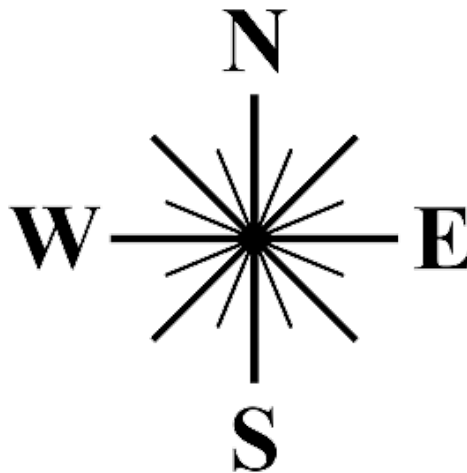


CENTRAL DARLING



SHIRE COUNCIL

ORDINARY COUNCIL MEETING

BUSINESS PAPER

25 AUGUST 2021

The Meeting will be held at 9.00am 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

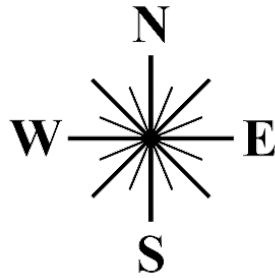
1. The Council may hold a public forum prior to each ordinary meeting of the Council for the purpose of hearing oral submissions from members of the public on items of business to be considered at the meeting. Public forums may also be held prior to extraordinary Council meetings and meetings of Committees 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

ORDINARY COUNCIL MEETING

Wednesday, 25 August 2021

9.00am

Council Chambers

21 Reid Street, Wilcannia

BUSINESS PAPER AGENDA

1.	OPENING OF MEETING	8
2.	ACKNOWLEDGEMENT OF COUNTRY	8
3.	APOLOGIES AND LEAVE OF ABSENCE	8
4.	DISCLOSURES OF INTEREST	8
5.	CONFIRMATION OF MINUTES	8
5.1	ORDINARY MEETING – 28 JULY 2021	8
5.2	BUSINESS ARISING	8
5.2.1	CORRESPONDANCE RECEIVED FROM THE HON MELINDA PAVEY MP	8
5.2.2	CORRESPONDENCE RECEIVED FROM THE HON MARK COULTON MP	9
6.	MAYORAL (ADMINISTRATOR) MINUTE(S)	10
6.1	ADMINISTRATORS REPORT	10

7.	FINANCIAL REPORTS	12
7.1	OUTSTANDING RATES AND CHARGES ACTION PLAN	12
7.2	SMART WATER METERS, METER READING AND BILLING UPDATE	20
7.3	FINANCIAL PERFORMANCE REPORT JULY 2021	23
7.4	COUNCIL 2021-2022 CURRENT GRANTS REGISTER	25
8.	GOVERNANCE REPORTS	27
8.1	MEDIA RELATIONS POLICY	27
8.2	HON PAUL TOOLE MP - CORRESPONDENCE RECEIVED ABOUT ROAD SAFETY CAMPAIGN IN FAR WEST NSW	29
8.3	HUMAN RESOURCE MANAGEMENT ACTIVITIES	29
8.4	COMMUNITY ENGAGEMENT UPDATE	33
9.	CORPORATE SERVICES REPORTS	34
9.1	ITC SECURITY STATUS REPORT	34
10.	SHIRE SERVICES REPORTS	37
10.1	DEVELOPMENT APPLICATION D12/ 21 PAN 103637 – 30-40 JAMES STREET WILCANNIA NSW 2836	37
10.2	DEVELOPMENT APPLICATION D13/ 21 PAN 103827 – 28 PERRY STREET MENINDEE NSW 2879	40
10.3	DEVELOPMENT APPLICATION D14/ 21 PAN 104033 – 11 BEHRING STREET IVANHOE NSW 2878	42
10.4	PLANNING PROPOSAL TO RECLASSIFY LAND	45
10.5	UNSUPERVISED SWIMMING POOLS	47
10.6	LEASE BETWEEN COUNCIL AND BUREAU OF METEOROLOGY	50
10.7	SERVICES UPDATE	52
10.8	ROADS AND AERODROMES REPORT	54
10.9	WATER AND SEWER UPDATE	56
11.	MINUTES OF COMMITTEE MEETINGS	58
11.1	MINUTES – WHITE CLIFFS COMMUNITY ASSOCIATION – 30 JULY 2021	58

12.	CONFIDENTIAL MATTERS	59
	12.1 RURAL AND URBAN ADDRESSING	59
13.	RESOLUTION TRACKER	60
	13.1 RESOLUTION TRACKER – OUTSTANDING RESOLUTIONS	60
13.	MEETING CLOSE	60

1. OPENING OF MEETING

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

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

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

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. CONFIRMATION OF MINUTES

5.1 ORDINARY MEETING – 28 JULY 2021

Recommendation:

That the Minutes of the Ordinary Council Meeting held on 28 July 2021 be received and confirmed as an accurate record.

Attachments:

1. [DRAFT Ordinary Council Meeting Minutes – 28 July 2021](#)

5.2 BUSINESS ARISING

5.2.1 CORRESPONDANCE RECEIVED FROM THE HON MELINDA PAVEY MP

REPORT AUTHOR: EXECUTIVE ASSISTANT
RESPONSIBLE DIRECTOR: GENERAL MANAGER

Recommendation:

1. **That Council receive and note the correspondence.**

Attachment:

2. [Correspondence letter from The Hon Melinda Pavey MP](#)

5.2.2 CORRESPONDENCE RECEIVED FROM THE HON MARK COULTON MP

REPORT AUTHOR: EXECUTIVE ASSISTANT
RESPONSIBLE DIRECTOR: GENERAL MANAGER

Recommendation:

1. **That Council receive and note the correspondence.**

Attachment:

3. [Correspondence letter from The Hon Mark Coulton MP](#)

6. MAYORAL (ADMINISTRATOR) MINUTE(S)

6.1 ADMINISTRATORS REPORT

REPORT AUTHOR: ADMINISTRATOR
RESPONSIBLE DIRECTOR: ADMINISTRATOR

In August each year throughout NSW, Local Government Week is celebrated, recognising the positive impact Councils has on its local communities.

Central Darling Shire is unique in that we have been subject to a long period of Administration, and while some residents feel they are not democratically represented, I can assure that all residents are being heard.

Council is undertaking the development of a new Community Strategic Plan, which will also include town and village plans. Around 300 people have participated in consultations to date. With a total Shire population of just over 1800, this is an outstanding effort by staff, our consultants and – more importantly – our communities.

Unfortunately, the COVID outbreak in Sydney will delay the next phase of community consultations. Council will announce details when we have a clearer picture, as our priority is to ensure the health and safety of all.

We have continued to work with the Office of Local Government, with input into the consultancy they have commenced to develop a model for the future Governance of Central Darling Shire. Service delivery is a critical element for any future Governance arrangement and a core element in the work to be undertaken. The development of a robust and effective long-term plan is to guide Council in the delivery of services and the maintenance of infrastructure for our communities.

Targeted stakeholder engagement is being undertaken to enable Council, Government Agencies and other stakeholders, the opportunity to provide feedback on potential options which will address the issues about effective and efficient service delivery to the Shire. This is critical, given the low-rate base of the Shire and its heavy dependence on Grants for its operations.

Community engagement has been undertaken to prepare the Community Strategic Plan. This is an important piece of work, and it will feed into the development of the detailed business case for the future Governance model for Council. Council has commissioned further consultation with our community, to ask the question, “*what they are seeking for Governance and service delivery beyond 2024?*”. It is important that everyone in the Shire participates, not just the loud voices.

The Australian Government will contribute \$8 Million over 4 years through the Future Drought Fund for the Southern New South Wales Drought Resilience Adoption and Innovation Hub. The Hub is one of eight [Drought Resilience Adoption and Innovation Hubs](#), a flagship of the Multi-Billion-Dollar Future Drought Fund. The Hub partners will provide co-contributions of \$11.9 Million over 4 years and The Hub’s primary shopfront will be Charles Sturt’s Agri Park at Wagga Wagga.

The Hub’s focus will be on water management, food security and farming systems. It will help farmers and communities adopt a long-term perspective on the drought by giving them the innovative tools and techniques to build drought-resilient businesses. The Hub will encourage stakeholders, end-users and the public to have a voice in hub activities,

collaborate with experts, gain access to resources and participate in extension programs such as workshops, seminars and field days. The Southern NSW Hub will also focus on agribusiness, community building, regional development, and the environment
For more information, see Future Drought Fund updates at:

<https://www.agriculture.gov.au/ag-farm-food/drought/future-drought-fund/research-adoption-program/adoption-innovation-hubs>

7. FINANCIAL REPORTS

7.1 OUTSTANDING RATES AND CHARGES ACTION PLAN

REPORT AUTHOR: ACTING RATES OFFICER
RESPONSIBLE DIRECTOR: DIRECTOR BUSINESS SERVICES

EXECUTIVE SUMMARY:

This report aims to provide Council with an overview of the rates, charges and other items owed to Council and the actions proposed to address and collect those amounts.

RECOMMENDATION:

That Council will:

1. Receive the report.
2. Consolidate recovery actions for Rates and Annual Charges with recovery actions for Water Consumption Charges into single and combined claims.
3. Limit the issue and service of Statements of Claim under the Civil Procedure Act 2005 to claims of \$1000 or more.

BACKGROUND:

At Council's Ordinary Meeting on 20 May 2021, Council considered the report Outstanding Rates, Charges and Other Debts and resolved.

"That the General Manager bring forward an Action Plan to reduce outstanding debt".

REPORT:

Outstanding Rates and Charges Position.

NB: The table below represents the "raw" data from each period and do not include adjustments that are factored into the *Rates, Annual Charges, interest and extra charges ratio* contained in Council's Audited Financial Statements e.g., Bad & Doubtful Debt provisions.

Outstanding Rates and Charges – Year on Year Comparison					
Period Ended	Rates OS \$000's	Water Consumption OS \$000's	Total OS \$000s	% OS/ Annual Levy	% OS/ Water Consumption Levy *
30/6/2019	\$1,670	\$415	\$2,085	124.52%	122.52%
30/6/2020	\$1,829	\$395	\$2,224	74.00%	225.75%
30/6/2021	\$862	\$405 (*\$323)	\$1,372	33.12%	55.40% (*44.20%)

*Adjusted for Water Consumption accounts due 15 July 2021 i.e., not overdue as of 30 June 2021

Overdue by Amount as of 27 July 2021

Overdue Amount Range	Number of Properties	Percentage of Properties in Arrears	Total Outstanding \$000's	Percentage of Total \$ Outstanding
\$10K plus	32	5.8%	\$567	45.8%
\$5K to <\$10K	47	8.6%	\$325	26.2%
\$2K to <\$5K	61	11.1%	\$196	15.8%
\$1K to <\$2K	48	8.8%	\$70	5.6%
\$500 to <\$1K	74	13.5%	\$53	4.3%
\$250 to <\$500	51	9.3%	\$19	1.5%
\$100 to <\$250	41	7.5%	\$7	0.6%
<\$100	194	35.4%	\$2	0.2%
Totals	548	100.0%	\$1,239	100.0%

History

In February 2018, a program to recover approximately \$1,477,000 in arrears, against 216 assessments commenced. A detailed analysis of the effectiveness of that program over the following 12 to 18 months has not been made, however the program was effective in identifying many Ratepayers that could not be located and for which sale of land was determined to be Council's only avenue.

As previously reported to Council, sale of land auctions occurred in October 2020. Among the 83 properties included in the sale were 73 which were originally in the February 2018 arrears list. Of those properties offered for sale, only one netted sufficient funds to cover the outstanding rates and costs of sale.

Bad Debt write offs in the order of \$1,250,000 were incurred in respect to the remaining properties. Whilst this write-off value appears high, when compared with the arrears figure in the February 2018 arrears list, it should be noted that a further 2 years rates and charges had been levied on each property by the time the sale of land was held.

Due to resourcing issues, and a focus on the Sale of Land for Unpaid Rates program in 2020, active and cyclical debt recovery has not been performed since the February 2018 actions commenced.

Guiding Principles

The [Office of Local Government Debt Management and Hardship Guidelines](#) (OLG Guidelines) provide Councils with the following guiding principles in establishing or reviewing their own Policies and practices to support effective debt management:

- Clear and accessible communication – easy-to-understand information about rates and charges, how to pay, hardship, who to contact and the Council's approach to overdue rates and dealing with hardship claims.
- Local flexibility – providing payment options and processes that meet local needs and the special circumstances of those facing hardship.
- Fair, equitable and respectful treatment – of all Ratepayers, including respectful communication with those facing hardship.

- A 'stop the clock' approach – to suspend debt recovery, legal action and interest accrual while a Ratepayer's hardship application is awaiting determination, or while they are complying with an approved payment arrangement.
- Informal action first – timely action to prompt payments and communicate relevant information when following-up overdue amounts prior to taking formal action.
- Minimise costs – try to achieve payment without increasing Ratepayer debts.
- Maintain confidentiality and privacy – information provided by applicants is treated confidentially and only used for appropriate purposes, such as to assess a hardship application.
- Regular review of Policies and Procedures – to identify good practice and areas for improvement, and,
- Consistent debt management and hardship approaches and Policies.

Elements of Best Practice Debt Management

Effective debt management begins with effective billing which must address the following key elements, all of which interlock with and support each other:

- Value for money – affordable charges for services which customers understand they use or may access.
- Clear, concise and accurate bills – delivered in a timely manner.
- Readily available and well understood channels through which customers may enquiries and/or to challenge their bills.
- Responsiveness to customer enquiries.
- Convenient payment channels and flexible payment options.
- Support for Ratepayers in experiencing genuine hardship, financial or otherwise.
- Confidence in Council processes including personal information protection.

There are many well-known and understood challenges faced by Council in effectively "ticking" the above Best Practice boxes, including:

- Cost of service delivery across a large remote area with a small population/rating base.
- The poor fit of the Local Government funding model with the Central Darling Local Government Area e.g., depreciation costs on essential infrastructure assets.
- Below average socio-economic demographic and literacy levels.
- Limited financial resources and systems to effectively manage customer requests.

This report does not propose to address these challenges however it is important that these issues be recognised as impacting on Council's ability to improve debt collection outcomes.

Electronic Billing and Payments

The OLG Guidelines recommend making electronic billing and payments available to Ratepayers.

The most requested and offered electronic billing method is email delivery. Delivery by email, to the Ratepayer's nominated email address is a method of service of notices as provided by s710 of the Local Government Act (the LGA).

Recent discussions with our existing mailing house indicated that the cost of introducing this service would be upward of \$50,000 as it would involve migrating the existing notice printing set up from its legacy system to a new platform. Whilst Council's existing Property and

Rating system supports email delivery, through an external platform, the cost of implementation is considered prohibitive.

BPay View is a lesser accepted method of bill delivery. BPay View involves delivery of notices in an electronic format to the Ratepayers' nominated bank which then makes the notice available to view through that bank's online banking platform. Customers receive an email from their bank to alert them that a new bill is available to view online.

It appears that this method of deliver does not satisfies the requirements of the s710 of the LGA regarding the service of notices and as such would not provide a legally enforceable method of levying Rates and Charges. Implementing BPay View would be a at some cost however this has not been investigated as the option does not satisfy s710 of the LGA.

Council already provides a wide range of payment channels including BPay, Centrepay, EFT and Credit Card by phone or online. Payments may also be made in person at any Australia Post outlet in Australia or at Council's offices in Wilcannia, Ivanhoe and Menindee.

Centrepay is a voluntary way for people to pay bills directly from their Centrelink payments through regular automatic deductions. Centrepay is a secure option that helps Ratepayers on lower fixed incomes to automatically pay bills on time, and a reduced risk of overdue Rates and/or defaulting on payment plans.

Payment Plans

The OLG guidelines recommend that Council offer flexible payment options, referencing the need to accommodate small regular payments in line with Ratepayers' income cycle e.g., weekly, fortnightly monthly etc.

Such arrangements are available to all Ratepayers regardless of whether they are in arrears.

Payment Plans for Ratepayers in arrears are available under Council's Debt Recovery Policy. That Policy requires that payment plans with a term of more than 12 months to be approved by the General Manager.

Assessing the financial capacity of Ratepayers is paramount to achieving good outcomes through payment plans. The application form used to assess claims under Council's Economic Hardship Policy is suited for this purpose and used where extended payment plans are sought.

Once established, payment plans are monitored with a default of arrangement notice issued as required. Should a new payment plan not be established, the debt will be included in the following quarterly debt recovery cycle, which is explained below.

Quarterly Debt Recovery Cycle

Due Dates

Annual Rates and Charges are payable by quarterly instalments due 31 August, 30 November, 28 February, and 31 May annually, as provided for by s562 of the LGA.

Council also issues water consumption accounts quarterly with the current program scheduling these accounts to fall due on a "mid instalment" cycle i.e., around 15 July, 15 October, 15 January and 15 April annually, the intention being to spread Council bills evenly throughout the relevant calendar period.

NB: There are no legislatively or regulatorily prescribed due dates for water consumption accounts.

Triage/Direct Contact

Direct verbal contact is preferable but not essential according to the OLG Guidelines. The process is time consuming and costly. Ratepayers contact details are often not held or are out of date and efforts to trace through external sources is necessary to ensure reasonable efforts are made to make direct verbal contact.

Such contact is attempted for larger balances and for all properties within the Farmland category, prior to commencing or during the recovery cycle. Where contact is achieved, the need for further action is avoided in most cases.

A review of Return to Sender (RTS) mail forms part of this process as there is no point in sending reminder notices or attempting further action if our written communications are not actually reaching the Ratepayer. Investigation of all Return to Sender mail is carried out regularly.

Where there is no record of RTS mail and where verbal contact is not possible or feasible, Council can reasonably rely on contact via written notices.

Overdue/Reminder Notices

Council's Debt Recovery Policy provides that overdue Rates notices issue "...at least 30 days after the due date of the instalment". That Policy however also provides for overdue notices for water consumption accounts issue at 7 days after the due date of water consumption accounts.

For efficiency purposes, recovery of overdue annual rates and water consumption charges would best be undertaken in conjunction – to reduce costs and present a consolidated view of arrears to Ratepayers. It is considered such action be based on the annual rates and charges instalment due dates.

A review of the above provisions in Council's Debt Recovery Policy is appropriate, to improve cost efficiency.

It is proposed to initiate the Debt Recovery Cycle by issuing Overdue/Reminder notices for all overdue amounts (combined rates and water consumption) greater than \$100 on 14 September 2021 i.e., 14 days after the first Rate Instalment due date.

Final (pre-legal) Notice/Letter of Demand

Will issue 14 days after Overdue/Reminder Notices for amounts greater than \$250. Contact by SMS and/or email will be attempted as part of this process (where such contact details are held). Council's external Debt Recovery Agent applies a charge of \$15 for each matter, including SMS/email. These costs are not recoverable against the individual Ratepayers.

There are currently 313 properties that would receive this letter and whilst it is difficult to model that number will be after the first Rates Instalment and first overdue/reminder letter due dates are passed, it's reasonable to expect say 350 such notices will be issued. On this basis, the total cost would be \$5,250.

At the expiry of Final (pre-legal) Notice/Letter of Demand, further actions will be taken in accordance with Council's Debt Recovery Policy.

Civil Claims

Council's Debt Recovery Policy provides a Statement of Liquidated Claim (SOC) under the [Civil Procedure Act 2005](#) being issued and served for debts over \$500 as the next step in the debt recovery process.

A Statement of Liquidated Claim (SOC) under the [Civil Procedure Act 2005](#) can be used to assist in the recovery of outstanding Rates and Charges. A SOC is a process through which Council's claim is channelled through the court system. Upon default (28 days) Council may apply for a judgement debt being recognised by the courts which may be enforced through various means including;

- Garnishee on wages and/or bank account.
- Writ of Execution - where personal goods are seized and sold at auction.
- Examination Summons – where debtor is required to disclose full financial position.

Whilst a judgement may reflect poorly on a Ratepayer's Credit File report, and impact their ability to obtain credit, on its own it does not achieve recovery. SOC, judgement and judgement enforcement are best employed where the Ratepayer has refused all other reasonable attempts to obtain payment and we have formed a view that enforcement will achieve recovery. Typically, Writs of Execution are an ineffective means to enforce judgements.

Court and Professional costs associated with issuing and servicing a SOC are more than \$500. Council has been offered a reduced price of approximately \$460 (for debts up to \$1000). As these costs are recoverable against the individual Ratepayer, such costs would result in the debt increasing between 46% & 92% (on a debt range of \$500 to \$999). This appears to contradict the OLG Guidelines principle of minimising costs and accordingly, this report recommends that a Statement of Liquidated Claim be issued only in respect to debts of \$1000 or more.

Whilst Council's Debt Recovery Policy does not specify the method of service for of a SOC, personal service is preferred over service by post as it gives assurance that the Ratepayer is fully aware of the claim and means that service is unlikely be successfully contested. An additional service fee of \$30 will be incurred for personal service, compared with service by post.

Sale of Land

Sale of Land for Unpaid Rates may be taken where Rates and Charges arrears exceed 5 years. This avenue is also available against vacant land where the arrears exceed one year and where the amount of arrears exceed a valuation from the Valuer-General, which must be made no more than 6 months before Council sells the land. The cost of a valuation was previously quoted at approximately \$1000. Whilst this additional cost makes this option less attractive, it may reduce any eventual loss that Council may incur should it wait until the 5 years arrears period is met. Exercise of this provision will be considered as part of the next Unpaid Rates sales.

There are currently 30 properties with arrears greater than 5 years and which are eligible for inclusion in a sale for Unpaid Rates. A further undetermined number of vacant land properties, with arrears between one and five years may be eligible for sale.

It is proposed that a detailed report regarding a further sale of land will be provided to Council's Ordinary Meeting in October 2021. By that time, outcomes of the above planned Quarterly Debt Recovery Cycle, to commence mid-September 2021, should be clearer.

Restriction of Water Supply

This action should only be considered where it is evident that a Ratepayer is in occupation and resisting discussion/payment. An internal procedure is yet to be developed for the restriction of water supply.

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

Community Strategic Plan Outcome

There is no direct link to Council's Community Strategic plan however payment of Rates and Charges provides funding for a range of Rates and services.

Delivery Outcome

No Direct Link.

SUSTAINABILITY ASSESSMENT:

	Positive	Negative
Social		
Environmental		
Economic	Improved Cashflow	
Governance	Improved Collection Ratio	

Financial and Resource Implications:

The estimated print and mailing costs to issue say 400 initial Overdue/Reminder Notices, including labour costs is \$1000.

The estimated cost of issuing Final (pre-legal) Notice/Letter of Demand (via external debt recovery agent) is \$5,250.

Combining the rates and water consumption arrears into single notices/claims reduces these costs significantly.

Policy, Legal and Statutory Implications:

The relevant Policy, Legal and Statutory framework includes;

[Local Government Act 1993](#)

[Civil Procedure Act 2005](#)

[Council's Debt Recovery Policy](#)

[Council's Economic Hardship Policy](#)

[The Office of Local Government's Debt Management and Hardship Guidelines](#)

This report proposes variations to Council's Debt Recovery Policy in respect of;

- Combining notices/actions for rates and annual charges with Water Consumption account arrears, and;
- Increasing the minimum amount threshold for Statements of Claim from \$500 to \$1000.

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

No risks identified.

OPTIONS:

Proceed strictly in accordance with Council's Debt Recovery Policy i.e.

- Separate actions for rates and water consumption
- Issue Statements of Claim for debts of \$500 and over

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Internal Exhibition

None required

External Exhibition

Not required

Attachments

1. N/A

7.2 SMART WATER METERS, METER READING AND BILLING UPDATE

REPORT AUTHOR: ACTING RATES OFFICER
RESPONSIBLE DIRECTOR: DIRECTOR BUSINESS SERVICES & DIRECTOR SHIRE SERVICES

EXECUTIVE SUMMARY:

This report aims to provide Council with an update on the Smart Water Meter rollout, Water Meter readings, Water Consumption billings and collections of outstanding water charges.

RECOMMENDATION:

That Council resolve to:

- 1. Receive and note the report.**
- 2. Receive the next quarterly reports on water meter reading, billing and collections at the Ordinary Meeting of Council scheduled for 27 October 2021.**

BACKGROUND:

Smart metering of filtered water supplies in Ivanhoe and Wilcannia was substantially completed in March 2020 with further smart metering installed in October 2020. Funding of these works was provided through the NSW Government's Safe and Secure Water Program.

Smart metering of the White Cliffs filtered water supply is proposed as part of the reticulation network upgrade works in that township.

Raw water supplies are metered in Ivanhoe but are unmetered in Wilcannia. Currently there are no plans to install smart meters on raw water supplies in either Ivanhoe or Wilcannia. White Cliffs does not have a raw water supply.

Council received a report on smart metering, water meter reading and billing activities at its Ordinary meeting on 24 February 2021. That report identified that approximately 70-80 filtered water services in Ivanhoe and Wilcannia do not yet have smart meters installed.

Council received further reports on this subject at Council's Ordinary Meetings on 24 March 2021 and 22 April 2021. At the April 2021 Council resolved to where it resolved to:

Receive quarterly reports on water meter reading, billing and collections commencing in April 2021.

REPORT:

This report was due at Council's Ordinary Meeting in July 2021 however was not available at that time due to staff leave/availability.

1. Meter Reading and Billing

Water meters throughout the Shire were read in the last week of May 2021. Water Consumption accounts issued on 15 June 2021 with due date for payment 15 July 2021. This has returned Council's water billing to a true quarterly program.

The next round of water meters readings is planned for the last full week in August with accounts to issue 15 September and due for payment 15 October 2021.

2. Completion of Smart Metering – Ivanhoe and Wilcannia

A quote to finalise smart metering of filtered water supplies in Ivanhoe and Wilcannia has been provided based on 3 scenarios allowing for variation in meter sizes from standard 20mm services to a mix of 20mm, 25mm and 32mm services. These quotes range up to \$43,000. A provision for these costs has been included in the 2021-22 Water Capitals Works budget.

