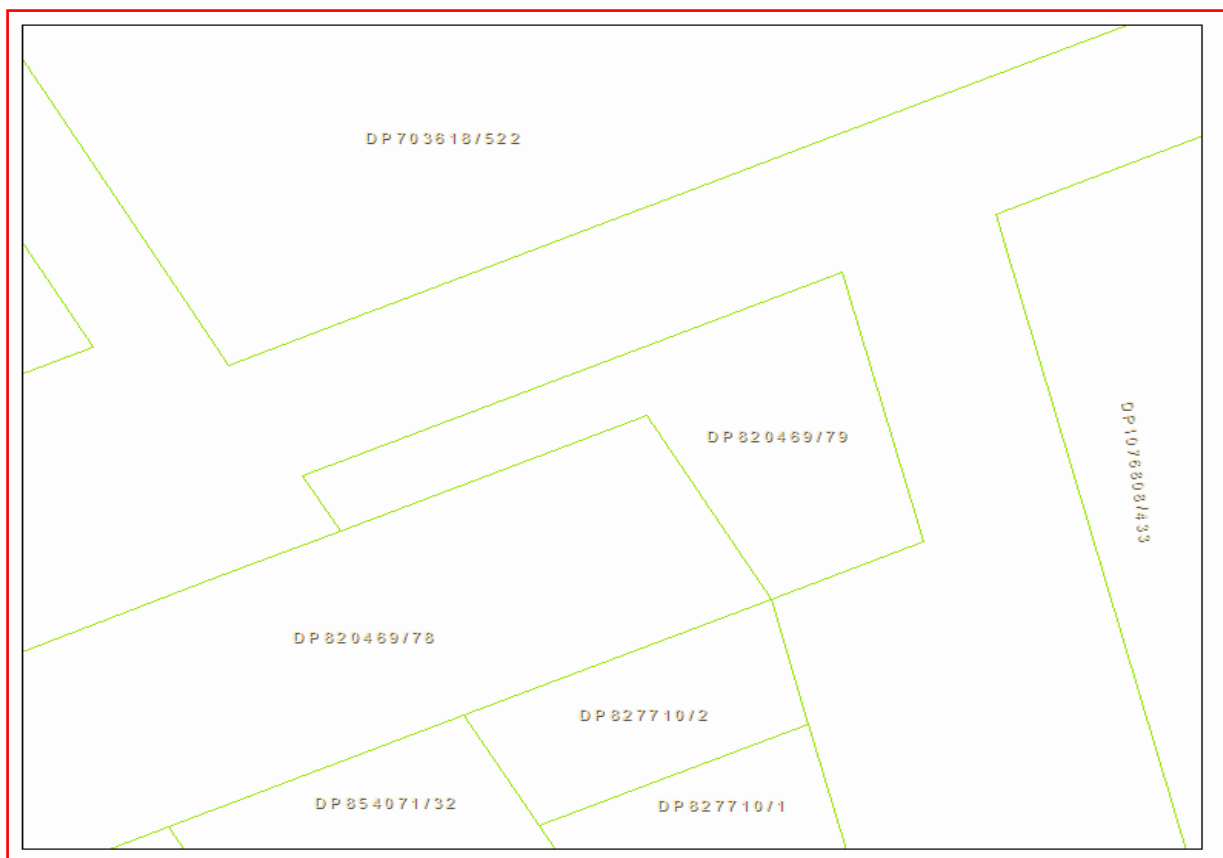
Elizabeth Cumming
7 Vernon Street
Inverell New South Wales 2360
Attention: Elizabeth Cumming
Email: nenwplanningservices@outlook.com

Date: 16 August 2020

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 79, DP:DP820469 with a Buffer of 50 meters, conducted by Elizabeth Cumming on 16 August 2020.

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



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

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

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

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

Important information about your AHIMS search

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



AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : VIC 79

Client Service ID : 527940

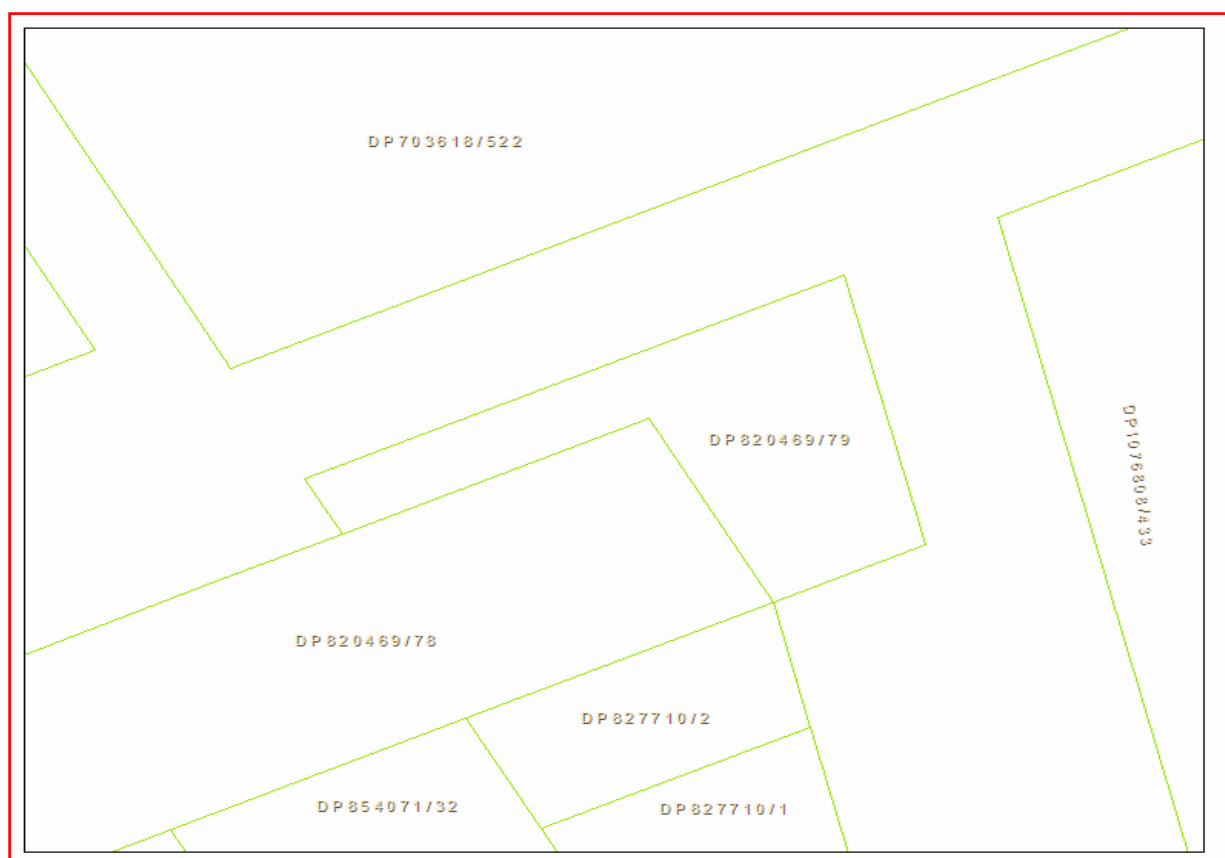
Elizabeth Cumming
7 Vernon Street
Inverell New South Wales 2360
Attention: Elizabeth Cumming
Email: nenwplanningservices@outlook.com

Date: 16 August 2020

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 79, DP:DP820469 with a Buffer of 50 meters, conducted by Elizabeth Cumming on 16 August 2020.

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



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

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- This search can form part of your due diligence and remains valid for 12 months.



Statement of Environmental Effects

Visitor Information Centre
Bill O'Brien Way
Lightning Ridge


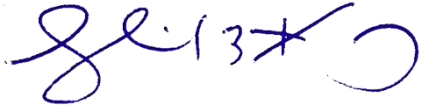
(Our Reference: 26908-PRO1_A)
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Disclaimer

This report has been prepared solely for Walgett Shire Council (the client) in accordance with the scope provided by the client and for the purpose(s) as outlined throughout this report. Barnson Pty Ltd accepts no liability or responsibility for or in respect of any use or reliance upon this report and its supporting material by anyone other than the client.

Report Title:	Statement of Environmental Effects
Project Name:	Visitor Information Centre
Client:	Walgett Shire Council
Project No.	26908
Report Reference	26908-PRO1_A
Date:	6.11.2017
Revision:	Final

Prepared by:	Reviewed by:
	
Jack Massey B. Urb & Reg. Planning Town Planner	Jim Sarantzouklis B. Arts, Grad. Dip. Urb. Reg. Plan, Dip. EH&B, Surveying MAIBS MEHA RPIA Director

LIST OF CONTENTS

1	INTRODUCTION.....	4
1.1	Background	4
1.2	Proponent	4
1.3	Consultant.....	4
2	EXISTING ENVIRONMENT.....	5
2.1	Location and Title.....	5
2.2	Land Use.....	8
2.3	Topography	8
2.4	Flora and Fauna.....	8
2.5	Noise Environment.....	8
2.6	Natural Hazards.....	8
2.7	Visual Amenity	8
2.8	Services	8
2.9	Access and Traffic.....	9
2.10	Heritage	9
3	PROPOSED DEVELOPMENT	10
4	LAND USE ZONING	11
5	PLANNING CONSIDERATIONS	12
5.1	Biodiversity Conservation Act 2016	12
5.1.1	Is the development likely to significantly affect threatened species?	12
5.1.1.1	Section 7.3 Test.....	12
5.1.1.2	Section 7.4 Test.....	13
5.1.1.3	Declared Area of Outstanding Biodiversity Value	13
5.1.2	Biodiversity Development Assessment Report.....	14
5.2	Fisheries Management Act 1994.....	14
5.2.1	Applicability.....	14
5.2.2	Is the development likely to significantly affect threatened species, population or ecological community?.....	14
5.3	Environmental Planning & Assessment Act 1979.....	15
5.3.1	Section 79C(1) Heads of Consideration.....	15
5.4	Environmental Planning Instruments.....	16
5.4.1	State Environmental Planning Policies	16
5.4.1.1	State Environmental Planning Policy No. 64 – Advertising and Signage	16
5.4.2	Walgett Local Environmental Plan 2013	18
5.4.2.1	Land Use Table	18
5.4.2.2	Earthworks	18
5.4.2.3	Essential Services	19
5.5	Draft Environmental Planning Instruments.....	19
5.6	Walgett Shire Development Control Plan 2016	19
5.7	Any Planning Agreement entered into.....	20

5.8	Any Matters Prescribed by the Regulations	20
5.9	Any Likely Impacts of the Development	20
5.9.1	Context & Setting	20
5.9.2	Access, Transport & Traffic.....	20
5.9.3	Utilities	21
5.9.4	Flora & Fauna	21
5.9.5	Air & Microclimate	21
5.9.6	Noise & Vibration	21
5.9.7	Social & Economic Impacts in the Locality	21
5.9.8	Other	22
5.10	Suitability of the Site for the Proposed Development.....	22
5.10.1	Does the proposal fit in the locality?.....	22
5.10.2	Are the site attributes conducive to development?.....	22
5.11	The Public Interest.....	22
6	CONCLUSION	23
7	REFERENCES.....	24

APPENDICES

Appendix A – DP & CT
Appendix B – Survey Plan
Appendix C – Development Plans
Appendix D – AHIMS Search

LIST OF TABLES

Table 1 – DCP Requirements	19
----------------------------------	----

LIST OF FIGURES

Figure 1 – Site Location	5
Figure 2 – Site Aerial Photograph	6
Figure 3 – Biodiversity Value Map	13

LIST OF PLATES

Plate 1 – View of the subject site.....	6
Plate 2 – View of the existing visitor’s centre	7
Plate 3 – View of the site and Bill O’Brien Way.....	7

1 INTRODUCTION

1.1 Background

Barnson Pty Ltd has been engaged by Walgett Shire Council to prepare information in support of a Development Application (DA) for a new visitor information centre at Bill Obrien Way, Lightning Ridge NSW 2834.

