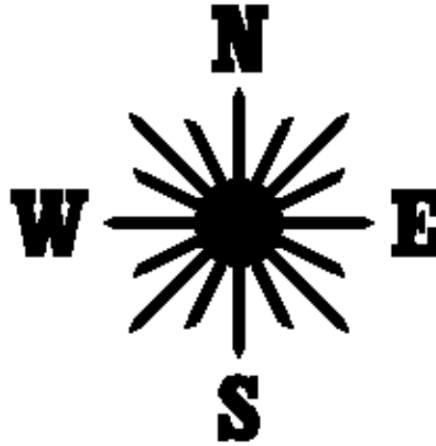


# **CENTRAL DARLING**



## **SHIRE COUNCIL**

**EXTRAORDINARY COUNCIL MEETING**

**BUSINESS PAPER**

**2 JULY 2021**

The Meeting will be held at 10am in the  
Council Chambers, 21 Reid Street, Wilcannia.

## **MISSION STATEMENT**

To promote the Central Darling Shire area by encouraging development through effective leadership, community involvement and facilitation of services.

## **RECORDING AND WEBCAST OF COUNCIL MEETINGS**

Council meetings are recorded and webcast on Council's website, your attendance and/or input may be recorded and publicly broadcast.

## **PUBLIC RECORDING PROHIBITED WITHOUT COUNCIL AUTHORITY**

A person may only use a recording device, including audio and visual recording and any device capable of recording speech, to record a Council meeting by the resolution of the Council.

A person may be expelled from a Council meeting for having used a recording device without consent.

## **PHOTOGRAPHY PROHIBITED WITHOUT PERMISSION**

Photography is not permitted at a Council meeting without the consent of the General Manager.

## **PUBLIC FORUM - EXTRACT FROM THE CODE OF MEETING PRACTICE POLICY**

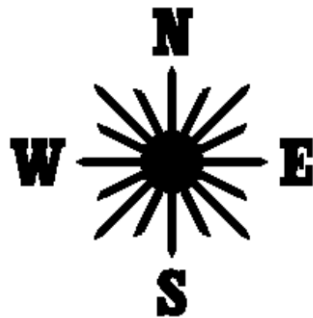
1. The Council may hold a public forum prior to each ordinary meeting of the Council for the purpose of hearing oral submissions from members of the public on items of business to be considered at the meeting. Public forums may also be held prior to extraordinary Council meetings and meetings of Committees of the Council.
2. Public forums are to be chaired by the Mayor or their nominee.
3. To speak at a public forum, a person must first make an application to the Council in the approved form. Applications to speak at the public forum must be received by same day 8.50am before the date on which the public forum is to be held, and must identify the item of business on the agenda of the Council meeting the person wishes to speak on, and whether they wish to speak 'for' or 'against' the item.
4. A person may apply to speak on no more than two (2) items of business on the agenda of the Council meeting.
5. Legal representatives acting on behalf of others are not to be permitted to speak at a public forum unless they identify their status as a legal representative when applying to speak at the public forum.
6. The General Manager or their delegate may refuse an application to speak at a public forum. The General Manager or their delegate must give reasons in writing for a decision to refuse an application.
7. No more than three (3) speakers are to be permitted to speak 'for' or 'against' each item of business on the agenda for the Council meeting.
8. If more than the permitted number of speakers apply to speak 'for' or 'against' any item of business, the General Manager or their delegate may request the speakers to

nominate from among themselves the persons who are to address the Council on the item of business. If the speakers are not able to agree on whom to nominate to address the Council, the General Manager or their delegate is to determine who will address the Council at the public forum.

9. If more than the permitted number of speakers apply to speak 'for' or 'against' any item of business, the General Manager or their delegate may, in consultation with the Mayor or the Mayor's nominated Chairperson, increase the number of speakers permitted to speak on an item of business, where they are satisfied that it is necessary to do so to allow the Council to hear a fuller range of views on the relevant item of business.
10. Approved speakers at the public forum are to register with the Council any written, visual or audio material to be presented in support of their address to the Council at the public forum, and to identify any equipment needs no more than three (3) days before the public forum. The General Manager or their delegate may refuse to allow such material to be presented.
11. The General Manager or their delegate is to determine the order of speakers at the public forum.
12. Each speaker will be allowed five (5) minutes to address the Council. This time is to be strictly enforced by the Chairperson.
13. Speakers at public forums must not digress from the item on the agenda of the Council meeting they have applied to address the Council on. If a speaker digresses to irrelevant matters, the Chairperson is to direct the speaker not to do so. If a speaker fails to observe a direction from the Chairperson, the speaker will not be further heard.
14. A Councillor (including the Chairperson) may, through the Chairperson, ask questions of a speaker following their address at a public forum. Questions put to a speaker must be direct, succinct and without argument.
15. Speakers are under no obligation to answer a question put under Clause 4.14. Answers by the speaker, to each question are to be limited to three (3) minutes.
16. Speakers at public forums cannot ask questions of the Council, Councillors or Council staff.
17. The General Manager or their nominee may, with the concurrence of the Chairperson, address the Council for up to three (3) minutes in response to an address to the Council at a public forum after the address and any subsequent questions and answers have been finalised.
18. Where an address made at a public forum raises matters that require further consideration by Council staff, the General Manager may recommend that the Council defer consideration of the matter pending the preparation of a further report on the matters.
19. When addressing the Council, speakers at public forums must comply with this code and all other relevant Council codes, policies and procedures. Speakers must refrain from engaging in disorderly conduct, publicly alleging breaches of the Council's Code of Conduct or making other potentially defamatory statements.

20. If the Chairperson considers that a speaker at a public forum has engaged in conduct of the type referred to in Clause 4.19, the Chairperson may request the person to refrain from the inappropriate behaviour and to withdraw and unreservedly apologise for any inappropriate comments. Where the speaker fails to comply with the Chairperson's request, the Chairperson may immediately require the person to stop speaking.
21. Clause 4.20 does not limit the ability of the Chairperson to deal with disorderly conduct by speakers at public forums in accordance with the provisions of Part 14 of this code.
22. Where a speaker engages in conduct of the type referred to in Clause 4.19, the General Manager or their delegate may refuse further applications from that person to speak at public forums for such a period as the General Manager or their delegate considers appropriate.
23. Councillors (including the Mayor) must declare and manage any conflicts of interest they may have in relation to any item of business that is the subject of an address at a public forum, in the same way that they are required to do so at a Council or Committee meeting. The Council is to maintain a written record of all conflict of interest declarations made at public forums and how the conflict of interest was managed by the Councillor who made the declaration.

# CENTRAL DARLING



## SHIRE COUNCIL

### EXTRAORDINARY COUNCIL MEETING

Friday 2 July 2021

10am

Council Chambers

21 Reid Street, Wilcannia

### BUSINESS PAPER AGENDA

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<b>10.</b>	<b>MEETING CLOSE</b>	<b>11</b>

## **1. OPENING OF MEETING**

The Council Meeting will be declared open by the Mayor/Administrator.

## **2. ACKNOWLEDGEMENT OF COUNTRY**

*We would like to acknowledge the traditional custodians of this land and pay respects to Elders past and present.*

## **3. APOLOGIES AND LEAVE OF ABSENCE**

1. NIL

## **4. DISCLOSURES OF INTEREST**

Pursuant to the Model Code of Conduct for Local Councils in NSW Councillors and Council staff are required to declare any pecuniary or non-pecuniary conflicts of interest.

**Recommendation:**

That the Disclosures of Interest – Pecuniary and Non-Pecuniary be received and noted.

## **5. FINANCIAL REPORTS**

NIL

## **6. GOVERNANCE REPORTS**

NIL

## **7. CORPORATE SERVICES REPORTS**

NIL

## **8. SHIRE SERVICES REPORTS**

### **8.1 DEVELOPMENT APPLICATION D08/21 PAN 844233 – 32 COLUMBUS STREET IVANHOE**

**REPORT AUTHOR:** SENIOR PLANNER/EHO  
**RESPONSIBLE DIRECTOR:** DIRECTOR SHIRE SERVICES

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#### **EXECUTIVE SUMMARY:**

To provide Council with the delegated assessment report by an independent consultant, and determination letter for the Development Application D08/21 PAN 84423 at 32 Columbus Street, Ivanhoe (Lots 9,10 ,11 DP 30593), for a new Multi-purpose Administration building for Council.

To recommend Council approve the Development Application D08/21 PAN 84423 at 32 Columbus Street Ivanhoe for a new Multi-purpose Administration building for council.

#### **RECOMMENDATION:**

##### **That Council will:**

- 1. Receive and note Information on the delegated assessment report by an independent consultant, and the determination letter for Development Application D08/21 PAN 84423 at 32 Columbus Street, Ivanhoe.**
- 2. Approve the Development Application D08/21 PAN 84423 at 32 Columbus Street, Ivanhoe for the erection of a Multi-purpose Administration building for Council.**

#### **BACKGROUND:**

Council received funding of \$450,000 through the Building Better Region Fund with a Council contribution of \$150,000 for the construction of a Multi-Purpose Administration building in Ivanhoe. The Rural Fire Service is providing another \$50,000.00 for the erection of the Multi-Purpose Administration building. This building will be used by Council administration officers, the Rural Fire Service, as well as providing a valued facility for community meetings.

As Council owns the land at 32 Columbus Street, Ivanhoe, and this is a Council building, an independent planning consultant was required to undertake a peer review and to finalise the delegated assessment report.

#### **PROCESS:**



The process for planning approval was as follows:

1. Architectural and structural plans were prepared following consultation among staff on layout and fit-out.
2. A cost summary report was prepared.
3. A Statement of Environmental Effects report was prepared,
4. These documents were lodged through the NSW Planning Portal for registration as a Development Application.
5. This Development Application and documents was placed on Public Exhibition for 28 days.
6. No submissions were received on the Development Application.
7. A preliminary assessment report was prepared by Council and referred for peer review to Barnson Consultants (accredited town planners) to prepare a final delegated assessment report on the Development Proposal.
8. Submission to Council for approval, of the final delegated assessment report and determination letter for the Development Application D08/21 PAN 84423 at 32 Columbus Street, Ivanhoe for a new Multi-Purpose Administration building.

The process for the calling of tenders was as follows:

1. The prepared architectural and structural plans were placed for tender on VendorPanel, which satisfies Local Government tendering requirements under the *Local Government Act 1993*.
2. Tenders were assessed and a successful tenderer was selected.

## **LINKS TO THE COMMUNITY STRATEGIC PLAN AND DELIVERY PROGRAM AND OPERATIONAL PLAN:**

### **Community Strategic Plan Outcome**

GOAL 1: A healthy and cohesive community, receiving recognition and supported by coordinated, appropriate and affordable services.

GOAL 2: A strong regional economy supported by developing industries, strong businesses, and increased employment.

GOAL 3: A protected and supported natural environment and a sustainable and well-maintained built environment.

### **Delivery Outcome**

OBJECTIVE: 1.2 Improved community services and facilities

OBJECTIVE: 1.4 Improved opportunities for our communities.

OBJECTIVE: 2.2 Employment growth

## **SUSTAINABILITY ASSESSMENT:**

	<b>Positive</b>	<b>Negative</b>
<b>Social</b>	Yes	N/A

<b>Environmental</b>	Yes	N/A
<b>Economic</b>	Yes	N/A
<b>Governance</b>	Yes	N/A

**Financial and Resource Implications:**

The funding was received from the Building Better Region Fund of \$450,000.0 with Council contribution of \$150,000.0, and \$50,000.0 from the Rural Fire Service for the erection and construction works for this Council Multi-Purpose building. This new administration building benefits Council staff and the Rural Fire Service.

**Policy, Legal and Statutory Implications:**

To provide a modern administration building for Council staff and to meet the Council obligations to the Rural Fire Service.

**Risk Management – Business Risk/Work Health and Safety/Public:**

The new administration building reduces Work Health Risks and Public Safety.

**OPTIONS:**

1. Council receives the information provided and approves the development application.

**COUNCIL SEAL REQUIRED:**

No

**COMMUNITY ENGAGEMENT AND COMMUNICATION:**

**Internal Exhibition**

No

**External Exhibition**

The information was placed on exhibition for 28 days upon the Central Darling Shire Council website.

**ATTACHMENTS:**

1. [Delegated assessment report – Barnson Pty Ltd](#)

## 9. CONFIDENTIAL MATTERS

The *Local Government Act 1993* provides that Council may close to the public that part of the meeting that deals with matters of a confidential nature.

The grounds on which a meeting is closed to the public must be specified in the decision to close the meeting and recorded in the minutes of the meeting.

### **Recommendation:**

That Council move into Confidential to consider the matters listed in the confidential section of the agenda in accordance with Section 10A 2 of the *Local Government Act 1993* for the reasons specified.

## 12.1 ESTABLISHMENT OF A REGIONAL PANEL OF CONDUCT REVIEWERS

Item 12.1 is confidential under the *Local Government Act 1993* Section 10A 2 (d) as it relates to commercial information of a confidential nature that would, if disclosed:

- (i) prejudice the commercial position of the person who supplied it, or
- (ii) confer a commercial advantage on a competitor of the Council, or
- (iii) reveal a trade secret.

## 10. MEETING CLOSE

The Council Meeting will be declared closed by the Mayor/Administrator.