3. Outstanding Water Consumption Charges

This report addresses Council's position on the collection of water consumption charges which had previously been affected by delays in the metering, meter reading and water consumption billing spaces throughout the 2019-20 and first half on 2020-21 period.

To recap, water consumption accounts issued in November 2020 covered a period of approximately 15 months (July/August 2019 to November 2020) and as such the accounts issued were generally for larger amounts than previous accounts. To ease the impact of these larger billers, customers were provided with a two month pay by date in lieu of the usual one month to pay and invited to discuss extended payment terms based on individual circumstances.

The position of water consumption charges levied and collected as of 30 June 2019, 2020, and 2021 is set out below.

	30 June 2019	30 June 2020	30 June 2021
Levied Year to Date \$000's	\$233	\$155	\$719
Amount Outstanding \$000's	\$422	\$403	\$405
Percentage Overdue/Levied	181%	260%	56%

The total amount outstanding of 30 June 2021 includes approximately \$80,000 in charges that were not due for payment until 15 July 2021.

As of 10 August 2021, the total outstanding amount had reduced by \$63,000 to \$342,000.

The 30 June 2021 position also reflects that, during the 2020-21 period, \$137,000 of water consumption charges were written off during 2020-21, due to losses incurred from sales of land for Unpaid Rates.

A separate report within this Business Paper proposes actions to recover over water consumption charges and annual rates and charges.

Analysis by Owner Entity Type.

The table below sets out the position as of 10 August 2021.

Overdue Water by Owner Entity Type	Amount Overdue	Percentage of Total Overdue
Government	\$9,321.46	3%
Non-Government Community Organisation	\$77,274.67	23%
Private/Other	\$255,811.07	75%
Total	\$342,407.20	100%

A significant proportion (23%) of overdue water consumption charges relate to the Non-Government Community Organisation group. Council staff have been engaged in discussions regarding payment of outstanding amounts attributable to this group. Those discussions have contributed to a reduction of \$55,000 (42 percentage points) since 31 March 2021 (a reduction of \$55,000 or 42 percentage points).

Discussions are continuing and payment is not considered at risk.

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

Delivery Outcome

- 1.2 Improved community services and facilities.
- 3.1 Collaborative approach to environmental management and protection.
- 3.3 Safe and reliable water supplies and road networks for Shire communities.

SUSTAINABILITY ASSESSMENT:

	Positive	Negative
Social	Improved customer engagement	
Environmental	Improve water efficiency	
Economic	Improved cashflow stability through regularity in billing	Implementation Costs
Governance		

Financial and Resource Implications:

The engagement of a permanent Rates Officer, which is well advanced, will be critical to continuing regular water meter readings, water consumption billing and improving collections.

Completion of smart metering of filtered water supplies has alleviated many of the issues which contributed to previous delays in meter reading and water consumption billing. Finalisation of smart metering in Ivanhoe (filtered supply) and Wilcannia will assist further in this regard. This work is fully funded in Council’s 2021-22 capital works budget.

Policy, Legal and Statutory Implications:

- Local Government Act 1993
- Councils Debt Recovery Policy
- Council’s Economic Hardship Policy

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

Nil

OPTIONS:

None identified.

COUNCIL SEAL REQUIRED:

No.

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Internal Exhibition

Relevant internal stakeholders have been engaged with and will continue to influence future outcomes in this space.

External Exhibition

Not required.

Attachments

1. NIL

7.3 FINANCIAL PERFORMANCE REPORT JULY 2021

REPORT AUTHOR:

MANAGER FINANCE

RESPONSIBLE DIRECTOR:

DIRECTOR BUSINESS SERVICES

EXECUTIVE SUMMARY:

This report is to provide a summary of Council's financial performance against budget as at 31 July 2021.

RECOMMENDATION:

That Council will:

- 1. Receive and note the report.**

BACKGROUND:

Council has been working towards improving its financial reporting systems over the past two (2) years to meet best practice financial reporting guidelines. In line with these objectives a monthly report is to be presented to Council on its financial performance against budget.

REPORT:

This monthly financial performance report provides Council with a summary of performance against budget as at 31 July 2021.

	Annual Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000	
Operating Revenue	37,023	2,551	2,582	31	Favourable
Operating Expenditure	20,756	1,657	1,634	23	Favourable
Operating Result	16,267	894	948	8	Favourable
Capital Grants	16,084	Nil	Nil	Nil	N/A
Operating Result Before Capital Items	183	894	948	8	Favourable

For the month of July 2021 there are no significant variances to report, further details are provided in Attachment 1.

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

Community Strategic Plan Outcome

GOAL: 4 A consultative and professional Council providing relevant, attainable, and efficient delivery of services.

Delivery Outcome

OBJECTIVE: 4.2 Efficient and effective services.

SUSTAINABILITY ASSESSMENT:

Financial and Resource Implications:

Monitoring of monthly against budget enables timely financial management.

Policy, Legal and Statutory Implications:

N/A

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

Monthly financial reporting allows Council to keep informed of the progress of the budget to actual income and costs.

OPTIONS:

Nil

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Nil

Attachments

[4. Attachment 1](#)

7.4 COUNCIL 2021-2022 CURRENT GRANTS REGISTER

REPORT AUTHOR: SENIOR FINANCE OFFICER
RESPONSIBLE DIRECTOR: DIRECTOR BUSINESS SERVICES

EXECUTIVE SUMMARY:

The purpose of this report is to provide a summary reconciliation of Council's current Grant funding status as of 11 August 2021.

RECOMMENDATION:

That Council will:

1. Receive and adopt the report.

BACKGROUND:

Council's commitment to transparency and greater financial management (at the Administrator's request), has developed a Grants and Contributions Register for public access to be presented during Ordinary Council Meetings.

REPORT:

With the stated purpose in mind, Council is currently updating the respective incumbent Grants status details into the in-house Pulse program which will document all Council's Projects under each funding facility. It is intended to complete the initial update by the end of September 2021.

Some examples of Grant Funded Projects currently being uploaded are –

- In July 2021 Council planned to extend the project with the additional grant funding of \$700k from Local Roads and Community Infrastructure for Program Phase 2 –
 - The projects being delivered are under this Grant are –
 - Upgrade and installation of strategic variable message signs, circa \$194k.
 - Tilpa pipeline project to deliver water security to the Tilpa Village Community, circa \$289k.
 - Replace the current flooring at Wilcannia Post Office circa \$100k.
 - Local road water infrastructure including new water bore, dams and fencing for road works within the shire circa \$133k.
 - All currently scheduled to be completed by end of November 2021 but may be extended due to Covid impact on available suppliers.

- In September 2020, the Minister for Resources, Water and Northern Australia, the Hon. Keith Pitt MP announced an expansion of the Murray-Darling Basin Economic Development Program Round 3 -
 - Under this program, Council secured approved for circa \$490k in July 2021 for Victory Caravan Park Amenity Block Upgrade which is to be completed by 31 May 2022.

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

Community Strategic Plan Outcome

Council providing transparency of grant funding sources and how those funds are being applied to improve designated community services, works and facilities.

Delivery Outcome

Accurate and timely reporting of funding sources and expenditure.

Financial and Resource Implications:

Ensures that any funding sourced is being deployed within the approved scope of services, works and facilities for which they were intended.

Policy, Legal and Statutory Implications:

Regulation 208 of the Local Government (General) Regulation 2005 provides a requirement that:

A member of the staff of a Council who has control of any of the Council's accounting records must—

- (a) produce those records for inspection and audit in proper order whenever directed or requested to do so by the Council's Mayor, responsible Accounting Officer, General Manager (if not the Council's responsible Accounting Officer) or Auditor or by the Director-General or a person to whom the Director-General's functions under section 430 of the Act have been delegated or subdelegated under section 745 of the Act, and
- (b) render all practicable assistance to the Mayor, responsible Accounting Officer, General Manager, Auditor, the Director-General or such a delegate or subdelegate with respect to those records.

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

Periodic reporting enables Council to keep both funding providers and the community informed on the deployment of those funds as intended and as such significantly mitigate the risk of inappropriate usage of those funds.

OPTIONS:

There are no alternative options.

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Nil

Attachments

5. [Council Current Grants and Contribution Reconciliation.](#)

8. GOVERNANCE REPORTS

8.1 MEDIA RELATIONS POLICY

REPORT AUTHOR: COMMUNITY ENGAGEMENT OFFICER
RESPONSIBLE DIRECTOR: GENERAL MANAGER

EXECUTIVE SUMMARY:

Council requires a Policy supporting media relations and how it responds to media enquiries.

RECOMMENDATION:

That Council will:

1. **Receive the report**
2. **Place the Media Relations Policy on public exhibition for a period of no less than 28 days.**

BACKGROUND:

A Media Relations Policy has not been included in Council's Policy Register. This report, and the attached Policy, seeks to remedy this. The Policy is not intended as a communications strategy but a guide to processes when dealing with media issues.

REPORT:

In developing the attached Draft Policy, the Community Engagement Officer drew on prior experience in the Local Government industry as well as colleagues in other Councils through the LGNSW Communications Network.

The Draft Policy seeks to formalise processes and procedures within Council to ensure consistency of message and provide appropriate and high-level support to staff, Management, and the Administrator.

The Policy is not intended to be punitive towards staff or media, but provide a foundation for support and guidance, particularly in high pressure and emerging situations.

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

Community Strategic Plan Outcome

GOAL 4 Civic Leadership - Effective communication and consultation with our community.

Delivery Outcome

4.1 Effective communication and consultation with Shire communities

SUSTAINABILITY ASSESSMENT:

	Positive	Negative
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Social	Cohesive and responsive communication	
Environmental		
Economic		
Governance		

Financial and Resource Implications:

NIL

Policy, Legal and Statutory Implications:

NIL

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

NIL

OPTIONS:

NIL

COUNCIL SEAL REQUIRED:

NO

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Internal Exhibition

The Draft Policy has been presented to MANEX. It will be presented to staff consultation during the public consultation period.

External Exhibition

The Draft Policy exhibition period will be advertised in the Wilcannia News, Hillston Spectator and Council's website and Facebook page.

Attachments

6. [DRAFT Media Relations Policy](#)

8.2 HON PAUL TOOLE MP - CORRESPONDENCE RECEIVED ABOUT ROAD SAFETY CAMPAIGN IN FAR WEST NSW

REPORT AUTHOR: GENERAL MANAGER
RESPONSIBLE DIRECTOR: GENERAL MANAGER

EXECUTIVE SUMMARY:

Council sent correspondence to Hon Paul Toole MP (Minister for Regional Transport and Roads) about a Road Safety Campaign in the Far West NSW and the recent received response to Council original correspondence.

RECOMMENDATION:

That Council will:

- 1. Receive and note the report.**

REPORT:

In June 2021, Council sent correspondence to the Minister for Regional Transport and Roads, The Hon Paul Toole MP, about implementing a Road Safety Campaign with the messaging on the dangers associated with driving on unsealed roads, especially in the Far West of NSW with varying road conditions and having negotiate livestock and wildlife.

Recently received correspondence from the Minister has indicated that Transport for NSW is planning communication activities to educate and warn drivers about driving through flood waters and highlight road trauma in country NSW to encourage local drivers to adopted safer driving behaviours.

Refer to attachments for both correspondence.

Attachments

- [7. Correspondence received -The Hon Paul Toole MP- Road Safety and Education in Far West NSW](#)
- [8. Correspondence to The Hon Paul Toole MP- Request for Road Safety and Education Program.](#)

8.3 HUMAN RESOURCE MANAGEMENT ACTIVITIES

REPORT AUTHOR: HUMAN RESOURCE OFFICER
RESPONSIBLE DIRECTOR: GENERAL MANAGER

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council with information on the current human resource activities to ensure the organisation meets its statutory and legislative requirements.

RECOMMENDATION:

That Council will:

1. Receive the report.

BACKGROUND:

This report has been created with the view to provide regular updates to Council on key Human Resource matters as it relates to the continuity in the delivery of services to the community, and the associated financial impacts.

REPORT:

Vacancies:

Below are the vacancies currently being advertised externally:

Position	Open Date	Closing Date	Status
Finance Officer (Revenue) – Full-time – Permanent – Remote Opportunity	7 June 2021	22 June 2021	Selection process underway
Building and Plant Maintenance Officer – Full-time - Permanent	16 June 2021	2 July 2021	Selection process completed Applicant withdrew
Water Treatment Plant Operator – Full-time – Permanent	16 June 2021	2 July 2021	Selection process underway
Environmental Engineer - Full-time - Permanent	16 June 2021	6 July 2021	Selection process underway
Site Engineer – Full-time - Permanent	1 July 2021	16 July 2021	Selection process underway
Town Ganger, Ivanhoe – Full-time – Permanent	1 July 2021	16 July 2021	Selection process underway
Truck Driver, Ivanhoe – Full-time – Permanent	1 July 2021	16 July 2021	Selection process completed Applicant withdrew before interview – no other applicants

Attracting quality candidates remains a challenge for Council, particularly in key specialised and Administrative areas. It is proposed to address this challenge through the HR Framework.

COVID19 restrictions continue to impact on the timeframes in finalising the selection process.

HR Framework:

Work continues to be progressed on the HR Framework and the Strategic Workforce Plan. The aim of these documents is to ensure Council's legislative obligations are met, along with improving areas such as workplace culture, attraction and retention, succession planning, and streamlining practices and processes.

Organisational Development:

A program that aims to support the organisation in the areas of customer service, workplace culture and leadership development has been established. Preliminary work has commenced with the program being progressed further when the current COVID19 restrictions are lifted.

Leave Liability

Staff leave liability has been identified as a significant risk to Council, both from a financial and resource perspective. To address this risk, an internal procedure has been drafted to address leave liability.

The internal procedure will address leave accruals to ensure that they are maintained within the following parameters:

- Annual Leave – 210 hours on anniversary of service entitlement date
- Long Service Leave – 494 hours on anniversary of service entitlement date

To ensure that Council is able to maintain adequate levels of resourcing to deliver its services, a gradual reduction of the leave will be applied

A report will be presented to the Executive Management Team on a quarterly basis to ensure that the current leave liability balances are reducing and that any future leave accruals are managed within the agreed parameters.

1,000 Jobs Package – Traineeships and/or Employment:

Council will recall from the May 2021 report, that an application has been submitted through the National Indigenous Australians Agency for funding of 13 positions (including 7 trainee positions).

No further update on the status of our application with the Agency is available at the time of this report.

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

Community Strategic Plan Outcome

Goal 4. A consultative and professional Council providing relevant, attainable, and efficient delivery of services as per the standards set by Council and providing community development and succession planning.

Delivery Outcome

Objective 4.2 Efficient and effective services and informed Councillors and staff

SUSTAINABILITY ASSESSMENT:

	Positive	Negative
Social	Potential career opportunities from within the community.	Nil
Environmental	Improve reputational and Service Delivery to communities.	Nil

Economic	Receipt of Federal Government Assistance to support employment opportunities from within the community.	Potentially, some increase in operational and service delivery cost may be identified which will need to pass onto consumers.
Governance	Council meets its legislative and statutory requirements	The requirement for additional staff may come at a financial cost to Council

Financial and Resource Implications:

Attracting quality candidates is challenging for Council which has an impact on the service delivery.

Policy, Legal and Statutory Implications:

The HR Framework will assist Council in meeting its legislative obligations both with regards to industrial relations and the Integrated Planning and Reporting requirements.

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

The HR Framework will assist Council in addressing risks associated with resourcing and meeting legislative obligations.

The development of internal procedures to address staff leave liability will assist Council in addressing financial and business risks. It will also assist with addressing staff wellbeing in ensuring that they are able to access their entitled leave allowances for rest and recreation.

OPTIONS:

Nil

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Internal Exhibition

Nil

External Exhibition

Nil

Attachments

Nil

8.4 COMMUNITY ENGAGEMENT UPDATE

REPORT AUTHOR: COMMUNITY ENGAGEMENT OFFICER
RESPONSIBLE DIRECTOR: GENERAL MANAGER

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council with regular updates on Community Engagement Activities.

RECOMMENDATION:

That Council will:

- 1. Receive and note the report**

REPORT:

The report covers the three-month period from 1 May 2021 to 31 July 2021.

MEDIA ENGAGEMENT

Twelve media releases were sent during the period, plus items of interest sent to community groups. In addition, several paid advertisements were placed in various publications throughout the region, primarily for Positions Vacant and planning matters. Advertising is being placed in areas relevant to the issue, which may be the whole of shire or by locality.

FACEBOOK

Since the last report to the May meeting there is 2391 followers, an increase of almost 200 in the period. Over the three-month period, there were more than 29,000 impressions on the site, an outstanding response for such a small council. Impressions include new and returning visitors, plus multiple views but highlights the value our Facebook engagement has with the community. The most viewed post in the period was a road closure announcement following a major rain band on 23 June 2021 which attracted 9,100 engagements through the post and subsequent follower shares.

WEBSITE UPGRADE

The new Central Darling Shire Council website was launched on 2 July 2021. While there was no delay to external users of the site there were some technical issues with internal (staff) access, therefore the promotion of the new site has been delayed. Now that these issues are resolved, and more content is being placed on the site, there will be a promotional campaign to highlight the benefits of the new site. At this stage, the Community Engagement Officer is managing the whole site, however there is a forward plan for other staff to be involved in uploading and management to ensure continuity.

OTHER ACTIVITY

1. Governance: Ensure all Governance matters relating to Community Engagement, Media and communications are up to date.
2. Assist staff with engagement and communications advice.
3. Community Strategic Plan: Work with the consultant to ensure communications are relevant and accessible.

4. Newsletter: Due to the Community Engagement Officer relocating to NSW at the end of May, the monthly e-newsletter has missed two editions. While this means there hasn't been a full six-month trial of the e-newsletter, the Community Engagement Officer will be reviewing the effectiveness of this communications approach in the next month.
5. Customer Service Charter: The Community Engagement Officer is working with the Director Business Services and the General Manager to develop a Customer Service Charter which will guide and support ongoing customer service activities, including developing appropriate workflows through the records management system. The Charter and supporting policies and procedures will be presented to a future Council meeting.

Attachments

NIL

9. CORPORATE SERVICES REPORTS

9.1 ITC SECURITY STATUS REPORT

REPORT AUTHOR: DIRECTOR BUSINESS SERVICES
RESPONSIBLE DIRECTOR: DIRECTOR BUSINESS SERVICES

EXECUTIVE SUMMARY:

CDSC's existing IT Platform and associated operating infrastructure has significant exposure to both operating and Cyber Security risk due to its aged and outdated status. To continue "as is" for the short to medium term posed an unacceptable business and financial risk to CDSC. The considered decision to migrate to a cloud-based scenario which will provide flexibility, scalability, data integrity, mitigate data loss, minimise potential business disruption and enable reliable, ongoing, robust cost-effective updating to evolving industry standards complements CDSC's strategy to address cyber security issues. Due to the lack of in-house expertise and experience, an external service provider was engaged to provide expertise in cyber security mitigation strategies and act as our ongoing external IT support partner.

RECOMMENDATION:

That Council will:

1. **Receive the report.**
2. **Endorse the ITC Security Status report.**
3. **Support any further recommendations which may be appropriate.**

BACKGROUND:

Following a detailed review and audit of CDSC's existing IT Platform and associated operating infrastructure, it was clearly identified that CDSC had significant exposure to both operating and cyber security risk. Consequently, an external IT Company was engaged in early 2021 to fully assess the quantum of those risks and provide appropriate recommendations on how best to address them both in the short and longer term. CDSC has adopted the

recommendation to implement a cloud-based IT platform and associated operating infrastructure which is currently in progress. The success of that migration project complements and is essential to a robust cyber security environment.

REPORT:

This Cyber Security risk component is still undergoing assessment and will become more prominent in focus as the cloud migration project progresses. A further update will be provided once a relevant scope of works is determined and agreed.

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

Community Strategic Plan Outcome

A consultative and professional Council providing relevant, attainable, and efficient delivery of services as per the standards set by Council and providing community development and succession planning.

Delivery Outcome

Robust and integral Cyber Security environment which complements the cloud-based IT platform project which is currently in progress.

SUSTAINABILITY ASSESSMENT:

	Positive	Negative
Social		
Environmental		
Economic	Reduces operational business disruption	
Governance	Enhances data integrity and minimises data loss	

Financial and Resource Implications:

Will strongly mitigate CDSC’s potential exposure to both business operating and financial risk in a highly cost-effective manner.

Policy, Legal and Statutory Implications:

IT Policy would need updating to reflect cyber security environment status.

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

- Strongly mitigates –
 - Business continuity IT operating issues.
 - Potential data loss and data integrity issues.
- Zero WH&S impact.
- Zero public impact.

OPTIONS:

Continue with existing aged platform and infrastructure which will potentially result in major system invasion and operational disruption/failure at any given time.

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Internal Exhibition

Not applicable

External Exhibition

Not applicable

Attachments

9. [Eflex ITC Security Status Report](#)

10. SHIRE SERVICES REPORTS

10.1 DEVELOPMENT APPLICATION D12/ 21 PAN 103637 – 30-40 JAMES STREET WILCANNIA NSW 2836

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

EXECUTIVE SUMMARY:

To provide Council with the delegated assessment report by an independent consultant, and determination letter for the Development Application D12/21 PAN 103637 at 30-40 James Street Wilcannia NSW 2836 (Lot 1, DP 812602), for the erection of a four bay open front machinery shed with an adjacent three bay enclosed workshop within the existing Wilcannia Council works depot.

To recommend Council approve the development application D12/21 PAN 103637 at 30-40 James Street Wilcannia (Lot 1, DP 812602), for the erection of a four bay open front machinery shed and workshop 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 D12/21 PAN 103637 at 30-40 James Street Wilcannia (Lot 1, DP 812602).**
- 2. Approve the Development Application D12/21 PAN 103637 at 30-40 James Street Wilcannia (Lot 1, DP 812602) for the erection of a four bay open front machinery shed and workshop building for Council.**

BACKGROUND:

Council funded the \$137,830.00 for the erection of a four bay open front machinery shed with an adjacent three bay enclosed workshop within the existing Wilcannia Council Works Depot.

As Council owns the land at 30-40 James Street Wilcannia (Lot 1, DP 812602), 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 D12/21 PAN 103637 at 30 James Street Wilcannia (Lot 1, DP 812602), for the erection of a four bay open front machinery shed and workshop building for Council.

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:

	Positive	Negative
Social	Yes	N/A
Environmental	Yes	N/A
Economic	Yes	N/A
Governance	Yes	N/A

Financial and Resource Implications:

The funding was from consolidated Council revenue. This new machinery shed, and workshop building benefits the community as the Works Depot is for the Council Engineering services.

Policy, Legal and Statutory Implications:

To provide a modern new machinery shed and workshop building for Council to provide engineering services to the community.

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

The new machinery shed, and workshop 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:

10. [Delegated assessment report – Barnson Pty Ltd](#)
11. [Determination letter](#)
12. [Architectural and structural drawings.](#)

10.2 DEVELOPMENT APPLICATION D13/ 21 PAN 103827 – 28 PERRY STREET MENINDEE NSW 2879

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

EXECUTIVE SUMMARY:

To provide Council with the delegated assessment report by an independent consultant, and determination letter for the Development Application D13/21 PAN 103827 at 28 Perry Street Menindee NSW 2879 (Lot 1, DP 516293), for the erection of a four bay open front machinery shed with associated site works, within the existing Menindee Council works depot.

To recommend Council approve the Development Application D13/21 PAN 103827 at 28 Perry Street Menindee NSW 2879 (Lot 1, DP 516293), for the erection of a four bay open front machinery shed with associated site works.

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 D13/21 PAN 103827 at 28 Perry Street Menindee NSW 2879 (Lot 1, DP 516293), for the erection of a four bay open front machinery shed with associated site works**
- 2. Approve the Development Application D13/21 PAN 103827 at 28 Perry Street Menindee NSW 2879 (Lot 1, DP 516293), for the erection of a four bay open front machinery shed with associated site works.**

BACKGROUND:

Council funded the \$51,700.00 for the erection of a four bay open front machinery shed and associated site works within the existing Menindee Council Works Depot.

As Council owns the land at 28 Perry Street Menindee NSW 2879, 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 D13/21 PAN 103827 at 28 Perry Street Menindee NSW 2879 (Lot 1, DP 516293), for the erection of a four bay open front machinery shed with associated site works.

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:

	Positive	Negative
Social	Yes	N/A
Environmental	Yes	N/A
Economic	Yes	N/A
Governance	Yes	N/A

Financial and Resource Implications:

The funding was from consolidated Council revenue. This new machinery shed building benefits the community as the Works Depot is for the Council Engineering services.

Policy, Legal and Statutory Implications:

To provide a modern new machinery shed building for council to provide engineering services to the community.

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

The new machinery shed 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:

13. [Delegated assessment report – Barnson Pty Ltd](#)
14. [Determination letter](#)
15. [Architectural and structural drawings.](#)

10.3 DEVELOPMENT APPLICATION D14/ 21 PAN 104033 – 11 BEHRING STREET IVANHOE NSW 2878

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

EXECUTIVE SUMMARY:

To provide Council with the delegated assessment report by an independent consultant, and determination letter for the Development Application D14/21 PAN 104033 at 11 Behring Street Ivanhoe NSW 2878 (Lot 1, DP89360), for the erection of a four bay open front machinery shed with associated site works, within the existing Ivanhoe Council Works Depot.

To recommend Council approve the Development Application D14/21 PAN 104033 at 11 Behring Street Ivanhoe NSW 2878 (Lots 1, DP89360), for the erection of a four bay open front machinery shed with associated site works.