The subject site is located within the township of Lightning Ridge and has a combined property area of 2.15 hectares. The site contains the existing Lightning Ridge visitor information centre and associated improvements.

The project will consist of the demolition of certain structures and erection of a new visitor information centre with associated structures and improvements. The existing information centre shall undergo minor renovations and be used for office space related to Council functions. This is to be dealt with under a separate application.

The site is zoned RE1 Public Recreation pursuant to the provisions under the Walgett *Local Environmental Plan 2013* (the LEP). The proposed development is defined as an 'information and education facility' under the LEP, which is permissible with consent in the RE1 zone.

This application consists of:

- An electronic copy of this statement, including plans and supporting documents.

1.2 Proponent

The proponent for the DA is Walgett Shire Council.

1.3 Consultant

Barnson Pty Ltd

Jim Sarantzouklis

Riverview Business Park

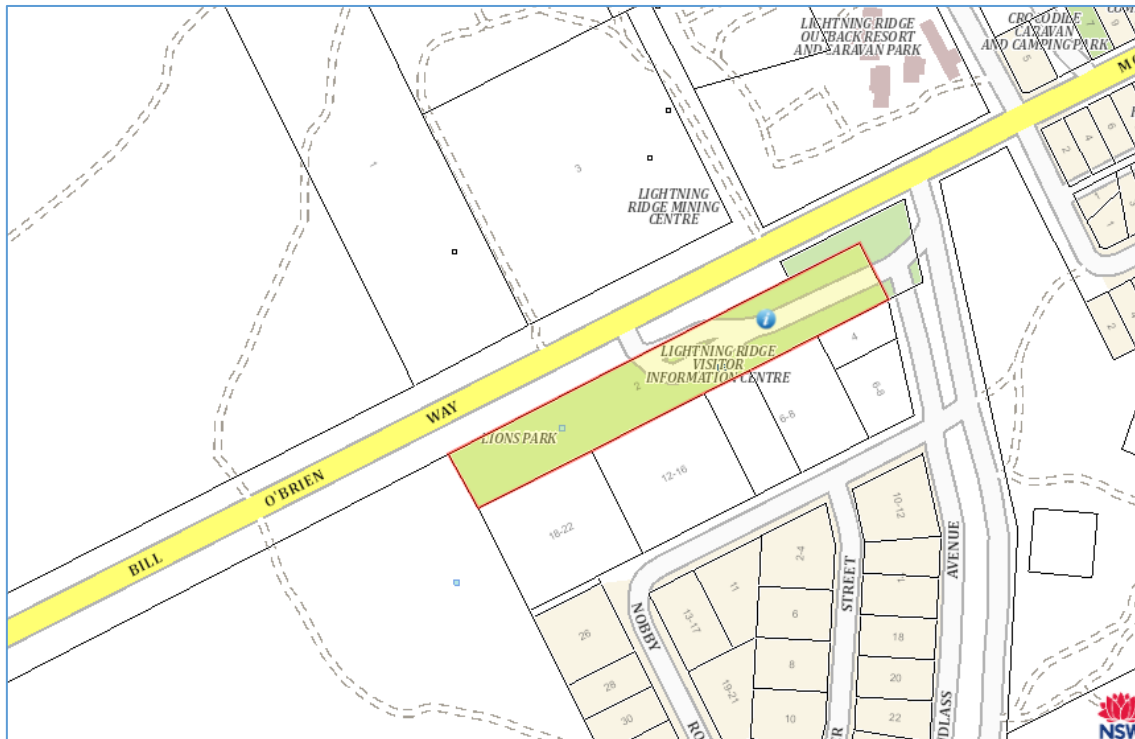
Unit 1, 36 Darling Street

Dubbo NSW 2830

2 EXISTING ENVIRONMENT

2.1 Location and Title

The subject site of this application is comprised of Lots 78 and 79 DP 820469, located on Bill O'Brien Way, Lightning Ridge NSW 2834. The site may be accessed from Bill O'Brien Way, Windlass Avenue and Three Mile Road, as shown in **Figure 1** below.



Source: (NSW Spatial Information Exchange, 2017)

Figure 1 – Site Location

The site has a property area of approximately 2.15 hectares and is relatively flat throughout. The site is improved with the Lightning Ridge Visitor Information Centre and associated structures. There is vegetation scattered throughout the site. The site contains an internal road network with hardstand manoeuvring and carparking areas.

Refer to title particulars in **Appendix A**.

Refer also to **Figure 2** and **Plates 1-3** for photos of the site and the locality.



Source: (NSW Spatial Information Exchange, 2017)

Figure 2 – Site Aerial Photograph



Source: (Site Inspection, 11 October 2017)

Plate 1 – View of the subject site



Source: (Site Inspection, 11 October 2017)

Plate 2 – View of the existing visitor's centre



Source: (Site Inspection, 11 October 2017)

Plate 3 – View of the site and Bill O'Brien Way

2.2 Land Use

The subject site is located within the township of Lightning Ridge and has been improved with the existing Lightning Ridge Visitor Information Centre for an extended period of time. The site is also afforded with the Lions Park.

Surrounding land uses include industrial land to the immediate south; and tourist related facilities to the north and east. To the west is open space land.

The township located within proximity to the site is predominately improved with built up residential dwellings.

2.3 Topography

The subject site is relatively flat throughout. Refer also to Survey plan in **Appendix B**.

2.4 Flora and Fauna

There are small tracts of vegetation located on the site and is well maintained throughout. Minimal vegetation is proposed to be removed as part of development works, which is not considered to have an adverse effect on existing flora and fauna.

2.5 Noise Environment

Measurements of noise background levels have not been undertaken for this development. The subject land is located within an established area in Lightning Ridge. The main contributor to noise in the vicinity is considered to be created by vehicles along Bill O'Brien Way. It is anticipated that works shall be undertaken in accordance with Council's development conditions including operating hours and noise limits for machinery.

2.6 Natural Hazards

The subject site is not mapped by the *Walgett Local Environmental Plan 2013* as being subject to either bushfire or flooding hazards. There are no other natural hazards that appear to affect the subject land.

2.7 Visual Amenity

The subject land is located within the township of Lightning Ridge. There would be no detrimental impacts on the visual amenity of the locality as the site is located within an established area in Lightning Ridge. New landscaping is proposed as part of development works.

2.8 Services

Existing essential services connections are afforded to the site and are considered capable of supporting the proposed development.

2.9 Access and Traffic

The subject site is located on the south-eastern side of Bill O'Brien Way, which is a bitumen sealed road. Vehicular access is gained from Bill O'Brien Way, Windlass Avenue and Three Mile Road. An internal road network has been constructed with on-site parking areas. New access points and carparking areas shall be constructed as part of development works. Refer to plans in **Appendix C**.

2.10 Heritage

The subject site is not identified as a heritage listed item under schedule 5 of the *Walgett Local Environmental Plan 2013* (the LEP).

Refer also to Aboriginal Heritage Information Management System (AHIMS) search in **Appendix D**.

3 PROPOSED DEVELOPMENT

The proposed development involves the construction and of a new visitor information centre on Lots 78 and 79 DP 820469, located on Bill O'Brien Way, Lightning Ridge NSW 2834. The existing visitor information centre shall be retained for Council purposes. The Lightning Ridge visitor information centre provides the following services:

- Tourist and visitor information for Lightning Ridge and the surrounding area;
- Maps of the town and region, brochures and souvenirs;
- Information on attractions, galleries, tours festivals and the like;
- Dining, eating and accommodation information in the area; and,
- The history of Lightning Ridge and the area, particularly the towns opal history.

The proposed redevelopment of the site will remain consistent with the existing operations of the visitor centre, as listed above. The new development shall include the following; public information area; office environment to accommodate for staff and volunteers; public amenities; conference area (for approx. 50 people); new and upgraded carparking area/s; gallery space; storage; tourist centre; café/ kitchen; gem shop and outdoor deck area.

There shall be no significant changes to the current hours of operation of the visitor information centre being every day from 9am until 5pm (excluding Christmas day). The conference facilities shall be available outside those times and to a certain extent the amenities into the night. The design allows for various parts of the building to be secured when not in use.

Demolition works shall be carried out to accommodate for the proposed development, as shown on the enclosed plans in **Appendix C** of this report.

4 LAND USE ZONING

The subject site is zoned RE1 Public Recreation pursuant to the *Walgett Local Environmental Plan 2013* (the LEP). The proposed development is primarily for an 'information & education facility', which is permissible with consent in the RE1 Zone. An information & education facility is defined under the LEP as follows:

information and education facility means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.

The ancillary items such as the café and shop generally fall under this dominant use as they are invariably linked.

The permissibility of the proposed development is assessed in terms of the heads of consideration in Section 79C(1) of the *Environmental Planning & Assessment Act 1979*, which incorporates consideration of the LEP and the objectives and permissible uses outlined in the RE1 Zone.