# DA Assessment Review

Multi Services Building Ivanhoe

Central Darling Shire Council

structural engineering  
project management  
residential design  
civil engineering  
registered surveyors  
commercial design  
geotechnical engineering  
town planning  
graphic representations  
environmental drilling  
construction management  
mechanical engineering  
industrial design  
environmental consulting  
nata accredited  
testing laboratory  
electrical engineering  
interior design

t 1300138 657  
e [generalenquiry@barnson.com.au](mailto:generalenquiry@barnson.com.au)  
w [www.barnson.com.au](http://www.barnson.com.au)

Dubbo . Mudgee . Bathurst . Parkes



Jun-21  
(Our Reference: 36791-P01)

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## APPENDICES

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APPENDIX A - DEVELOPMENT INFORMATION PACKAGE

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## EXECUTIVE SUMMARY

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This development application assessment review has been prepared for Central Darling Shire Council (Council) who is the 'consent authority' for determination of the application.

In view of the development being carried out by or on behalf of Council this independent review by Barnson Pty Ltd adds required probity to the planning process.

The proposed development involves the demolition of a small Rural Fire Service (RFS) building and the erection of a multi services building on Lots 9-11 DP 30593, 32 Columbus Street, Ivanhoe, NSW 2878, with the value of works projected to be \$650,000.

The site is zoned RU5 Village zone pursuant to the Central Darling Local Environmental Plan (LEP) 2012. The multi service building shall be operated by Council and intends to be partly occupied by the RFS. Therefore, the proposed use may be considered a *public administration building* or *emergency services facility*, in either case the classifications are permissible with consent in the zone.

In summary, it is our view that the material provided to support the development application, and Council's assessment generally satisfies planning requirements, and that the proposal is considered appropriate for the site and in the zone. The following additional conditional items are recommended:

1. The subject lots are to be consolidated prior to the issue of an occupation certificate;
2. Details of the upgraded access from Behring Street to the site boundary are to be provided with a construction certificate application in accordance with Council requirements;
3. That accessible car parking and pathways be designed in accordance with AS 2890.6 and AS 1428.1, respectively.

---

## 1.0 INTRODUCTION

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### 1.1 Background

Barnson Pty Ltd has been engaged by Central Darling Shire Council to carry out an independent planning review of a development assessment report prepared by Council for the proposed multi services building.

The subject land is zoned RU5 Village pursuant to the Central Darling Local Environmental Plan 2012. The proposed development is permissible with consent in the zone as a *public administration building or emergency services facility*.

The review involves consideration of the following documentation:

1. Statement of Environmental Effects and ancillary documents; and
2. Council's development assessment report and recommended conditions.

Refer to documentation in **Appendix A**.

### 1.2 Owner

The owner of the land is the Central Darling Shire Council.

### 1.3 Consultant

The author of the review is:

Barnson Pty Ltd

Jim Sarantzouklis *MAIBS MEHA RPIA*

'Riverview Business Park'

1/36 Darling Street

DUBBO NSW 2830

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## **2.0 THE SITE & LOCALITY**

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The site of the proposed development is located at 32 Columbus Street, Ivanhoe.

The site comprises three (3) allotments being 9-11 DP 30593, on the corner of Columbus and Behring Streets comprising approximately 1,417m<sup>2</sup>.

The property currently contains a small RFS administration building and carport. The site is generally flat and sparsely vegetated outside the building curtilage.

Essential services are available.

## **3.0 SITE HISTORY**

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The site has been used as an emergency services facility for many years.

## **4.0 DESCRIPTION OF PROPOSAL**

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The proposed development involves demolition of an existing building and the erection of a multi-service building having a gross floor area of approximately 221m<sup>2</sup> plus verandah.

The development includes accessible amenities.

The proposed building shall have a front setback of approximately 5.5m from Columbus Street. The existing building has minimal front setback.

Off-street parking is available, with an accessible parking space proposed and vehicular access to occur from the front and rear of the site.

A proposed site plan, floor plan and elevations are all included with the supporting information providing a description of the development.



## 5.0 PLANNING ASSESSMENT REVIEW

### 5.1 Development Application procedures

The development application has been made by the owner (delegated representative of Central Darling Shire Council) generally in accordance with the requirements contained in Clause 50 of the Environmental Planning and Assessment Regulation 2000.

Central Darling Shire Council has implemented Policy requiring an assessment review by an independent party where, among other things, the Council retains an interest in a development application.

### 5.2 Statutory and Policy compliance

The relevant matters for consideration under Section 4.15(1) of the Environmental Planning and Assessment Act (EPAA) 1979 are identified and review comments provided in the Table below:

EPAA 1979	Matters for consideration	for	Addressed in planning assessment	Comments
S4.15(1)(a)(i)	Any State Environmental Planning Policy (SEPPs)	State Planning	No	<p>Certain SEPPs are applicable to the site, none significantly relevant to the development. It is recommended that:</p> <ul style="list-style-type: none"> <li>The demolition works and proposed car park appear to be within 5m of overhead power lines which would trigger a requirement to notify the relevant power authority as outlined in Cl 45 of ISEPP;</li> <li>The subject site fronts Columbus Street which is part of the Cobb Hwy (classified road) therefore triggers consideration of Clause 101 of ISEPP.</li> </ul>
"	Any Local Environmental Plans (LEP) Central Darling LEP 2012	Local Plans	Yes	The proposed use is defined as a 'public administration building' or 'emergency services facility', which is permitted with development consent in the RU5 Village zone.
"	Any Draft LEP		NA	

"	Any Development Control Plans (DCPs)	N/A	The assessment satisfactorily considers the applicable clauses namely utilities, traffic and access, and parking.
"	Any matters prescribed by the Regulation	Yes	Demolition works in accordance with AS2601-2001
S 4.15 (1)(b)	The likely impacts of the development	Yes	The assessment satisfactorily considers minimal impacts.
S 4.15(1)(c)	The suitability of the site for the development	Yes	The development is suitable in the locality.
S 4.15 (1)(d)	Any submissions made in accordance with Act or Regulation	Yes	The application was advertised, no submissions.
S 4.15 (1)(e)	The public interest	Yes	The proposed development is considered positive in terms of public interest.

**Table 1: S4.15(1) Assessment**

### 5.2.1 Referrals

No record of internal referrals was provided.

The application was referred to:

- The application was advertised on the Central Darling website for a period of 28 days. No submissions were received.

### 5.3 Draft Conditions

The EPAA 1979 requires conditions to be imposed in accordance with Section 4.17.

The consent authority recommends that the proposed development be approved subject to conditions. The draft set of conditions prepared by Council are considered generally appropriate as a reflection of the assessment carried out for Section 4.15 (1) matters and ancillary requirements. It is recommended that the following matters also be conditioned with relevant reasons given:

1. *The subject lots are to be consolidated prior to the issue of an occupation certificate;*
2. *Details of the upgraded access from Behring Street to the site boundary are to be provided with a construction certificate application in accordance with Council requirements;*
3. *That accessible car parking and pathways be designed in accordance with AS 2890.6 and AS 1428.1, respectively.*

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## **6.0 CONCLUSION**

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Barnson Pty Ltd was engaged by Central Darling Shire Council to carry out an independent planning review of a development application assessment for new multi-service building at 32 Columbus Street, Ivanhoe.

The independent planning review is a Council requirement as a land owner associated with the development.

It is our opinion that Council's assessment has addressed all the key issues in a reasonable and timely manner, and the recommendation for approval is supported subject to the draft set of conditions and Barnson suggested conditional matters.

If this report raises any further queries feel free to contact the undersigned at our Dubbo office.

Yours faithfully

**BARNSON PTY LTD**

Jim Sarantzouklis MAIBS MEHA RPIA

**DIRECTOR**

# Appendix A

Development Information Package

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

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**MULTI SERVICES BUILDING IVANHOE**

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**LOTS 9,10,11 DP 30593**

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**32 COLUMBUS STREET IVANHOE**

**FOR**

**CENTRAL DARLING SHIRE COUNCIL**

February 2021

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## 1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to support a development application for the demolition of an existing building and the erection of a Multi Services Building at 32 Columbus Street Ivanhoe NSW 2878. The application is accompanied by architectural plans 2020.

This Statement reviews the proposed development by assessing the relevant matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, (as amended) including: -

- *Central Darling Local Environmental Plan 2012*

As a result of the assessment it is concluded that the application addresses the controls satisfactorily and that the granting of consent to the application is justified.

## 2.0 PROPERTY DESCRIPTION

The subject allotment is known as 32 Columbus Street Ivanhoe NSW 2878 and is legally described as Lots 9,10 ,11 DP 30593. These lots are located within the Central Darling Shire Council Local Government Area, the site is zoned RU5 Village zone under the Central Darling Local Environmental Plan 2012.

The subject lots are located within the town of Ivanhoe NSW. The subject site is not affected by bushfire prone land, flooding or terrestrial biodiversity.



Figure 1: Extract from 6 maps of site Lots 9,10 ,11 DP 30593.



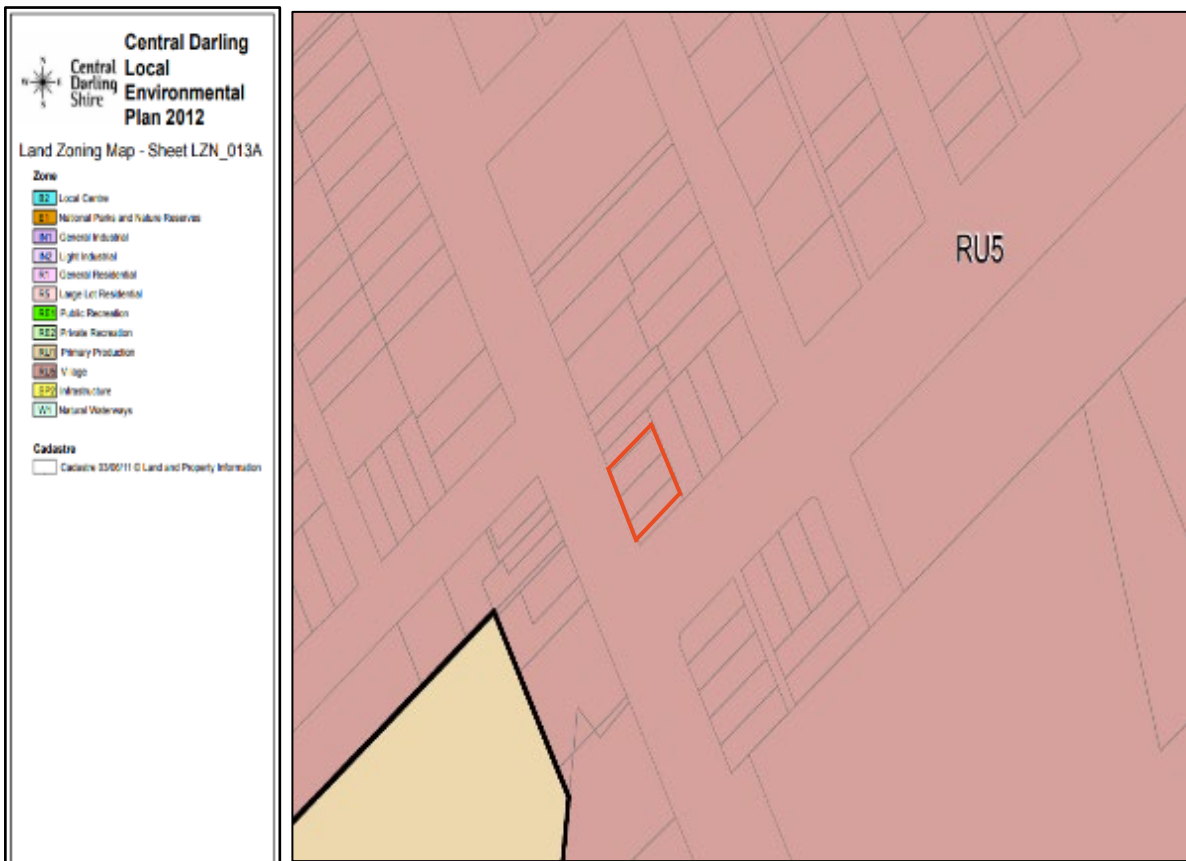


Figure 2: Identifies the subject site being within the RU5 Village zone within the Cetnral Darling Local Environmental Plan 2012.

### 3.0 SITE DESCRIPTION

The subject site is located on 32 Columbus Street Ivanhoe NSW 2878 and all the lots are rectangular shape the combined site area is 1,417m<sup>2</sup>. The site has a frontage width on Columbu Street Ivanhoe, the site has a secondary frontage on Behring Street Ivanhoe. The site is a flat area of land.

The site is currently occupied by a single storey timber and metal Rural Fire services building and carport. There is a few trees on the site.



Figure 32 Columbus Street Ivanhoe (Google streetview).





Figure 4: 32 Columbus Street Ivanhoe. (Google streetview).



View from Behring Steet of the rear of the site. (Google streetview).

## 4.0 SURROUNDING ENVIRONMENT

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The site is situated within the well-established village area and on the main street of Ivanhoe within the Central Darling Shire Council area in Far West NSW.