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 D14/21 PAN 104033 at 11 Behring Street Ivanhoe NSW 2878 (Lots 1, DP89360), for the erection of a four bay open front machinery shed with associated site works.**
2. **Approve the Development Application D14/21 PAN 104033 at 11 Behring Street Ivanhoe NSW 2878 (Lots 1, DP89360), for the erection of a four bay open front machinery shed with associated site works.**

BACKGROUND:

Council funded the \$51,700.00 for the erection of a four bay open front machinery shed and associated site works within the existing Ivanhoe Council Works Depot.

As Council owns the land at 11 Behring Street Ivanhoe NSW 2878, 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 D14/21 PAN 104033 at 11 Behring Street Ivanhoe NSW 2878 (Lots 1, DP89360), for the erection of a four bay open front machinery shed with associated site works.

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:

	Positive	Negative
Social	Yes	N/A
Environmental	Yes	N/A
Economic	Yes	N/A
Governance	Yes	N/A

Financial and Resource Implications:

The funding was from consolidated Council revenue. This new machinery shed building benefits the community as the works depot is for the Council Engineering services.

Policy, Legal and Statutory Implications:

To provide a modern new machinery shed building for Council to provide engineering services to the community.

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

The new machinery shed 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:

16. [Delegated assessment report – Bamson Pty Ltd](#)
17. [Determination letter](#)
18. [Architectural and structural drawings.](#)

10.4 PLANNING PROPOSAL TO RECLASSIFY LAND

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

EXECUTIVE SUMMARY:

To provide Council with the information that the Planning Proposal to amend the *Central Darling Local Environmental Plan 2012* to reclassify the land Lots 2, 3 and 4 DP 1201089, and Lot 111 DP 1201028, Bonney Street Wilcannia has been made.

To recommend to Council commence the process for the sale of the land at Lots 2, 3 and 4 DP 1201089, and Lot 111 DP 1201028, Bonney Street Wilcannia with Council approval.

RECOMMENDATION:

That Council will:

1. **Receive and note that the reclassification of the community land to operational land for Lots 2, 3 and 4 DP 1201089, and Lot 111 DP 1201028, Bonney Street Wilcannia, amendment has been made the Central Darling Local Environmental Plan 2012.**
2. **Recommend the process for the sale of the land at Lots 2, 3 and 4 DP 1201089, and Lot 111 DP 1201028, Bonney Street Wilcannia proceed.**

BACKGROUND:

The amendment to the *Central Darling Local Environmental Plan 2012* to reclassify the land from community land to operational land has been made.

REPORT:

The land at Lots 2, 3 and 4 DP 1201089, and Lot 111 DP 1201028, Bonney Street Wilcannia that is now Operational Land and Council can commence the sale of land process.

Council is currently preparing documentation for the land to be sold.

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: 1.1 Closer cooperation and cohesion between community groups.

OBJECTIVE: 1.2 Improved community services and facilities.

OBJECTIVE: 1.3 Enhanced community spirit, cultural and arts awareness and pride.

OBJECTIVE: 1.4 Improved opportunities for our communities.

OBJECTIVE: 2.1 Expansion of industries and growth in businesses.

OBJECTIVE: 2.2 Employment growth.

OBJECTIVE: 3.4 Improved infrastructure across the Shire.

SUSTAINABILITY ASSESSMENT:

	Positive	Negative
Social	Yes	N/A
Environmental	N/A	N/A
Economic	Yes	N/A
Governance	N/A	N/A

Financial and Resource Implications:

N/A

Policy, Legal and Statutory Implications:

Under the *Local Government Act 1993* Council it is required to notify the sale of all operational land.

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

N/A.

OPTIONS:

N/A

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Internal Exhibition

No

External Exhibition

No

Attachments

[19. Opinion for reclassification of land](#)

10.5 UNSUPERVISED SWIMMING POOLS

REPORT AUTHOR: DIRECTOR SHIRE SERVICES
RESPONSIBLE DIRECTOR: GENERAL MANAGER

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council with further information, following Public Exhibition period so an informed decision can be made with respect to unsupervised swimming pools.

RECOMMENDATION:

That Council will:

1. Receive the report
2. Implement Unsupervised Swimming Pool Operations at Ivanhoe and White Cliffs.

BACKGROUND:

Council operates 4 swimming pools at Wilcannia, Menindee, Ivanhoe and White Cliffs.

Council has, to date, struggled to employ adequate numbers of casual lifeguard staff to supervise swimming pools at Ivanhoe, Menindee and Wilcannia. Despite repeated advertising, liaising with local employment agencies, schools and community groups limited applicants apply each year for the positions. This results in frequent swimming pool closures and complaints from the community about Council's inability to provide the service in hot summer months.

Additionally, the opening hours are limited by Council's financial capacity to fund the swimming pool operations. Budget constraints allow for 3 hours during weekdays and 4 hours during weekends and public holidays.

One option to address the matter is to trial unsupervised Swimming pools. The proposal to conduct operations has been utilised at Regional and Remote Council facilities.

REPORT:

At the Ordinary meeting of Council, July 2021, it was resolved to seek community feedback via public exhibition period for 14 days.

Seven written responses were received via email or letter and 1 comment sent through the Facebook inbox. The results of responses are attached and summarised below.

Location	For	Against
General (no location specified)	1	
White Cliffs	1	4

Ivanhoe	2	
---------	---	--

9 comments were received on Facebook which, whilst not specific, are generally against the proposal.

The main reasons for objections received in White Cliffs include:

- Unsafe environment without Lifeguards and higher risk of drowning.
- Higher risk of child injury from unsupervised behaviour i.e., running, bombing, diving.
- Accommodate visitor/ tourist entry with day pass or similar.
- Vandalism and damage to infrastructure.
- Colder swimming pool without lifeguards to install/ remove pool blanket.
- No monitoring of access i.e., children borrowing friends access tokens to enter pool with no adult supervision.

The points raised are valid and need to be addressed in the operational documents used to operate the facilities. Council's insurers Statewide Mutual Account Manager (Brett Cunningham) and Regional Risk Manager (Damien Connell) are able to assist in establishment and review of systems, signage requirements.

Further, Associated Mutual Councils are available to assist in development of documentation and access systems requirements.

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 4: A consultative and professional Council providing relevant, attainable, and efficient delivery of services as per the standards set by Council and providing community development and succession planning.

Goal Objectives

1.2 Improved community services and facilities.

1.4 Improved opportunities for our communities.

4.1 Effective communication and consultation with Shire communities.

4.2 Efficient and effective services.

SUSTAINABILITY ASSESSMENT:

	Positive	Negative
Social	Provide the community with longer opening hours at Ivanhoe and White Cliffs Swimming Pool.	Public perception to lifeguards, loss of employment and Council's requirements to the community.

Environmental	Nil.	Nil.
Economic	Minimal supervisory costs. Financial costs yet to be determined.	Initial capital costs for remote supervision signs and PA gates.
Governance	In accordance with NSW Government Practice Note 15, Water Safety, revised July 2012. In accordance with "Signs as Remote Supervision".	Nil.

Financial and Resource Implications:

Wages costs for the four swimming pools are included below for the last 3 years.

Year	Wilcannia	Menindee	Ivanhoe	White Cliffs
2018-19	\$18,422	\$29,675	24,745	35,078
2019-20	\$33,273	\$36,871	66,409	46,987
2020-21	\$39,822	\$37,744	\$26,956	\$47,586

Average salaries costs per year for the four swimming pools over 3 years is \$37k.

Capital costs for remote supervision signs, access gates and electrical is estimated to be \$21,000 for White Cliffs and \$19,000 for Ivanhoe.

White Cliffs has two staff and Ivanhoe has three staff. The Pool operations are managed by the Town Gangers, additional in-house training of staff will be required for cleaning, testing and chemical dosing for succession planning in the event of staff absences.

Statewide Mutual members have utilised unsupervised operations, underwriters accept liability risk on considerate to approved operation systems including documentation and inspection regime.

Policy, Legal and Statutory Implications:

In accordance with NSW Government Practice Note 15, Water Safety, revised July 2012.

In accordance with "Signs as Remote Supervision".

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

Council's Risk Management Policy and Framework is consistent with *AS/NZS ISO31000: 2018* and provides the foundation for the effective management of Council's strategic and operational risks.

A Risk Assessment has to be undertaken to inform the strategies and actions to address risks associated with the management and operation of all Swimming Pools.

COVID-19 Plans for the Swimming Pools will need to be amended and implemented. Unsupervised swimming pools may be an issue with any patronage number restrictions that result from COVID-19 rules.

OPTIONS:

Do nothing. Leave all pools as is and advertise for casual lifeguard staff.

COUNCIL SEAL REQUIRED:

No

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Internal Exhibition

Nil

External Exhibition

14-day Public Exhibition Period.

Attachments:

[20. Email correspondence from the public](#)

10.6 LEASE BETWEEN COUNCIL AND BUREAU OF METEOROLOGY

REPORT AUTHOR: DIRECTOR SHIRE SERVICES

RESPONSIBLE DIRECTOR: GENERAL MANAGER

EXECUTIVE SUMMARY:

The purpose of this report is to seek endorsement to affix the Common Seal of Council to a Lease between Council and the Bureau of Meteorology.

RECOMMENDATION:

That Council will:

- 1. Receive the report**
- 2. Resolve to affix the Common Seal of Council to the Lease between Central Darling Shire and the Bureau of Meteorology for the purpose of accessing the Wilcannia Aerodrome Land, Lot 1 DP 90670.**
- 3. Delegate Authority to the General manager to Affix the Common Seal of Council to any future lease documents between Council and the Bureau of Meteorology for the purpose of accessing weather stations located on Council's aerodromes.**

BACKGROUND:

The Bureau of Meteorology (BOM) has been existing on the Wilcannia Aerodrome Land for some time without a Lease in place. The infrastructure there consists of a fenced instrument enclosure, an automatic weather station, instrument shelter and various meters and sensors.

Access to the BOM site is through the Aerodrome gated access and onto the aerodrome land.

REPORT:

In order to formally secure tenure and comply with relevant legislation, the attached draft lease has been sent to Council for review and consideration. Once executed, the agreement will solidify the Bureau's mission of collecting meaningful data, documenting weather trends for historical purposes and provision of local community benefits.

The area proposed to be leased covers the fenced enclosed area only, being 256m².

The proposed lease term is 10 years, start 30 Sep 2021 and expire 29 Sep 2031, with options to extend for further 10 year terms.

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 Objectives

1.2 Improved community services and facilities

SUSTAINABILITY ASSESSMENT:

	Positive	Negative
Social	Nil	Nil
Environmental	Nil	Nil.
Economic	Nil	Nil
Governance	Formalising long standing practice with relevant legislation	Nil.

Financial and Resource Implications:

As per section 2 and 3 of the Lease.

\$1.00 (GST Excl) per annum lease fee.

Policy, Legal and Statutory Implications:

As attached in Lease document

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

Nil

OPTIONS:

Do not sign Lease or attach Common Seal of Council and advise BOM of reasons why.

COUNCIL SEAL REQUIRED:

Yes

COMMUNITY ENGAGEMENT AND COMMUNICATION:

Internal Exhibition

Nil

External Exhibition

Nil

Attachment

[21. Access arrangements for Wilcannia aerodrome](#)

10.7 SERVICES UPDATE

REPORT AUTHOR: DEPUTY DIRECTOR SHIRE SERVICES
RESPONSIBLE DIRECTOR: DIRECTOR SHIRE SERVICES

EXECUTIVE SUMMARY:

The purpose of this report is to provide an update on the services expenditure on all associated assets within the Central Darling Local Government Area.

RECOMMENDATION:

That Council will:

1. Receive and note the report.

REPORT:

Services:

Works Description	Original Budget	% Expended	Remaining Budget
Parks & Gardens/ Sporting Facilities	\$126,500	10%	\$113,864
Ancillary Works	\$236,500	1%	\$234,337
Street Cleaning/Bins	\$175,000	7%	\$163,169
Buildings	\$882,850	2%	\$864,597
Swimming Pools	\$345,000	1%	\$341,795
Domestic Waste	\$190,000	22%	\$148,560

Services Capital Works

Council has received funding to improve facilities throughout the Shire through the Building Stronger Country Communities Projects for Round 1, 2 and 3. The table below reflects expenditure and progress to date.

Projects included in each funding stream are detailed below

Stronger Country Communities Round 1 is completed. Works included the Refurbishment of community meeting places in Ivanhoe, Menindee, Wilcannia, White Cliffs, Tilpa, and Wilcannia.

Stronger Country Communities Round 2

Menindee Swimming Pool	\$39,300.00
Menindee Burke and Wills Park	\$187,500.00
Menindee Pistol Club	\$31,880.00
Ivanhoe Swimming Pool	\$140,300.00
Ivanhoe Oval	\$99,430.00
Wilcannia Swimming Pool	\$96,500.00
Wilcannia Burke Park - Field	\$196,965.00
Wilcannia Burke Park - Canteen	\$8,000.00
White Cliffs Swimming Pool	\$16,000.00
White Cliffs Gymkhana	\$89,500.00
White Cliffs Sporting Club	\$50,720.00
Tilpa Tennis Courts	\$20,000.00
Menindee Streetscape	\$45,000.00
Ivanhoe Streetscape	\$25,000.00
Wilcannia Streetscape	\$65,000.00
White Cliffs Community Hall	\$56,855.00
White Cliffs CWA	\$35,794.00
White Cliffs War Memorial	\$32,000.00
Tilpa Community Hall	\$20,600.00
Tilpa Park - Recreation	\$12,450.00
Darnick Community Hall	\$17,290.00
Sunset Strip Community Hall	\$109,000.00

Stronger Country Communities Round 3

Wilcannia Skate Park	\$260,000.00
Menindee Toilet Refurbishment	\$50,000.00
Murals on Caravan park administration Building and local Hotel	\$30,000.00
Installation of Playgrounds ad minor upgrades	\$188,340.00
Installation of Children's Adventure playground - Sunset Strip	\$85,000.00
Soundshell	\$50,000.00
Youth Leadership Expedition	\$97,000.00

Works Description	Original Budget	% Expended	Remaining Budget
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Building Stronger Country Communities Round 1	\$893,640.00	100%	\$0
Building Stronger Country Communities Round 2	\$1,395,084	99%	\$18,583
Building Stronger Country Communities Round 3	\$760,340	22%	\$592,105

10.8 ROADS AND AERODROMES REPORT

REPORT AUTHOR: ROADS AND ASSETS ENGINEER
RESPONSIBLE DIRECTOR: DIRECTOR SHIRE SERVICES

EXECUTIVE SUMMARY:

The purpose of this report is to provide an update on Road and Aerodrome maintenance, Capital Works and expenditure on all road asset classes within the Central Darling Local Government Area.

RECOMMENDATION:

That Council will:

1. Receive and note the report

REPORT:

State Roads

Council is engaged by Roads and Maritime Services (RMS) to maintain the State Highway network within the Shire boundaries. The two State Highways are the Barrier Highway and the Cobb Highway.

Council is engaged under contract conditions specified under the Routine Maintenance Council Contract (RMCC). The contract details routine works required to be completed throughout the year and capital works which are supplied to Council via a Works Order (WO).

2021/22 RMCC Routine Maintenance preliminary allocation is: \$1,049,000.

2020/21 RMCC Works Orders which have been issued, in progress and carry over to this financial year include:

1. HW21 111.21.06 Rosewood IS Project \$2,321,922.50
2. HW21 111-21-09 Mt Manara- Drill & Blast \$675,068

Total: \$2,996,990

2021/22 RMCC Works Orders: Nil

Works Description	Original Budget	% Expended	Remaining budget
RMCC Routine	\$1,048,240	6%	\$990,245
WO 2020/21	\$2,996,990	73%	\$795,185
WO 2021/22	\$0	0%	\$0

Regional Roads

Council maintains 790km of Regional Roads throughout the Shire.

2021/22 Regional Road Block Grant amount (including traffic and supplementary components) has not been confirmed. The figures below reflect the 2020/21 allocation. Payments to Council's will be made in July and January with any reconciliations required being done in January following State (RMS) budget adoption.

2021/22 Regional Roads Repair Program was successful with \$400,000 being 50% of the project costs. The remaining funds is proposed to be sourced from the Regional Roads Block Grant which is reflected in the table below. Refer to determination report included in this agenda.

Works Description	Original Budget	% Expended	Remaining Budget
Regional Road Block Grant	\$2,233,000	18%	\$1,829,606
Regional Roads Repair Program	\$975,000	0%	\$975,000

Local Roads

Council maintains 1600km of Local Roads throughout the Shire.

2021/22 The Financial Assistance Grant – Local Roads Component, has not been confirmed. Estimated on last year's allocation as \$1,655,000

2021/22 Roads to Recovery (R2R) allocation is \$695,670. Three capital improvement projects are proposed to be delivered this year. Refer to determination report included in this agenda.

Works Description	Original Budget	% Expended	Remaining Budget
Local Roads Component (FAG)	\$1,655,000	16%	\$1,386,904
Woore Street (R2R)	\$201,670	0%	\$201,670
Trida Road (R2R)	\$220,000	0%	\$220,000
Moolah-Trida Road (R2R)	\$274,000	0%	\$274,000

Aerodromes

Council maintains 6 aerodromes throughout the Shire: Wilcannia, Menindee, Ivanhoe, White Cliffs, Tilpa and Emmdale.

The Remote Aerodrome Upgrade Prograde (RAUP) funding was granted for the Wilcannia aerodrome resealing and Linemarking Project. The works are funded up to \$150,000 with in kind contribution from Council for \$107,000

Works Description	Original Budget	% Expended	Remaining Budget
Aerodromes R&M	\$124,000	38%	\$76,719
RAUP 2021/22	\$257,000	0%	\$257,000

Attachments

[22. Works Program August 2021](#)

10.9 WATER AND SEWER UPDATE

REPORT AUTHOR: PROJECTS ENGINEER
RESPONSIBLE DIRECTOR: DIRECTOR SHIRE SERVICES

EXECUTIVE SUMMARY:

The purpose of this report is to provide an update on water and sewer maintenance, capital works and expenditure on all assets within the Central Darling Local Government Area.

RECOMMENDATION:

That Council will:

1. Receive and note the report.

REPORT:

Water & Sewerage Operations:

- Wilcannia's potable water supply is sourced from the Darling River Weir Pool.
- White Cliffs town water supply is sourced from Wakefield Tank. Wakefield Tank storage supply is 8.0m, 12 months' supply remaining.
- Ivanhoe town water supply is currently being sourced from Morrison's Tank. Morrison's Tank is at capacity, 450 megalitres, following recent Willandra Creek flows. Council staff stopped pumping on Sunday 11 July 2021. 24 months' supply remaining.
- The Aboriginal Communities Water and Sewer Program contributes to Councils operational costs for services supplied to the Wilcannia Mallee and Waralli precincts.

Works Description	Original Budget	% Expended	Remaining Budget
Wilcannia Water	\$311,500	11%	\$279,666
Wilcannia Sewer	\$131,500	1%	\$130,532
White Cliffs Water	\$167,000	8%	\$153,789
Ivanhoe Water	\$273,000	6%	\$257,334
Aboriginal Communities Water and Sewer program	\$144,770	0%	\$144,565

Water and Sewer Capital Works

- Council awarded the contract for new Water Treatment Plants at Wilcannia, Ivanhoe, and White Cliffs on 1 July 2021 to Membrane Systems Australia. Council and consultants, City Water Technology, are in the detailed design phase of the contract.

Works are expected to commence at White Cliffs end of October 2021 pending Section 60 approval from DPIE Water.

- The White Cliffs Reticulation design is 90% completed, further survey and design changes were required. Expected date for calling tenders for civil works here is October 2021. Public Works Advisory have been engaged to manage the design and tender process.
- The Wilcannia Gravity Sewer Scoping Study has been completed. Further discussions are in progress for possible funding opportunities to deliver the project. Council will be updated with any developments here.

- Smart meters and valve replacements are scheduled for 2021/22 in Ivanhoe and Wilcannia.

The table below reflects expenditure to date for Capital Projects.

Works Description	Original Budget	% Expended	Remaining Budget
White Cliffs WTP and Retic	\$5,500,000	12%	\$4,872,254
Wilcannia WTP	\$3,500,000	17%	\$2,924,330
Ivanhoe WTP	\$2,500,000	15%	\$2,116,405
Smart Meters	\$50,000	0%	\$50,000
Valve Replacements	\$150,000	0%	\$150,000

Attachment

Nil

11. MINUTES OF COMMITTEE MEETINGS

11.1 MINUTES – WHITE CLIFFS COMMUNITY ASSOCIATION – 30 JULY 2021

REPORT AUTHOR: EXECUTIVE ASSISTANT
RESPONSIBLE DIRECTOR: GENERAL MANAGER

Recommendation:

That the Minutes of the White Cliffs Community Association (WCCA) meeting held on 30 July 2021 be received and noted.

Attachments

[23. WCCA Meeting Minutes – 30 July 2021.](#)

12. 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 RURAL AND URBAN ADDRESSING

Item 12.1 is confidential under the *Local Government Act 1993* Section 10A 2 (c) as it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

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.

13. RESOLUTION TRACKER

13.1 RESOLUTION TRACKER – OUTSTANDING RESOLUTIONS

REPORT AUTHOR: EXECUTIVE ASSISTANT
RESPONSIBLE DIRECTOR: GENERAL MANAGER

Recommendation:

That the Resolution Tracker from the Council Meeting on 25 July 2021 be received and noted and any amendments be noted.

Attachments

[24. Resolution Tracker](#)

13. MEETING CLOSE

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

The next meeting of Council will be held on Wednesday, 22 September 2021 in Wilcannia at 9.00am.

**MINUTES OF THE ORDINARY COUNCIL MEETING HELD
AT THE COUNCIL CHAMBERS, 21 REID STREET, WILCANNIA ON
WEDNESDAY, 28 JULY 2021**

PRESENT: Administrator, Bob Stewart – Via video

IN ATTENDANCE: General Manager, Greg Hill
Director Shire Services, Reece Wilson
Director Business Services, Gordon Seeto
Human Resource Officer, Evelyn Pollard – via video
Senior Finance Officer, Kevin Smith – via video
Finance Officer, Gemma Dillion
Senior Planner, Glenda Dunn – via video
Community Engagement Officer, Jennie Geerdink – via video
Executive Assistance, Jamie Parsons – Minute Taker

GALLERY ATTENDANCE: Bill Elliott & Chris Elliott

1. OPENING OF MEETING

The meeting was declared open at 9.01am

2. ACKNOWLEDGEMENT OF COUNTRY

An acknowledgement of the traditional custodians of the land was delivered by the Administrator, Bob Stewart.

3. APOLOGIES AND LEAVE OF ABSENCE

NIL

4. DISCLOSURES OF INTEREST

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

Recommendation:

NIL Disclosures of Interest were presented;

The Administrator requested the General Manager introduce Mr Gordon Seeto the new Director of Business Services. Gordon Seeto.

Gordon provided a background into his career and stated that he saw the opportunity to improve services within CDSC and assist the community where possible.

5. CONFIRMATION OF MINUTES

5.1 ORDINARY MEETING – 23 JUNE 2021 & EXTRAORDINARY MEETING – 2 JULY 2021

Resolved

1. That the Minutes of the Ordinary Council Meeting held on 23 June 2021 be received and confirmed as an accurate record.
2. That the Minutes of the Extraordinary Council Meeting held on 2 July 2021 be received and confirmed as an accurate record.

Minute Number: 01-07-2021

5.2 BUSINESS ARISING

NIL

6. MAYORAL (ADMINISTRATOR) MINUTE(S)

6.1 ADMINISTRATORS REPORT

Resolved

1. Receive and note the report.

Minute Number: 02-07-2021

7. FINANCIAL REPORTS

7.1 CASH AND INVESTMENTS – JUNE 2021

Resolved

1. Receive and note the report

Minute Number: 03-07-2021

7.2 COUNCIL 2020-2021 CURRENT GRANTS REGISTER

Resolved

1. Receive and note the report

Minute Number: 04-07-2021

8. GOVERNANCE REPORTS

8.1 EMPLOYEE HOUSING FRAMEWORK – JUNE 2021

Resolved

1. Receive and note the report
2. Resolve to Endorse and adopt the Employee Housing Framework.
3. Resolve to endorse and adopt the following:
 - a. Remote Area Rental Salary Package Policy
 - b. Remote Area Rental Salary Package Procedure
 - c. Remote Area House Rental Agreement.
4. Prepare and manage procedure to ensure the Employee Housing Framework is adhered to and updated as required.

5. Prepare and annual staff housing maintenance and improvement plan and commit resources and a budget to ensure it meets its annual targets.

Minute Number: 05-07-2021

8.2 NRMA-LICENSE FOR CHARGING STATION FOR ELECTRIC VECHICLES AT WILCANNIA

Resolved

1. Receive and note the report for the NRMA Licencing Agreement for a Charging Station for Electric Vehicles at Wilcannia.

Minute Number: 06-07-2021

8.3 CEMETERY POLICY AND PROCEDURE RECORDS

Resolved

1. Receive and note the report
2. To endorse and place the Draft Cemetery Policy on Public Exhibition following today's meeting for a period of 28 days.

Minute Number: 07-07-2021

8.4 HUMAN RESOURCE MANAGEMENT ACTIVIES

Resolved

1. Receive and note the report

Minute Number: 08-07-2021

8.5 PUBLIC CONSULTATION FOR WORK, HEALTH AND SAFETY POLICY REVIEW

Resolved

1. Receive and note the report; and
2. Resolve to publicly exhibit the Work, Health and Safety Policy Review.

Minute Number: 09-07-2021

9. CORPORATE SERVICES REPORTS

9.1 PARTNERSHIP AGREEMENT – SERVICENSW FOR BUSINESS

Resolved

1. Council delegates authority to the General Manager to enter into an agreement with ServiceNSW; and

2. Any necessary documents be authorised for execution under the Common Seal of Council if required.

Comment was made by the General Manager that in the contract, there has been a change in clauses, however it won't affect the General Managers ability to sign the contract.