5 PLANNING CONSIDERATIONS

5.1 Biodiversity Conservation Act 2016

5.1.1 Is the development likely to significantly affect threatened species?

Clause 7.2 of the *Biodiversity Conservation Act 2016* (BC Act) identifies the following circumstances where a development is likely to significantly affect threatened species:

- (a) *it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or*
- (b) *the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or*
- (c) *it is carried out in a declared area of outstanding biodiversity value.*

5.1.1.1 Section 7.3 Test

To determine whether a development is likely to significantly affect threatened species or ecological communities, or their habitats, the following is to be taken into account in accordance with Section 7.3 of the BC Act:

- (a) *in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,*
- (b) *in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:*
 - (i) *is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or*
 - (ii) *is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,*
- (c) *in relation to the habitat of a threatened species or ecological community:*
 - (i) *the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and*
 - (ii) *whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and*
 - (iii) *the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,*
- (d) *whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),*
- (e) *whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.*

5.1.2 Biodiversity Development Assessment Report

As outlined in **Section 5.1.1**, the proposed development is not likely to significantly affect threatened species as defined by Section 7.2 of the BC Act. Therefore, a Biodiversity Development Assessment Report is not required to accompany the application for development consent.

5.2 Fisheries Management Act 1994

5.2.1 Applicability

The Fisheries Management Act 1994 (FM Act) applies to:

- (a) *in relation to all waters that are within the limits of the State, and*
- (b) *except for purposes relating to a fishery, or a part of a fishery, that is to be managed in accordance with the law of the Commonwealth pursuant to an arrangement under Division 3 of Part 5 and except for purposes prescribed by paragraph (d)—in relation to any waters of the sea not within the limits of the State that are on the landward side of waters adjacent to the State that are within the Australian fishing zone, and*
- (c) *for purposes relating to a fishery, or a part of a fishery, that is managed in accordance with the law of the State pursuant to an arrangement under Division 3 of Part 5—in relation to any waters to which the legislative powers of the State extend with respect to that fishery, whether pursuant to section 5 of the Coastal Waters (State Powers) Act 1980 of the Commonwealth or otherwise, and*
- (d) *for purposes relating to recreational fishing activities engaged in otherwise than by use of a foreign boat (other than recreational activities prohibited or regulated under a plan of management determined under section 17 of the Commonwealth Act)—in relation to any waters to which the legislative powers of the State extend with respect to such activities.*

Comment: The *Fisheries Management Act 1994* does not apply to the subject proposal.

5.2.2 Is the development likely to significantly affect threatened species, population or ecological community?

Section 221ZV of the FM Act requires the following matters to be taken into consideration to determine whether a proposed development or activity is likely to significantly affect threatened species, populations or ecological communities (unless it is carried out in critical habitat):

- (a) *in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,*
- (b) *in the case of an endangered population, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species that constitutes the*

endangered population such that a viable local population of the species is likely to be placed at risk of extinction,

- (c) *in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:*
 - (i) *is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or*
 - (ii) *is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,*
- (d) *in relation to the habitat of a threatened species, population or ecological community:*
 - (i) *the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and*
 - (ii) *whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and*
 - (iii) *the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the threatened species, population or ecological community in the locality,*
- (e) *whether the proposed development or activity is likely to have an adverse effect on any critical habitat (either directly or indirectly),*
- (f) *whether the proposed development or activity is consistent with a Priorities Action Statement,*
- (g) *whether the proposed development constitutes or is part of a key threatening process or is likely to result in the operation of, or increase the impact of, a key threatening process.*

The assessment guidelines under section 220ZZA apply to the determination of whether any such proposed development or activity is likely to significantly affect threatened species.

Comment: The Fisheries Management Act 1994 does not apply to the subject proposal.

5.3 Environmental Planning & Assessment Act 1979

5.3.1 Section 79C(1) Heads of Consideration

Section 79C(1) of the EP&A Act (as amended) requires the Council to consider various matters in regard to the determination of the Development Application.

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) *The provisions of:*
 - (i) *any environmental planning instrument, and*
 - (ii) *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the*

making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and

(v) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,

(b) The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;

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

(d) Any submissions made in accordance with this act or the regulations,

(e) The public interest.

The proposed development has been designed with consideration to the following matters, as outlined below.

5.4 Environmental Planning Instruments

5.4.1 State Environmental Planning Policies

While there are a number of SEPPs that apply to the subject land and proposed development thereon, there will be no implications in terms of the requirements of the SEPPs that will apply to the proposed development. However, as the proposal includes signage on the external fascia of the building, SEPP No. 64 'Advertising & Signage' applies.

5.4.1.1 State Environmental Planning Policy No. 64 - Advertising and Signage

The aims and objectives of SEPP No. 64 are set out in Clause 3(1)(a) as follows:

(1) This Policy aims:

(a) to ensure that signage (including advertising):

(i) is compatible with the desired amenity and visual character of an area, and

(ii) provides effective communication in suitable locations, and

(iii) is of high quality design and finish,

Part 2 – Signage Generally

Clause 8 states that:

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

(a) that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and

(b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1

Comment - The proposed new signage meets the aims and objectives of SEPP No. 64 as set out in Clause (3)(1)(a). The proposed signage is compatible with the desired character of the locality and is suitably located to provide effective communication to vehicles and pedestrians in the surrounding streetscape. The signage shall be of high design quality, having been designed to integrate with the existing locality and employing quality finishes.

The proposed sign has been assessed against the criteria set out in Schedule 1 of SEPP No. 64, as follows:

1. Character of the area

The proposed signage is compatible with the character of the surrounding area. The signage is appropriate within the context of the locality, enabling the advertisement of the visitor information centre.

2. Special Areas

The subject site is not located within any special areas that are sensitive to alterations of visual quality. The site is not located within an environmentally sensitive context and the signage has been designed accordingly.

3. Views and Vistas

The proposed signage does not obstruct any significant views or vistas. The signage is appropriately integrated within the context of the site and it is not expected to dominate the skyline, being consistent with existing signage in the locality.

4. Streetscape, setting or landscape

The scale of the new signage is consistent with the existing streetscape and is appropriate for the locality. The proposed signage contributes to the visual interest of the area and will provide assistance in identifying the visitor information centre, enhancing the amenity of the area and the site. The signage shall be located on the fascia of the proposed building and does not protrude beyond the site's property boundaries.

5. Site and Building

The signage is appropriately sited and is to be positioned for the primary approach of pedestrians and vehicles.

6. Associated devices and logos with advertisement and advertising structures

The signage has been appropriately designed to ensure that any safety measures are an integral part of the design.

7. Illumination

The proposed signage shall not be illuminated or flashing.

8. Safety

The proposed signage will not in any way reduce the safety of the public road and is appropriately located on-site to be visible to pedestrians and vehicles in the locality. As the signage is appropriately located and considered to be unobtrusive, the proposal will not obscure any significant sightlines from public areas.

The assessment above has shown that the proposed sign complies with all criteria set out by Schedule 1. There is no impediment under SEPP 64 to Council approving the signage.

5.4.2 Walgett Local Environmental Plan 2013

5.4.2.1 Land Use Table

The subject site is located within the RE1 Public Recreation zone pursuant to the provisions of the *Walgett Local Environmental Plan 2013* (the LEP). The objectives of this zone are as follows:

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

Comment: The proposed development involves the redevelopment of the Lightning Ridge Visitor Information Centre, located in an accessible area for staff and tourists & visitors. The proposed development is considered to be consistent with the zone objectives, as listed above.

5.4.2.2 Earthworks

Clause 6.1 'Earthworks' of the LEP applies to the proposed development as earthworks are proposed as part of development works. The subject site is relatively flat throughout and it is considered that minimal earthworks are required to support the proposed development. There shall be no significant disruption or detrimental effect on existing drainage patterns, soil stability or any cultural heritage items or features surrounding the subject site. Appropriate erosion and sediment controls will be undertaken on the site during development works to prevent or reduce any soil erosion that would occur on the site.

5.4.2.3 Essential Services

Clause 6.6 'Essential Services' of the LEP applies to the proposed development. All services specified by this clause are connected to the site. Suitable vehicular access and on-site parking shall be provided and all stormwater generated on the site is to be appropriately managed. Consideration has been given to adjacent overhead power lines in the design.

5.5 Draft Environmental Planning Instruments

No draft Environmental Planning Instruments are applicable to the subject site or development.

5.6 Walgett Shire Development Control Plan 2016

Table 1 – DCP Requirements

Requirement	Comment
Chapter 5: General Development Specifications	
Parking	<p>Car parking requirements have been measured at a rate of 1 space per 30m² Gross Floor Area (GFA). The total floor area for the proposed development is 692.5m².</p> <p>Car parking requirement – 23 spaces</p> <p>Car parking has been provided on the site, as follows:</p> <ul style="list-style-type: none"> • Thirty-seven (37) car spaces; • Thirteen (13) caravan car parks; and, • Four (4) bus interchange car parks.
Landscaping	New landscaping is proposed on the site to enhance the visual appearance of the visitor information centre. New plantings shall comprise of low maintenance, drought and frost tolerant species.
Outdoor Lighting	All outdoor lighting shall comply with Australian Standard AS4282 <i>Control of Obtrusive Effects of Outdoor Lighting</i> .
Outdoor Advertising / Signage	There will not no illuminated signage proposed as part of development works. Refer to Section 5.4.1.1 of this report.
Chapter 6: Environmental Controls	
Environmental Effects	Environmental effects have been discussed throughout this report and it is considered that the proposed development will have minimal effect during construction, nor would it create any adverse impacts on air quality, noise emissions, water quality and sustainability.

Requirement	Comment
Soil and Erosion Control	Erosion and sediment controls shall be carried out on the site.
Vegetation	Retention of existing vegetation shall be carried out where practical.
Waste Management	Waste storage areas shall be provided on the site.
Noise	Background noise levels have not been obtained. Construction hours shall be limited as per Council's requirements and it is considered that there will be no detrimental impact on surrounding land uses during construction hours.
Geology	The subject site is relatively flat with no erosive soils within proximity. The development shall be suitable engineered to protect the structure against soil movement.
Stormwater	All roof water generated will be directed into storage tanks for reuse on the site. Any overflow to Council's existing stormwater system.

5.7 Any Planning Agreement entered into

No Planning Agreements entered into are known to exist in relation to the development or site.

5.8 Any Matters Prescribed by the Regulations

For the purposes of Section 79C(1)(a)(iv) of the EP&A Act, Clause 92 of the *Environmental Planning and Assessment Regulations 2000* (EP&A Regulations) specifies the additional matters a consent authority must take into consideration when determining a DA. None of the provisions relate to the proposed development.

5.9 Any Likely Impacts of the Development

5.9.1 Context & Setting

The subject site is located in an established environment in the township of Lightning Ridge. The proposed development is considered to be consistent with the existing streetscape and land uses in the locality. It is considered that the proposal would not impact on the context or setting in the area.