## 5.0 PROPOSED DEVELOPMENT

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As detailed in the accompanying architectural plans the proposal seeks approval for the following works:-

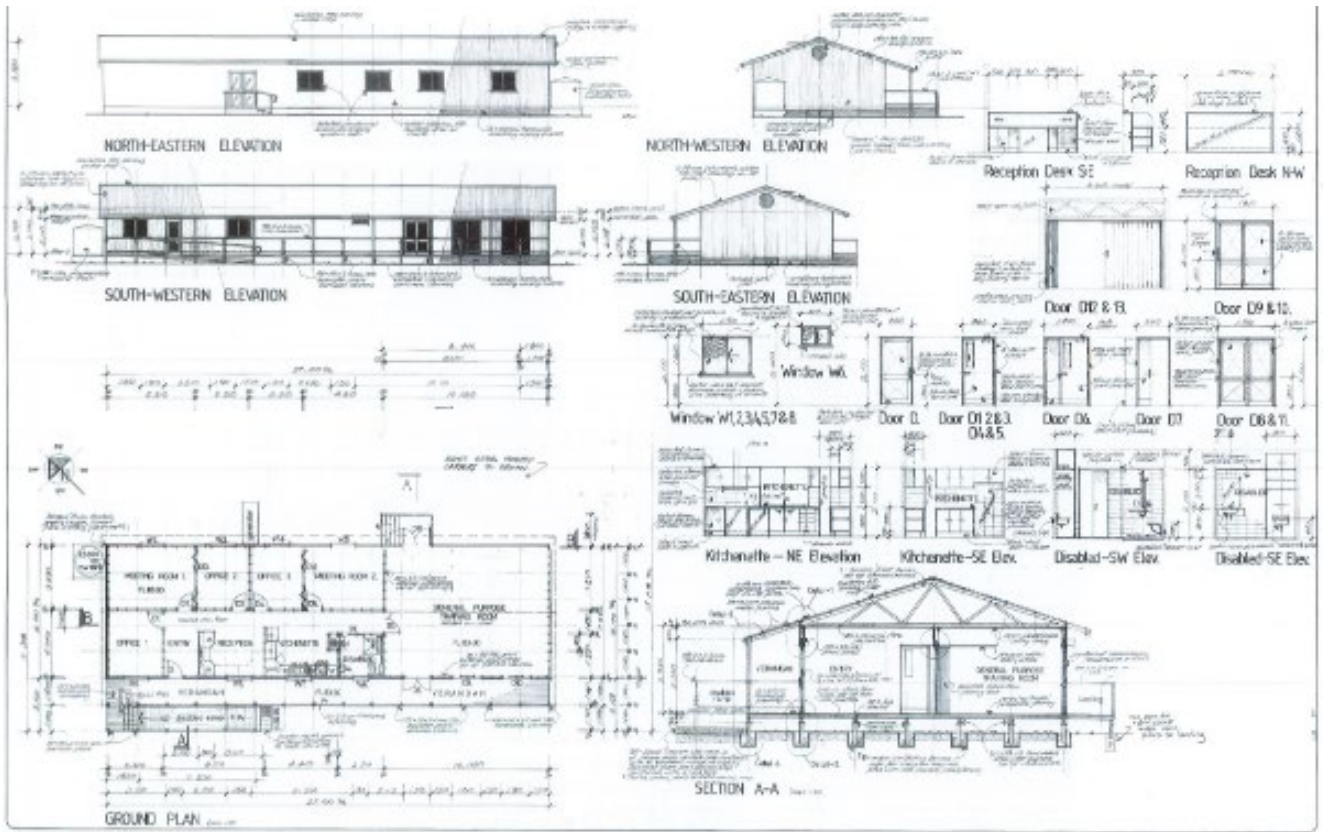
- the demolition and removal of the existing RFS building,
- the erection of a single storey multi service (administration) building for Central Darling Shire Council. site coverage (262.5m<sup>2</sup>) and GFA of new building is 221.9 m<sup>2</sup>.
- the provision of car parking on site(16 car spaces and one disabled car space).

One part of the proposed building will be dedicated for the use by the Rural Fire Service.

There is no work to the existing detached car port.

The Central Darling Shire Council building is steel structure with hardi plank wall cladding and a metal roof.

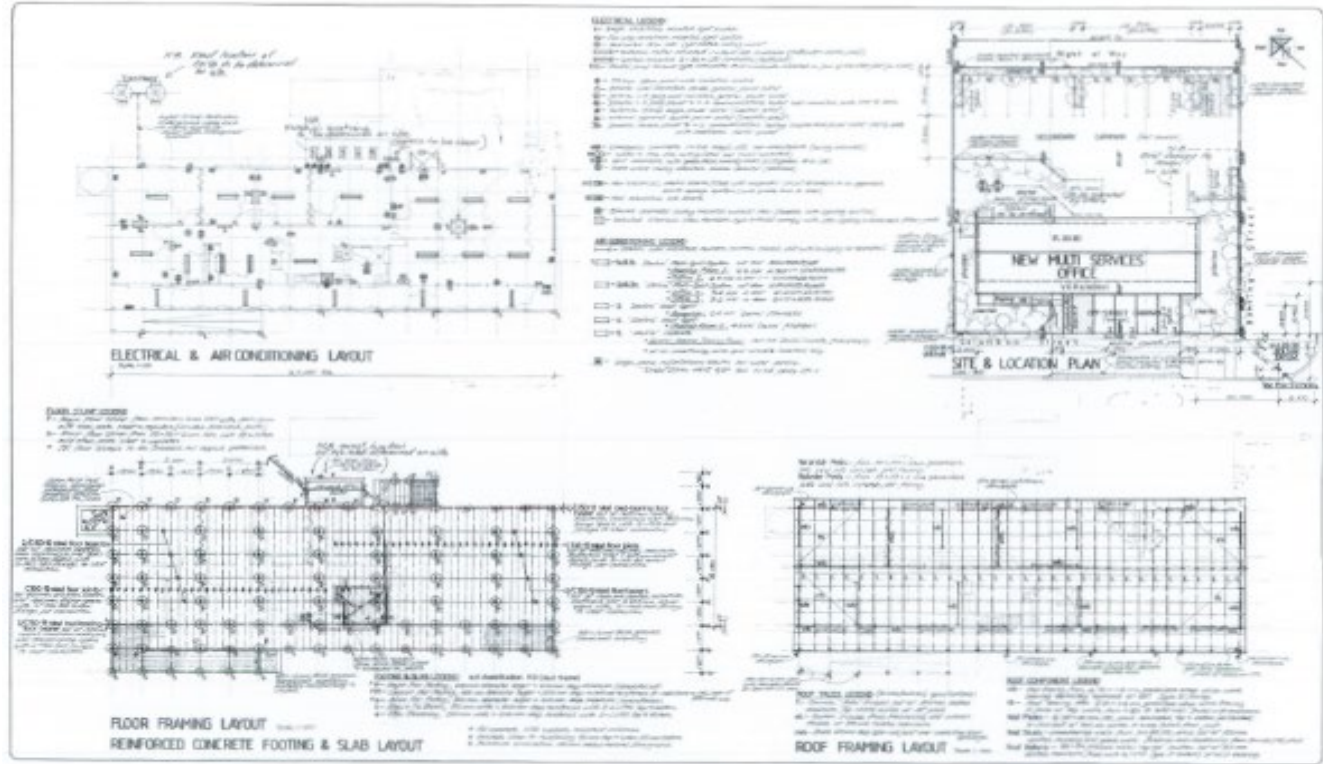
# STATEMENT OF ENVIRONMENTAL EFFECTS



PROPOSED MULTI SERVICES OFFICE at N° 32 Columbus Street, NANNHOE, N.S.W. for CENTRAL DARLING SHIRE COUNCIL

Scale: 1:100
Scale: 1:50
Scale: 1:20
Scale: 1:10
Scale: 1:5
Scale: 1:2
Scale: 1:1
Scale: 1:0.5
Scale: 1:0.2
Scale: 1:0.1
Scale: 1:0.05
Scale: 1:0.02
Scale: 1:0.01
Scale: 1:0.005
Scale: 1:0.002
Scale: 1:0.001
Scale: 1:0.0005
Scale: 1:0.0002
Scale: 1:0.0001
Scale: 1:0.00005
Scale: 1:0.00002
Scale: 1:0.00001
Scale: 1:0.000005
Scale: 1:0.000002
Scale: 1:0.000001

Proposed multi use building for Ivanhoe..



PROPOSED MULTI SERVICES OFFICE at N° 32 Columbus Street, NANNHOE, N.S.W. for CENTRAL DARLING SHIRE COUNCIL

Scale: 1:100
Scale: 1:50
Scale: 1:20
Scale: 1:10
Scale: 1:5
Scale: 1:2
Scale: 1:1
Scale: 1:0.5
Scale: 1:0.2
Scale: 1:0.1
Scale: 1:0.05
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Scale: 1:0.00005
Scale: 1:0.00002
Scale: 1:0.00001
Scale: 1:0.000005
Scale: 1:0.000002
Scale: 1:0.000001

Proposed multi use building for Ivanhoe, including site plan..

## 6.0 RELEVANT STATUTORY CONTROLS

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The proposed development is identified as development requiring consent under the provisions of the *Environmental Planning and Assessment Act 1979*. The following is an assessment of the proposal against the relevant provisions of the Act and the relevant planning instruments and policies of Central Darling Shire Council.

### 6.1 Central Darling Local Environmental Plan 2012

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#### Clause 2.1 – Land Use Zone

The subject property is included within the RU5 Village zone under the provisions of the *Central Darling Local Environmental Plan 2012*, within which the proposed development is permissible with Council's consent. The proposed development is consistent with the Village RU5 zone objectives, as it is compatible with the existing environmental and built character of Ivanhoe Village area.

## 7.0 SECTION 4.15(1) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

### 7.1 The provisions of any environmental planning instrument - S41.5(1)(a)(i)

---

The proposed development of land is subject to the provisions of the *Central Darling Local Environmental Plan 2012*. It is considered that the provisions of these Environmental Planning Instruments have been satisfactorily addressed within this report and that the proposal achieves compliance with their provisions.

### 7.2 Any draft environmental planning instrument - S4.15(1)(a)(ii)

---

There are no draft Environmental Planning Instruments in force at the present time.

### 7.3 Any development control plan - S4.15(1)(a)(iii)

---

There is no Development control plan for Central Darling Shire Council area.

### 7.5 Any matter prescribed by the regulations that apply to the land- S4.15(1)(a)(iv)

---

No matters of relevance are raised in regard to the proposed development.

### 7.6 The likely impacts of that development - Section 4.15(1)(b)

---

It is considered that this application, which comprises the construction a single storey multi service building with existing carport, (and site works for the car parking), for Central Darling Shire Council; is reasonable and achieves the objectives of the relevant planning controls. This is due to the fact that the resultant single storey development is compatible with and will complement the established village area of Ivanhoe.

The proposal will have an acceptable impact on the environment and the amenity currently enjoyed by the neighbouring properties. As demonstrated by this Statement, the proposal is appropriately



designed having regard to the relevant provisions of the *Central Darling Local Environmental Plan 2012* and Council's Plans and Policies.

### **7.7 Suitability of the Site - Section 4.15(1)(c)**

---

The subject site is considered to be suitable in size and will not be affected by the construction of a single storey multi service building with new car spaces and existing carport.

The proposed works will not cause development of unreasonable bulk or scale as the building is single story, and will be sympathetic to the local character as demonstrated in the architectural design.

### **7.8 Submissions made in accordance with this Act or the regulations - Section 4.15(1)(d)**

---

This is a matter for Council in the consideration of this proposal.

### **7.9 The Public Interest - Section 4.15(1)(e)**

---

The proposal will not unreasonably impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered not to be contrary to the public interest.

## **8.0 CONCLUSION**

---

This proposal, which includes the demolition of the existing building and the erection of a single storey multi service building with car parking at 32 Columbus Street Ivanhoe NSW; has been assessed against the requirements of Section 4.15(1) of the Act, the *Central Darling Local Environmental Plan 2012* and the relevant Council plans and policies.

As described in this Statement of Environmental Effects, compliance with Council's controls or qualitative objectives has demonstrated that the proposal will not unreasonably impact upon the natural or built environment, the amenity of surrounding properties within the Village of Ivanhoe.

Accordingly, it is our opinion that the proposed development at 32 Columbus Street Ivanhoe NSW as described in the application, is reasonable and supportable and should be approved by Council under delegated authority.