Minute Number: 10-07-2021

10. SHIRE SERVICES REPORTS

10.1 MENINDEE RESIDENTIAL DWELLING PROJECT

Resolved

1. Receive and note that the information and options for the Council owned community land at Lot 1 DP1064220 at 31-41 Darling Street Menindee.
2. Resolve that the planning proposal process commence for the reclassification of the community land to operational land with an amendment to the *Central Darling Local Environmental Plan 2012*.
3. Resolve that Council commence discussions with New South Wales Housing and New South Wales Aboriginal Housing regarding the disposal of the six (6) residential dwelling units.
4. Council commences discussions with the Office of Local Government in relation to the proposed process.

Minute Number: 11-07-2021

10.2 PLAN OF MANAGEMENT AND LEASE FOR 44 REID STREET WILCANNIA – LOT 1, S13, DP759091 – BAAKA CULTURAL CENTRE

Resolved

1. Receive the report and note the information on the completion of the exhibition of the Plan of Management and draft lease for the new land use category – General Community use and the new use of the Community Cultural Centre at Lot 1, S13, DP759091 – 44 Reid Street, Wilcannia.
2. Resolve to adopt the Plan of Management for the new land use category – General Community use, and the new use of land for a Community Cultural Centre.
3. Resolve to adopt the new lease between Central Darling Shire Council and the Baaka Cultural Centre.

Minute Number: 12-07-2021

10.3 PLANNING PROPOSAL FOR THE RECLASSIFICATION OF LAND AT 44 REID STREET WILCANNIA – LOT 1, S13, DP759091 – BAAKA CULTURAL CENTRE

Resolved

1. Resolve that Council commence the preparation of a planning proposal to reclassify the community land at Lot 1, S13, DP759091 – 44 Reid Street Wilcannia, to be reclassified as Operational Land.
2. Resolve to inform the Department of Planning, Industry and Environment of the intention to prepare the planning proposal to reclassify the land from community land to operational land at Lot 1, S13, DP 759091 – 44 Reid Street, Wilcannia.

Minute Number: 13-07-2021

10.4 PLANNING PROPOSAL TO RECLASSIFY LAND

Resolved

1. Resolved that the report Planning Proposal to Reclassify Land at Bonney Street, Wilcannia be deferred for a further report due to the Department not being able to finalise the opinion and it is still with the Parliamentary Counsel due to the COVID lockdown.

Minute Number: 14-07-2021

10.5 DRAFT ASSET MANAGEMENT PLANS AND STRATEGY

Resolved

1. Receive the report
2. Seek community feedback via Public Exhibition for a period of 28 days.
3. Report back to Council following consultation period with findings.
4. The General Manager to convene a workshop with the Administrator and staff to review the implications of the Asset Manager Plans. The workshop is to take place once the COVID restrictions have been ceased.

Minute Number: 15-07-2021

10.6 REGIONAL ROADS REPAIR PROGRAM 2021/22

Resolved

1. Receive and note the report
2. Council to write to Transport NSW requesting a change of location of works on MR433 – Ivanhoe, Menindee Road.
3. To allocate \$575,000 of the capital roads funding from the Regional Roadblock Grant to reconstruct and seal 3km of road, 36.5km to 39.5km from Ivanhoe towards Menindee.
4. Update the budget accordingly in the first Quarterly Business Report (QBR).

Minute Number: 16-07-2021

10.7 ROADS TO RECOVERY 2021/2022 ALLOCATIONS

Resolved

1. Receive and note the report.
2. Allocate the 2021/2022 Roads to Recovery funding to the following projects:
 - Woore Street, Wilcannia – Reconstruction, kerb, and drainage improvements.
 - Trida Road – Formation reconstruction and new culverts.
 - Moolah to Trida Road – Formation reconstruction and new culverts.

Minute Number: 17-07-2021

10.8 POONCARIE ROAD – PROGRESS REPORT

Resolved

1. Receive and note the report for Pooncarie Road Initial Seal Construction.
2. Further reports to be brought forward to Council on dealing with the construction on a bi-monthly basis by the Project Engineer.
3. The General Manager to provide a more in-depth report to Council in relation to the future funding and costings of the project.

Minute Number: 18-07-2021

10.9 UNSUPERVISED SWIMMING POOLS

Resolved

1. Receive and note the report.
2. Seek community feedback via Public Exhibition for a period of 14 days.
3. Generate a report back to Council at the August Ordinary Council Meeting with findings and feedback that has been received from the public and additional information from external Councils (particularly rural and remote) in relation to similar operations and how they manage any and all risks that may arise.

Minute Number: 19-07-2021

10.10 ROADS AND AERODROMES REPORT

1. Receive and note the report.

Minute Number: 20-07-2021

10.11 WATER AND SEWER UPDATE

Resolved

1. Receive and note the report.

Minute Number: 21-07-2021

10.12 SERVICES UPDATE

Resolved

1. Receive and note the report.

Minute Number: 22-07-2021

11. MINUTES OF COMMITTEE MEETINGS

NIL

12. CONFIDENTIAL MATTERS

It was resolved that Council moved 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. Confidential section was closed to the public and began at 10.04am.

The General Manager reviewed the resolutions of the confidential matters and reported the following for the listed reports:

12.1 BITUMEN SPRAY SEAL CONTRACT

Resolved

1. Select the open tender method in accordance with *Regulation 166(a)* of the *Local Government (General) Regulation 2005*; and
2. Invite open tenders for the supply of service and materials necessary for the bituminous spray sealing of pavements, in accordance with *Regulation 167* of the *Local Government (General) Regulation 2005*; and
3. Write to Downer EDI to advise that their request for extension of the contract has been denied and Council is proceeding to open tender.
4. Council has delegated authority to the General Manager to sign any contract agreements through the Regional Procurement Group.

Minute Number: 23-07-2021

13. RESOLUTION TRACKER

Resolved

1. The Resolution Tracker was received and noted and any amendments to be noted.
Note – No amendments were discussed, and no changes have been made.

Minute Number: 24-07-2021

14. MEETING CLOSE

There being no further business to discuss, the meeting was closed at 10.14am.

The minutes of this meeting were confirmed at the Ordinary Meeting of the Central Darling Shire Council held on Wednesday, 25th August 2021.

.....
ADMINISTRATOR



The Hon. Melinda Pavey MP
Minister for Water, Property and Housing

IM21/14963

Mr Bob Stewart
Administrator
Central Darling Shire Council
PO Box 165
WILCANNIA NSW 2836

Via email: council@centraldarling.nsw.gov.au

Dear Mr Stewart

Thank you for your letter of 18 May 2021 regarding representations received by Central Darling Shire Council about the application of the Menindee 640/480 gigalitre (GL) rule under the Murray-Darling Basin Agreement.

I appreciate Council's acknowledgement of the NSW Government's tangible efforts to resolve some of the challenging water supply and weir infrastructure issues for communities in the Lower Darling region.

Maintaining adequate water supplies for our rural towns is a key priority for our government. We have already introduced a range of significant reforms in the northern basin to ensure more water flows into Menindee Lakes. These reforms also help maintain the longevity of supply to towns along the Barwon Darling, and lower Darling rivers.

With combined storage now exceeding the 640GL level, management of the Menindee Lakes resource has now transferred to the Murray-Darling Basin Authority (MDBA). We have made it clear to the MDBA that we want to ensure there is enough active water remaining in storage when control next passes back to NSW, so that we can continue to supply our downstream communities. Our dam operator, WaterNSW, will work closely with MDBA to achieve this outcome and will then manage the remaining supplies for longevity, relying on skills and experience accrued through our recent difficult periods.

I support a change to the rules which ensures the 480 GL is active storage or water that can be delivered down the Lower Darling. This change will require a change to the Murray Darling Basin Agreement and needs to be negotiated and agreed by governments of Victoria, South Australia, and the Commonwealth. As you would understand, this is not a quick or easy process. However, I am continuing to represent a position for NSW that calls for greater equity between states, including a recognition that we need to do things differently in a drying climate to ensure our communities get the water they need.

Thank you for Council's ongoing interest in this matter.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Melinda Pavey', written over a faint circular stamp.

16/8/2021

Melinda Pavey MP
Minister for Water, Property and Housing



The Hon Mark Coulton MP

Federal Member for Parkes

eh/mc

18 August 2021

Mr Bob Stewart
Central Darling Shire Council
Via email: hillg@centraldarwin.nsw.gov.au

Dear Bob

Thank you for your letter regarding your concerns with the 2021 Census.

I am disappointed with the roll out of the Census and have written to the Assistant Treasurer, the Hon Michael Sukkar MP to share my concerns regarding the issues experienced from many constituents within the Parkes electorate.

I have also shared your correspondence with the Assistant Treasurer and sought further advice regarding the circumstances relating to the Central Darling Shire.

I will be in touch again when I am in a position to provide further advice.

Kind Regards

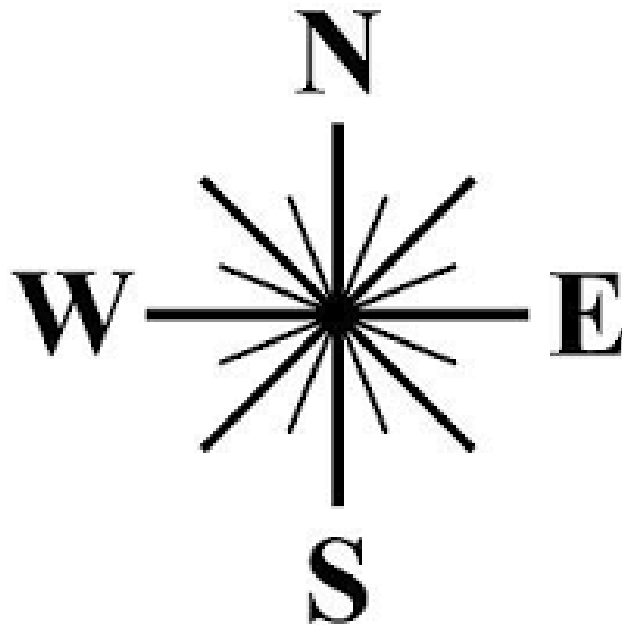
A handwritten signature in black ink that reads 'Mark Coulton'.

Mark Coulton

Central Darling Shire Council					
Income & Expenses Budget Review Statement					
July 2021					
	Original Budget 2021/22 (\$000's)	Budget YTD (\$000's)	Actual YTD (\$000's)	Variance YTD (\$000's)	Variance %
Income					
Rates and Annual Charges	2,432	2,432	2,436	4	0%
User Charges and Fees	9,388	60	79	19	32%
Interest and Investment Revenues	93	7	5	(2)	-24%
Other Revenues	382	52	62	10	18%
Grants & Contributions - Operating	8,644	-	-	-	-
Grants & Contributions - Capital	16,084	-	-	-	-
Net gain from disposal of assets	-	-	-	-	-
Total Income from Continuing Operations	37,023	2,551	2,582	31	1%
Expenses					
Employee Costs	5,532	461	421	40	9%
Borrowing Costs	52	-	-	-	0%
Materials & Contracts	8,437	130	121	9	7%
Depreciation	4,139	345	345	-	0%
Other Expenses	2,596	721	746	(25)	-3%
Total Expenses from Continuing Operations	20,756	1,657	1,634	23	1%
Net Operating Result from Continuing Operations	16,267	894	948	8	1%
Net Operating Result before Capital Items	183	894	948	8	1%

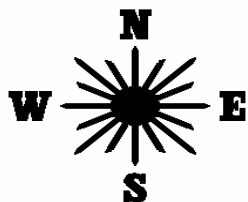
Grant Title	Total Grant Funds	Expended 21-22	Amount Unexpended
White Cliffs New Water Treatment Plant & Reticulation Network	\$ 5,500,000.00	\$ 170,354.34	\$ 4,872,026.72
Stronger Country Communities Fund Rounding 2	\$ 1,395,084.00		\$ 58,886.68
Stronger Country Communities Fund Rounding 3	\$ 760,340.00	\$ 13,628.90	\$ 592,105.70
Aboriginal Communities Water And Sewerage Program	\$ 709,130.00	\$ 6,307.53	\$ 586,469.55
Drought Communities Programme - Extension	\$ 1,000,000.00	\$ 25,225.71	-\$ 130,385.29
Wilcannia Township Gravity Sewer Scheme Scoping Study	\$ 60,000.00		-\$ 9,448.38
Management Plan for Crown Land	\$ 100,000.00		-\$ 5,566.03
Baaka Cultural Centre	\$ 3,500,000.00		\$ 3,500,000.00
Replacement of Wilcannia Water Treatment Plant	\$ 3,500,000.00	\$ 460,067.67	\$ 2,907,100.34
Replacement of Ivanhoe Water Treatment Plant	\$ 2,500,000.00	\$ 324,636.10	\$ 2,065,801.24
Upgrade of Pooncarrie Road	\$ 25,000,000.00	\$ 3,504,194.72	\$ 17,707,240.72
Local Roads and Community Infrastructure Program	\$ 3,721,674.00	\$ 8,082.39	\$ 3,287,927.44
Baaka Curatorial Co-ordination Project	\$ 15,000.00		\$ 15,000.00
DSP Council Stategic Planning	\$ 220,000.00		\$ 48,562.92
DSP Council Capacity and Capability Building	\$ 150,000.00	\$ 5,849.93	-\$ 23,235.36
DSP Infrastructure / Employment Generation / Community Projects	\$ 1,430,000.00	\$ 36,212.83	\$ 639,872.15
Menindee Rural Drought Emergency Funding Water Carting	\$ 80,000.00		\$ 21,370.00
Wilcannia Showgrounds Stimulus Program	\$ 130,000.00		\$ 21,063.61
Ivanhoe Multi Service Outlet Project	\$ 450,000.00	\$ 16,820.99	\$ 345,408.93
Financial Assistant Grant Entitlement 2021/2022 - Local Roads	\$ 853,288.00		\$ 853,288.00
Financial Assistant Grant Entilement 2021/2022 - Non Roads	\$ 2,267,835.00		\$ 2,267,835.00
BAAKA Curation/CoOrdination Project	\$ 90,000.00		\$ 90,000.00
Baaka Corporation Establishment - Legal Cost	\$ 25,000.00		\$ 14,956.35
FWJO Toilet Facility Upgrades	\$ 230,000.00	\$ 105,059.98	\$ 31,456.65
FWJO Tourism Infrastrucure Enhancement	\$ 550,000.00	\$ 117,501.11	\$ 346,641.88
FWJO Tourism Technology	\$ 220,000.00	\$ 12,441.13	\$ 195,213.28
Regional NSW Planning Portal Grant	\$ 50,000.00		\$ 40,545.75
Local Investments Grant Agreement Menindee Rehabilitation- Exercise Project	\$ 15,000.00		\$ 15,000.00
Local Investments Grant Agreement: Ivanhoe Rehabilitation/Exercise Park	\$ 15,000.00		\$ 15,000.00
Local Investments Grant Agreement: Wilcannia Rehabilitation/Exercise Park	\$ 15,000.00		\$ 15,000.00
Victory Caravan Park Amenity Block Upgrade	\$ 489,665.00		\$ 489,665.00
	\$ 55,042,016.00	\$ 4,806,383.33	\$ 40,874,802.85

CENTRAL DARLING



SHIRE COUNCIL

DRAFT MEDIA RELATIONS POLICY



Title of Policy	Media Relations Policy		
This applies to	All Staff, Management, Media and Councillors (Administrator)		
Author	Jennie Geerdink	Date approved:	2021
Position of Author	Community Engagement Officer	Authorised by:	General Manager
Legislation, Australian Standards, Code of Practice	<i>Government Information (Public Access) Act 2009</i> <i>Local Government Act 1993</i> <i>Privacy and Personal information Protection Act 1998</i> <i>State Records Act 1998</i>		
Related Policies/Procedures	Online (Digital and Social Media) Policy 2020 Community Engagement Strategy		

1. INTRODUCTION

This Policy provides a framework for Councillors and staff to use to promote coverage of Council affairs that is consistent, fair, accurate and reliable. This Policy applies to Councillors (Administrator), Council officers, volunteers, consultants, and contractors.

2. POLICY OBJECTIVE

The Media Relations Policy has the following objectives:

- To ensure consistency by Councillors (Administrator) and staff in dealing with the media.
- To promote open exchange of information between Council and the media.
- To limit the publication of inaccurate information which could cause conflict or embarrassment for employees and Councillors (Administrator).
- To limit the possibility of miscommunication and reputation risk.
- To promote positive media relationships.
- To clearly indicate Council's authorised spokespersons.
- To ensure appropriate authorisation and responsibility for information provided.

3. POLICY STATEMENT

The following guidelines should be observed at all times when interacting with media:

Authority to speak to the media

The General Manager and the Mayor (Administrator) have authority to speak to the media. Council staff must not speak to the media about matters related to Council unless authorised by the General Manager to do so.

Media Enquiries

All media enquiries should be directed to the General Manager or Community Engagement Officer.

Enquiries of a nature which cover legislative, statutory or contentious issues must be made in writing. They must be directed to the General Manager and the Community Engagement Officer. A written response should be provided within three (3) working days. If this is not possible, the media outlet requesting the information should be advised that the issue is being investigated and a response will be forthcoming. All written requests from media should be resolved within five (5) working days.

Staff and Media

Council employees may not provide any comment or information to the media with the intention of contesting or undermining Council policy or casting Council, Councillors (or Administrator) or Council staff in a negative light.

Council employees may speak to the media or write Letters to the Editor as private individuals providing they do not comment on Council business or policy, and do not identify themselves as Council employees.

From time to time it may be necessary for a Letter to the Editor to be written as an official Council communication to inform the community about a particular matter. Such letters must be issued through the Community Engagement Officer, subject to the approval of the Mayor (Administrator) and/or General Manager.

In the event of an industrial dispute (or an incident likely to lead to an industrial dispute), statements on behalf of Council employees should be issued via the relevant union.

When appropriate, a member of Council staff may be nominated by the General Manager to act as the sole spokesperson on a specific issue, event or initiative within their operational portfolio, to ensure consistency of message. The nominated staff member should speak with the Community Engagement Officer prior to speaking with the media to ensure messaging and responses are clear.

Council staff should treat all media outlets equally and avoid giving one outlet preferential treatment. Media releases should be distributed to all media outlets at the same time.

Council staff should never provide information “off the record” during media interviews or discussions. Anything said to a media representative at any time can be used in a news story.

Contractors, volunteers or service providers employed by Council must refer all media enquiries relating to Council to the Community Engagement Officer.

Media Releases

Staff may prepare draft media releases, but they must be forwarded to the Community Engagement Officer for editing, formatting and distribution to ensure consistency in communication with media.

Media releases should never be issued without the Community Engagement Officer’s knowledge, and the prior approval of the General Manager or the Mayor/Administrator.

A media release should never be issued quoting a member of staff without that person’s knowledge and the approval of the General Manager.

If a media release relates to a funded project, the requesting officer must notify the Community Engagement Officer at the time of the request for media, particularly where third party approval is required prior to distribution.

Media releases must be approved by the General Manager or Mayor/Administrator before posting on the Council website or social media.

Media requests should be submitted to the Community Engagement Officer using the Media and Communications Request Form which can be found in Council’s official records management system.

Media Alerts

Any Councillor or staff member who is aware of a Council matter that may be of interest to the media should immediately contact the General Manager and/or Community Engagement Officer.

Complaints about the Media

Staff complaints about incorrect or unfair media content regarding Council matters should be forwarded to the Community Engagement Officer. Official complaints about media, or requests for a correction can only be made with the authorisation of the General Manager.

Emergency Communication

Council recognises that ill-considered and uninformed comments can cause dire consequences and have legal implications in the event of an emergency, disaster, crisis or other sensitive issue.

In the event of an emergency in the Council area involving serious injury to and/or death of residents, the Mayor/Administrator or Council employees, or involving significant damage to Council assets or private property, or involving significant law enforcement activity on Council property, the following procedures will apply:

The General Manager’s Office must be notified immediately of details of the incident or activity.

Details of the incident or activity must not be discussed with any media representatives unless approved in advance by the General Manager.

Requests by the media to film, photograph or interview Council employees or Council assets involved in the emergency situation must be referred to the General Manager’s Office.

Crisis Management

In communications planning, a crisis is regarded as an emergency due to an actual or imminent occurrence (such as fire, flood, storm, earthquake, explosion, terrorist act, accident, epidemic or war like action) which creates an emergency that requires a significant and coordinated response.

A crisis is defined as a situation that:

- endangers, or threatens to endanger, the safety or health of persons or animals in the Local Government Area and;
- destroys or damages, or threatens to destroy or damage, any property in the Local Government Area.

If the District Emergency Management Committee enacts the District DISPLAN, requests must be referred to the General Manager’s Office. The General Manager will be guided by the advice of the District and Local Emergency Operations Controllers.

4. IMPLEMENTATION

Roles and Responsibilities

The following Council officers are responsible for the implementation and the adherence to this policy:

Authorised Officer	Roles and Responsibilities
Mayor (Administrator)	Council’s official spokesperson on all strategic and policy matters. Authorised signatory for Letters to the Editor on policy issues.
General Manager	Council’s official spokesperson on all policy, operations, strategic, and administrative issues. Authorised signatory for Letters to the Editor on these issues.
Directors/ Department Managers	May make statements on behalf of Council as a designated spokesperson if authorised by the General Manager.
Community Engagement Officer	Responsible for coordinating responses and providing information and press releases to the media.
General Staff	No media role unless authorised by the General Manager to act as a designated spokesperson.

The Mayor (Administrator) and the General Manager are Council’s official spokespersons on all matters.

The Community Engagement Officer is responsible for co- ordinating media liaison and issuing press

releases, and may respond to media enquiries on behalf of Council on the direction of the General Manager.

No staff member, other than those authorised by the General Manager, are to handle an enquiry from the media without prior approval.

Information given to the media of a controversial, legal, or ethical nature requires the approval of the General Manager and/or the Mayor (Administrator).

All staff, Councillors, volunteers and contractors must abide by Council's Code Of Conduct when speaking with the media.

Communication

This policy will be communicated to staff and displayed on the Central Darling Shire Council website.

5. REVIEW

Review of this policy will occur every two (2) years or sooner as required by legislation, Council or the General Manager. The Community Engagement Officer is responsible for the review.

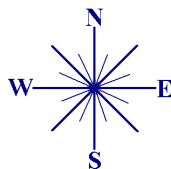
CENTRAL DARLING SHIRE COUNCIL

CONSTITUTED 1 MAY 1959

ABN: 65 061 502 439

E-mail: council@centraldarling.nsw.gov.au
Website: www.centraldarling.nsw.gov.au

PLEASE ADDRESS ALL
CORRESPONDENCE TO:
THE GENERAL MANAGER
P. O. BOX 165
WILCANNIA NSW 2836



PHONE (08) 8083 8900
FAX (08) 8091 5994

COUNCIL CHAMBERS
21 REID STREET
WILCANNIA NSW 2836

25 June 2021

The Hon. Paul Toole, MP
Suites 1 and 2, 229 Howick Street
Bathurst NSW 2795

Via Email: bathurst@parliament.nsw.gov.au

Dear Minister,

I write to you, concerning the ongoing issues for Councils in the Far West of NSW, having to maintain long lengths of sealed and unsealed roads. Often unsealed roads are constructed from locally natural materials which becomes un-trafficable during periods of wet weather.

During adverse weather conditions, Councils are required to close "wet roads" by erecting appropriate physical barriers, publishing notification on websites and social media to advise motorists of road closures.

However, we are finding that motorists are ignoring road closures and attempting to travel along these roads, becoming stuck or causing extensive damage, leading to increased cost for Councils to repair.

When a vehicle becomes stuck, it is often the local SES or other emergency services that are called upon for their recovery. This is an unnecessary impost on our volunteer's time; as a region we are struggling to recruit and retain members.

I note this issue often occurs in flooding situations across the state, when motorists disobey road closures, issued by emergency services, traffic authorities and police.

It appears that a state-wide education and enforcement program is necessary to advise motorists on what a "Road Closure" means. The repercussion for the enforcement of penalties of noncompliance, the recovery for restoration costs can be made by the road authorities, as well the insurance implications for personal property.

A Road Safety and Education Campaign would include messaging on the dangers associated with driving on unsealed roads, especially in the Far West of NSW with varying road conditions and having to negotiate livestock and wildlife.

Clearly, a Road Safety and Education Campaign is beyond the capacity of individual or regional groups of Councils and must be led by the relevant State Transport Authority.

The need for such a coordinated state-wide approach is even more important, given the success of regional tourism promotion campaign, "It's Out There", recently conducted by Destination NSW. Far Western Councils are noticing large numbers of tourists, seeking the outback experience by travelling through our regional areas.

This matter was raised by Central Darling Shire Council at the recent Western Division Shires Conference at Broken Hill, where a motion was passed seeking State Government funding for a "Road Safety and Education Campaign". Council will be putting a similar motion to the upcoming Shires Conference to be held in November this year.

Therefore, we seek your support through your department, to implement and fund a State-Wide Road Safety and Education Program. This would cover for motorist and the potential compliance implications of travelling in rural and remote areas, on various types of road surfaces during adverse weather conditions.

Yours sincerely,



Greg Hill
General Manager



The Hon Paul Toole MP
Minister for Regional Transport and Roads

Our Ref: 01290437

Mr Greg Hill
General Manager
Central Darling Shire Council
PO Box 165
WILCANNIA NSW 2836

Dear Mr Hill

Thank you for your correspondence about road safety and education in Far West NSW.

I appreciate the concerns you raise and thank you for taking the time to write.

Transport for NSW has a range of education and awareness campaigns designed to engage local communities and help change unsafe behaviour on regional roads, including Saving Lives on Country Roads, animals on country roads, and driving in extreme weather conditions. It also partners with local Councils, community groups, stakeholders and industry to help support delivery of road safety initiatives in country areas.