5.9.2 Access, Transport & Traffic

Access is gained to the allotment via Bill O'Brien Way, Windlass Avenue and Three Mile Road. The access crossovers, internal road network and car parking areas are to be

upgraded as part of development works and as per Council's requirements. A new formal crossover is proposed from Bill O'Brien Way to the site to provide improved access to parking areas and the proposed facility. Line of sight is not considered an impediment.

There shall be a slight increase in traffic generated on the site during operation. This is likely to be minimal with negligible impacts. The improved internal road network and carparking area shall facilitate any increases in traffic and it is considered that the design is appropriate for the use of the site.

5.9.3 Utilities

All services are connected to the site. The existing connections afforded to the site are considered to be capable of supporting the proposed development.

5.9.4 Flora & Fauna

The existing flora on the site is primarily made up of scattered trees and grassland vegetation. The proposed development has been strategically located to minimise the amount of clearing required to be removed. There will be no significant trees or vegetation removed as part of development works. In this regard it is considered that the proposal will have minimal impact on flora and fauna in the locality.

5.9.5 Air & Microclimate

The proposed development will generate minimal air pollution, particularly dust from the proposed works that will be carried out on the site. The incidence of air pollution can be reduced by using appropriate equipment; employing good work practice and utilising a water spray, especially in conditions where dust is likely to be a nuisance.

5.9.6 Noise & Vibration

The proposed construction works will generate some noise impacts in the locality. The likelihood of noise becoming offensive can be minimised by adopting good work practice and adhering to construction hours as per Council's requirements.

5.9.7 Social & Economic Impacts in the Locality

The social and economic impacts of the proposed development relate to the redevelopment of the visitor information centre, which provides essential tourism information for Lightning Ridge and the surrounding area. The proposed development is permissible with consent in the RE1 zone and would not create an unacceptable adverse impact on the community for servicing. The redevelopment of the site and ongoing use provides an essential service for tourism and visitor information in the locality. Therefore, the proposed development is considered to provide a positive social and economic impacts in Lightning Ridge and the surrounding region.

5.9.8 Other

There are no other issues such as flooding, flora/fauna or bushfire that would significantly impact upon the development.

5.10 Suitability of the Site for the Proposed Development

5.10.1 Does the proposal fit in the locality?

The proposed development is located in an established area in Lightning Ridge and is considered to be in a suitable location. The site has been afforded with the Lightning Ridge Visitor Information Centre for an extended period of time. In addition, there are no prohibitive constraints posed by adjacent development; utilities and services are connected to the site, there are no hazardous land uses or activities nearby; and ambient noise levels will not affect the development.

5.10.2 Are the site attributes conducive to development?

There does not appear to be any planning or environmental matters that should hinder the proposed development of the site.

5.11 The Public Interest

The proposal is unlikely to create any negative impacts on the amenity of the area and is therefore deemed to be positive in terms of the public interest.

6 CONCLUSION

It is recommended that the proposed visitor centre on Lot 78 in DP 820469, known as located on Bill O'Brien Way, Lightning Ridge be supported on the following grounds:

- The proposal is considered acceptable in terms of the provisions of Section 79C of the *Environmental Planning and Assessment Act 1979*;
- The proposal is permissible with consent and consistent with the relevant development standards and provisions of the *Walgett Local Environmental Plan 2013*;
- The proposal generally complies with the relevant provisions of the Walgett Shire Development Control Plan 2016;
- The proposed development is not anticipated to generate any adverse impacts in the locality;
- The proposed development is considered suitable for the site and its surrounds;
- The proposed development will provide a positive social and economic benefit, by providing a new visitor information centre that supports tourism objectives in the locality.

If this submission raises any further enquiries please contact the undersigned in our Dubbo office.

Yours faithfully,

BARNSON PTY LTD

Jim Sarantzouklis, MPIA CPP
Director

7 REFERENCES

Walgett Local Environmental Plan 2013

Walgett Shire Development Control Plan 2016

Appendix A - DP & CT

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 78/820469

SEARCH DATE	TIME	EDITION NO	DATE
31/10/2017	2:55 PM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 78 IN DEPOSITED PLAN 820469
AT LIGHTNING RIDGE
LOCAL GOVERNMENT AREA WALGETT
PARISH OF WALLANGULLA COUNTY OF FINCH
TITLE DIAGRAM DP820469

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES

SECOND SCHEDULE (3 NOTIFICATIONS)

- * 1 LAND EXCLUDES MINERALS
- * 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(1A) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN ARE NOT SUFFICIENTLY DEFINED TO ENABLE THE CREATION OF AN ORDINARY FOLIO OF THE REGISTER.
- * 3 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.

NOTATIONS

I251729 NOTE: RESERVATION OF CROWN LAND GAZ. 12-3-1993 FOL 1081

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Barnson Pty Ltd (Mudgee)

PRINTED ON 31/10/2017

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title.
Warning: the information appearing under notations has not been formally recorded in the Register.

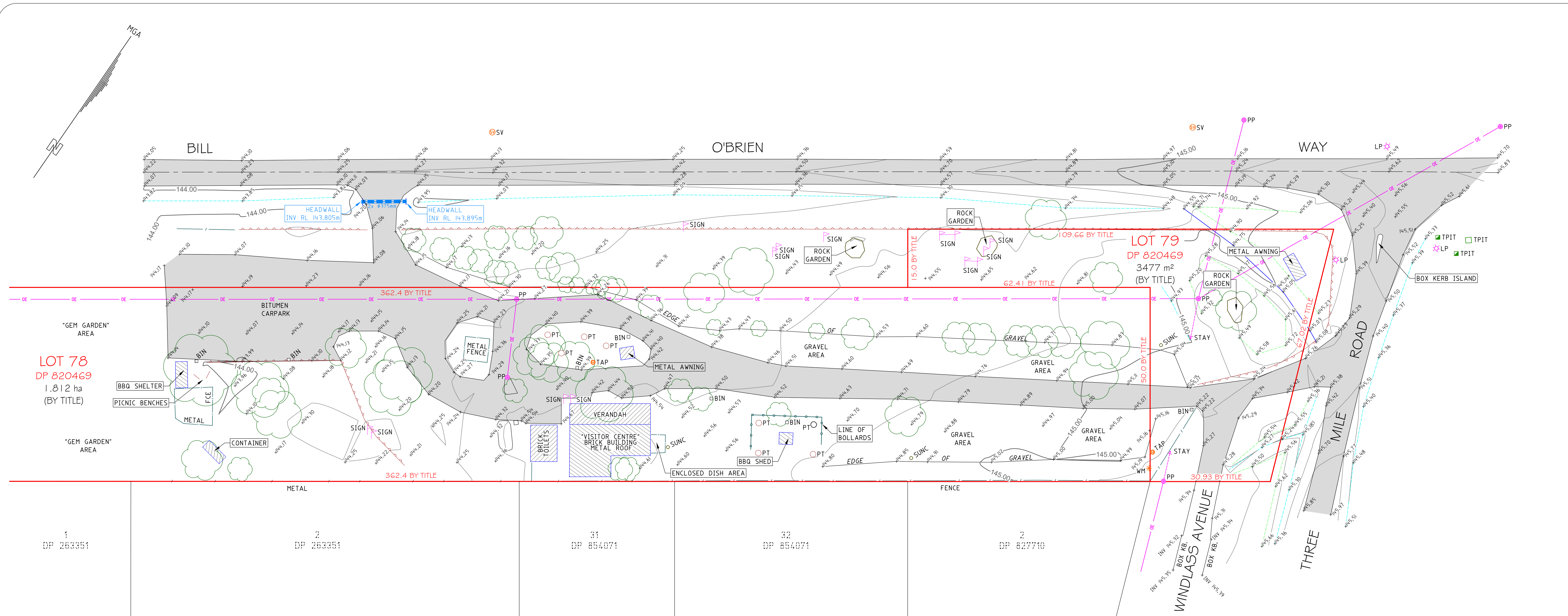
URBISPRO PTY LTD - hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900.

Note: Information contained in this document is provided by URBISPRO PTY LTD (ABN 35 164 894 517),
<http://www.urbispro.com.au/> an approved NSW Information Broker

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Appendix B - Survey Plan



LEGEND

19.675 CADASTRAL BOUNDARIES AND DIMENSIONS BY TITLE

TOP OF BANK

BOTTOM OF BANK

CENTRELINE OF ROAD

INVERT OF TABLE DRAIN

FENCE LINE

TIMBER LOG BARRIER

Ø 375mm UNDERGROUND STORMWATER DRAINAGE PIPE AND DIAMETER

SV STOP VALVE

WM WATER METER

TAP WATER TAP

SUNC UNCLASSIFIED SEWER OPENING

OE OVERHEAD ELECTRICITY CABLES

PP POWER POLE

STAY STAY WIRE FOR POWER POLE

LP LIGHT POLE

PT ROUND PICNIC TABLE

TPIT TELECOMMUNICATIONS PIT

BIN RUBBISH BIN

SIGN GENERAL SIGNAGE

TREE - SIZE IS INDICATIVE OF SPREAD

DENOTES EXTENT OF STRUCTURE FOOTPRINT

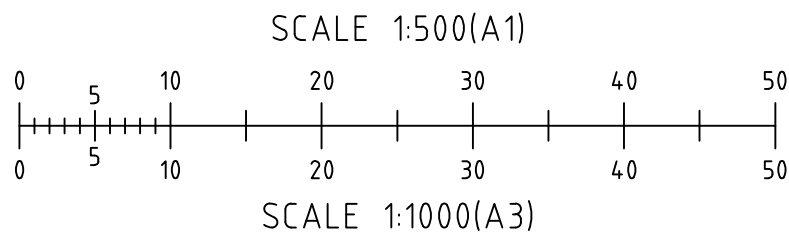
DENOTES EXTENT OF BITUMEN AREA

NOTES:

- THE CADASTRAL BOUNDARIES OF LOTS 78 AND 79 IN DP 820469 AS SHOWN HEREON ARE BY TITLE ONLY. NO CADASTRAL BOUNDARY SURVEY WAS UNDERTAKEN AS PART OF THIS SURVEY.
- TITLE BOUNDARIES WERE NOT MARKED AS PART OF THIS SURVEY.
- CONTOURS SHOWN ARE INTERPOLATED AND ARE INDICATIVE OF THE GROUND SURFACE HEIGHT AT ANY POINT ONLY. SPOT HEIGHTS SHOWN SHOULD BE USED IN PREFERENCE TO CONTOURS.
- SERVICE LOCATIONS SHOWN HEREON ARE BY FIELD INSPECTION DURING THE SURVEY. THE LOCATION OF AND DEPTHS OF ALL SERVICES SHOULD BE OBTAINED FROM SERVICE PROVIDERS, LOCATED AND VERIFIED ON SITE PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION.