PROPOSED MULTI SERVICES OFFICE at: No. 32 Columbus Street, WANHOE, N.S.W.  
for: CENTRAL DARLING SHIRE COUNCIL

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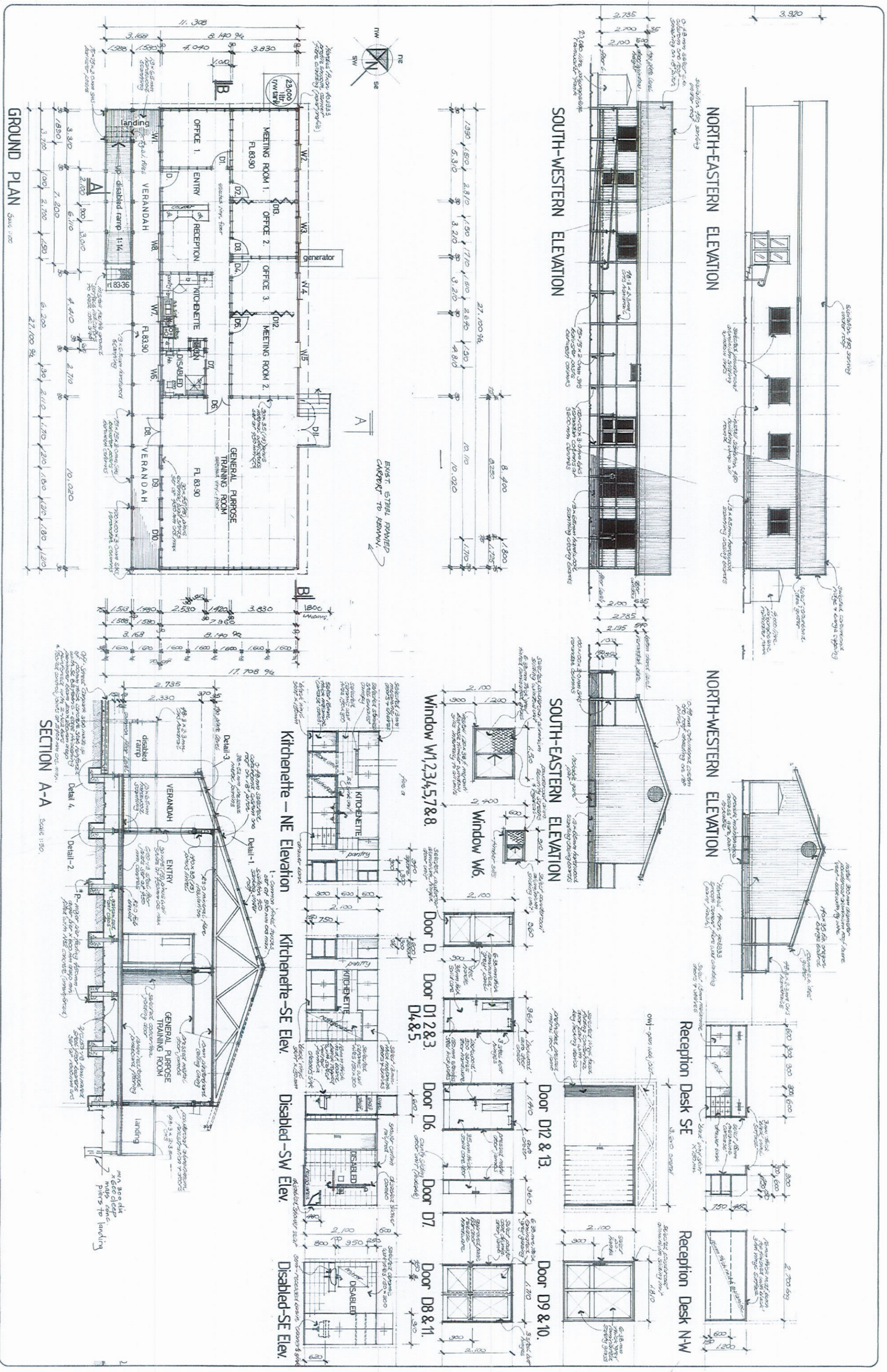
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date: 19/10/2023  
drawn: Kate Fritsch  
checked: Vicki Drake  
approved:

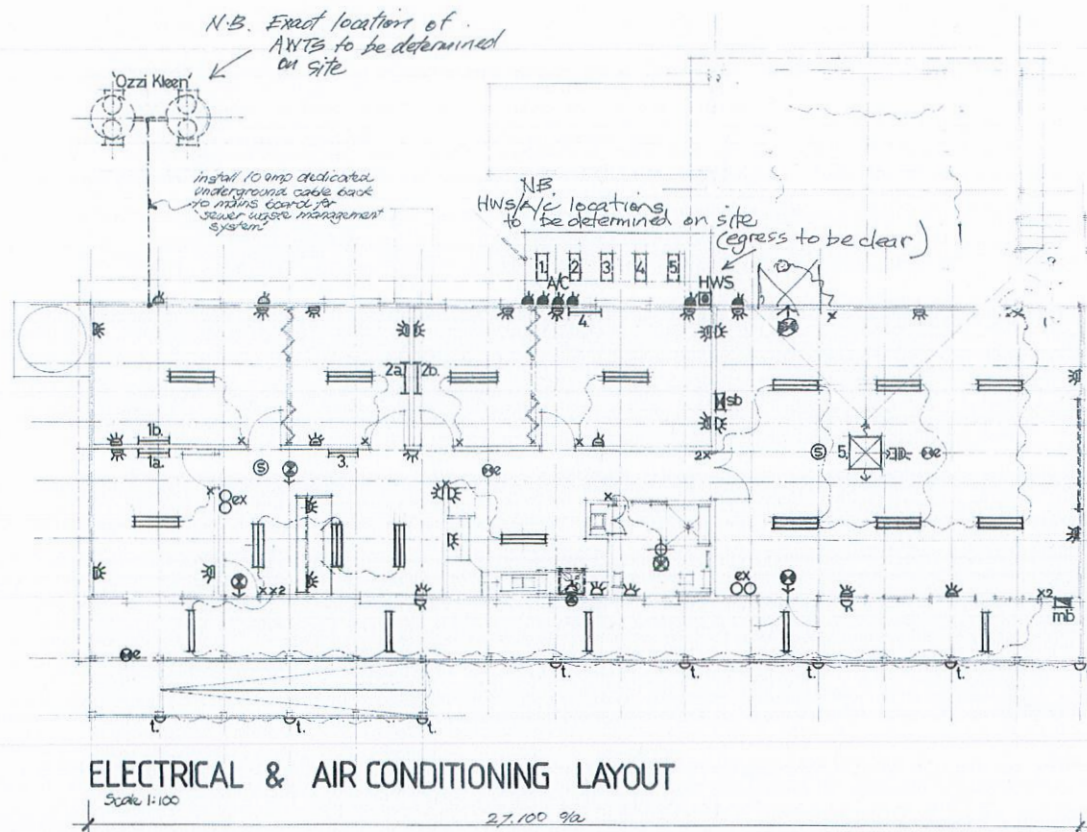
**Kern Design Associates Pty. Ltd.**  
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DRAWING CONTENT  
• GROUND PLAN  
• ELEVATIONS  
• SECTION  
• DOOR WINDOW & FURNITURE SCHEDULE

Drng. No. 1  
of 3.  
C-001/20

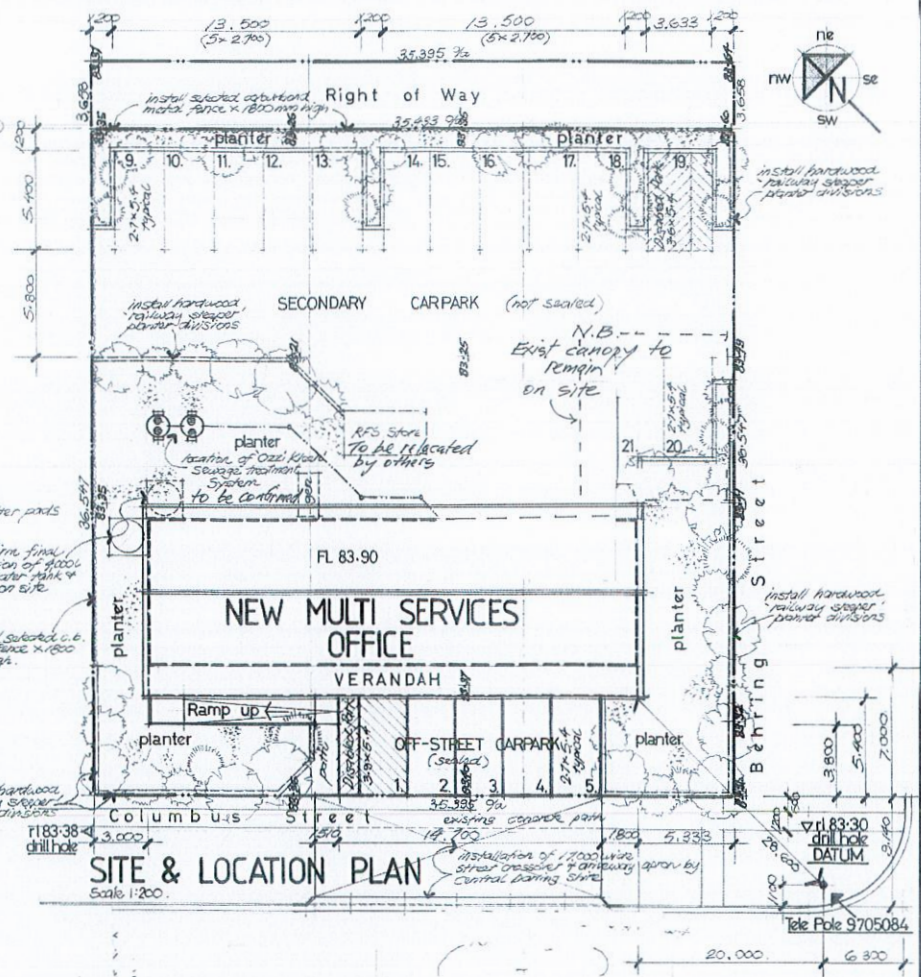






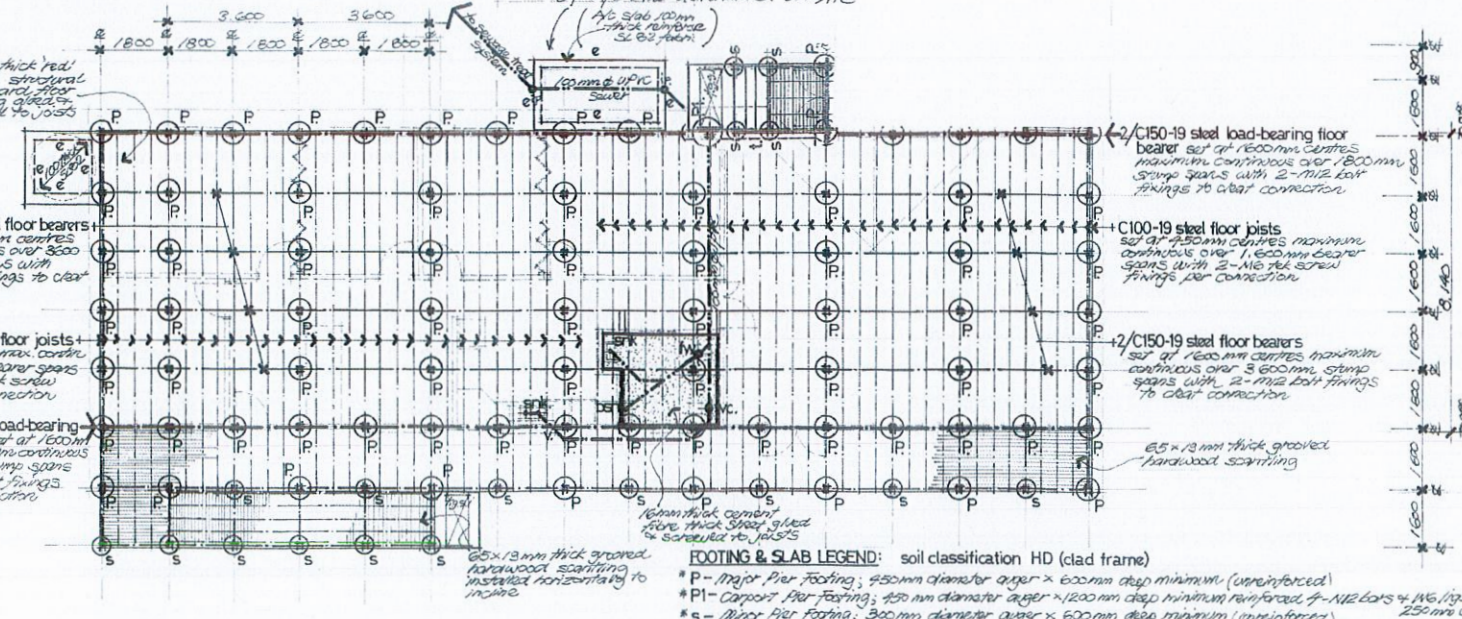
**ELECTRICAL & AIR CONDITIONING LAYOUT**  
Scale 1:100

- ELECTRICAL LEGEND:**
- x - single architrave mounted light switch
  - xa - two way architrave mounted light switch
  - ⊖ - duplicated 18 W LED light fixture ceiling cover
  - ⊕ - external rafter mounted 1 x 36 W LED luminaire (diffused & vandal proof)
  - ⊖ - surface mounted 2 x 36 W LED luminaire (diffused)
  - ⊖ - vandal proof rafter mounted 2 x 36 W LED luminaire installed to face of baluster post (on frame)
  - ⊖ - 32 amp stove point with isolation switch
  - ⊖ - general wall mounted double general power outlet
  - ⊖ - general x 4 gang wall mounted general power outlet
  - ⊖ - general x 4 gang power 9 x 2 communications outlet wall mounted, rate CAT 6 data
  - ⊖ - external 15 amp single power outlet (weather proof)
  - ⊖ - external general double power outlet (weather proof)
  - ⊖ - general double power 9 x 2 communications ceiling suspended power outlet CAT 6 data with architrave, HDMI socket
  - ⊖ - emergency luminaire 1 x 2 W single LED non-maintained (ceiling mounted)
  - ⊖ - water & CO2 fire extinguisher set (wall mounted)
  - ⊖ - exit luminaire with green face, roming man's pictogram & W LED
  - ⊖ - hard wired ceiling mounted smoke detector (alarmed)
- AIR CONDITIONING LEGEND:**
- 1 - 'Daikin' wall mounted remote control cond's unit with swinging air operation
  - 1a & 1b - 'Daikin' Multi-Split System out door FTXMBE/RJMA
    - Meeting Room 1; 6.8 kW in door 1 x CTXMS2RVM9A
    - Office 1; 6.0 kW in door 1 x CTXMA25RVM9A
  - 2a & 2b - 'Daikin' Multi-Split System out door FTXMS2RVM9A
    - Office 2; 5.2 kW in door 2 x CTXMA25RVM9A
    - Office 3; 5.2 kW in door 2 x CTXMA25RVM9A
  - 3 - 'Daikin' Wall Split
    - Reception; 2.6 kW 'Daikin' FTXMBE5U
  - 4 - 'Daikin' Wall Split
    - Meeting Room 2; 4.5 kW 'Daikin' FTXMBE11
  - 5 - 'Daikin' Cassette
    - General Purpose Training Room; 14.0 kW 'Daikin' Cassette FTXMA20CV2
- \* all air conditioning units dual climate inverters only
- ⊖ - single phase instantaneous electric hot water service
  - ⊖ - 'Stiebel Eltron' SHC 6 5/8 500 71 kW phase 240 V