Communications have been developed reminding motorists travelling through roadwork sites and in poor weather conditions such as snow, heavy rain and bushfire-affected areas, to follow all traffic signals, road signs and markings, and to follow the advice of authorities. Motorists are encouraged to check for road closures at livetraffic.com.au before setting off and to avoid unnecessary travel.

I am pleased to advise that Transport for NSW is also planning various communication activities to educate and warn drivers about the dangers of travelling through floodwater. There will be web content, a video, an animation highlighting that it only takes 15 centimetres of water to move a small car, plus social media posts and a media announcement. Materials are being developed in consultation with the NSW State Emergency Service, and activity is expected to launch in September/October this year to coincide with the storm season. More information may be found at roadsafety.transport.nsw.gov.au/stayingsafe/drivers/badweather/floods-ice.html and ses.nsw.gov.au/floodsafe/learn-more-about-floods/know-your-risk.

Further, as you may know, Transport for NSW partners with the Australian Road Safety Foundation to support Rural Road Safety Month in August each year. This initiative highlights the level of road trauma in country NSW, and encourages local drivers to adopt safer behaviours.

For more information about road safety, motorists are encouraged to visit roadsafety.transport.nsw.gov.au/stayingsafe/drivers.

If you have any further questions, Ms Alison Ditton, Director Education and Engagement at Transport for NSW, would be pleased to take your call on 0437 602 379.

I trust this information is of assistance.

Yours sincerely

A handwritten signature in black ink that reads "Paul Toole". The signature is written in a cursive style with a large, looped initial "P".

09/08/2021

THE HON PAUL TOOLE MP

ICT Security Report

Infrastructure/Services/Security

	Client	Supplier
Organization	Central Darling Shire Council	EFEX
Contact	Gordon Seeto	Ben Wilkinson
Title	Director (Business Services)	Technology Account Manager
Address	21 Reid St, Wilcannia NSW 2836	109 Lime Ave, Mildura VIC 3500
Phone Number	08 8083 8900	1300 130 069
Email	seetog@centraldarling.nsw.gov.au	benjamin.wilkinson@efex.com.au

Area	Status	Response
1. ICT Strategy		
a) Development of ICT Strategies in collaboration with CDSC and in-line with the organization's requirements	In Progress	<p>EFEX will continue to work on the formal ICT Strategies and technology roadmap that is in line with both council's requirements as well as meeting current NSW state government guidelines.</p> <p>Key strategies include IT Security Policy, IT Management Policy, Disaster Recovery and Business Continuity Plans</p> <p>Aspects of the above strategies are currently being worked on (such as documentation of the new DR plan based around the new Azure environments being created)</p> <p>Third parties are also involved to provide expertise and reporting specific to the CDSC Security Policies (report to be presented to key CDSC stakeholders)</p> <p>Formal documentation will continue to be designed in conjunction with key CDSC staff with updated versions created as changes to the IT environment are made</p> <p>These strategies will also be mandated by the current NSW Mandatory Cybersecurity 25 and will assist in the refinement of the CDSC Business Continuity Plan</p>
b) Supply of current and target ICT architecture	Completed	<p>EFEX has created a visual guide for both the current CDSC ICT environment and the proposed infrastructure as part of a project progress report related to the migration of services to Azure</p>
2. Security		
a) Management of a web traffic service to manage security threats, blocking access to harmful, inappropriate, and dangerous websites that may contain phishing/pharming attacks, malware such as spyware, or objectionable content that can expose CDSC to legal liability.	In Progress	<p>EFEX currently manages Cisco Meraki network security appliances designed to filter and manage all incoming and outgoing internet traffic (including website blacklisting, search term filtering and known insecure domains)</p> <p>Security settings on these devices will be continually refined with CDSC to provide a custom solution specific to the councils needs</p> <p>Further meetings with key CDSC staff members to be scheduled in (monthly or quarterly) to discuss current security settings and any changes required</p> <p>Additionally, any new sites required by CDSC are to have the same technology implement to provide a single, secure WAN when accessing CDSC systems</p> <p>These implementations will be treated as separate projects when required</p> <p>Further consultation to be provided by the Account Manager with regards to existing Cisco Meraki licensing and possible security benefits available moving forward</p>

b) Management an Anti-Virus solution for all servers and user devices	Completed	<p>EFEX is finalizing implementation of updated Sophos licensing for the security of both user and server environments This includes the following applications:</p> <ul style="list-style-type: none"> - Sophos Intercept X Advanced (User Devices) - Sophos Server Centre (Virtual Servers) <p>Management of these security software platforms is covered under the EFEX IT Managed Service Agreement</p>
c) Report summarizing key intrusion attempts and virus monitoring statistics (including proactive vendor recommendations regarding IT Security as applicable)	In Progress	As part of the ongoing Account Management offered under the EFEX IT Managed Service Agreement a timed report summarizing key intrusion attempts and virus monitoring statistics will be provided
d) Remediation and preventive maintenance, monitoring, patch, and update management of all security	Completed	<p>EFEX will continue to refine a managed schedule for the patching of network security hardware and software applications as agreed to with CDSC Further consultation and input from CDSC moving forward regarding schedules and hardware requirements and availability</p>
e) All applications and software to have agreed patch management strategy in place	In Progress	EFEX will continue to refine a managed schedule for the patching of network security hardware and software applications as agreed to with CDSC
f) Allowance to be made for some users (authorized by CDSC management) to have local administration rights	Completed	EFEX will manage key staff members administration rights and access in conjunction with CDSC and will continually update and amend these rights as required
g) Meet standards outlined in the NSW Cyber Security Policy and the Protective Security Policy Frameworks and Information Security Manual released by the Australian Signals Directorate	In Progress	<p>The Azure solution proposed and currently being implemented by EFEX addresses key areas of the NSW Cyber Security Policy which falls within the responsibility of the ICT provider, which also includes the ASCS Essential 8. This includes data retention policies, redundancy, and secure access Additional refinement is required with regards to ongoing staff training for cybersecurity (outlined in 3. Staff Training) This will be further discussed when EFEX presents the Security Review Proposal in the coming weeks</p>
h) IT change management process that includes CDSC approval of all changes before they are applied	Completed	<p>EFEX provides a Technology Account Manager who will meet with CDSC monthly to consult on enhancement and optimization of the councils ICT infrastructure Any changes made will include an approval process with key CDSC and EFEX stakeholders before implementation Additional information can be provided to CDSC upon request</p>
i) Monthly reporting on all users in Active Directory and the level of access they have	To Start	<p>The Technology Account Manager assigned to CDSC will create an agenda for ongoing meetings monthly This will include a report of current AD user profiles and provide level of access per user</p>
j) Management and maintenance of service (staff) accounts, access, and permissions with any changes to be initiated by a nominated CDSC staff member(s)	Completed	<p>EFEX notes on its internal service systems that any changes to CDSC user privileges can only be authorized by nominated staff Further meetings required with Technology Account Manager who will assist CDSC by providing scheduled reports on user access and permissions</p>

k) Sufficient protection against the introduction of harmful code in hosted data and systems as well as via any communication with BSC's local systems	In Progress	<p>EFEX is in the process of implementing the following security measures to provide protection against the introduction of harmful code:</p> <ul style="list-style-type: none"> - Sophos Intercept X - Sophos Server Central - Microsoft Defender for Microsoft 365 <p>Additional network security is managed through the existing Cisco Meraki hardware</p>
3. Staff Training		
a) Annual staff training on IT security policy, risks, ways of mitigating these risks	To Start	<p>EFEX needs to refine and present a proposal to CDSC centered around User Security Awareness Training (to be delivered by Red Piranha). Included in this platform is a portal is for CDSC Administrators to assign training, observe who has completed the training and who passed. Progress on this project is to be presented to key CDSC stakeholders over the next two quarters</p>
b) Onsite Pre and Post Azure Migration training for all staff and advanced training for a small group of nominated support staff, including advanced training for power users and IT staff	In Progress	<p>EFEX will provide technical resources to assist key CDSC staff in the use of the proposed infrastructure (including cloud services, update Office applications and remote network connection) Additional follow up will be completed by the assigned Technology Account Manager with CDSC to advise on key areas where additional training is deemed necessary</p>
c) Ongoing training and environment documentation resources to ensure staff have what they need to fully utilize the services proposed	In Progress	<p>Additional training can be provided ad hoc to CDSC staff by request EFEX will consult and propose additional relevant training platforms as necessary to assist CDSC staff in ongoing development in using the proposed systems and cybersecurity CDSC infrastructure documentation is to be kept up to date by EFEX with reports to be provided by the Technology Account Manager when any major changes occur</p>
4. IT Infrastructure & Services		
a) Access to all components of the infrastructure from a CDSC site or remotely	Completed	As part of the IT Managed Service Agreement EFEX currently has the ability to remotely access user hardware as well as service environments
b) Proactive in providing recommendations of new and/or enhanced hardware or software opportunities or changes	Completed	CDSC is provided a Technology Account Manager to act as a consultant advising on possible system enhancements, recommendations for new hardware and software platforms as well as advise on key items such as cybersecurity and business continuity.
c) Proactively manage and maintain all infrastructure to ensure optimal performance of all business applications	Completed	EFEX proactively monitor and manage all CDSC systems (including hardware and cloud services) using applications designed maintain systems and alert if there is a technical issue found.
d) Data Centers to be in Australia	Completed	The Microsoft Azure data center which will host the proposed CDSC servers is Australian based and compliant with national security and data sovereignty laws.
e) Detailed configuration description provided to ensure the safety and security of the cloud solution and associated data	In Progress	<p>Microsoft Azure Hosted servers are hosted in a Microsoft Datacenter. A login to the Central Darling Shire Council domain is required to access the data. If desired by CDSC, EFEX can restrict access to the resources to selected IP addresses such as those that belong to the CDSC sites.</p>

<p>f) Remediation and preventive maintenance, monitoring, patch, and update management plan, and tasks completed without any impact on day-to-day activities.</p>	<p>Completed</p>	<p>The EFEX IT Managed Service Agreement includes monthly manual checks of the environment including event logs, patches applied, backup success. This will not have any impact on day-to-day activities. Microsoft patching is scheduled on a day and at a time agreed to by CDSC and may be carried out after business hours. Further refinement of the patching schedule may be required to confirm that it fits in with the Business Continuity Plans EFEX will provide the management plan to CDSC</p>
<p>g) Remediation and preventative maintenance, monitoring, patch update management of all client infrastructure including routers, switches, Wi-Fi, Printers, Office Cabling and UPSs</p>	<p>Completed</p>	<p>The EFEX IT Managed Service Agreement includes remediation and preventative maintenance, monitoring, patch update management of all client infrastructure including routers, switches, Wi-Fi and UPSs. EFEX currently liaises with your existing print provider for any remediation surrounding printers. As EFEX does not currently have a print maintenance contract with CDSC maintenance will need to be managed by the existing supplier of the printers. If office cabling remediation is required, EFEX will source a quote from a reliable data cabler (either MBElectrical or a third party as required) EFEX currently manages all routers to ensure faster response to any issues or changes required in routing.</p>
<p>h) Management and tracking of all IT assets, monthly reporting on these assets (including device type, version, serial number, and location)</p>	<p>Completed</p>	<p>Moving forward EFEX will generate automatic monthly reports showing device name, device model, device location, last user login, serial number, and warranty status. CDSC will need to notify EFEX if the location of any device changes so that internal systems can be updated</p>
<p>i) Monitoring of all physical and virtual server performance, availability, storage space and nominated services</p>	<p>Completed</p>	<p>EFEX currently monitors and manages all CDSC server environments (both the current on premise and proposed cloud servers) as part of the IT Managed Service Agreement</p>
<p>5. Network & Communication Management</p>		
<p>a) Management, monitoring and support of LAN and WAN to ensure optimal performance, completing a pre-migration audit and assessment to identify any risks, load and performance issues or ISP restrictions</p>	<p>In Progress</p>	<p>EFEX will monitors and manages the CDSC network through the use of the Cisco Meraki web portal EFEX will begin regular audits to refine the WAN and confirm that each site is configured optimally for performance, security and redundancy</p>
<p>b) Working with an existing Internet Service Provider, manage, monitor, and support network internet services, also ensuring the identification and mitigation of any risks, load and performance issues or ISP restrictions</p>	<p>Completed</p>	<p>The EFEX IT Managed Service Agreement includes third party vendor liaison services which covers technical resources working with existing and future Internet Service Providers.</p>
<p>c) Remediation and preventive maintenance, monitoring, patch, and update management of all Network Devices</p>	<p>Completed</p>	<p>EFEX proactively monitors and maintains network devices through the use of cloud management services (and onsite works where required)</p>
<p>6. Backup & Recovery</p>		

a) All data, applications and databases are backed up and managed	Completed	<p>All servers and managed disks in the proposed Azure solution are backed up daily with daily backups being retained for 7 days, weekly backups for 5 weeks, monthly backups for 3 months and yearly backups for 7 years.</p> <p>Data in Exchange Online is to be backed up by Datto SaaS platform proposed as part of the IT Managed Service Agreement renewal.</p> <p>This will include 3 Daily backups retained for 30 days, Weekly backups are retained after 90, Monthly backups are kept after a year then stored for selected retention period. CDSC can request to modify the backup schedules if desired at any time</p>
b) Data backup testing to be completed monthly to ensure integrity of data, including Online Exchange	Completed	<p>EFEX currently, and will continue once the migration has been completed, completes a test restore of a file from a hosted server to ensure integrity of data.</p> <p>EFEX will complete a monthly maintenance check and test restore of a CDSC mail item from Online Exchange once the Datto SaaS platform has been implemented</p>
c) Remediation and preventative maintenance, monitoring, patch and update management of Backup and Recovery Environment	Completed	<p>The EFEX IT Managed Service Agreement includes remediation and preventative maintenance, monitoring, patch and update management of Backup and Recovery Environment</p>
d) Provide input into the organization's Business Continuity Plan	In Progress	<p>EFEX will continue to provide an Account Manager who will assist in both the refinement of the BSC Business Continuity Plan and any planned testing of this plan</p>
7. Disaster Recovery & Backup		
a) Full DR testing to be conducted annually with the participation from CDSC staff, with testing requirements and specifications to be negotiated and agreed to by the service provider and CDSC	In Progress	<p>EFEX work with key CDSC stakeholders regarding a schedule for annual DR test and procedure once the Azure environments have been fully implemented</p>
b) Formal presentation of DR testing results and suggested changes/preventative measures to be completed annually within 30 days of the successful conclusion of DR testing	In Progress	<p>Further to 7a EFEX will formally present the results of the DR test and suggest changes/preventative measures within 30 days of the successful conclusion of DR testing.</p>
c) Remediation and preventative maintenance, monitoring, patch, and update management of DR environment	Completed	<p>The EFEX IT Managed Service Agreement includes remediation and preventative maintenance, monitoring, patch, and update management of the DR environment. This is in affect for both the current server environments and will continue once the migration to Azure has been completed</p>
8. Applications & Software		
a) Applications and software, including licensing, integration, and accessibility, to be managed and administered within the proposed service as outlined in the CDSC IT Managed Services Current State document.	Completed	<p>EFEX consults with CDSC regarding the integration of software applications and licensing including any testing required before implantation of said software in the councils' live environments</p> <p>Management of software and licensing to be covered under the IT Managed Service Agreement provided by EFEX if a support contract is also in place with the software application or license vendor</p>

<p>b) All applications and software to have a clear lifecycle management strategy in place with a minimum of a two-year forward window</p>	<p>In Progress</p>	<p>As part of the ongoing consultation included in the agreement provided by EFEX reports will be created outlining current software and application lifecycles (including details on version support provided by vendor and integration available with the latest operating systems) Where software and application update timeframes are known EFEX will consult with the council on implementation requirements and impact on existing systems</p>
<p>c) All software upgrades should only be completed with the express written pre-approval of CDSC</p>	<p>Completed</p>	<p>EFEX will liaise with key CDSC staff regarding any upgrades to software applications in live environments and after successfully upgrade of application in test environments where required</p>
<p>d) Liaise with software vendor when required</p>	<p>Completed</p>	<p>Under the IT Managed Service Agreement EFEX speaks with third party application vendors when required for either technical or consulting purposes with CDSC to provide approval to the vendor if required</p>
<p>e) Preventative maintenance, monitoring, patch and update management of all applications and software</p>	<p>Completed</p>	<p>The EFEX IT Managed Service Agreement includes support for third party applications such as installing updates. Work scheduled outside of EFEX business hours (08:00 to 18:00) may be charged at the after-hours rate and is discussed with CDSC beforehand</p>
<p>9. Technical & Support Services</p>		
<p>a) Online Support Portal for all support or development requests</p>	<p>To Start</p>	<p>Further discussions required regarding access to a cloud-based service portal to staff designated by CDSC for the purpose of updating, requesting, or confirming service and development queries</p>



DA Assessment Review

Machinery shed and Workshop
Wilcannia
Central Darling Shire Council

(Our Reference: 36791-P01_Wilcannia Shed)

July 2021

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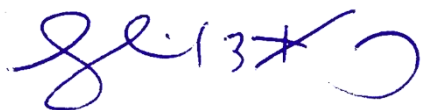
Disclaimer

This report has been prepared solely for Central Darling 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:	DA Assessment review
Project Name:	Machinery shed and Workshop Wilcannia
Client:	Central Darling Shire Council
Project No.	36791
Report Reference	36791-P01_Wilcannia Shed
Date:	30/7/21
Revision:	Final

Prepared by:

BARNSON PTY LTD



Jim Sarantzouklis

B. Arts, Grad. Dip. Urb. Reg. Plan, Dip. EH&B Surveying, MAIBS MEHA RPIA

DIRECTOR

LIST OF CONTENTS

1.0 EXECUTIVE SUMMARY	III
2.0 INTRODUCTION	1
2.1 Background	1
2.2 Owner	1
2.3 Consultant	1
3.0 THE SITE & LOCALITY	2
4.0 SITE HISTORY	2
5.0 DESCRIPTION OF PROPOSAL	2
6.0 PLANNING ASSESSMENT REVIEW	2
6.1 Development Application procedures	2
6.2 Statutory and Policy compliance	3
6.2.1 Referrals	4
6.2.2 Site Suitability	4
6.3 Draft Conditions	5
7.0 CONCLUSION	6

APPENDICES

Appendix A Development Information Package

1.0 EXECUTIVE SUMMARY

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 erection of a four (4) bay open front machinery shed and three (3) bay enclosed workshop within the existing Council works depot at Lot 1 DP 812602, 30-40 James Street, Wilcannia, NSW, 2836.

The value of works is projected to be \$137,830.

The site is zoned IN2 Light Industrial zone pursuant to the Central Darling Local Environmental Plan (LEP) 2012. The proposed machinery shed and workshop shall be ancillary to the existing Council depot.

Therefore, the proposed development may be considered a *shed and light industrial workshop associated with a Depot* which is 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. Any trade waste application associated with the workshop should be considered and conditioned accordingly.**

2.0 INTRODUCTION

2.1 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 machinery shed and workshop at 30-40 James Street, Wilcannia.

The subject land is zoned IN2 Light Industrial zone pursuant to the Central Darling Local Environmental Plan 2012. The proposed development is permissible with consent in the zone as *a shed and workshop ancillary to an existing depot*.

The review involves consideration of the following documentation:

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

Refer to documentation in **Appendix A**.

2.2 Owner

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

2.3 Consultant

Barnson Pty Ltd

Jim Sarantzouklis

Riverview Business Park

Unit 1, 36 Darling St

Dubbo NSW 2830

3.0 THE SITE & LOCALITY

The site of the proposed development is located at 30-40 James Street, Wilcannia.

The site comprises one (1) allotment being Lot 1 in DP 812602, on 30-40 James Street comprising approximately 14,630m².

The property currently contains several improvements including a depot administration building; workshop and vehicle/materials storage. The site is generally flat and sparsely vegetated outside the building curtilage. Essential services are available.

4.0 SITE HISTORY

The site has been used as a Council works depot for many years.

5.0 DESCRIPTION OF PROPOSAL

The proposed development involves the erection of a single storey four (4) bay open front machinery shed and a three (3) bay enclosed workshop. The building shall be steel framed with pale grey colorbond cladding.

The proposed building shall have a rear and side setback of approximately 5m from the boundaries. The existing buildings have adequate front setback.

Vehicular access will be via the existing crossover on Myers Street. Off-street parking is available.

A proposed site plan, floor plan and elevations are all included with the supporting information providing a description of the development. The dimensions are not clear on the reduced plans supplied. The proposal may require removal of several small structures.

6.0 PLANNING ASSESSMENT REVIEW

6.1 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.

6.2 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	Addressed in planning assessment	Comments
S4.15(1)(a)(i)	Any State Environmental Planning Policy (SEPPs)	Yes	<p>Certain SEPPs are applicable to the site, none significantly relevant to the development. We note the following:</p> <ul style="list-style-type: none"> The subject site fronts Myers Street which is part of the Barrier Hwy (classified road) therefore triggers consideration of Clause 101 of ISEPP. <p>Comment: The new development should not compromise the effective and ongoing operation and function of classified roads, and shall not significantly impact in terms of traffic noise and vehicle emission.</p>
	Any Local Environmental Plans (LEP) Central Darling LEP 2012	Yes	The proposed use is defined as a shed being ancillary to the existing 'depot' which is permitted with development consent in the IN2 Light Industrial zone.
„	Any Draft LEP	NA	
”	Any Development Control Plans (DCPs)	N/A	There is no site specific DCP.
”	Any matters prescribed by the Regulation	Yes	Any 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 associated with the development, subject to no trade waste consideration being required.

S 4.15(1)(c)	The suitability of the site for the development	Yes	The development is considered suitable in the locality. Please note that the subject site is shown as bushfire prone land on Bushfire Prone Land Mapping including the proposed footprint area. Refer to 6.2.2 below for further details.
S 4.15 (1)(d)	Any submissions made in accordance with Act or Regulation	Yes	The application was advertised, no submissions were received.
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

6.2.1 Referrals

No record of internal referrals were provided.

6.2.2 Site Suitability

The subject site is partly impacted by bushfire prone land. The bushfire category types affecting the land include:

- Vegetation Category 3; and
- Vegetation buffer



The Planning for Bush Fire Protection Guide 2019 does not specifically capture buildings, of this nature however it does state that consideration should be given to other development (not residential) as raised in *Section 8.3 Other non-residential development* for the purposes of appropriate access, water supply and services, and emergency and evacuation planning in bush fire prone areas:

- *to provide safe access to/from the public road system for firefighters providing property protection during a bush fire and for occupant egress for evacuation;*

Comment: The proposed development is accessible by a sealed road suitable for egress in the event that evacuation is required.

- *to provide suitable emergency and evacuation (and relocation) arrangements for occupants of the development;*

Comment: Occupants of the development shall in most cases be Council workers familiar with any emergency evacuation procedures.

- *to provide adequate services of water for the protection of buildings during and after the passage of bush fire, and*

Comment: It is likely that equipment would be relocated in the event of a fire. The shed itself is likely to survive an attack without requiring defending.

- *to locate gas and electricity so as not to contribute to the risk of fire to a building; and provide for the storage of hazardous materials away from the hazard wherever possible.*

Comment: Gas and electricity are not major considerations. No hazardous materials are known to be part of this development.

Note. The general fire safety construction provisions of the NCC are taken as acceptable solutions however construction requirements for bush fire protection will need to be considered on a case-by-case basis.

6.3 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. Any trade waste application associated with the workshop should be considered and conditioned accordingly.**

Council may wish to delete the following conditions as they do not appear relevant:

2, 4 and 21.

7.0 CONCLUSION

Barnson Pty Ltd was engaged by Central Darling Shire Council to carry out an independent planning review of a development application assessment for new four bay machinery shed and three bay enclosed workshop at 30-40 James Street, Wilcannia.

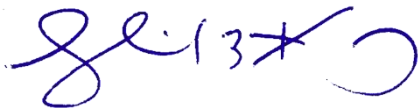
The independent planning review is a Council requirement as a landowner is associated with the development.

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

PROPOSED 4 bay open front Machinery Shed and
adjacent 3 bay enclosed workshop
for Central Darling Shire Council.

LOT 1

DP 812602

Myers STREET Wilcannia

central ^{FOR} Darling Shire Council.

17th May 2021

Table of Contents-

Table of Contents-	2
1.0 INTRODUCTION	3
2.0 PROPERTY DESCRIPTION	3
3.0 SITE DESCRIPTION	3
4.0 SURROUNDING ENVIRONMENT	4
5.0 PROPOSED DEVELOPMENT	4
6.0 RELEVANT STATUTORY CONTROLS	4
6.1 Central Darling Local Environmental Plan 2012	4
7.0 SECTION 4.15(1) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979	5
7.1 The provisions of any environmental planning instrument - S4.15(1)(a)(i)	5
7.2 Any draft environmental planning instrument - S4.15(1)(a)(ii)	5
7.3 Any development control plan - S4.15(1)(a)(iii)	5
7.5 Any matter prescribed by the regulations that apply to the land- S4.15(1)(a)(iv)	5
7.6 The likely impacts of that development - Section 4.15(1)(b)	5
7.7 Suitability of the Site - Section 4.15(1)(c)	5
7.8 Submissions made in accordance with this Act or the regulations - Section 4.15(1)(d)	5
7.9 The Public Interest - Section 4.15(1)(e)	6
8.0 CONCLUSION	6

1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to support a development application for

4 bay open front Machinery Shed with adjacent
3 bay enclosed workshop @ rear exist. works
depot, off Myers St. Wilcannia.

. 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 *Councils Works Depot Site,*

and is legally described as Lot 1 in dp *812602*. These lots are located within the Central Darling Shire Council Local Government Area, the site is zoned *Light Industry 2* zone under the Central Darling Local Environmental Plan 2012.