DATUM : AUSTRALIAN HEIGHT DATUM (A.H.D.)
ORIGIN : PM 70885 RL 144.007m (S.C.I.M.S.)
MAJOR CONTOUR INTERVAL : 1 METRE
MINOR CONTOUR INTERVAL : 0.25 METRES



Drawing Status:
ISSUED TO CLIENT



Offices Located
Dubbo, Mudgee, Bathurst & Tamworth

Contact Us
t 1300 BARNSON (1300 227 6766)
e generalenquiry@barnson.com.au
w www.barnson.com.au



Client: WALGETT SHIRE COUNCIL

Project:
DETAIL SURVEY OVER PART OF LOT 78 IN DP 820469
AND LOT 79 IN DP 820469
LIGHTNING RIDGE, N.S.W. 2834

Date of Survey: 10/10/2017

Drawing Title:
PLAN OF DETAIL SURVEY

Surveyor	Drawn	Rev	Date	Amendment
R.B.	J.C.			
Check	QA			
R.B.	R.B.			

Drawing Sheet
A1 - Original size - Scales as noted
A3 - Minimisation - Not to scale

A 23/10/2017 ISSUED TO CLIENT
This drawing is to be read in conjunction with general building drawings. Specifications and other consultant's drawings applicable to this project. All figured dimensions are to be checked prior to the commencement of work. Immediately notify Barnson Pty Ltd of any discrepancies. © Barnson Pty Ltd 2017. Confidential. Subject to the Barnson terms of engagement.

Drawing Number
26908_L01

Revision
A

Appendix C - Development Plans



architectural drawing schedule

cover sheet	A00
existing site plan	A01
proposed site plan	A02
floor layout	A03
elevations	A04
section	A05

In addition to the National Construction Code series, Building Code of Australia Vol. 1, 2016, the Plumbing Code of Australia, 2016 & the building regulations applicable to the state of New South Wales, the following applicable Australian Standards & codes of practice are to be adhered to through the documentation & construction works;

AS3000 – Electrical installations; buildings, structures & premises (known as the saa wiring rules)
AS1562 – Design & installation of sheet roof & wall cladding
AS2293 – Emergency escape lighting & exit signs for buildings
AS/NZS4200 - 1994 - Parts 1 & 2 Pliable building membranes & underlays

These drawings shall be read in conjunction with all architectural & other consultants drawings & specifications & with such other written instructions as may be issued during the course of the contract. All discrepancies shall be referred to 'Barnson Pty Ltd' for a decision before proceeding with the work.

All dimensions are in millimetres unless stated otherwise & levels are expressed in metres. Figured dimensions are to be taken in preference to scaled dimensions unless otherwise stated. All dimensions are nominal, and those relevant to setting out & off-site work shall be verified by the contractor before construction & fabrication.

For the purpose of the Building Code of Australia, Vol. 1, 2016, the development may be described as follows:

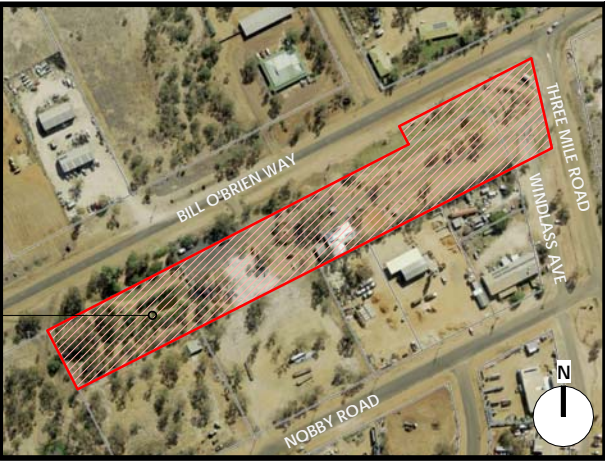
classification - BCA 'part A3.2'
The building has been classified as a 'Class 9b' - an assembly building

rise in stories - BCA 'part C1.2'
The building has a rise in stories of one.

effective height - BCA 'part A1.1'
The building has an effective height of zero, ie less than 25.0m.

type of construction required - BCA 'part A3.2, part C1.1 - table C1.1'
Type 'C' construction.

climate zone - BCA 'part A1.1'
The building is located within climate zone 4.
The building has been deemed 'conditioned'.



proposed area of works
bill o'brien way, lightning ridge
lots 78/79 dp 820469

proposed visitors centre

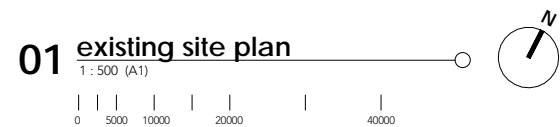
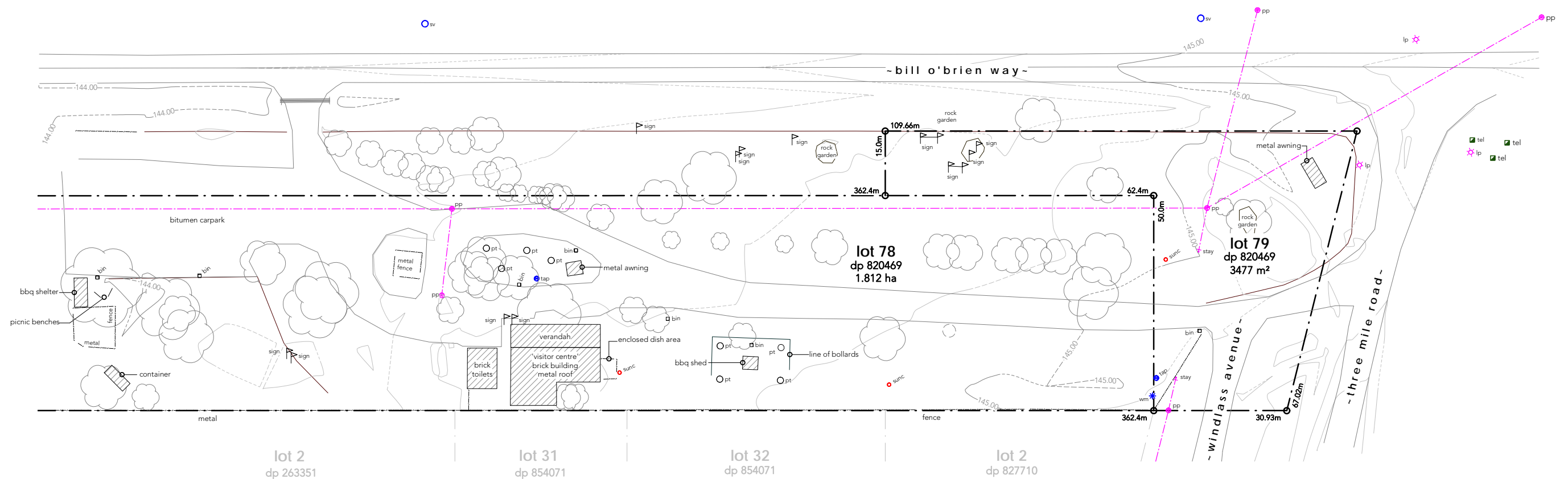
WALGETT SHIRE
BILL O'BRIEN WAY, LIGHTNING RIDGE



BARNSON PTY LTD
Unit 1/36 Darling Street
Dubbo NSW 2830

Contact Us
t 1300 BARNSON (1300 227)
e generalenquiry@barnson.com.au
w www.barnson.com.au

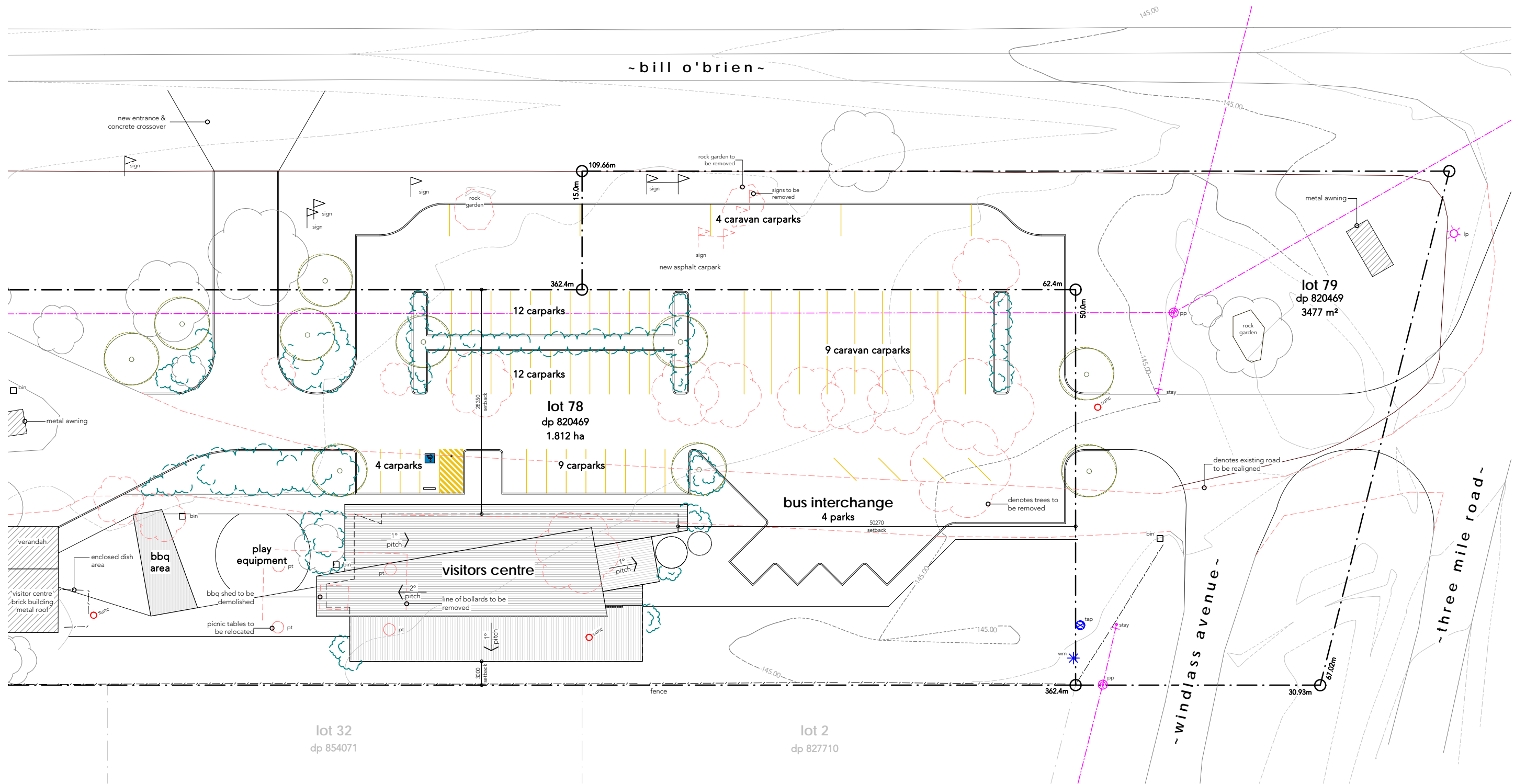
Client	WALGETT SHIRE COUNCIL
Project	PROPOSED VISITORS CENTRE AT BILL O'BRIEN WAY, LIGHTNING RIDGE
Title	COVER SHEET
Drawing Number	26908- A00
Revision	B



legend:

- | | | | |
|--------------|------------------|------|-------------|
| ---144.00--- | major contours | tap | water tap |
| ---145.00--- | minor contours | wm | water meter |
| --- | electrical lines | sv | stop valve |
| PP | power pole | sunc | water meter |
| LP | light pole | tel | telstra pit |

ISSUED FOR DA



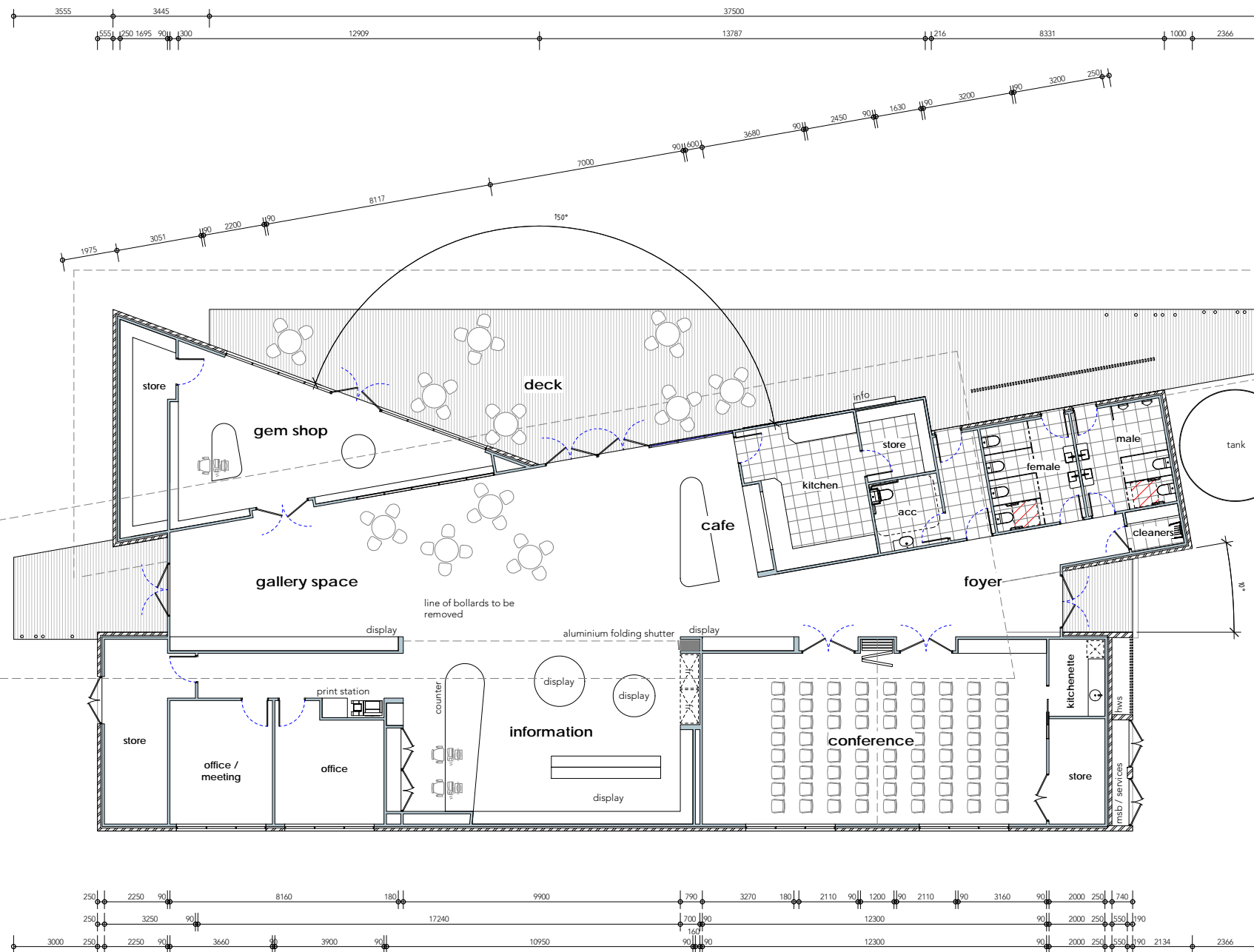
02 site plan

1:250 (A1)

0 2500 5000 10000 20000



ISSUED FOR DA



03 floor layout

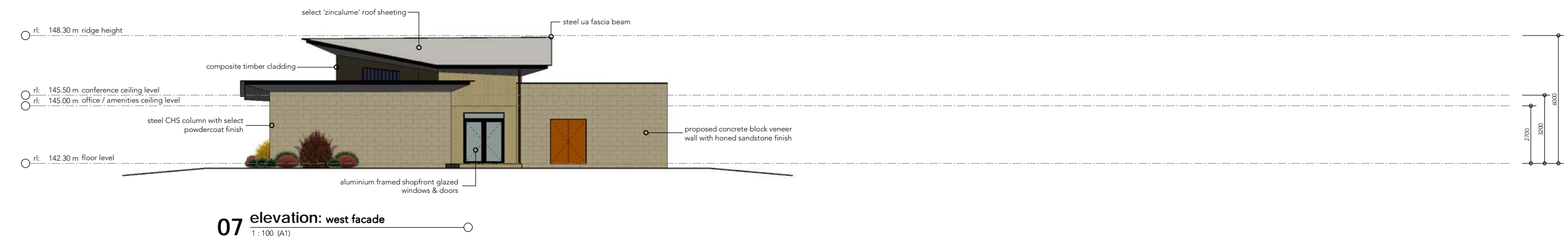
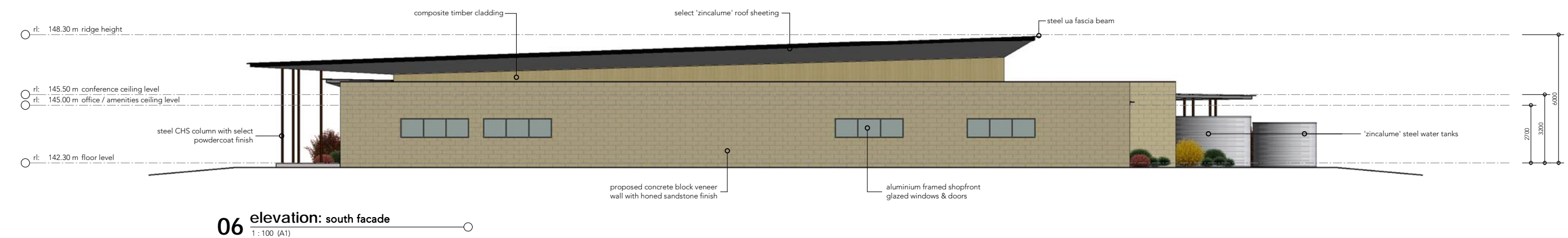
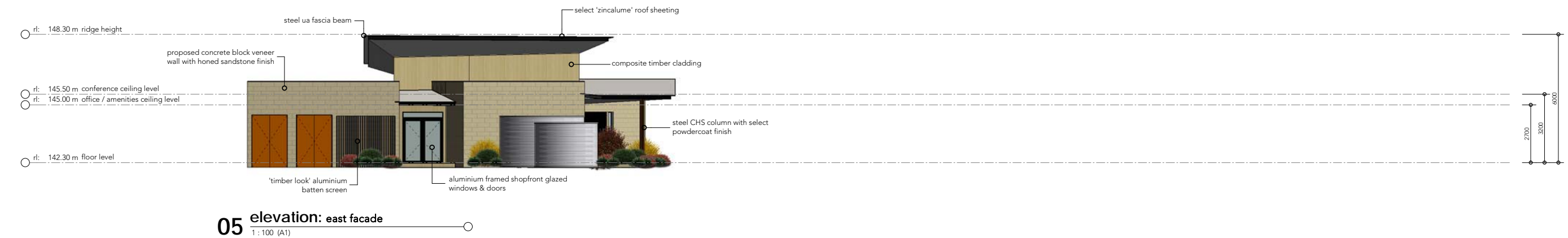
1 : 100 (A1)



areas:

internal	
foyer	43.5 m ²
conference	96.5 m ²
gem shop	50.7 m ²
information/gallery	174.3 m ²
offices/store	70.1 m ²
kitchen / servery	41.5 m ²
facilities	43.9 m ²
sub total	520.5 m²
external	
deck	147.4 m ²
entrances	24.6 m ²
sub total	172.0 m²
total floor area	692.5 m²