**SITE & LOCATION PLAN**  
Scale 1:200

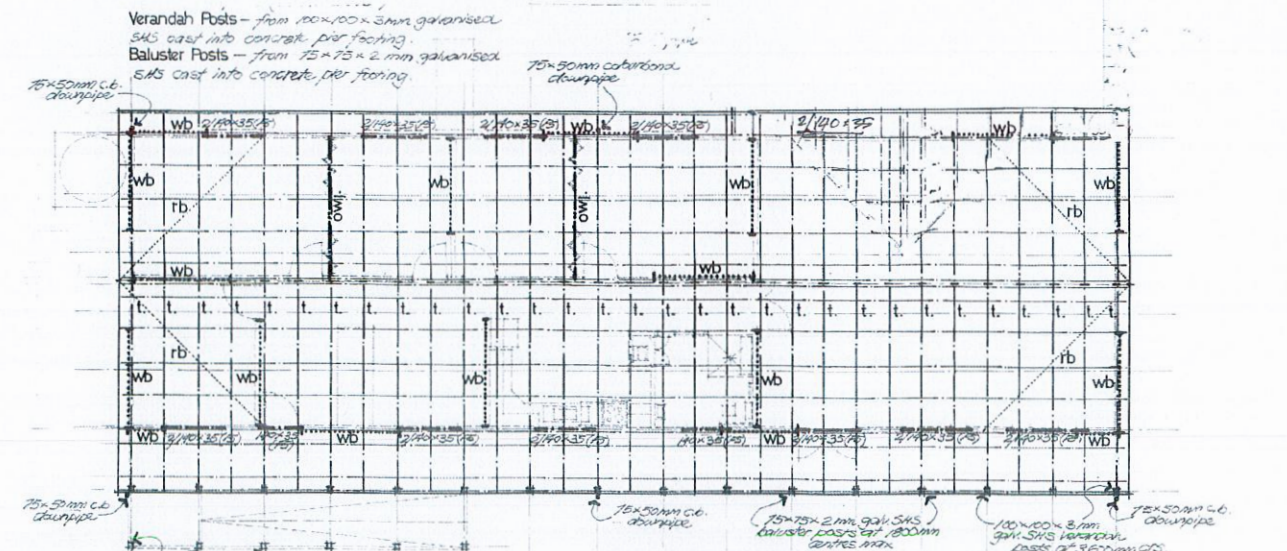
- FLOOR STUMP LEGEND:**
- P - Major Floor Slump from 100x100x3mm S45 with 100x10mm mild steel plate chert & capitals (includes verandah posts)
  - S - Minor floor Slump from 75x75x2mm S45 with 75x10mm mild steel plate chert & capitals
- \* All floor slumps to be finished, hot dipped galvanized



**FLOOR FRAMING LAYOUT**  
Scale 1:100

**REINFORCED CONCRETE FOOTING & SLAB LAYOUT**

- FOOTING & SLAB LEGEND:** soil classification HD (clad frame)
- P - Major Pier Footing; 150mm diameter auger x 600mm deep minimum (unreinforced)
  - PI - Capital Pier Footing; 120 mm diameter auger x 1200mm deep minimum reinforced 4-12 bars @ 150 mm c/s
  - t - Minor Pier Footing; 300mm diameter auger x 600mm deep minimum (unreinforced)
  - l - Edge of Tie Beams; 300mm wide x 600mm deep reinforced with 3-L12 @ Top & Bottom
  - e - Edge Thickening; 200mm wide x 600mm deep reinforced with 2-L12 @ Top & Bottom
- \* All concrete N32 sulphate resistant minimum  
 \* Concrete cover to reinforcing 50mm top & sides 65mm bottom  
 \* Minimum excavation 150mm below natural firm ground



- ROOF TRUSS LEGEND:** (to manufacturer's specifications)
- t - Common 'truss' trusses set at 900mm centres minimum, top chord in line at 15° pitch
  - st - Saddle trusses fixed transversely over common trusses at 900mm centres maximum
  - ow - Double 600mm deep open web joist over cantilever door openings
- ROOF COMPONENT LEGEND:**
- wb - Wall bracing from 2/30 x 0.6 mm galvanised strap cross wind bracing oppositely opposed at 45° Type 15' fixings
  - rb - Roof bracing from 2/30 x 0.6 mm galvanised strap wind bracing in plane of top chord from ridge to eave wall. Install with tensioners in plane of top chord from ridge to eave wall. Install with tensioners
  - Wall Plates - 2/35 x 80 mm (F5) pines laminated top & bottom (not treated) 2-12 @ 300 mm centres to every second floor joist
  - Wall Studs - Loadbearing walls from 30x95 (F5) pines set at 950mm centres including end gable walls. Internal non-loadbearing from 50x35 (F5) pines
  - Roof Battens - 38 x 32 pressed metal 'top hat' section set at 300 mm centres maximum fixed with 2-1/4" Type 17 screws at each bearing

PROPOSED MULTI SERVICES OFFICE at: N° 32 Columbus Street, IVANHOE, N.S.W.  
for: CENTRAL DARLING SHIRE COUNCIL

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date: 28 August 2020  
drawn: Karl Frisch  
checked: Jake Carke  
approved:

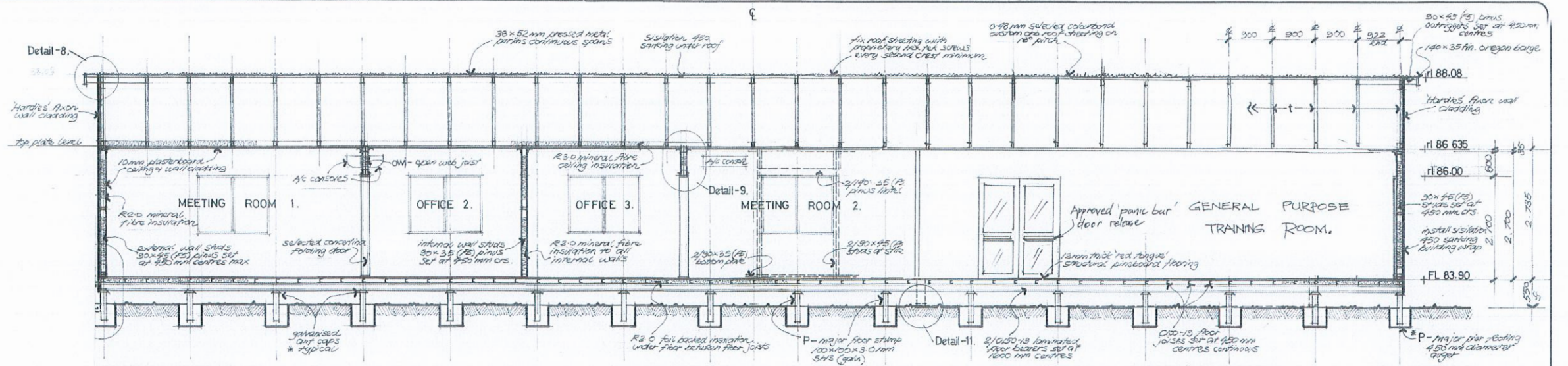
**KEW DESIGN associates pty. ltd.**  
architectural consultants & project managers  
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275-279 ARGENT STREET, BROKEN HILL, NSW  
PHONE (08) 8087 5976 FAX (08) 80883373

**DRAWING CONTENT**

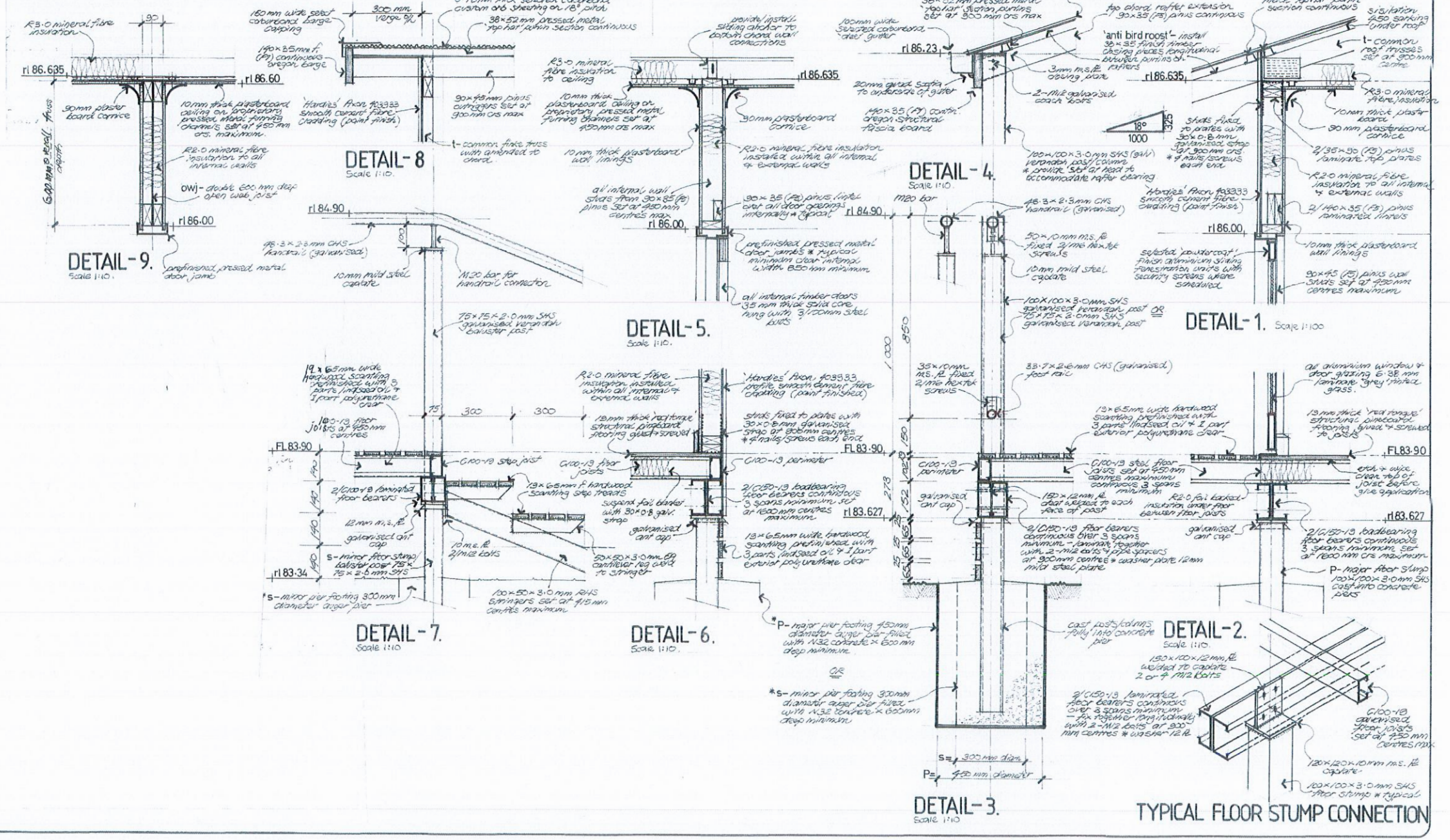
- ELECTRICAL & A/C
- FLOOR FRAMING
- REINFORCED CONCR.
- ROOF FRAMING
- SITE PLAN

Drg. No. 2  
of 3.  
C-001 / 20





SECTION B-B. Scale 1:100.



PROPOSED MULTI SERVICES OFFICE at: N° 32 Columbus Street, IVANHOE, N.S.W.  
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amended: 24th Oct 20

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size

date: 8th August 2020  
drawn: Karl Frisch  
checked: John Coyke  
approved:

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DRAWING CONTENT  
• CROSSSECTION  
• DETAILS

Drg. No. 3  
of 3.  
C-001 / 20



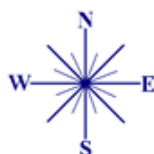
# CENTRAL DARLING SHIRE COUNCIL

CONSTITUTED 1 MAY 1959

ABN: 65-061-502-439

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CORRESPONDENCE TO  
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COUNCIL CHAMBERS  
21 REID STREET  
WILCANNIA NSW 2836

## Delegated report for internal determination

### Development application

<b>DA number</b>	D/08/21- PAN 84423	<b>Date of lodgement</b>	23/03/2021
<b>Applicant</b>	Central Darling Shire Council		
<b>Owner</b>	Central Darling Shire Council		
<b>Proposed development</b>	The erection of a Multi Services Building at Ivanhoe		
<b>Street address</b>	32 Columbus Street Ivanhoe NSW 2878.		
<b>Notification period</b>	28 days	<b>Number of submissions</b>	0

### Assessment

<b>Report prepared by</b>			
<b>Report date</b>	2021		
<b>Recommendation</b>	Approved subject to conditions		

### Checklist

#### Summary of section 4.15 matters

Have all recommendations in relation to relevant section 4.15 matters been summarised in the Executive summary of the assessment report? Yes

#### Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments, where the consent authority must be satisfied about a particular matter, been listed and relevant recommendations summarised in the Executive Summary of the assessment report? Yes

#### Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? N/A

#### Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (section 7.24)? N/A

#### Native Title land Claim and Aboriginal land claim

Review status N/A



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## **Attachments**

- 1 Location map - zone information, Aerial image
- 2 Plans
- 3 Assessment against planning controls
- 4 Draft conditions of consent

## **1 Executive summary**

---

1.1 The key issues that need to be considered in respect of this application are:  
For the erection of a Multi Services Building at 32 Columbus Street Ivanhoe NSW 2878.