The subject lots are located within the town of *Wilcannia*
The subject site is not affected by *Flooding*

3.0

Figure 1: Extract from 6 maps of site is attached to the rear of this document. ✓

Figure 2: Extract from the zoning map within the Central Darling Local Environmental Plan 2012. ✓

Site Description : The subject site is located on *Lot 1 DP 812602*

and all the lots are rectangular shape the combined site area is *14,550* m². The site has a frontage width on *James* street of *136m*. The site is a flat area of land.

Figure 3: Image of site attached to this document at rear ✓

4.0 SURROUNDING ENVIRONMENT(brief description)

This light Industrial site (Council Works Depot) is bounded by Rural (RUI) Lands to the west, Recreation grounds to the South, similar light Industry (Essential Energy Depot.) to the North. and residential (R1) opposite James St. to the East.

5.0 PROPOSED DEVELOPMENT

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

The erection of 4 bay open front machinery shed, together with 3 bay enclosed workshop attached.

Associated site works (footing, sewerage works, stormwater works, plumbing, connection to electrical and other services and the construction

The colour scheme of the pale grey co ordinates with the adjacent environment.

Figure 4: Plans and details of the proposal are attached to the rear of this document ✓

6.0 RELEVANT STATUTORY CONTROLS

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

Clause 2.1 – Land Use Zone

The subject property is included within the Industry 2 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 zone objectives, as it is compatible with the existing environmental and built character of the 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 of *machinery shed and workshop* plus site works is reasonable and achieves the objectives of the relevant planning controls. This is due to the fact that the resultant development is compatible with and will complement the established area.

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 the *store / machinery and workshop building*.

The proposed works will not cause a resultant development of unreasonable bulk or scale in the area, 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

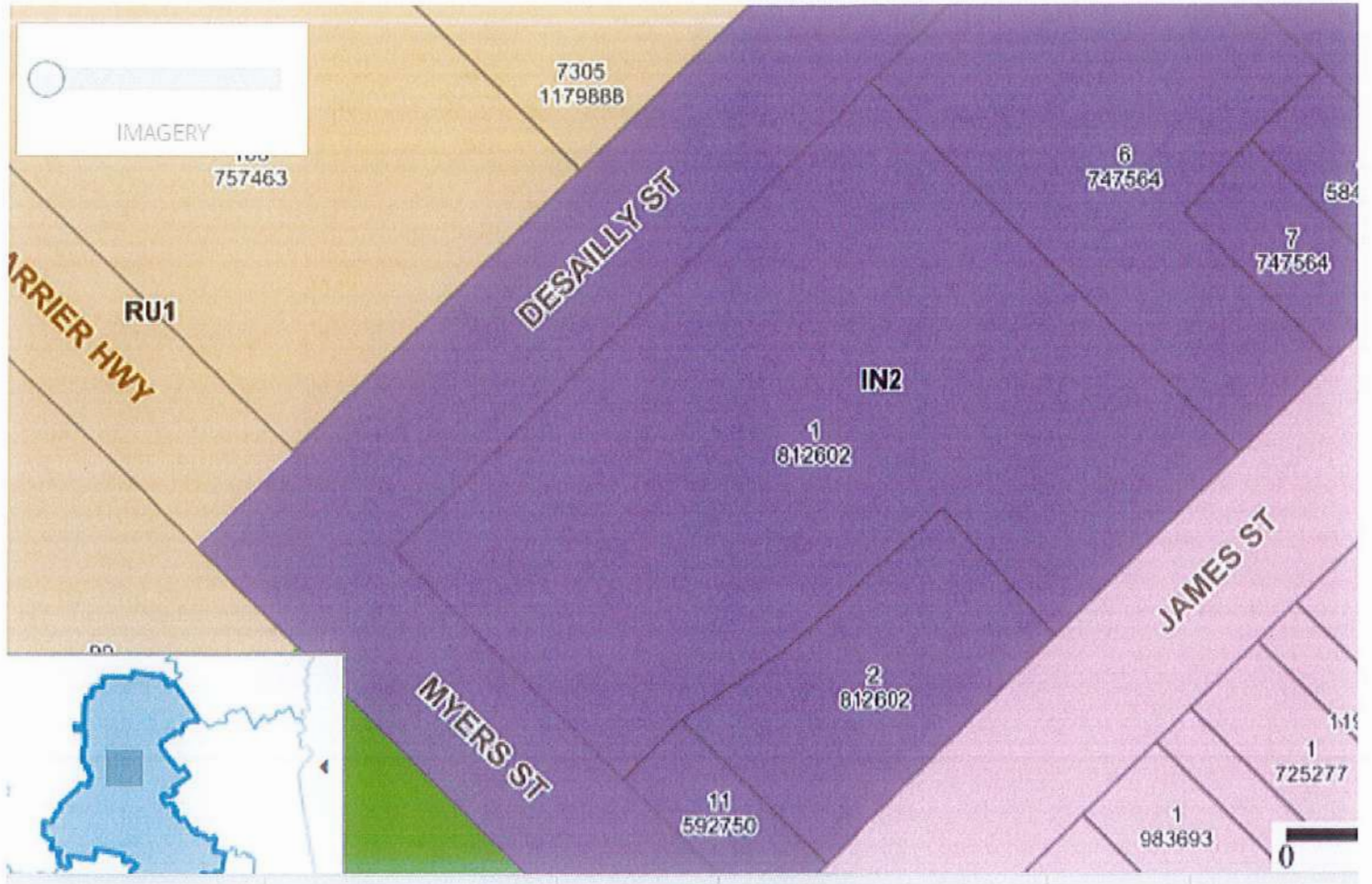
This proposal, which includes the construction of ^{4 bay machinery shed &} ~~3 bay enclosed~~ and associated site works at ^{Councils Works Depot} ~~workshop~~ and is legally described as Lot 1 in dp ⁸¹²⁶⁰² has been assessed against the requirements of Section 4.15(1) of the Act, the *Central Darling 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 ^{shire of Central Darling, Wilcannia town area.}

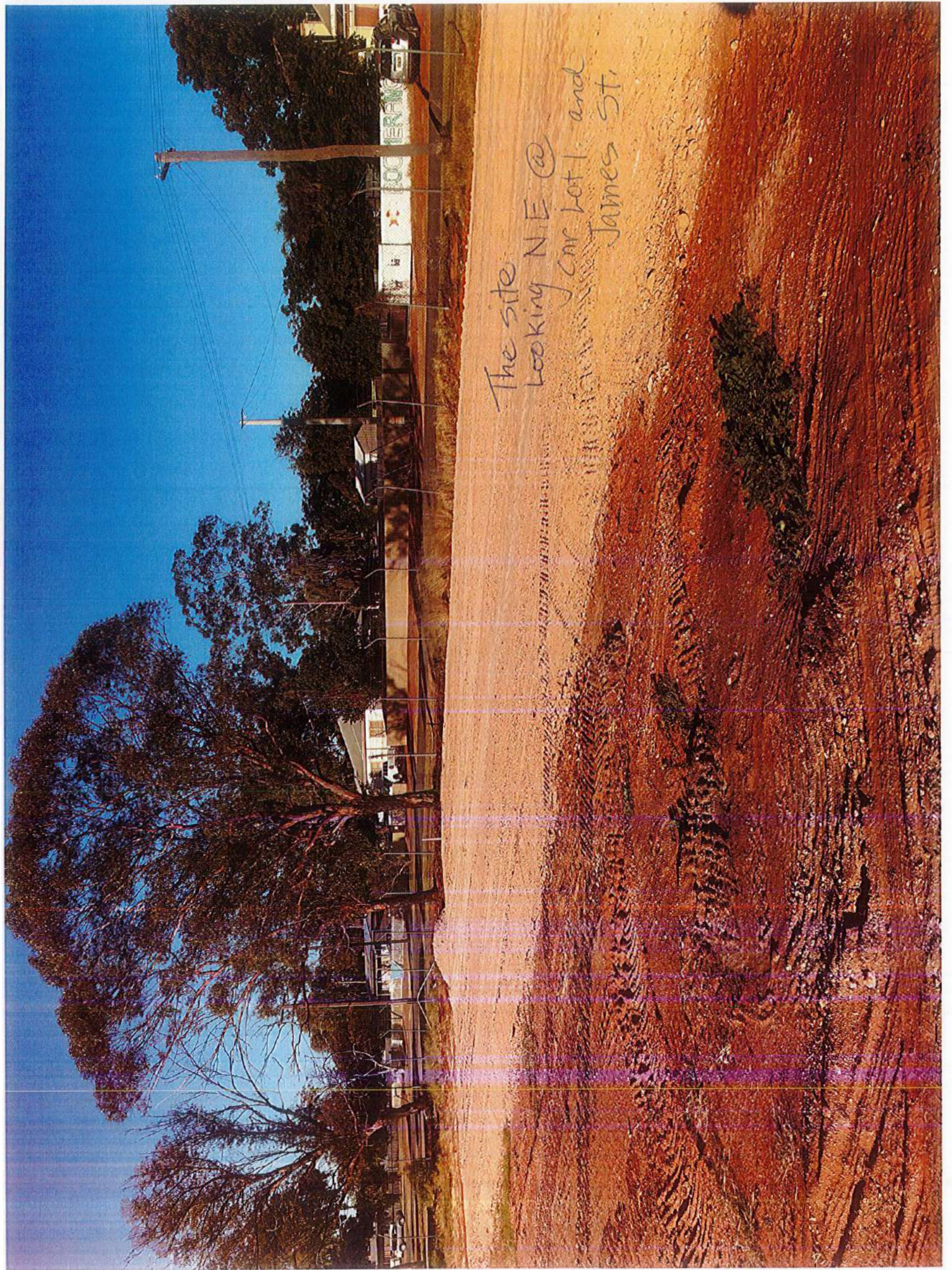
Accordingly, it is our opinion that the proposed development as described in the application, is reasonable and supportable and should be approved by Council under delegated authority.



WILCANNIA



The site
Looking N.E. @
car lot 1 and
James St.



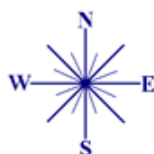
CENTRAL DARLING SHIRE COUNCIL

CONSTITUTED 1 MAY 1959

ABN: 65-061-502-439

E-mail: council@centraldarwin.nsw.gov.au
Website: www.centraldarwin.nsw.gov.au

PLEASE ADDRESS ALL
CORRESPONDENCE TO
THE GENERAL MANAGER
P.O. BOX 165
WILCANNIA NSW 2836



PHONE: (08) 8083 8900
FAX: (08) 8091 5994

COUNCIL CHAMBERS
21 REID STREET
WILCANNIA NSW 2836

Delegated/ non Delegated - Report for internal determination

Development application

DA number	D12/21- PAN 103637	Date of lodgement	26/05/2021
Applicant	Central Darling Shire Council		
Owner	Central Darling Shire Council		
Proposed development	The erection of a four bay open front machinery shed with adjacent three bay enclosed workshop at the side boundary of the existing works depot and associated site works		
Street address	30-40 James Street Wilcannia NSW 2836.		
Notification period	28 days	Number of submissions	0

Assessment

Report prepared by	Glenda Dunn		
Report date	14 July 2021		
Recommendation	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

Contents

- 1 Executive summary..... 4
- 2 Location 4
- 3 Site description 4
- 4 Background..... 4
- 5 The proposal..... 4
- 6 Assessment against planning controls 4
- 7 Key issues 5
- 8 Issues raised by the public..... 5
- 9 External referrals..... 5
- 10 Internal referrals..... 5
- 11 Conclusion 5
- 12 Political donations disclosure 5
- 13 Recommendation..... 6
- Proposed Development..... 11
- Assessment..... 11
- Consultation 14
- Financial Contributions 14
- Recommendation 14
- APPROVED DEVELOPMENT..... 15
- SCHEDULE 1B 18
- 1. PROTECTION OF ADJOINING AREAS 18
- 2. ADJOINING WALL DILAPITATION REPORT 18
- 3. ASBESTOS REMOVAL WORKS..... 19
- 4. INSTALLATION OF DUAL-FLUSH TOILETS..... 20
- 5. INSTALLATION OF WATER EFFICIENT TAPS 20
- 6. WASTE AND RECYCLING MANAGEMENT - MINOR..... 20
- 7. RUN – OFF AND EROSION CONTROLS..... 21
- SCHEDULE 1C 21
- 8. OCCUPATION CERTIFICATE TO BE SUBMITTED 21
- 9. HOURS OF WORK AND NOISE..... 21
- 10. NOISE – DURING CONSTRUCTION 22
- 11. ENCROACHMENTS – NEIGHBOURING PROPERTIES..... 22
- 12. DEMOLITION..... 22
- 13. MAINTENANCE OF SITE 22
- 14. EARTHWORKS, RETAINING WALLS AND STRUCTURAL SUPPORT 23
- 15. DRAINAGE CONNECTIONS 23

16 ARCHAEOLOGY DISCOVERED DURING WORKS..... 23

17 ABORIIGINAL OBJECTS DISCOVERED DURING WORKS 24

18 COVERING OF LOADS..... 24

19 LOADING AND UNLOADING DURING CONSTRUCTION 24

20 NO OBSTRUCTION OF PUBLIC WAY 25

21 USE OF MOBILE CRANES 25

22 CONTAMINATED SOILS 25

23 VEHICULAR ACCESSSS 26

24 UTILITY SERVICES..... 26

SCHEDULE 2 PRESCRIBED CONDITIONS..... 27

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:

The erection of a four bay open front machinery shed with adjacent three bay enclosed workshop at the side boundary of the existing works depot and associated site works

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 30-40 James Street Wilcannia NSW 283.

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

3 Site description

3.1 Lots 1, DP 812602

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

4 Background

4.1 IN2 Light Industrial 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.

The applicant proposes the for the erection of a four bay open front machinery shed with adjacent three bay enclosed workshop at the side boundary of the existing works depot and associated site works.

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 four bay open front machinery shed with adjacent three bay enclosed workshop at the side boundary of the existing works depot and associated site works

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 D12/21 PAN 103637 for the reasons listed below, and subject to the conditions listed in the attachments.

The erection of a four bay open front machinery shed with adjacent three bay enclosed workshop at the side boundary of the existing works depot and associated site works.

- 1 Council officers to notify the applicant and submitters of the decision.

ATTACHMENT 1 - MAPS and PHOTOS



Figure 1 Proposed location of new shed with a minimum of 5m setback from the lot boundaries - 30-40 James Street Wilcannia (6 maps).



Figure 2 Proposed site at - 30-40 James Street Wilcannia (6 maps).



Figure 3: 30 - 40 James street Wilcannia - plan view zone information (NSW Plan spatial viewer).

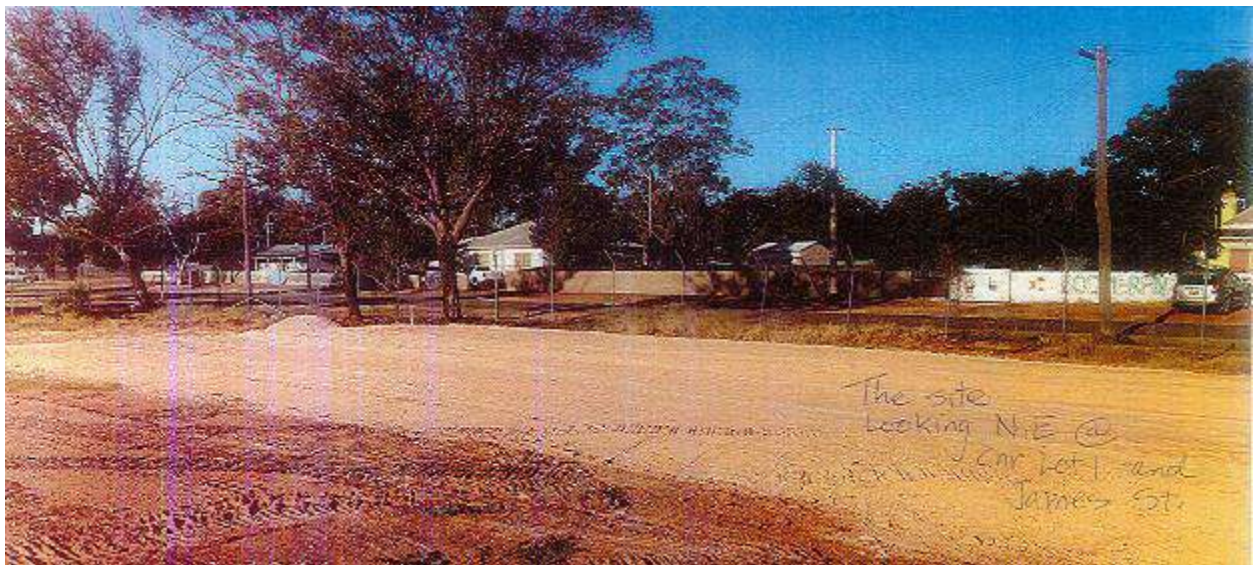
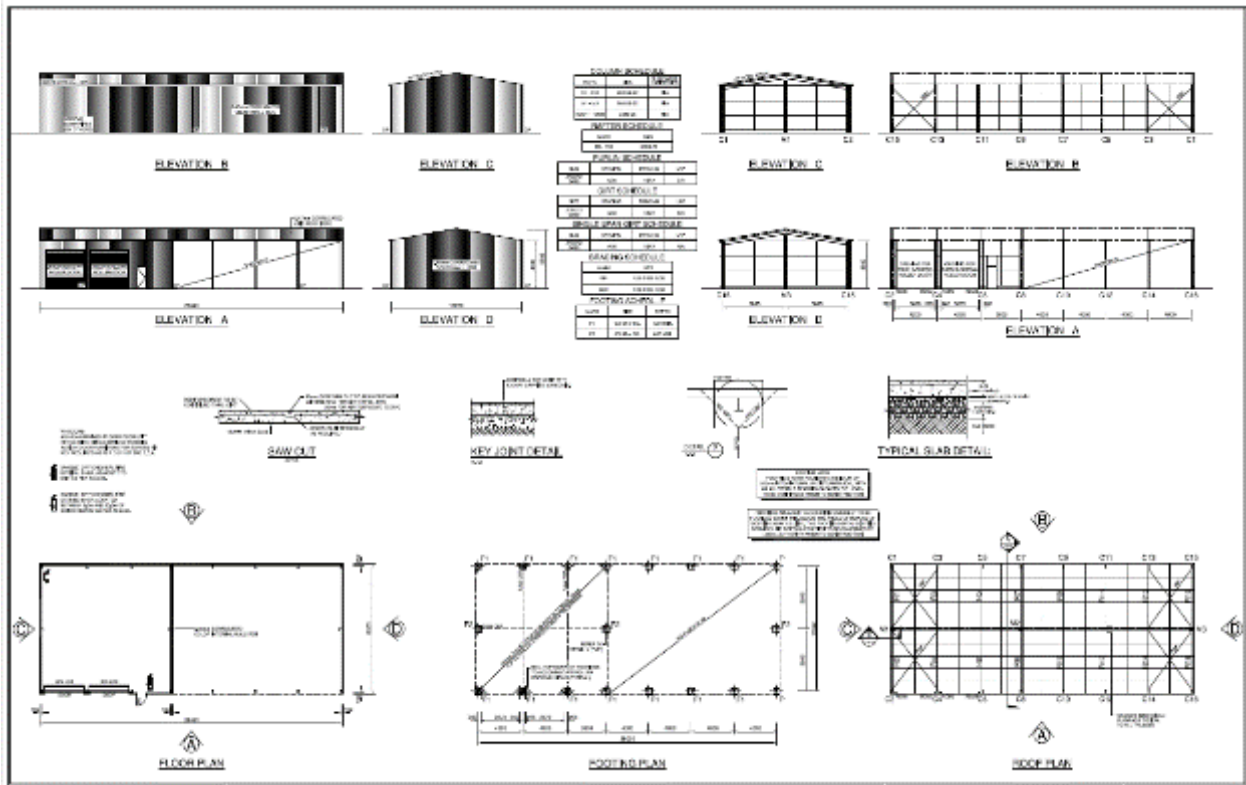


Photo 1 - Proposed site of shed near James street boundary (Source: Central Darling Shire Council)



Photo 2 - Proposed location of shed on James Street (Source google maps)



Elevations and sections .

ATTACHMENT 2 - ASSESSMENT OF PLANNING CONTROLS

PLANNING ASSESSMENT SUMMARY

Application Number:	D 12/21 - PAN-103637
Site Address:	30-40 James Street Wilcannia NSW 28
Date of Lodgement:	26 05 2021
Applicant:	Central Darling Shire Council
Architect/Designer:	-
Owner:	Central Darling Shire Council
Cost of Works:	\$137,830.00
Development Contribution Required:	No
Zoning:	IN2 Light Industrial zone. The proposed development is defined as the erection of a machinery shed, which is permissible with consent in the IN2 Light Industrial zone.
Proposal:	The erection of a four bay open front machinery shed with adjacent three bay enclosed workshop at the side boundary of the existing works depot in Wilcannia and associated site works.
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 30-40 James Street Wilcannia on an irregular shape lot used as the Central Darling Shire Council works depot. The lot area is 1,09 ha. The site has a frontage width on the Barrier Highway / Myers Street and James Street Wilcannia. The site is a flat area of land.

The site is currently occupied by a number of council administration buildings that are single storey and a number of metal sheds used for storage of materials and machinery for council. There is a few trees on the site. The nominated site of the shed is at the side boundary with James Street.

Proposed Development

The application seeks consent for the following:

The erection of a four bay open front machinery shed with adjacent three bay enclosed workshop close to the side boundary of the existing works depot.

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 IN2 Light Industrial</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a wide range of light industrial, warehouse and related land uses. • To encourage employment opportunities and to support the viability of centres. • To minimise any adverse effect of industry on other land uses. • To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area. • To support and protect industrial land for industrial uses. <p>2 Permitted without consent</p> <p>Environmental protection works; Roads; Water reticulation systems</p> <p>3 Permitted with consent</p> <p>Depots; Funeral homes; Garden centres; Hardware and building supplies; Industrial training facilities; Kiosks; Heliports; Landscaping material supplies;</p>

		<p>Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4</p> <p>4 Prohibited</p> <p>Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Commercial premises; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; General industries; Health services facilities; Heavy industrial storage establishments; Heavy industries; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Public administration buildings; Registered clubs; Residential accommodation; Resource recovery facilities; Respite day care centres; Rural industries; Sewage treatment plants; Tourist and visitor accommodation; Waste disposal facilities; Wharf or boating facilities</p>
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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	Parking on site
3.12 Accessible Design	Yes	The proposed works is a single storey machinery shed at a works depot.
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	The proposed works is a single storey machinery shed at a works depot, will meet the minimum BCA requirements.
4.2.2 Building setbacks	N/A	The proposed works is a single storey machinery shed at a works depot and has adequate setbacks from the front boundary and is located as least 5m from the existing side and rear boundaries of the lot nearest to James Street Wilcannia.
4.2.3 Amenity		
4.2.3.1 Solar access	Yes	The proposed works is a single storey machinery shed at a works depot will not cause a blockage of solar access on adjoining lots.

4.2.3.11 Acoustic privacy	Yes	The proposed works is a single storey machinery shed at a works depot will have no acoustic privacy issues.
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

Development must be in accordance with Development Application No. D12/21 PAN 103637 30-40 James Street Wilcannia, dated xx/0x/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.

Prescribed Conditions

All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);

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

- * showing the name, address and telephone number of the Principal Certifying Authority for the work, and
- * showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and stating that unauthorised entry to the work site is prohibited.
- * Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:

- * in the case of work for which a principal contractor is required to be appointed:
 - * the name and licence number of the principal contractor, and
 - * the name of the insurer by which the work is insured under Part 6 of that Act,
- * in the case of work to be done by an owner-builder:
 - * the name of the owner-builder, and
 - * if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
- * If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be

carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- * protect and support the adjoining premises from possible damage from the excavation, and
- * where necessary, underpin the adjoining premises to prevent any such damage.
- * must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
- * the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place. Reason: Legislative requirement.

General Requirements

Unless authorised by Council:

Building construction and delivery of material hours are restricted to:

- I 7.00 am to 5.00 pm inclusive Monday to Friday,
- I 8.00 am to 1.00 pm inclusive on Saturday,
- I No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:

- I 8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

Should any asbestos be uncovered on site, its demolition and removal must be carried out in accordance with WorkCover requirements and the relevant Australian Standards.

At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.

Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.

Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.

Prior to the release of the Construction Certificate, payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.

The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

No skip bins, building materials, demolition or excavation waste of any nature, and no hoist, plant or machinery (crane, concrete pump or lift) shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.

Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.

No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) or on the land to be developed shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.

Prior to the commencement of any development onsite for:

- * Building/s that are to be erected
- * Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
- * Building/s that are to be demolished
- * For any work/s that is to be carried out
- * For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.

A "Road Opening Permit" must be obtained from Council, and all appropriate charges paid, prior to commencement of any work on Council property. The owner/applicant shall be responsible for all public utilities and services in the area of the work, shall notify all relevant Authorities, and bear all costs associated with any repairs and/or adjustments as those Authorities may deem necessary.

The works must comply with the relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice.

Requirements for new swimming pools/spas or existing swimming pools/spas affected by building works.

Child resistant fencing is to be provided to any swimming pool or lockable cover to any spa containing water and is to be consistent with the following;

Relevant legislative requirements and relevant Australian Standards (including but not limited) to:

- * Swimming Pools Act 1992
- * Swimming Pools Amendment Act 2009
- * Swimming Pools Regulation 2018
- * Australian Standard AS1926 Swimming Pool Safety
- * Australian Standard AS1926.1 Part 1: Safety barriers for swimming pools
- * Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools.

A 'KEEP WATCH' pool safety and aquatic based emergency sign, issued by Royal Life Saving is to be displayed in a prominent position within the pool/spa area.