ISSUED FOR DA



ISSUED FOR DA

Appendix D - AHIMS Search

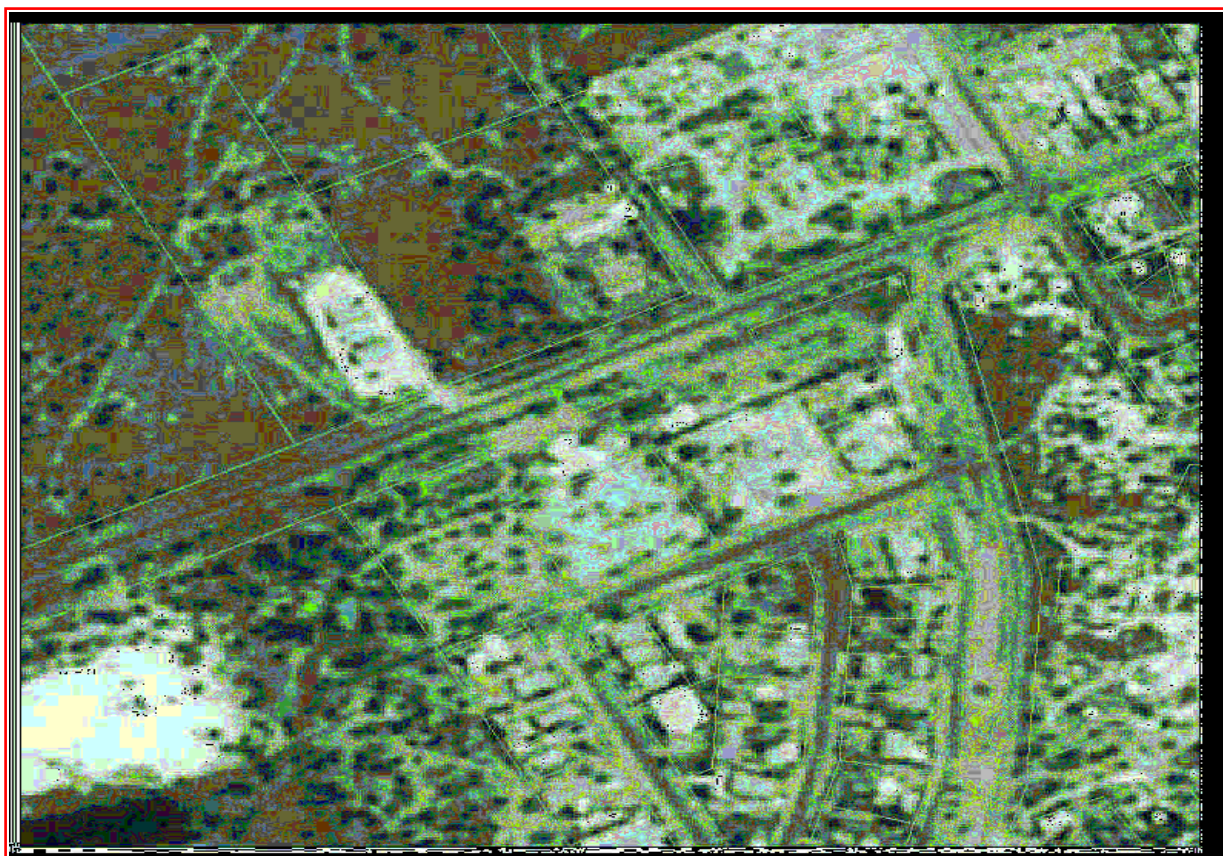
Barnson
Suite 6 11 White Street
Tamworth New South Wales 2340
Attention: Jack Massey
Email: jmassey@barnson.com.au

Date: 30 October 2017

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 78, DP:DP820469 with a Buffer of 200 meters, conducted by Jack Massey on 30 October 2017.

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



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

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

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

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

Important information about your AHIMS search

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



architectural drawing schedule

cover sheet	A00
existing site plan	A01
proposed site plan	A02
floor layout	A03
elevations	A04
section	A05

In addition to the National Construction Code series, Building Code of Australia Vol. 1, 2016, the Plumbing Code of Australia, 2016 & the building regulations applicable to the state of New South Wales, the following applicable Australian Standards & codes of practice are to be adhered to through the documentation & construction works;

AS3000 – Electrical installations; buildings, structures & premises (known as the saa wiring rules)
 AS1562 – Design & installation of sheet roof & wall cladding
 AS2293 – Emergency escape lighting & exit signs for buildings
 AS/NZS4200 - 1994 - Parts 1 & 2 Pliable building membranes & underlays

These drawings shall be read in conjunction with all architectural & other consultants drawings & specifications & with such other written instructions as may be issued during the course of the contract. All discrepancies shall be referred to 'Barnson Pty Ltd' for a decision before proceeding with the work.

All dimensions are in millimetres unless stated otherwise & levels are expressed in metres. Figured dimensions are to be taken in preference to scaled dimensions unless otherwise stated. All dimensions are nominal, and those relevant to setting out & off-site work shall be verified by the contractor before construction & fabrication.

For the purpose of the Building Code of Australia, Vol. 1, 2016, the development may be described as follows:

classification - BCA 'part A3.2'
 The building has been classified as a 'Class 9b' - an assembly building

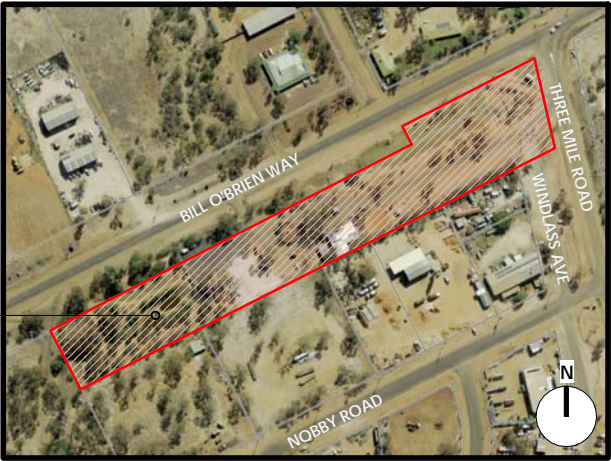
rise in stories - BCA 'part C1.2'
 The building has a rise in stories of one.

effective height - BCA 'part A1.1'
 The building has an effective height of zero, ie less than 25.0m.

type of construction required - BCA 'part A3.2, part C1.1 - table C1.1'
 Type 'C' construction.

climate zone - BCA 'part A1.1'
 The building is located within climate zone 4.
 The building has been deemed 'conditioned'.

proposed area of works
 bill o'brien way, lightning ridge
 lots 78/79 dp 820469



proposed visitors centre

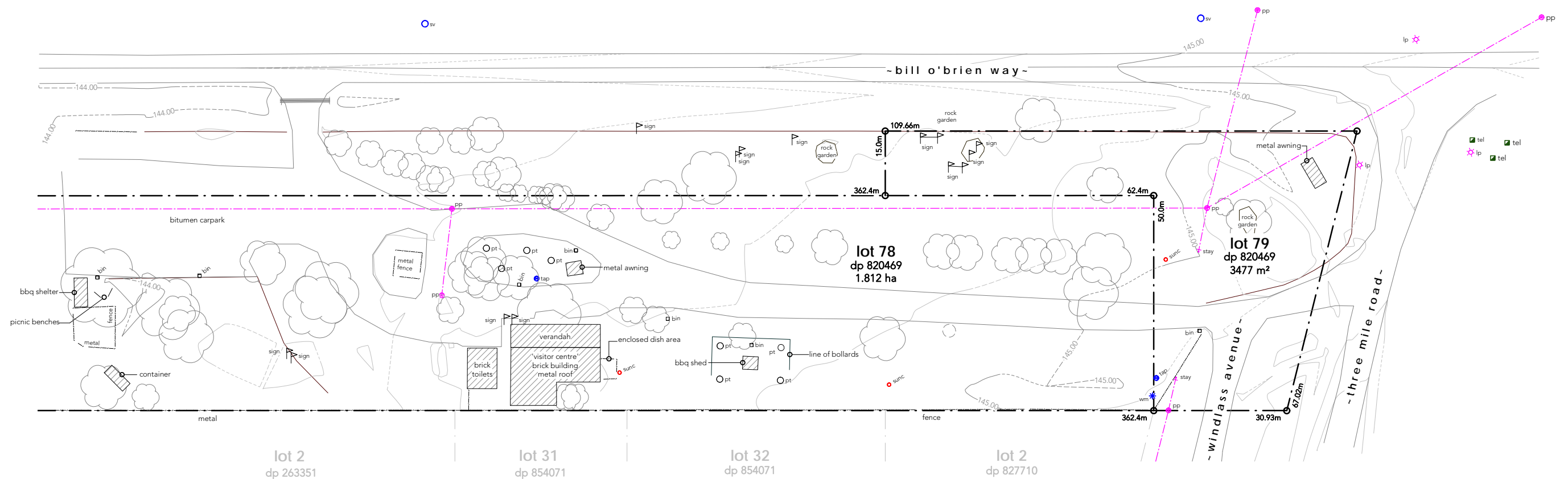
WALGETT SHIRE
 BILL O'BRIEN WAY, LIGHTNING RIDGE



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 w www.barnson.com.au

Client WALGETT SHIRE COUNCIL
 Project: PROPOSED VISITORS CENTRE
 AT BILL O'BRIEN WAY,
 LIGHTNING RIDGE
 Title: COVER SHEET
 Drawing Number
26908- A00
 Revision
B

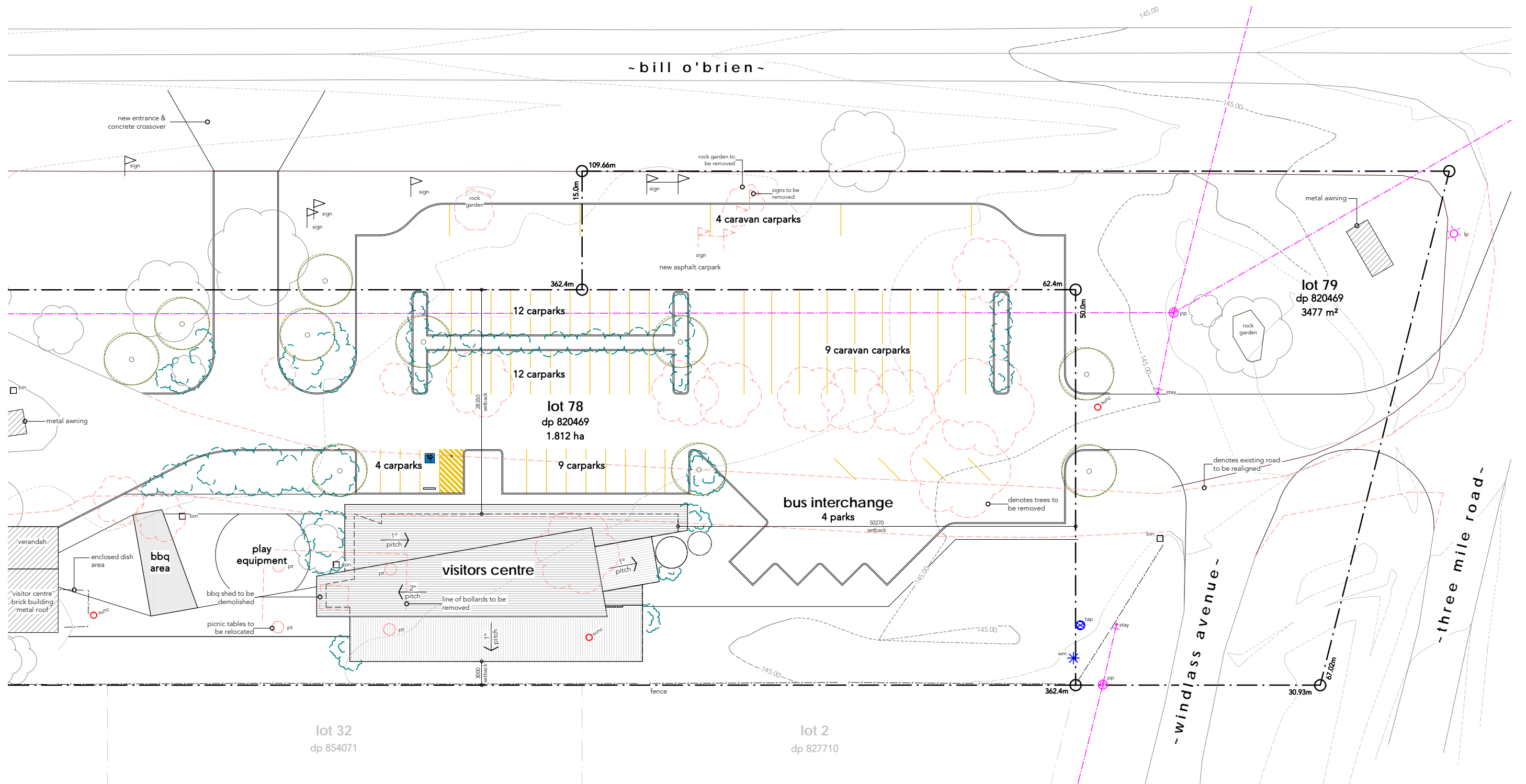
proposed visitors centre, lightning ridge
 DA issue - 24 october 2017