Assessment of the application against the relevant planning framework and consideration of matters by our technical departments has not identified any issues of concern that cannot be dealt with by conditions of consent.

The application is therefore satisfactory when evaluated against Section 4.15 of the *Environmental Planning and Assessment Act 1979* (as amended).

This report recommends approval of the application subject to the recommended conditions.

## **2 Location**

---

2.1 The site is located 32 Columbus Street Ivanhoe NSW 2878.

2.2 The location of the site is shown at attachment 1.

## **3 Site description**

---

3.1 Lots 9,10 ,11 DP 30593

3.2 An aerial image of the site and surrounding area is at attachment 1.

## **4 Background**

---

4.1 RU5 Village zone - The zoning plan for the site and surrounds is at attachment 1.

## **5 The proposal**

---

5.1 The development application has been lodged by Central Darling Shire Council.

5.2 The applicant proposes the for the erection of a Multi Services Building.

## **6 Assessment against planning controls**

---

6.1 A full assessment of the development application against relevant planning controls is provided in the attachments, including:

- Environmental Planning and Assessment Act 1979 (as amended 2018)
- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (Infrastructure) 2007
- Central Darling Local Environmental Plan 2012

## 7 Key issues

---

The erection of a Multi Services Building at 32 Columbus Street Ivanhoe.

## 8 Issues raised by the public

---

- 8.1 The proposed development was notified to property owners and occupiers in the locality for 14 days upon the council website.
- 8.2 We received   0   submissions.

## 9 External referrals

---

- 9.1 The development application was referred to the following external authorities for comment:

Authority	Comments
0	0

---

## 10 Internal referrals

---

- 10.1 The development application was referred to the following internal sections of Council for comment:

Section	Comments
0	0

---

## 11 Conclusion

---

The proposed development has been assessed against all relevant matters and is considered to be satisfactory. It is considered that the likely impacts of the development have been satisfactorily addressed and that the proposal is in the public interest. The site is considered suitable for the proposed development subject to conditions.

## 12 Political donations disclosure

---

- 12.1 Under Section 10.4 of *the Environmental Planning and Assessment Act 1979*, a disclosure statement must be lodged in certain circumstances in relation to any planning application, i.e. a development application, an application to modify a consent and an application to make an environmental planning instrument or development control plan.
- 12.2 A disclosure statement of a reportable political donation or gift must accompany a planning application or submission (including a submission either objecting to or supporting the proposed development) if the donation or gift is made within 2 years before the application or submission is made. If the donation or gift is made after the lodgement of the application, a disclosure statement must be sent to Council within 7 days after the donation or gift is made. The provision also applies to an associate of a submitter.
- 12.3 A disclosure statement may be made available for viewing upon a written request to Council in line with Section 12 of the *Local Government Act 1993*.

As required under Section 10.4 of the Act, a disclosure statement has been submitted to Council in respect of the subject development application.

### **13 Recommendation**

---

Approve Development Application D08/21 PAN 84423 for the reasons listed below, and subject to the conditions listed in the attachments.

- a the demolition of the existing RFS building and the erection of a Multi Services Building at 32 Columbus Street Ivanhoe.
- 2 Council officers to notify the applicant and submitters of the decision.

---

---

# ATTACHMENT 1 - MAPS and PHOTOS



Figure 1: Extract from 6 maps of site Lots 9,10,11 DP 30593.

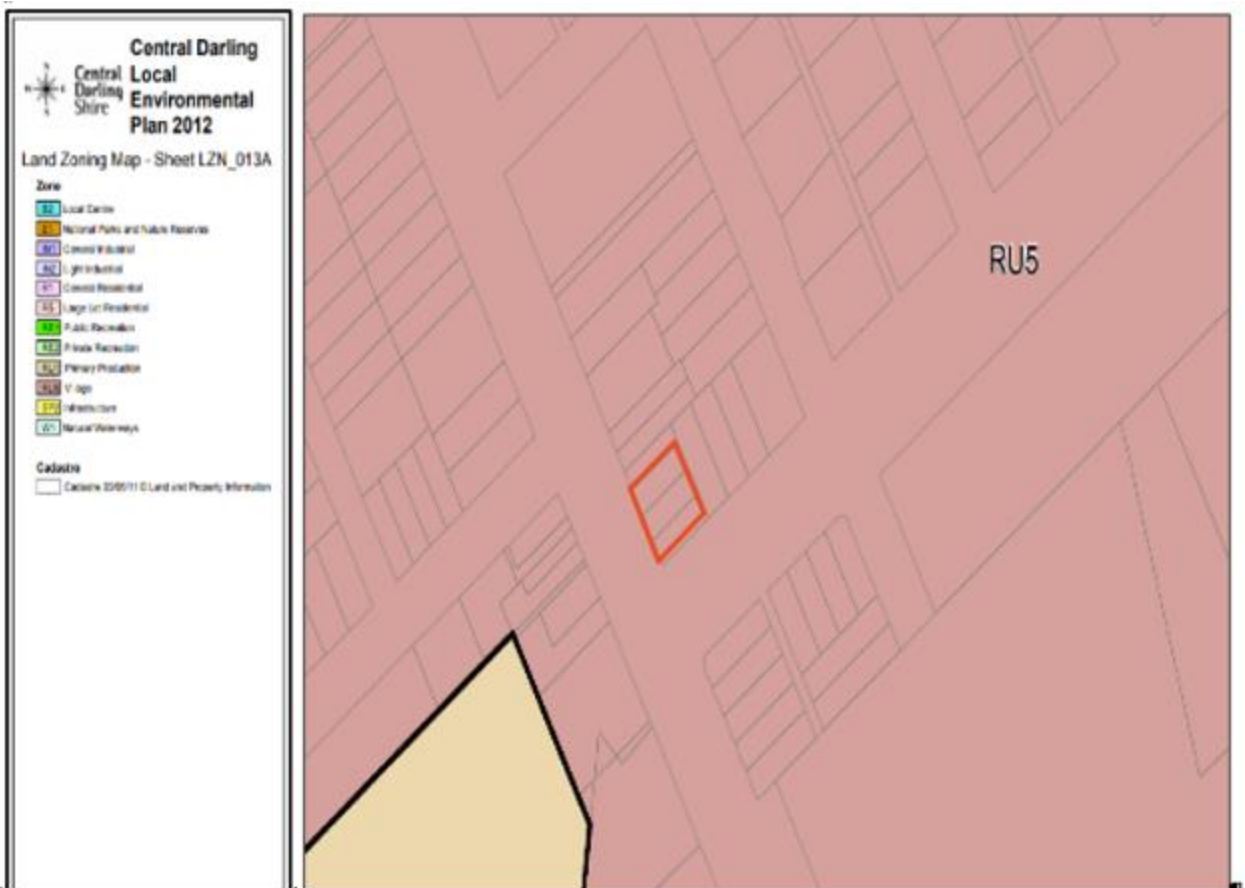
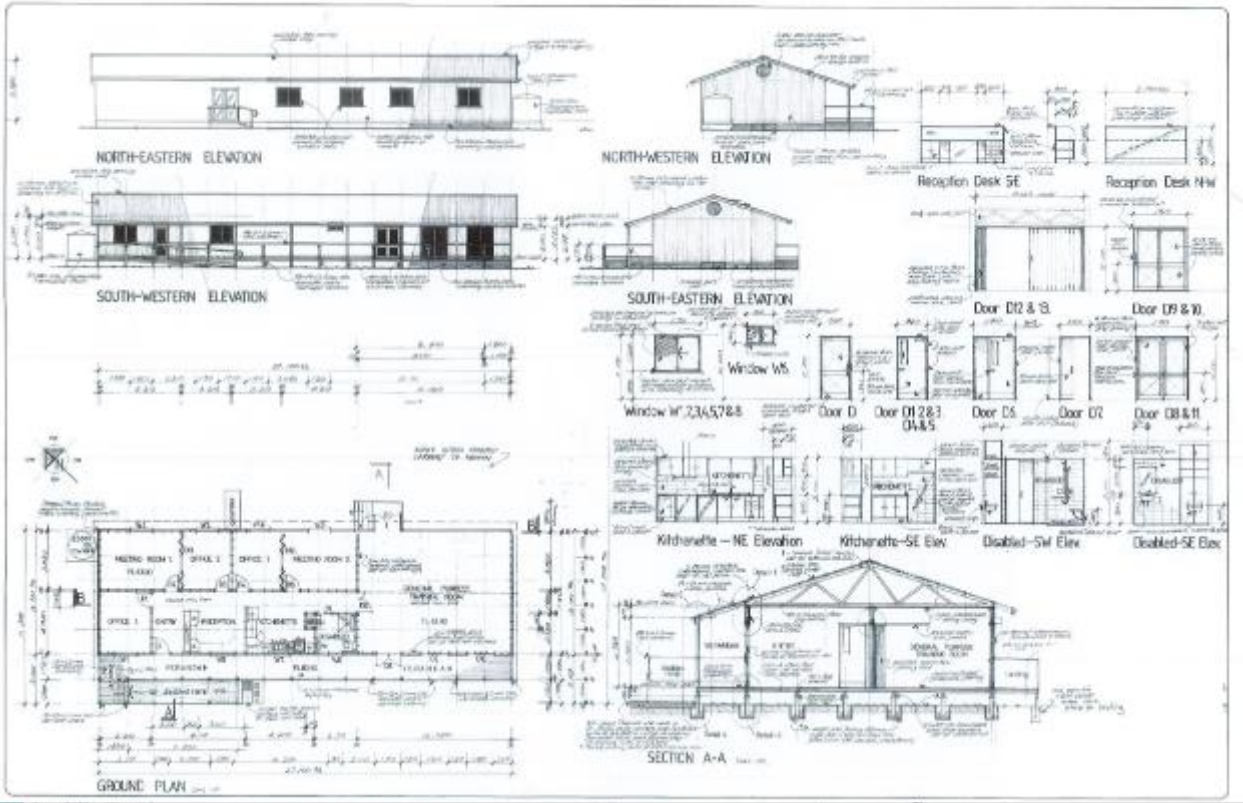


Figure 2: Identifies the subject site being within the RU5 Village zone within the Central Darling Local Environmental Plan 2012.



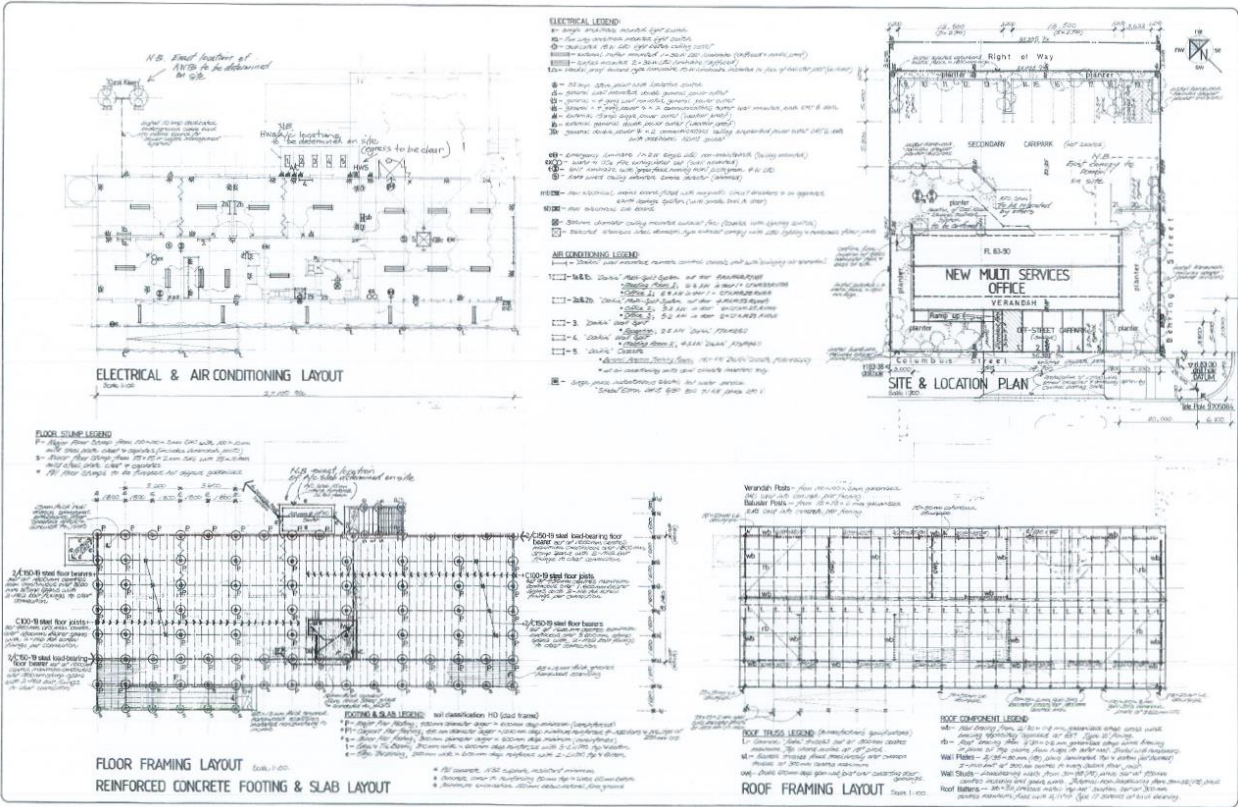
Figure 32 Columbus Street Ivanhoe (Google streetview).