Filter backwash waters shall be conveyed to the Sydney Water sewerage system in sewered areas or managed on-site in unsewered areas in a manner that does not cause pollution, erosion or run off, is separate from the irrigation area for any wastewater system and is separate from any onsite stormwater management system.

Swimming pools and spas must be registered with the Division of Local Government.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community.

SCHEDULE 1B

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

1. PROTECTION OF ADJOINING AREAS

- 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

(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

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

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

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

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

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

DURING CONSTRUCTION/PRIOR TO OCCUPATION/COMPLETION

8. OCCUPATION CERTIFICATE TO BE SUBMITTED

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

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

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

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

12. DEMOLITION

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

13. MAINTENANCE OF SITE

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

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

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

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

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

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

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

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

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 Act 1993.

22 CONTAMINATED SOILS

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

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

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

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



26 August 2021

Central Darling Shire Council
Att: Geoff Laan
21 Reid Street
WILCANNIA NSW 2836

NOTICE OF DETERMINATION - APPROVAL
APPLICATION NO: D12 /21 – PAN 103637

Dear Sir

Please find enclosed the Notice of Determination and advisory notes relating to your development application for 30-40 James Street Wilcannia NSW 2836.

A copy of the Development Application Assessment Report can be viewed online at the Central Darling Shire Council website-
<https://www.centraldarling.nsw.gov.au/planning/development-applications>.

If further information is required, please contact **Glenda Dunn ph. 08 8083 8900**,
email - dunng@centraldarling.nsw.gov.au.

Yours faithfully

Reece Wilson
Director Environmental Services
Central Darling Shire Council

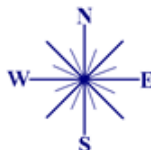
CENTRAL DARLING SHIRE COUNCIL

CONSTITUTED 1 MAY 1959

ABN: 65 061 502 439

E-mail: council@centraldarling.nsw.gov.au
Website: www.centraldarling.nsw.gov.au

PLEASE ADDRESS ALL
CORRESPONDENCE TO:
THE GENERAL MANAGER
P.O. BOX 165
WILCANNIA NSW 2836



PHONE (08) 8083 8900
FAX (08) 8091 5994

COUNCIL CHAMBERS
21 REID STREET
WILCANNIA NSW 2836

NOTICE OF DETERMINATION - APPROVAL

Issued under Section 4.16(1)(a) of the Environmental Planning and Assessment Act 1979

Development Application No.	D/12/21
Applicant	Central Darling Shire Council
Land to be developed	30-40 James Street Wilcannia NSW 2836 Lots 1, DP 812602
Approved development	PAN 103637 The erection of a four bay, open front machinery shed with adjacent three bay enclosed workshop at the side boundary of the existing works depot and associated site works
Cost of development	\$137,830.00
Determination	The development application was determined by Council with the recommendation of an independent planning consultant. The council meeting granted consent after accepting the independent assessment and recommendation; and is subject to the conditions.
Other Approvals	Before commencing <i>building work</i> or <i>subdivision work</i> , a relevant Construction Certificate must be obtained from Council or an Accredited Certifier. Council must be appointed the Principal Certifier for any <i>subdivision work</i> under the Act.
Consent is to operate from	26 August 2021
Consent will lapse on	28 August 2026

Reasons for conditions

Unrestricted consent may affect the environmental amenity of the area and would not be in the public interest.

Reasons for Approval

1. The development, subject to conditions, is consistent with the objectives of the IN2 Light Industrial zone within the *Central Darling Local Environmental Plan 2012*.
2. The development is compatible with the character of the Wilcannia Township and industrial and adjoining residential area and locality; and
3. The development, subject to conditions, for the erection of a four bay open front machinery shed with adjacent three bay enclosed workshop at the side boundary of the existing works depot and associated site works; and
4. The development accords with objectives of relevant planning controls.

NOTICE OF DETERMINATION – APPROVAL D12/21 PAN103637

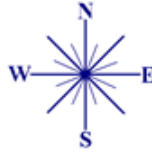
CENTRAL DARLING SHIRE COUNCIL

CONSTITUTED 1 MAY 1959

ABN: 65 061 502 439

E-mail: council@centraldarling.nsw.gov.au
Website: www.centraldarling.nsw.gov.au

PLEASE ADDRESS ALL
CORRESPONDENCE TO:
THE GENERAL MANAGER
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WILCANNIA NSW 2836



PHONE (08) 8083 8900
FAX (08) 8091 5994

COUNCIL CHAMBERS
21 REID STREET
WILCANNIA NSW 2836

Right of appeal

If you are dissatisfied with this decision, Section 8.7 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within six (6) months of the date of this notification.

Division 8.2 of the Environmental Planning and Assessment Act 1979 provides that the applicant may request the Council to review the determination.

Division 8.2 does not apply to complying development, designated development, integrated development, or a determination made by Council under Division 4.2 in respect of Crown applications.

If further information is required, please contact Glenda Dunn ph. 08 8083 8900, email - dunnq@centraldarling.nsw.gov.au.

Reece Wilson
Director Environmental Services
Central Darling Shire Council



CONDITIONS OF CONSENT

SCHEDULE 1A

APPROVED DEVELOPMENT/DESIGN MODIFICATIONS/COVENANTS AND CONTRIBUTIONS/USE AND OPERATION

Note: Some conditions in Schedule 1A are to be satisfied prior to issue of a Construction Certificate and some are to be satisfied prior to issue of Occupation Certificate, where indicated.

APPROVED DEVELOPMENT

- (a) Development must be in accordance with Development Application No. D12 /21 PAN 103637, 30-40 James Street Wilcannia, for the following:
 - (i) – The erection of a four bay open front machinery shed with adjacent three bay enclosed workshop at the side boundary of the existing works depot and associated site works, dated 26/08/2021 and the drawings as amended by the conditions of this consent.
- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.

PRESCRIBED CONDITIONS

- (a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).
- (b) BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);
- (c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - (i) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
 - (ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - (iii) stating that unauthorised entry to the work site is prohibited.Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- (d) Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the Principal Certifying Authority for the development to

which the work relates (not being the Council) has given the Council written notice of the following information:

- (i) in the case of work for which a principal contractor is required to be appointed:
 - A. the name and licence number of the principal contractor, and
 - B. the name of the insurer by which the work is insured under Part 6 of that Act,
- (ii) in the case of work to be done by an owner-builder:
 - A. the name of the owner-builder, and
 - B. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

- (e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - (i) protect and support the adjoining premises from possible damage from the excavation, and
 - (ii) where necessary, underpin the adjoining premises to prevent any such damage.
 - (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
 - (iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative requirement.

GENERAL REQUIREMENTS

- (a) Unless authorised by Council:
Building construction and delivery of material hours are restricted to:
 - 1 7.00 am to 5.00 pm inclusive Monday to Friday,
 - 1 8.00 am to 1.00 pm inclusive on Saturday,
 - 1 No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:

- 1 8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of

whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

- (b) Should any asbestos be uncovered on site, its demolition and removal must be carried out in accordance with WorkCover requirements and the relevant Australian Standards.
- (c) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.
- (d) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.
- (e) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.
- (f) Prior to the release of the Construction Certificate, payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.
- (g) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.
- (h) No skip bins, building materials, demolition or excavation waste of any nature, and no hoist, plant or machinery (crane, concrete pump or lift) shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.
- (i) Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.
- (j) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) or on the land to be developed shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.
- (k) Prior to the commencement of any development onsite for:
 - i) Building/s that are to be erected
 - ii) Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
 - iii) Building/s that are to be demolished
 - iv) For any work/s that is to be carried out
 - v) For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the

development, such temporary structures or appliances are to be removed within 7 days.

- (l) A "Road Opening Permit" must be obtained from Council, and all appropriate charges paid, prior to commencement of any work on Council property. The owner/applicant shall be responsible for all public utilities and services in the area of the work, shall notify all relevant Authorities, and bear all costs associated with any repairs and/or adjustments as those Authorities may deem necessary.
- (m) The works must comply with the relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice.
- (n) Requirements for new swimming pools/spas or existing swimming pools/spas affected by building works.
 - (1) Child resistant fencing is to be provided to any swimming pool or lockable cover to any spa containing water and is to be consistent with the following;

Relevant legislative requirements and relevant Australian Standards (including but not limited) to:
 - (i) Swimming Pools Act 1992
 - (ii) Swimming Pools Amendment Act 2009
 - (iii) Swimming Pools Regulation 2018
 - (iv) Australian Standard AS1926 Swimming Pool Safety
 - (v) Australian Standard AS1926.1 Part 1: Safety barriers for swimming pools
 - (vi) Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools.
 - (2) A 'KEEP WATCH' pool safety and aquatic based emergency sign, issued by Royal Life Saving is to be displayed in a prominent position within the pool/spa area.
 - (3) Filter backwash waters shall be conveyed to the Sydney Water sewerage system in sewered areas or managed on-site in unsewered areas in a manner that does not cause pollution, erosion or run off, is separate from the irrigation area for any wastewater system and is separate from any onsite stormwater management system.
 - (4) Swimming pools and spas must be registered with the Division of Local Government.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community.

SCHEDULE 1B – RECOMMENDED BY INDEPENDENT PLANNING CONSULTANT.

1. That accessible car parking and pathways to be designed in accordance with AS.2890.6 and AS 1428.1 respectively.

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

2. ASBESTOS REMOVAL WORKS

- i. 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.

- ii. 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.
- iii. 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*.
- iv. 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.
- v. 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.
- vi. Asbestos waste must only be transported and disposed of at an EPA

licensed waste facility.

- vii. No asbestos products are to be reused on the site (i.e., packing pieces, spacers, formwork or fill etc).
- viii. No asbestos laden skips or bins are to be left in any public place without the written approval of Council.
- ix. 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.

3. INSTALLATION OF DUAL-FLUSH TOILETS

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.

4. INSTALLATION OF WATER EFFICIENT TAPS

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.

5. WASTE AND RECYCLING MANAGEMENT - MINOR

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.

6. RUN – OFF AND EROSION CONTROLS

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—

- diverting uncontaminated run-off around cleared or disturbed areas, and
- 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
- 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

DURING CONSTRUCTION/PRIOR TO OCCUPATION/COMPLETION

7. OCCUPATION CERTIFICATE TO BE SUBMITTED

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.

8. HOURS OF WORK AND NOISE

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

- i. 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.
- ii. 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*.
- iii. 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*.

9. NOISE – DURING CONSTRUCTION

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.

10. ENCROACHMENTS – NEIGHBOURING PROPERTIES

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

11. DEMOLITION

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

12. MAINTENANCE OF SITE

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—
 - the place to which waste materials were transported,
 - the name of the contractor transporting the materials,
 - the quantity of materials transported off-site and recycled or disposed of.
- 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—
 - all vehicles entering or leaving the site must have their loads covered, and
 - all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
- At the completion of the works, the work site must be left clear of waste and debris.

13. EARTHWORKS, RETAINING WALLS AND STRUCTURAL SUPPORT

Any earthworks (including any structural support or other related structure for the purposes of the development)—

- 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

- must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
- 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
- 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 [PDF] and ISBN 978-0-642-785459 [DOCX]), published in July 2012 by Safe Work Australia.

14. DRAINAGE CONNECTIONS

- 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.

15. ARCHAEOLOGY DISCOVERED DURING WORKS

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

- all work must stop immediately in that area, and
- 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.

16. ABORIGINAL OBJECTS DISCOVERED DURING WORKS

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

- all excavation or disturbance of the area must stop immediately in that area, and
- 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*.

17. COVERING OF LOADS

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.

18. LOADING AND UNLOADING DURING CONSTRUCTION

The following requirements apply:

- i. All loading and unloading associated with construction activity must be accommodated on site, where possible.
- ii. 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.
- iii. 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.
- iv. 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.

19. NO OBSTRUCTION OF PUBLIC WAY

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.

20. USE OF MOBILE CRANES

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 Act 1993.

21. CONTAMINATED SOILS

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.

22. VEHICULAR ACCESS

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.

23. UTILITY SERVICES

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.

24. LANDSCAPING – TREES AND PLANTING

All landscape works including nominated tree species and other shrubs and vegetation species are to be approved by council prior to Occupation Certificate issue.

SCHEDULE 2 PRESCRIBED CONDITIONS

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

1. Obtain a **Construction Certificate** prior to the commencement of any works. An application may be lodged through the NSW Planning Portal to nominate either Central Darling Shire Council as the Principal Certifying authority, or you may apply to a private accredited certifier for a Construction Certificate. An accredited certifier **must obtain Development application approval** to review the conditions of this development consent, where indicated before issuing the Construction Certificate.
2. **Note: it is compulsory to lodge digital copies of applications, including plans and documentation if lodging an application through the NSW Planning Portal to Central Darling Shire Council. Please refer to the link below for any further information about digital requirements and electronic files.**
3. 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.
4. 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.
5. 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:

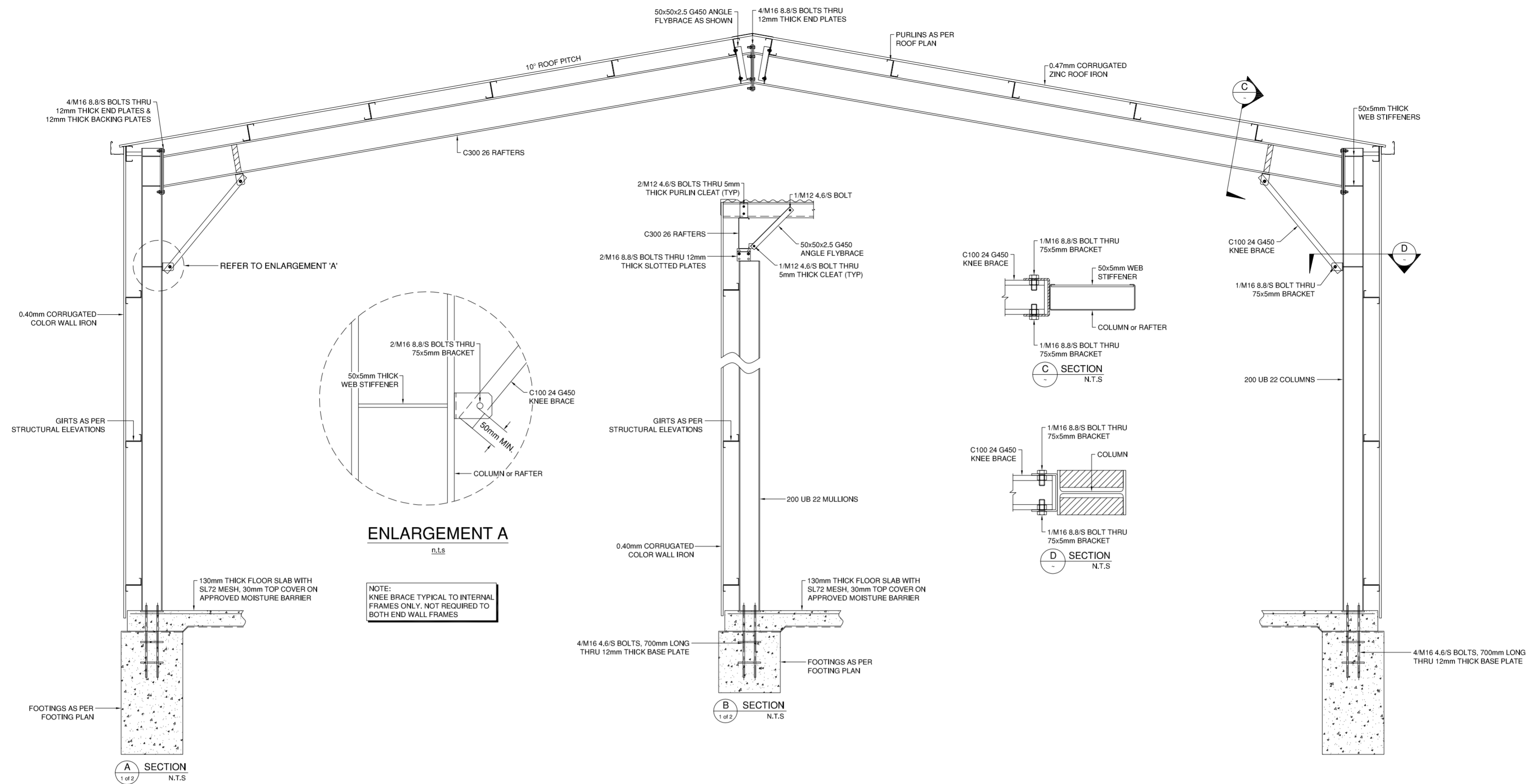
6. Obtain approval through the lodgement of an application under Section 68 of the *Local Government Act 1993* and Section 138 of the *Roads Act 1993* for an activity which is proposed to be undertaken in, on or above a road reservation (including footways). Such activities include:
 - (a) installation of hoardings/scaffolding.
 - (b) installation and/or alterations to advertising/business signs and street awnings.
 - (c) crane operation and other hoisting activities.
 - (d) temporary works (e.g.: barricading, road openings, mobile hoisting devices).
 - (e) works zone (for loading and unloading from the roadway); and
 - (f) temporary ground anchoring and shoring to support a roadway when excavating.
7. 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.
8. 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.
9. Contact NSW Water and Central Darling Shire Council regarding the water and sewerage services to this development.
10. 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



STRUCTURAL STEELWORK:

- S1. All workmanship and materials shall be in accordance with AS 4100.
- S2. Unless noted otherwise all steel shall be in accordance with: AS 3678 and AS 3679 Grade 300 for rolled sections AS 1163 Grade 350 for square hollow sections AS 1074 Grade 200 for circular hollow sections AS 1397 Grade 450 for cold formed light gauge sections
- S3. The Contractor shall provide temporary bracing as necessary to stabilize the structure during erection and leave in place until permanent bracing elements are constructed.
- S4. Welding shall be in accordance with AS 1554 and be performed by an experienced operator.
- S5. Welds shall be 6mm continuous fillet unless noted otherwise.
- S6. Butt welds are to be complete penetration butt welds as defined in AS 1554. E48XX electrodes shall be used.
- S7. Refer to structural drawings for purlin and girt sizes and spacings. Purlins and girts shall be installed in accordance with manufacturers directions. Use washers under bolt head and nut. Purlin bolts to be: M12 4.6/S for sections up to 250mm deep M16 4.6/S for sections over 250mm deep
- S8. Purlin cleats shall be 5mm thick, with 6mm c/w, unless otherwise noted.
- S9. Bolt type and procedure is as follows: 4.6/S Refers to commercial bolts of strength grade 4.6 conforming to AS 1111 and tightened using a standard wrench to a 'snug tight' condition. 8.8/S Refers to high strength bolts of strength grade 8.8 conforming to AS 1252 and tightened using a standard wrench to a 'snug tight' condition. 8.8/TF Refers to high strength bolts of strength grade 8.8 conforming to AS 1252 and fully tensioned in a controlled manner to the requirements of AS 4100.
- S10. All structural steelwork below ground to be encased by concrete 75mm min. all round.
- S11. Concrete encased structural steel to be encased by SL41 mesh placed 25mm clear of steelwork. Encasing to provide 50mm min. cover, 75mm min. cover where exposed to earth. All steelwork to be given one shop coat of approved paint unless otherwise noted.

SLAB & FOOTING NOTES:

- F1. The slab design denoted upon these plans is that of a non rigid articulated pavement slab and has not been designed to resist the surface movement resulting from shrink/swell of the underlying soils (where reactive soils are present). As such depending upon the site soil classification and site moisture conditions, future deviations in the slab surface levels can be expected. The principals and details provided are applicable to slabs/pavements likely to be found in a wide range of buildings. Although strategically placed articulation joints have been designed within the slab, slab surface cracking under the aforementioned conditions should be expected. Minor cracking will also occur as a result of factors not associated with soil movements. Should this not be suitable for the intended use of the building, an engineered stiffened raft slab will need to be designed.
- 100mm thick slab "Non Structural Slab" (A & S Sites only)
Light Vehicle Traffic Areas - Vehicles not exceeding 2500kg gross mass. (Uniformly distributed actions - 2.5kPa, Concentrated actions - 9.0kN (applied over a minimum area of 0.09m²))
- 130mm thick slab (A & S Sites only)
Light Vehicle Traffic Areas - Vehicles not exceeding 2500kg gross mass. (Uniformly distributed actions - 2.5kPa, Concentrated actions - 13.0kN (applied over a minimum area of 0.09m²))
- 150mm thick slab (A, S & M sites)
Medium Vehicle Traffic Areas - Vehicles exceeding 2500kg but not exceeding 10 000kg gross mass. (Uniformly distributed actions - 5.0kPa, Concentrated actions - 31.0kN (over a minimum area of 0.09m²))
- F2. The footing/slab design denoted upon this plan is suitable for sites with a soil reactivity classification of A, S, or M class only (i.e. not H, P or higher). It is highly recommended that a suitably qualified geotechnical engineer is engaged to test and confirm the site classification prior to construction.

- F3. Retain experienced / authorised personnel to inspect the footings/slabs to confirm adequacy prior to placement of reinforcing and concrete.
- F4. All earthworks are to be carried out in accordance with AS3798:2007. All top soil including organic material is to be cleared from the building area prior to construction. Once the sub-grade is proof rolled, excavate and remove any soft spots or tree roots and backfill with approved granular material. The fill (sub base) placed should be certified to level 1 in accordance with AS3798:2007 and deemed controlled fill by a recognised geotechnical engineer. All fill placed is to be non reactive and compacted in 150 layers to achieve a minimum of 95% dry density, confirmed by standard compaction tests.
- F5. Site drainage protecting the soil from excessive wetting is very important and all stormwater runoff must be directed away from the footings/slabs. Gardens, large trees, and shrubs must be kept away from footings/slabs. Seepage water occurring on sloping or excavated sites must be prevented from reaching footings by the construction of cut off drains.
- F6. All drainage trenches must be constructed a minimum of 1200 from the outside edge of all footings/slabs. If site restrictions make this impossible, it may be necessary on reactive soil sites to install moisture barriers between plumbing trenches and footings/slabs to stop excessive moisture change.
- F7. The builder is to confirm the depths and locations of all site services prior to construction. If existing services are found to foul with the footings denoted upon this plan, this office is to be notified immediately for advice/direction.
- F8. If the proposed structure detailed upon these plans is found to undermine or surcharge existing site or neighbouring structures, the builder is to contact this office immediately for advice/direction.

CONCRETE:

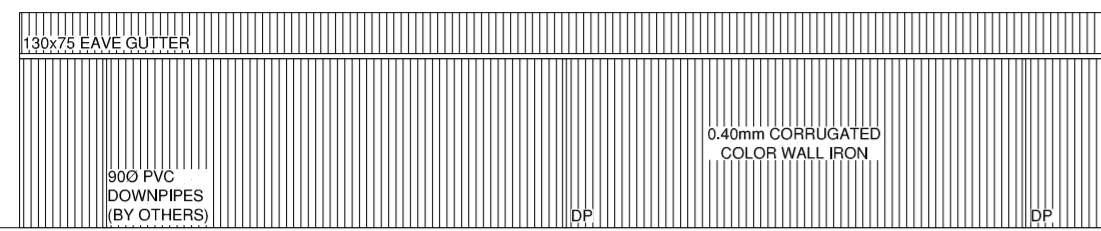
- C1. All workmanship and materials shall be in accordance with AS 3600 current editions with amendments, except where varied by the contract documents.
- C2. Concrete shall have a characteristic compressive strength as follows:
Element: Strength F'c:
Footings: 25 Mpa
Concrete Panels: N/A
Slab on Ground: 32 Mpa
- C3. Cover to reinforcement shall be obtained by the use of approved bar chairs. All bar chairs to be spaced at 1000ctrs maximum. Cover shall not be less than the size of the aggregate or the main bars.
Element: Concrete Cover:
Footings: 50mm
Concrete Panels: 40mm
Slab on Ground Internal: 30mm
Slab on Ground External: 40mm
- C4. Sizes of concrete elements do not include thickness of applied finish.
- C5. Provide 0.2mm polythene moisture barrier throughout, under entire slab on ground.
- C6. No holes, chases or embedment of pipes other than those shown on the structural drawings shall be made in concrete members without the approval of the engineer.
- C7. Construction joints shall be properly formed and located only where shown or specifically approved by the Engineer.
- C8. Reinforcement is represented diagrammatically, it is not necessarily shown in true projection.

- C9. Splices in reinforcement shall be made only in the positions shown, unless the approval of the engineer is obtained for any other splice.
- C10. Waking of reinforcement will not be permitted unless noted on the structural drawings.
- C11. Pipes or conduits shall not be placed within the cover to reinforcement without the approval of the engineer.
- C12. Reinforcement is to be supplied and bent in accordance with AS 1302, AS 1303 & AS 1304 current editions and amendments. Reinforcement is denoted by the following symbols:
R denotes structural grade round bars grade 250
N denotes hot rolled deformed bars grade 500
SL denotes hard drawn steel wire square fabric
RL denotes hard drawn steel wire rectangular fabric
L denotes hard drawn steel wire trench mesh
- C13. All reinforcement for any one pour shall be completely placed and tied prior to inspection. No concrete shall be poured until reinforcement has been inspected and approved.
- C14. All concrete shall be properly compacted by means of approved vibrators.
- C15. Where walls are non-load bearing at either horizontal or vertical faces they shall be separated from concrete or brickwork by 10mm thick bituminous canite or similar.
- C16. Concrete shall be separated from supporting masonry by two layers of suitable membrane or as directed by the Engineer. Vertical faces of concrete to be kept free by a 10mm thickness bituminous canite or similar.