01 existing site plan
1:500 (A1)

- legend:
- 144.00--- major contours
 - 145.00--- minor contours
 - electrical lines
 - PP power pole
 - LP light pole
 - tap water tap
 - wm water meter
 - sv stop valve
 - sunc water meter
 - tel telstra pit

ISSUED FOR DA



02 site plan

1:250 (A1)

0 2500 5000 10000 20000



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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH GENERAL BUILDING DRAWINGS, SPECIFICATIONS & OTHER CONSULTANTS DRAWINGS APPLICABLE TO THIS PROJECT. ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE. DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. REPORT DISCREPANCIES TO BARNSON PTY LTD. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF BARNSON PTY LTD.

Client: WALGETT SHIRE COUNCIL

Project: ISSUED FOR REVIEW

Drawing Title: PROPOSED SITE PLAN

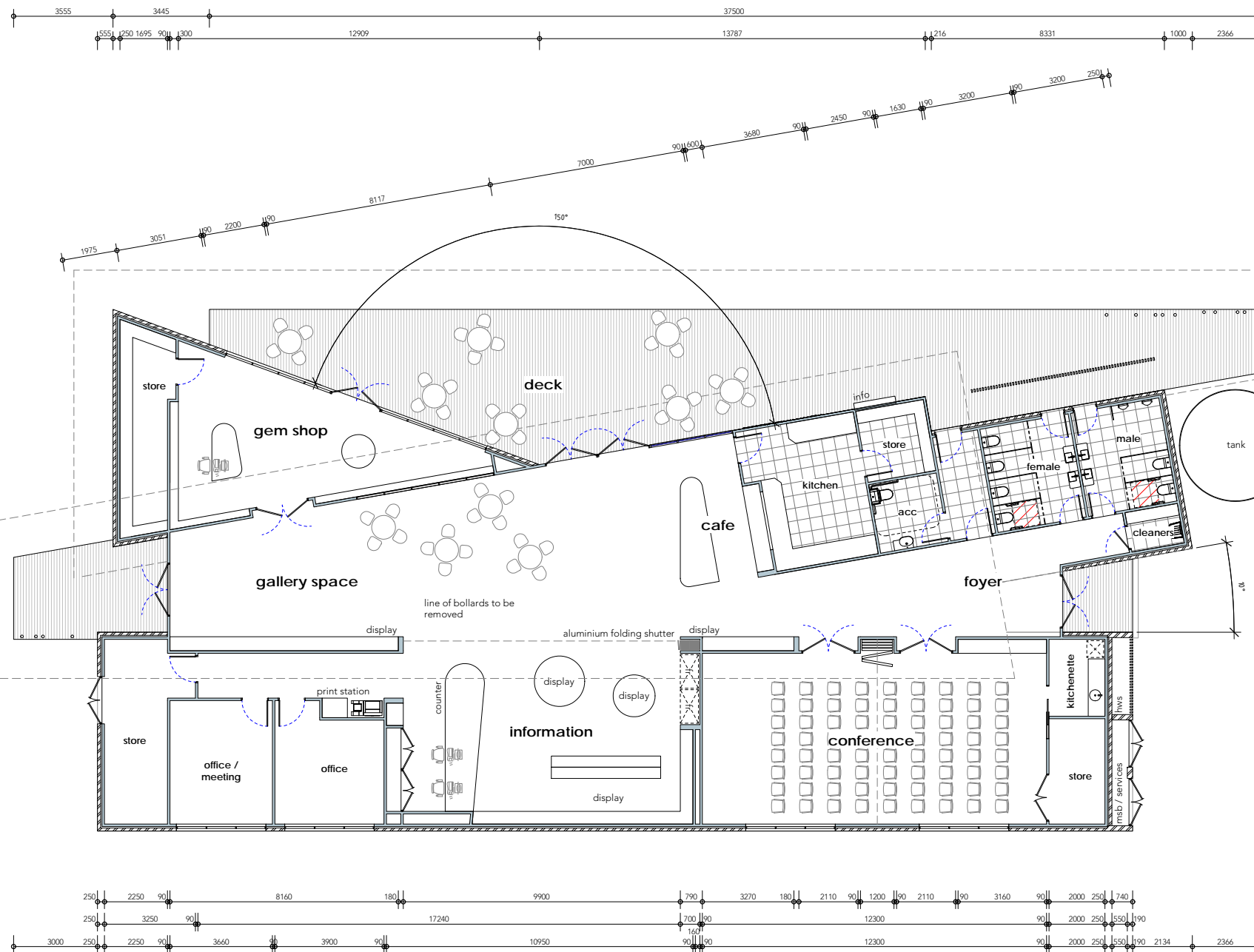
Rev	Date	Amendment
A	29.09.2017	PRELIMINARY
B	24.10.2017	ISSUED FOR DEVELOPMENT APPLICATION

Design	Drawn	Check
KG	KG	KG

Sheet 03 of 05

Drawing Number	Revision
26908- A02	B

ISSUED FOR DA



03 floor layout

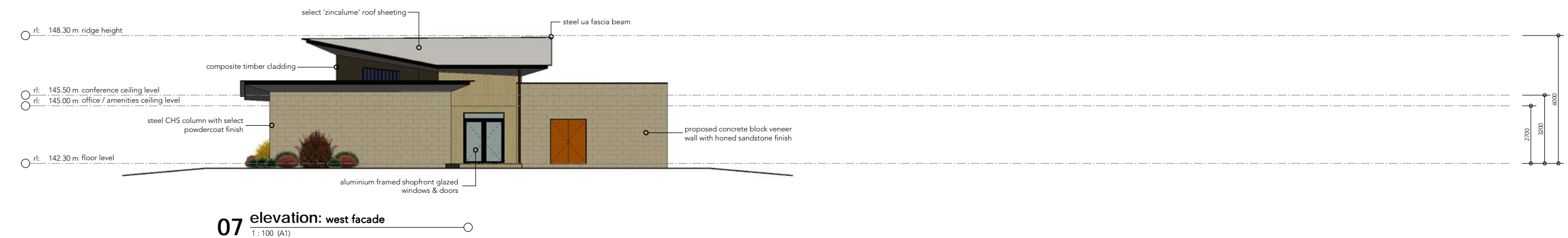
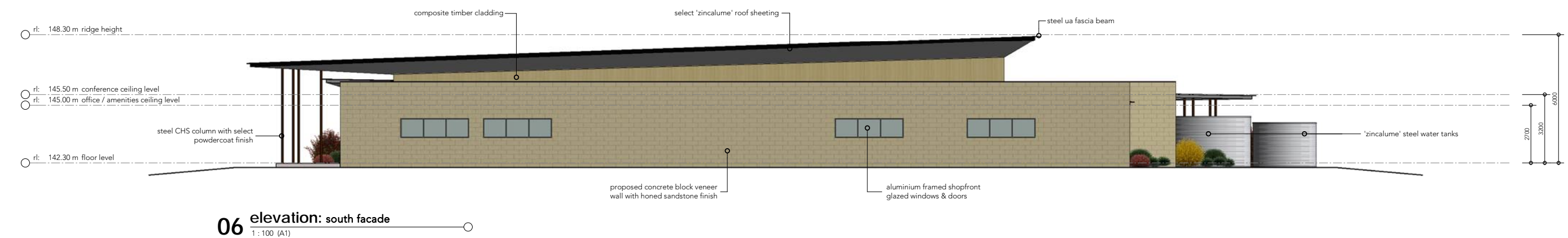
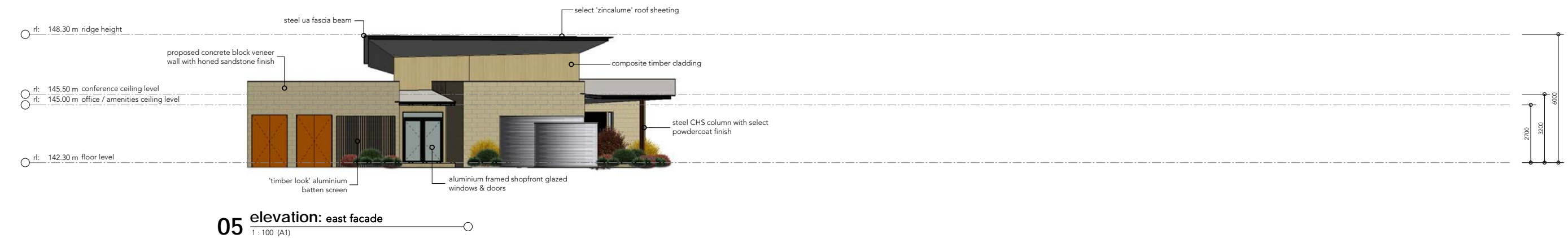
1 : 100 (A1)



areas:

internal	
foyer	43.5 m ²
conference	96.5 m ²
gem shop	50.7 m ²
information/gallery	174.3 m ²
offices/store	70.1 m ²
kitchen / servery	41.5 m ²
facilities	43.9 m ²
sub total	520.5 m²
external	
deck	147.4 m ²
entrances	24.6 m ²
sub total	172.0 m²
total floor area	692.5 m²

ISSUED FOR DA



ISSUED FOR DA