## ATTACHMENT 2 - PLANS



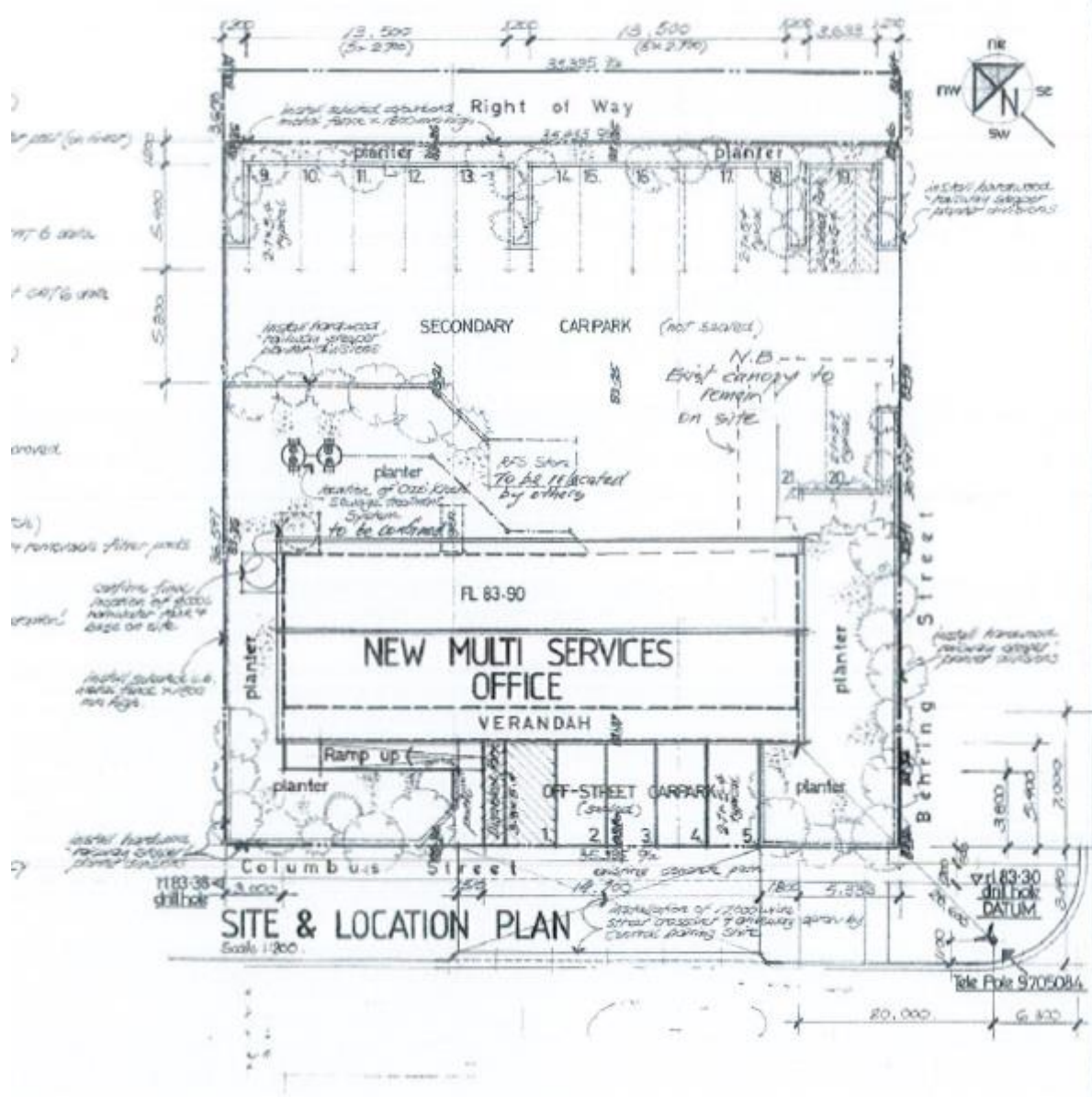
Elevations and sections .



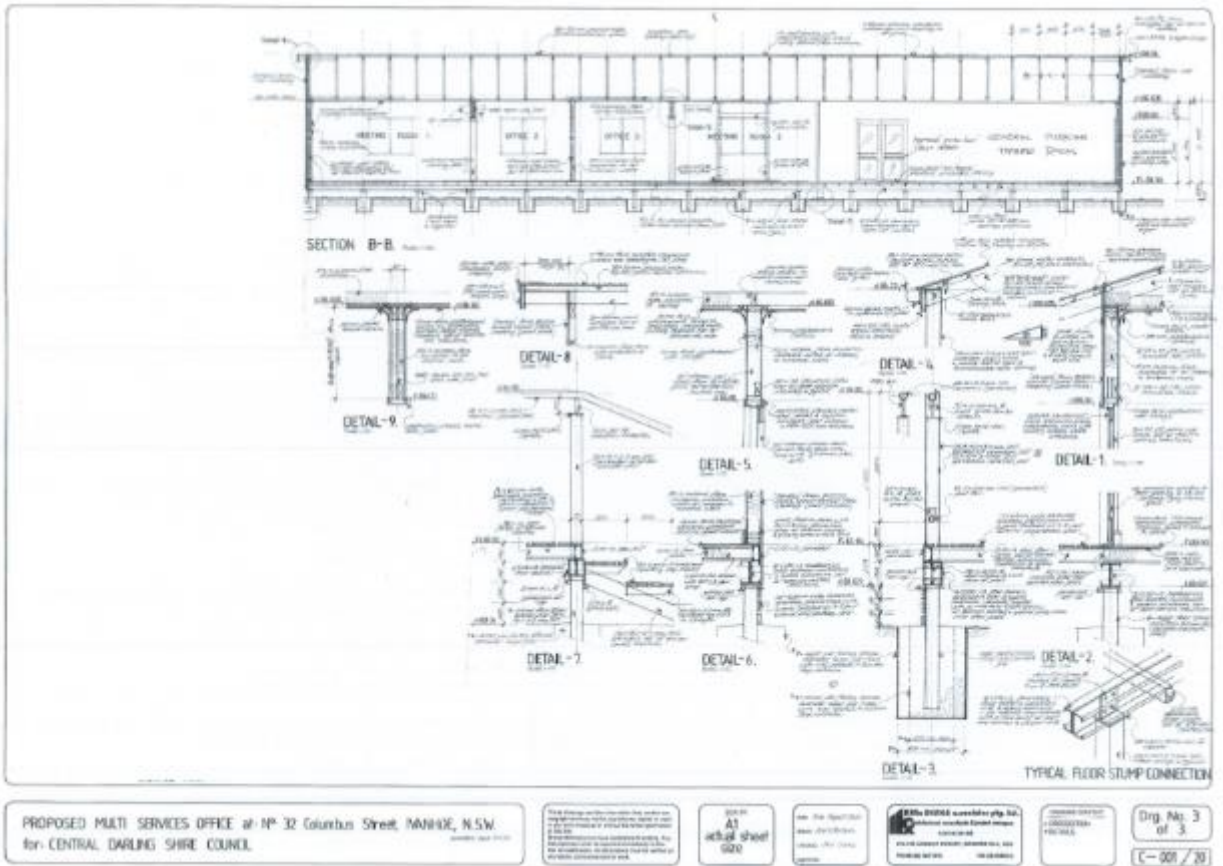


Construction drawings and site plan.





Site /location plan



Section and construction details.

# ATTACHMENT 2 - ASSESSMENT OF PLANNING CONTROLS

## PLANNING ASSESSMENT SUMMARY

Application Number:	D 08/21 - PAN-84423
Site Address:	32 Columbus Street Ivanhoe NSW 2878
Date of Lodgement:	23 03 2021
Applicant:	Central Darling Shire Council
Architect/Designer:	-
Owner:	Central Darling Shire Council
Cost of Works:	\$650,000.00
Development Contribution Required:	No
Zoning:	RU5 Village zone. The proposed development is defined as the erection of a council administration building, which is permissible with consent in the RU5 zone.
Proposal:	The erection of a Multi Services Building at 32 Columbus Street Ivanhoe.
Recommendation:	The development application is recommended for approval, subject to the conditions in the Notice of Determination.

## Background

### The Site and Surrounding Development

The subject site is located on 32 Columbus Street Ivanhoe NSW 2878 and all the lots are rectangular shape the combined site area is 1,417m<sup>2</sup>. The site has a frontage width on Columbus Street Ivanhoe, the site has a secondary frontage on Behring Street Ivanhoe. The site is a flat area of land.

The site is currently occupied by a single storey timber and metal Rural Fire services building and carport. There is a few trees on the site.

## Proposed Development

---

The application seeks consent for the following:

The demolition and removal of the existing RFS building,

The erection of a single storey multi service (administration) building for Central Darling Shire Council. site coverage (262.5m<sup>2</sup>) and GFA of new building is 221.9 m<sup>2</sup>.

## Assessment

---

The proposed development has been assessed under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

### Local Environmental Plans

#### Central Darling Local Environmental Plan 2012

An assessment of the proposed development against the relevant provisions of the Central Darling Local Environmental Plan 2012 is provided in the following sections.

#### Part 2 Permitted or prohibited development

Provision	Compliance	Comment
2.3 Zone objectives and Land Use Table	Yes	<p>Zone RU5 Village</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> <li>• To provide for a range of land uses, services and facilities that are associated with a rural village.</li> <li>• To retain and facilitate expansion and redevelopment of the existing central business districts of Menindee and Ivanhoe and to further strengthen the core commercial functions of those areas.</li> <li>• To ensure that development retains and enhances the existing village character.</li> </ul> <p>2 Permitted without consent Environmental protection works; Home-based child care; Home occupations; Roads; Water reticulation systems</p> <p>3 Permitted with consent Centre-based child care facilities; Community facilities; Dwelling houses; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Schools; Tank-based aquaculture; Any other development not specified in item 2 or 4</p> <p>4 Prohibited Agriculture; Air transport facilities; Airstrips; Cellar</p>

		door premises; Electricity generating works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Heavy industries; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Roadside stalls; Rural workers' dwellings; Waste disposal facilities; Wharf or boating facilities
--	--	---

Principal development standards

Provision	Compliance	Comment
4.3 Height of buildings	Yes	No height limit.  Structures all single storey on site not higher than 5metres
4.4 Floor space ratio	Yes	No FSR for site

General Provisions

Provision	Compliance	Comment
Public Domain	Yes	The proposed works will not result in any additional overshadowing to the public domain or affect public views.
Heritage	Yes	The site is not a heritage item
Transport and Parking	Yes	Existing RFS building has onsite parking , new parking provided with site works..
3.12 Accessible Design	Yes	The proposed works are Proposed single storey multi services buildings, accessibility is covered with a ramp access.
3.14 Waste	Yes	A Waste Management Plan is not required

Development Types

Provision	Compliance	Comment
-----------	------------	---------

4.2.1 Building height		
4.2.1.2 Floor heights	Yes	Proposed single storey multi services buildings that will meet the minimum BCA requirements.
4.2.2 Building setbacks	N/A	Proposed single storey multi services buildings that is setback from the front boundary and has existing side and rear boundary setbacks.
4.2.3 Amenity		
4.2.3.1 Solar access	Yes	Proposed single storey multi services buildings. The work will not cause a blockage of solar access on adjoining lots.
4.2.3.11 Acoustic privacy	Yes	Proposed single storey multi services buildings, there are no acoustic privacy issues should arise.
4.2.6 Waste and recycling Management	Yes	A Waste Management Plan is not required

## Consultation

---

### Internal Referrals

The application was not discussed with any internal units.

### Advertising and Notification

The application was advertised on the Central Darling Website for 28 days, there was no submissions.

## Financial Contributions

---

N/A

### Conclusion

Having regards to all of the above matters, the proposed development will not result in any adverse impacts on both the natural and built environment and the locality, is suitable for the site, and is in the public interest, subject to appropriate conditions of consent being imposed.

The proposed development generally satisfies the relevant provisions of the applicable State Environmental Planning Instruments including the Central Darling Local Environmental Plan 2012 and is acceptable.

## **Recommendation**

---

The development application is recommended for approval, subject to the conditions in the Notice of Determination.

The application is approved under delegated authority of Council.

# ATTACHMENT 3- CONDITIONS OF CONSENT

## APPROVED DEVELOPMENT

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Development must be in accordance with Development Application No. D/08/21 PAN 84423 32 Columbus Street Ivanhoe, dated 23/03/2021 and the drawings as amended by the conditions of this consent.

In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.

## SCHEDULE 1B

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PRIOR TO CONSTRUCTION CERTIFICATE/COMMENCEMENT OF WORK/HEALTH AND BUILDING

### 1. PROTECTION OF ADJOINING AREAS

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- A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works
- (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
  - (b) could cause damage to adjoining lands by falling objects, or
  - (c) involve the enclosure of a public place or part of a public place.

### 2. ADJOINING WALL DILAPITATION REPORT

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- (1) If a wall on a lot is to be built to a boundary and there is a wall (the adjoining wall) on the lot adjoining that boundary that is less than 0.9m from that boundary, the person having the benefit of the complying development certificate must obtain a dilapidation report on the adjoining wall.
- (2) If the person preparing the report is denied access to the adjoining lot for the purpose of inspecting the adjoining wall, the report may be prepared from an external inspection of the adjoining wall.

### 3. ASBESTOS REMOVAL WORKS

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All works removing asbestos containing materials must be carried out by a suitably licensed asbestos removalist duly licensed with Safework NSW, holding either a Friable (Class A) or a Non-Friable (Class B) Asbestos Removal Licence which ever applies.

A copy of the relevant licence shall be made available to any authorised Council officer on request within 24 hours.

Five days prior to the commencement of licensed asbestos removal, Safework NSW must be formally notified of the works. All adjoining properties and those opposite the development must be notified in writing of the dates and times when asbestos removal is to be conducted. The notification must identify the licensed



asbestos removal contractor and include a contact person for the site together with telephone number and email address.

All work must be carried out in accordance with the Work Health and Safety Regulation 2017 and the NSW Government and SafeWork NSW document entitled How to manage and control asbestos in the workplace: Code of Practice (Safework NSW) December 2011 and associated guidelines.

The asbestos removalist must use signs and barricades to clearly indicate the area where the asbestos removal work is being performed. Signs must be placed in positions so that people are aware of where the asbestos removal work area is and should remain in place until removal is completed and clearance to reoccupy has been granted. Responsibilities for the security and safety of the asbestos removal site and removal must be specified in the asbestos removal control plan (where required). This includes inaccessible areas that are likely to contain asbestos.

Warning signs must be placed so they inform all people nearby that asbestos removal work is taking place in the area. Signs must be placed at all the main entry points to the asbestos removal work area where asbestos is present. These signs must be weatherproof, constructed of light-weight material and adequately secured so they remain in prominent locations. The signs must be in accordance with AS 1319 -1994 Safety Signs for the Occupational Environment for size, illumination, location, and maintenance.

Asbestos waste must only be transported and disposed of at an EPA licensed waste facility.

No asbestos products are to be reused on the site (i.e., packing pieces, spacers, formwork or fill etc).

No asbestos laden skips or bins are to be left in any public place without the written approval of Council.

A site notice board must be located at the main entrance to the site in a prominent position and must have minimum dimensions of 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size.

The site notice board must include the following:

- 1.contact person for the site;
- 2.telephone and facsimile numbers and email address; and
- 3.site activities and time frames.

#### **4. INSTALLATION OF DUAL-FLUSH TOILETS**

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All toilets installed within the development must be of water efficient dual-flush or other water-saving capacity with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS). The details must be submitted for the approval of the Accredited Certifier, prior to a Construction Certificate being issued.

## **5. INSTALLATION OF WATER EFFICIENT TAPS**

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All taps and shower heads installed must be water efficient with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS). The details are to be submitted for the approval of the Principal Certifier, prior to any Occupation Certificate being issued.

## **6. WASTE AND RECYCLING MANAGEMENT - MINOR**

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Council requires the proposal facilities to minimise and manage waste and recycling generated by the proposal.

- (1) A waste management plan for the work must be submitted to the principal certifying authority at least 2 days before work commences on the site
- (2) The waste management plan must—
  - (a) identify all waste (including excavation, demolition and construction waste materials) that will be generated by the work on the site, and
  - (b) identify the quantity of waste material in tonnes and cubic metres to be—
    - (i) reused on-site, and
    - (ii) recycled on-site and off-site, and
    - (iii) disposed of off-site, and
  - (c) if waste materials are to be reused or recycled on-site—specify how the waste material will be reused or recycled on-site, and
  - (d) if waste materials are to be disposed of or recycled off-site—specify the contractor who will be transporting the materials and the waste facility or recycling outlet to which the materials will be taken.
- (3) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.
- (4) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

## **7. RUN – OFF AND EROSION CONTROLS**

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Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by—

- a. diverting uncontaminated run-off around cleared or disturbed areas, and
- b. erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties, and
- c. preventing the tracking of sediment by vehicles onto roads, and stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

## **SCHEDULE 1C**

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DURING CONSTRUCTION/PRIOR TO OCCUPATION/COMPLETION

### **8. OCCUPATION CERTIFICATE TO BE SUBMITTED**

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An Occupation Certificate must be obtained from the Principal Certifier and a copy submitted to Council prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.

### **9. HOURS OF WORK AND NOISE**

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The hours of construction and work on the development must be as follows:

All work, including demolition, excavation and building work, and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (eg loading and unloading of goods, transferring of tools etc) in connection with the proposed development must only be carried out between the hours of 7.00am and 7.00pm on Mondays to Fridays, inclusive, and 7.00am and 5.00pm on Saturdays, and no work must be carried out on Sundays or public holidays.

All work, including demolition, excavation and building work must comply with the Australian Standard 2436-2010 Guide to Noise Control on Construction, Maintenance and Demolition Sites.

Notwithstanding the above, the use of a crane for special operations, including the delivery of materials, hoisting of plant and equipment and erection, and dismantling of on site tower cranes which warrant the on- street use of mobile cranes outside of above hours can occur, subject to a permit being issued by Council under Section 68 of the Local Government Act 1993 and/or Section 138 of the Roads Act 1993.

Note: Works may be undertaken outside of hours, where it is required to avoid the loss of life, damage to property, to prevent environmental harm and/or to avoid structural damage to the building. Written approval must be given by the Construction Regulation Unit, prior to works proceeding.

The Council allows extended working hours subject to the approval of an application in accordance with the Code and under Section 4.55 of the Environmental Planning and Assessment Act 1979.

### **10. NOISE – DURING CONSTRUCTION**

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Construction noise

Noise caused by construction must not exceed an LAeq (15 min) of 5dB(A) above background noise when measured at any lot boundary of the property where the construction is being carried out.

## **11. ENCROACHMENTS – NEIGHBOURING PROPERTIES**

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No portion of the proposed structure shall encroach onto the adjoining properties.

## **12. DEMOLITION**

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Any demolition must be carried out in accordance with AS 2601—2001, The demolition of structures.

## **13. MAINTENANCE OF SITE**

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All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.

Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.

Copies of receipts stating the following must be given to the principal certifying authority—

- a. the place to which waste materials were transported,
- b. the name of the contractor transporting the materials,
- c. the quantity of materials transported off-site and recycled or disposed of.
- d. 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.

During construction—

- e. all vehicles entering or leaving the site must have their loads covered, and
- f. all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
- g. At the completion of the works, the work site must be left clear of waste and debris.

## **14 EARTHWORKS, RETAINING WALLS AND STRUCTURAL SUPPORT**

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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.

e. Any excavation must be carried out in accordance with Excavation Work: Code of Practice (ISBN 978-0-642-785442 [PDF] and ISBN 978-0-642-785459 [DOCX]), published in July 2012 by Safe Work Australia.

## **15 DRAINAGE CONNECTIONS**

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If the work is the erection of, or an alteration or addition to, a building, the roof stormwater drainage system must be installed and connected to the drainage system before the roof is installed.

Any approval that is required for connection to the drainage system under the Local Government Act 1993 must be held before the connection is carried out.

## **16 ARCHAEOLOGY DISCOVERED DURING WORKS**

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If any object having interest due to its age or association with the past is uncovered during the course of the work—

- a. all work must stop immediately in that area, and
- b. the Office of Environment and Heritage must be advised of the discovery.

Note

Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the Heritage Act 1997 may be required before further the work can continue.

## **17 ABORIGINAL OBJECTS DISCOVERED DURING WORKS**

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If any Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work—

- a. all excavation or disturbance of the area must stop immediately in that area, and
- b. the Office of Environment and Heritage must be advised of the discovery in accordance with section 89A of the National Parks and Wildlife Act 1974.

Note—

If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the National Parks and Wildlife Act 1974.

## **18 COVERING OF LOADS**

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All vehicles involved in the excavation and/or demolition process and departing the property with demolition materials, spoil or loose matter must have their loads fully covered before entering the public roadway.

## **19 LOADING AND UNLOADING DURING CONSTRUCTION**

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The following requirements apply:

All loading and unloading associated with construction activity must be accommodated on site, where possible.

If, it is not feasible for loading and unloading to take place on site, a Works Zone on the street may be considered by Council.

A Works Zone may be required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to Council at least 8 weeks prior to commencement of work on the site. An approval for a Works Zone may be given for a specific period and certain hours of the days to meet the need for the site for such facilities at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.

Where hoisting activity over the public place is proposed to be undertaken including hoisting from a Works Zone, a separate approval under Section 68 of the Local Government Act 1993 and Section 138 of the Roads Act 1993 must be obtained.

## **20 NO OBSTRUCTION OF PUBLIC WAY**

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The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by Council to stop all work on site.

## **21 USE OF MOBILE CRANES**

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The following requirements apply:

Mobile cranes operating from the road must not be used as a method of demolishing or constructing a building.

For special operations including the delivery of materials, hoisting of plant and equipment and erection, and dismantling of on site tower cranes which warrant the on-street use of mobile cranes, permits must be obtained from Council for the use of a mobile crane. The permits must be obtained 48 hours beforehand for partial road closures which, in the opinion of Council will create minimal traffic disruptions and 4 weeks beforehand in the case of full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions.

The use of a crane for special operations, including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on site tower cranes which warrant the on-street use of mobile cranes outside of approved hours of construction can occur, subject to a permit being issued by Council under Section 68 of the Local Government Act 1993 and/or Section 138 of the Roads

## **22 CONTAMINATED SOILS**

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### **Requirement to Notify about New Contamination Evidence**

Any new information revealed during demolition works that has the potential to alter previous conclusions about site contamination or hazardous materials shall be immediately notified to the Council and the Principal Certifying Authority.

Reason: To protect human health and the environment.

### **Compliance with the Remediation Action Plan**

The requirements of the Remediation Action Plan required by this consent are to be fully implemented from commencement of any excavation, demolition or development works until the issue of any interim / final occupation certificate.

Reason: Protection of the environment, SEPP 55 compliance.

A validation report, is to be prepared in accordance with relevant guidelines issued under the Contaminated Land Management Act 1997 must be submitted to the Council within one month from completion of the remediation work.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of any interim / final Occupation Certificate.

If the site requires ongoing activities to control contamination, the validation report is to provide a list of ongoing measures to be undertaken to protect adjacent properties, the environment and the water table from further contamination.

Reason: To ensure environmental amenity is maintained.

## **23 VEHICULAR ACCESS**

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If the work involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the work on the site is obtained.

## **24 UTILITY SERVICES**

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If the work requires alteration to, or the relocation of, utility services on, or adjacent to, the lot on which the work is carried out, the work is not complete until all such works are carried out.

## **SCHEDULE 2 PRESCRIBED CONDITIONS**

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The prescribed conditions in accordance with Division 8A of the Environmental Planning and Assessment Regulation 2000 apply:

Clause 98 Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989

Clause 98A Erection of signs

Clause 98B Notification of Home Building Act 1989 requirements Clause 98C Conditions relating to entertainment venues.

Clause 98D Conditions relating to maximum capacity signage.

Clause 98E Conditions relating to shoring and adequacy of adjoining property Refer to the NSW State legislation for full text of the clauses under Division 8A of the Environmental Planning and Assessment Regulation 2000. This can be accessed at:

<http://www.legislation.nsw.gov.au>



## IMPORTANT ADDITIONAL INFORMATION

Advisory notes:

The Environmental Planning and Assessment Act 1979 requires you to:

Obtain a Construction Certificate prior to the commencement of any works. An application may be lodged with Council, or you may apply to a private accredited certifier for a Construction Certificate. An accredited certifier must obtain Council's approval to certain conditions of this development consent, where indicated before issuing the Construction Certificate.

Note: it is compulsory to lodge digital copies of applications, including plans and documentation if lodging an application with Council. Please refer to the link below for any further information about digital requirements and electronic files.

Nominate a Principal Certifier which may be either Council or an accredited certifier and notify Council of that appointment. You cannot lawfully commence works without complying with this requirement.

Give Council at least two days' notice of your intention to commence the erection of a building before commencing construction works. You cannot lawfully commence works without complying with this requirement.

Obtain an Occupation Certificate before commencing occupation or commencing to use the building or on the completion of other works including the erection of a sign. You cannot lawfully commence occupation or the use of a building without complying with this requirement.

You may also need to:

Obtain approval through the lodgement of an application under Section 68 of the Local Government Act 1993 and Section 138 of the Roads Act 1993 for an activity which is proposed to be undertaken in, on or above a road reservation (including footways). Such activities include:

- a) Installation of hoardings/scaffolding.
- b) installation and/or alterations to advertising/business signs and street awnings. crane operation and other hoisting activities.
- c) temporary works (e.g.: barricading, road openings, mobile hoisting devices). works zone (for loading and unloading from the roadway); and
- d) temporary ground anchoring and shoring to support a roadway when excavating.

Lodge an Application for Subdivision to obtain a Subdivision Certificate if a land (including stratum) subdivision is proposed and an Application for Subdivision to obtain Strata Title Subdivision under the relevant Strata Titles Act if strata title of the development is proposed.

Comply with the Food Act 2003, the Australia New Zealand Food Standards Code, Australian Standard 4674 – 2004, and register the business with Council if the premises are used for the manufacture, preparation, packing, storing, conveying, or delivering of food or beverage for sale.

Contact NSW Water and Central Darling Shire Council regarding the water and sewerage services to this development.

Carry out critical stage inspections in accordance with Section 6.5 of the EP&A Act 1979 and clauses 162A, 162B and 163 of the EP&A Regulation 2000.

**Applications and submissions referred to in this consent may be lodged  
at: Central Darling Shire Council**

21 Reid Street

Wilcannia NSW 2836