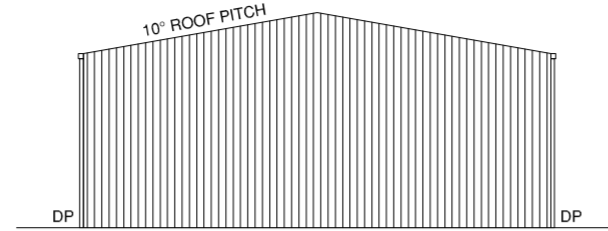
GENERAL NOTES:

- G1. All work and materials shall be in accordance with the drawings, the specification, and current relevant Australian Standards, the building code of Australia, and other statutory requirements.
- G2. These drawings shall be read in conjunction with the architectural and other consultant's drawings, the specification and all other written instructions that are issued during the course of the works.
- G3. The builder shall confirm all relevant dimensions before commencing construction/fabrication.
- G4. All discrepancies shall be referred to the architect/engineer for clarification before proceeding. Notify the architect/engineer of all variations arising from the clarification of the discrepancy before proceeding with the works.
- G5. Refer to architectural drawings for dimensions not noted on the engineering drawings.
- G6. Manufacturers specifications means a current approved specification for use under conditions applicable.
- G7. Do not scale drawings.
- G8. All dimensions are in millimetres or metres unless noted otherwise.
- G9. No substitutions shall be made without the written approval of the engineer.
- G10. The builder shall maintain the works in a safe, stable condition and ensure that no part is over-stressed during construction.
- G11. The Builder to ensure all underground services, pipes and cables to be located prior to excavation. Call 'Dial Before You Dig' on 1100 or go to www.1100.com.au.
- G12. Moisture or Moisture Retaining materials should not be permitted to remain in intimate contact with metal roof & wall sheeting. Such contact will ultimately result in perforation (rust) of the material.
- G13. Trees should not be planted or allowed to exist, closer than 75% of their mature height to the building. If any trees are to be retained and the new building is to be built within the distance equivalent to 75% of the mature height of the trees, an approved root barrier must be installed or the footing/floor design denoted on these drawings will require further engineering to avoid damage to the footings/floor/structure.
- G14. This structure has not been designed with the allowable deflection limits for plaster / gypsum clad timber walls. Articulation joints at column locations and ceiling / wall junctions should be provided to limit potential damage to linings as a result of excessive deflection under wind loads however some damage to linings may occur as a result of these deformations.

<p>PROJECT</p> <p>PROPOSED SHED FOR: WARDLE BUILDERS AT: LOT 1 MYERS STREET, WILCANNIA, NSW.</p>	<p>DRAWING TITLE</p> <p>STRUCTURAL DETAILS.</p>		<p>COMMERCIAL, INDUSTRIAL & RURAL BUILDING SPECIALISTS</p> <p>VIC (Shepparton) Ph. (03) 5821 4399 NSW (Wollongong) Ph. (02) 4229 8116 QLD (Yatala) Ph. (07) 3804 6688</p>		<p>IMPORTANT: PLEASE REFER TO TELFORDS BUILDING SYSTEMS' WORKSHOP DRAWINGS FOR EXACT MEASUREMENTS & DIMENSIONS. DO NOT USE THIS DRAWING!</p> <p>COPYRIGHT: THESE PLANS AND DESIGN REMAIN PROPERTY OF TELFORDS BUILDING SYSTEMS AND ARE NOT TO BE RE-PRODUCED WHOLLY OR IN PART, WITHOUT WRITTEN PERMISSION.</p>	<p>HIA MEMBERSHIP 527937</p> <p>REGISTERED BUILDING PRACTITIONER DP-AD 109</p>	<p>DRAWN</p> <p>R. COVERDALE</p>	<p>DWG. No.</p> <p>1/085/21</p>
	<p>DATE</p> <p>6/04/2021</p>	<p>SCALE</p> <p>N.T.S</p>						
	<p>CHECKED</p> <p>G.FORD</p>	<p>Sheet</p> <p>2 of 2</p>						



ELEVATION B



ELEVATION C

COLUMN SCHEDULE

MARK	SIZE	FLYBRACED / STIFFENED
C1 - C16	200 UB 22	N/A
M1 - M3	200 UB 22	N/A
RDM1 - RDM4	C240 26	N/A

RAFTER SCHEDULE

MARK	SIZE
R1 - R16	C300 26

PURLIN SCHEDULE

SIZE	SPACING	BRACING	LAP
Z150 12 G450	1200	1/BAY	970

GIRT SCHEDULE

SIZE	SPACING	BRACING	LAP
Z150 12 G450	1400	1/BAY	970

SINGLE SPAN GIRT SCHEDULE

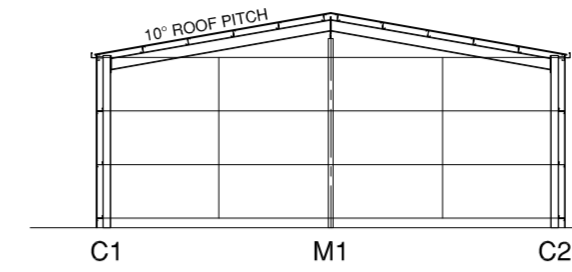
SIZE	SPACING	BRACING	LAP
Z150 12 G450	1400	1/BAY	N/A

BRACING SCHEDULE

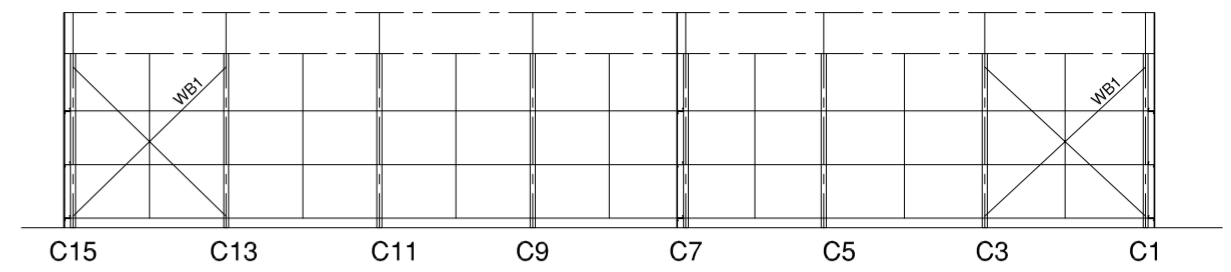
MARK	SIZE
RB1	1/12 Ø MS ROD
WB1	1/12 Ø MS ROD

FOOTING SCHEDULE

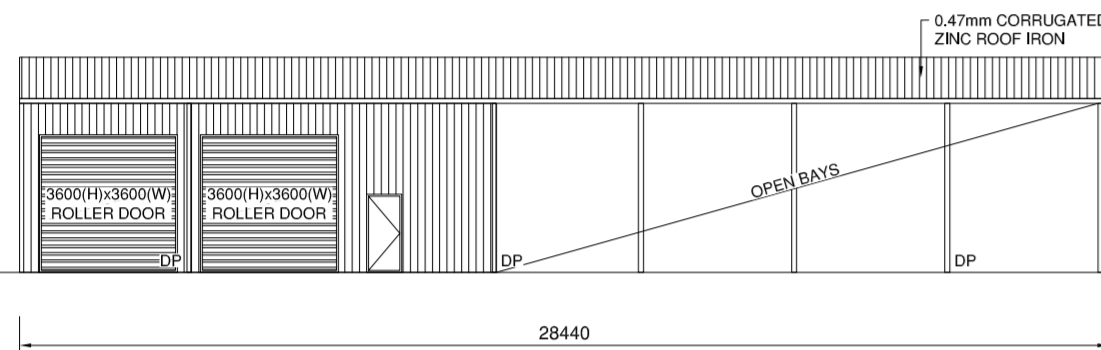
MARK	SIZE	DEPTH
F1	600 Ø or SQ.	1200 MIN.
F2	600 Ø or SQ.	600 MIN.



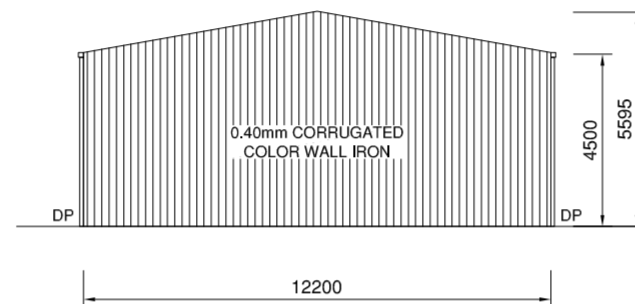
ELEVATION C



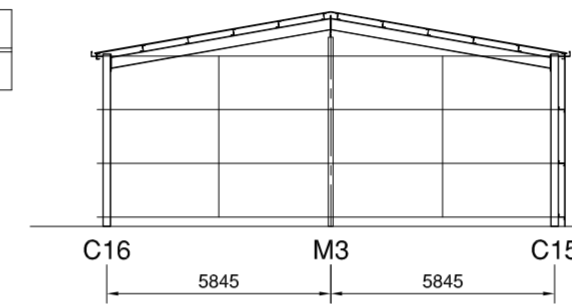
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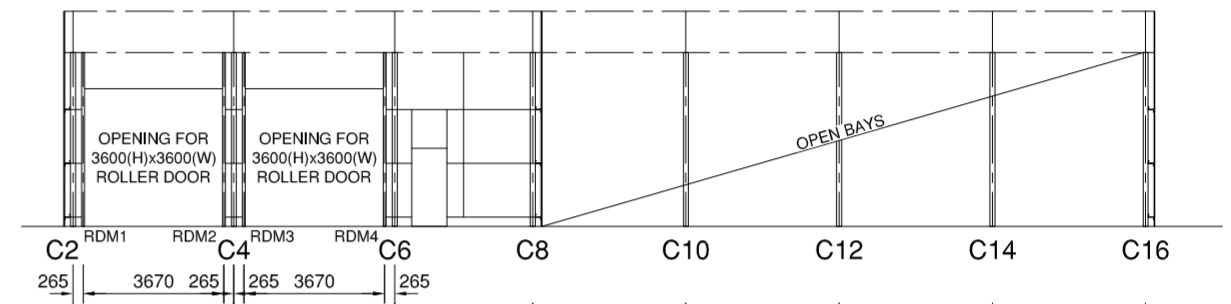
ELEVATION A



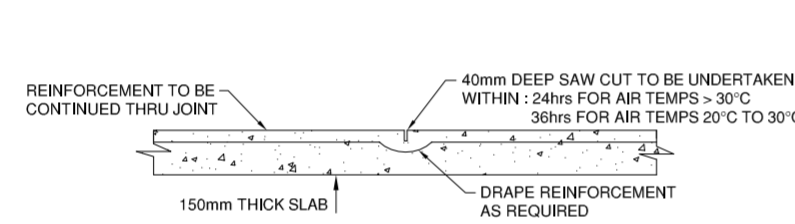
ELEVATION D



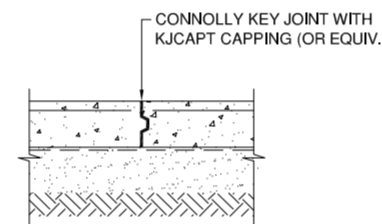
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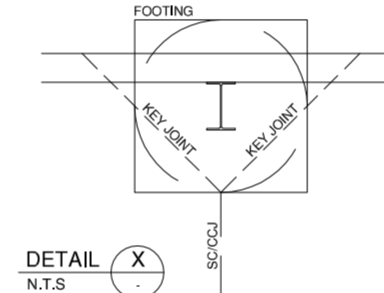
ELEVATION A



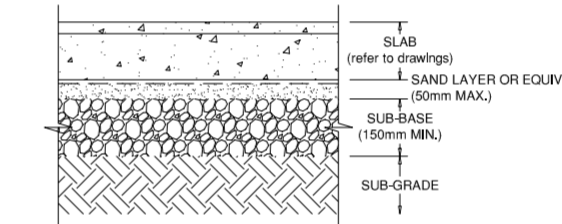
SAW CUT
N.T.S



KEY JOINT DETAIL
N.T.S



DETAIL X
N.T.S



TYPICAL SLAB DETAIL:

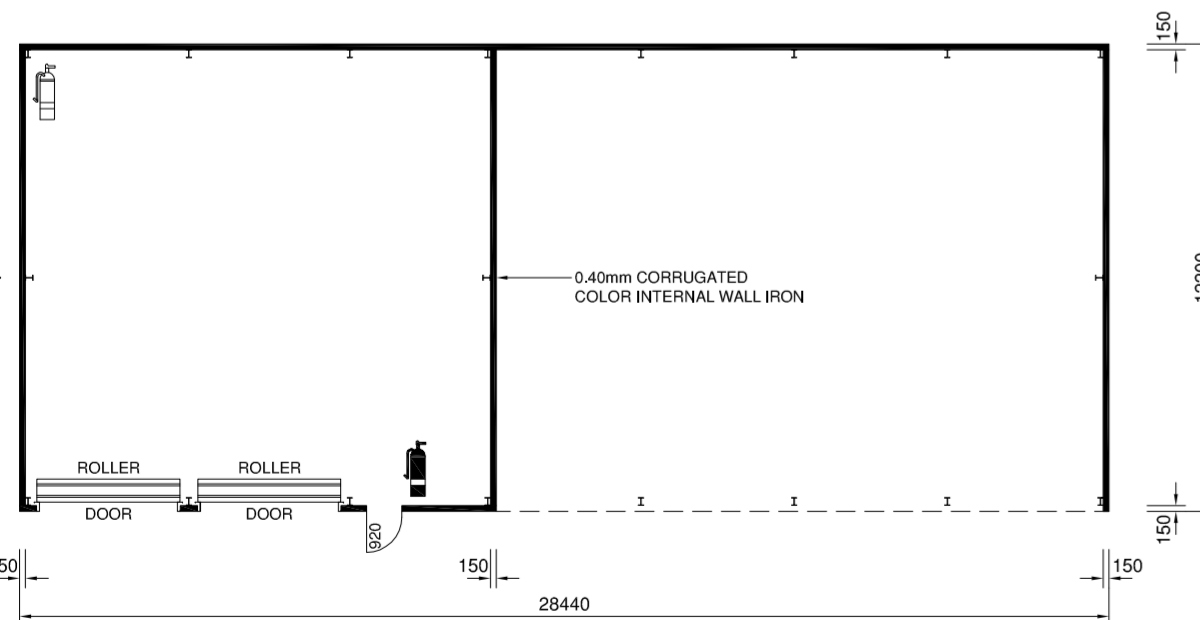
PA DOORS:
920x2040 SEMI-SOLID CORE DOOR UNIT
FITTED WITH SINGLE HANDED PUSHING
ACTION DOOR FURNITURE FOR EGRESS. NO
KEY REQUIRED AS PER D2.21 OF THE B.C.A.

3440(E) DRY CHEMICAL FIRE
EXTINGUISHER, ADJACENT TO
EXIT AS PER AS 2444.

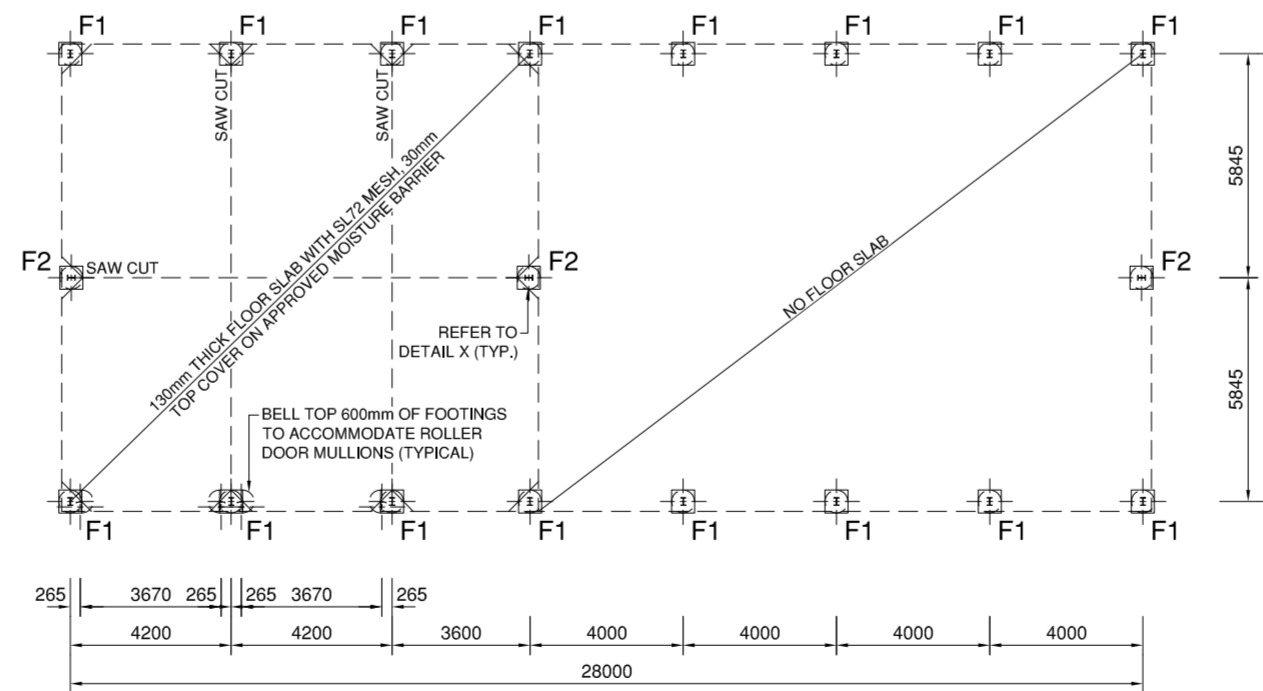
2A20(E) DRY CHEMICAL FIRE
EXTINGUISHER, LOCATED
BETWEEN 2.0m AND 20.0m OF
SWITCHBOARD AS PER AS 2444.

FOOTING NOTE:
FOOTINGS TO BE FOUNDED A MINIMUM OF
200mm INTO NATURAL UNDISTURBED SOIL, WITH
AN ALLOWABLE BEARING CAPACITY OF 150kPa.
TO BE CONFIRMED PRIOR TO CONSTRUCTION

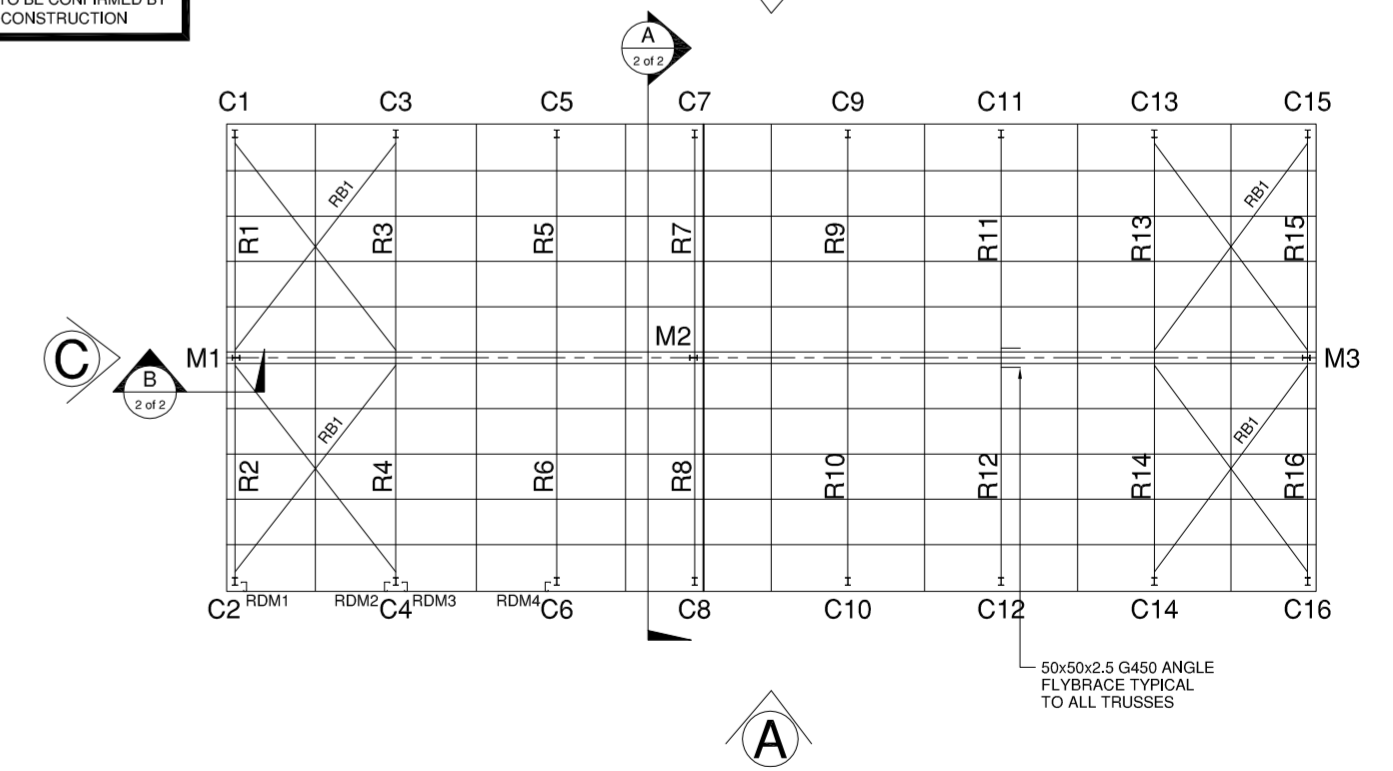
**FOOTINGS ADJACENT AN EXISTING EASEMENT TO BE
FOUNDED 300mm MIN. BELOW THE ANGLE OF REPOSE OF
EXISTING SERVICE LINE. THE FOOTING DEPTH, EXISTING
SERVICE LINE DEPTH & POSITION TO BE CONFIRMED BY
LOCAL AUTHORITY PRIOR TO CONSTRUCTION**



FLOOR PLAN



FOOTING PLAN



ROOF PLAN

PROJECT
PROPOSED SHED
FOR: WARDLE BUILDERS
AT: LOT 1 MYERS STREET,
WILCANNIA, NSW.

DRAWING TITLE
LAYOUT.

TELFORDS BUILDING SYSTEMS
(Aust.) PTY. LTD. - A.C.N 055 703 038 - A.B.N 47 576 240 970

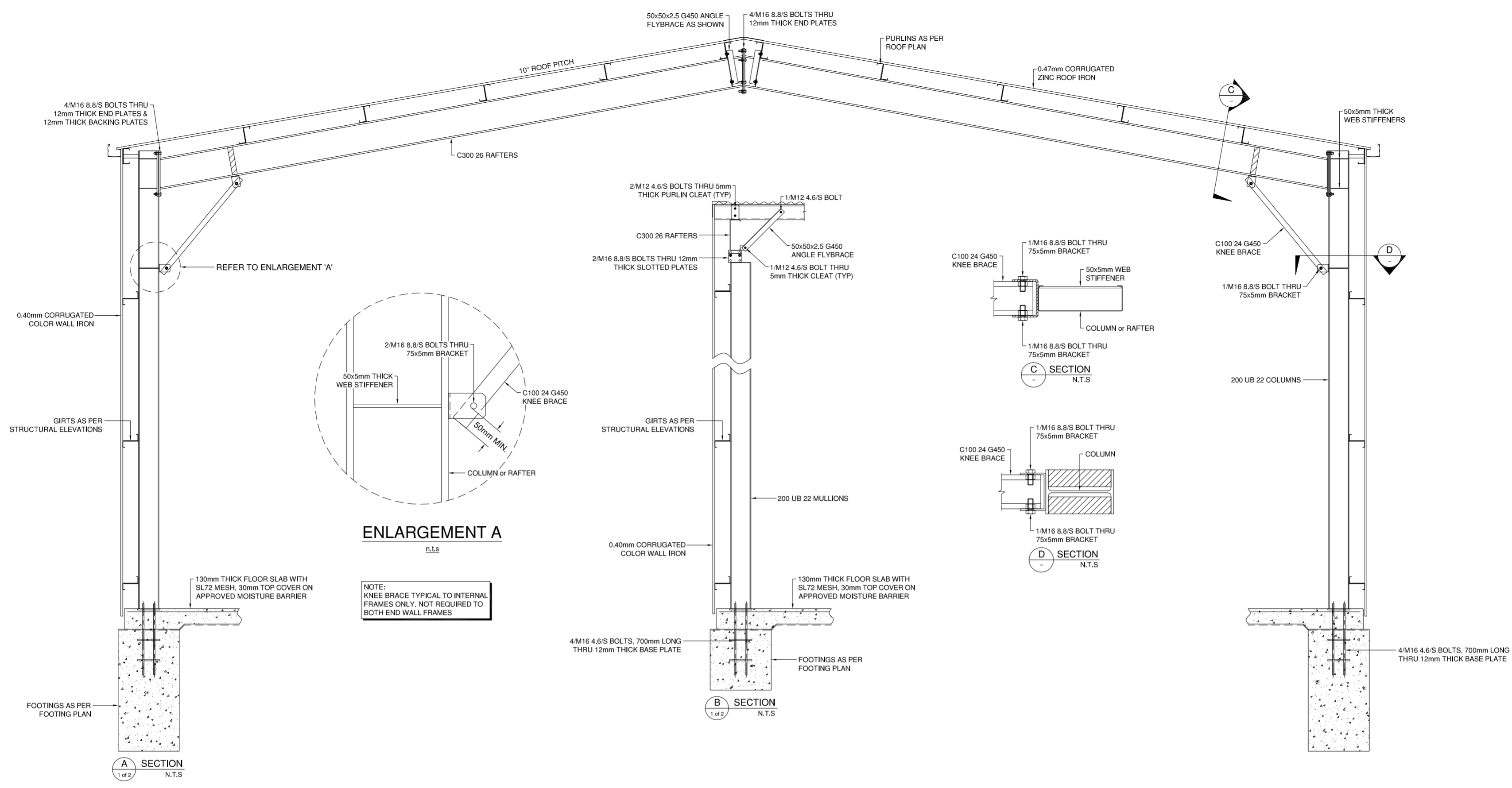
COMMERCIAL, INDUSTRIAL & RURAL BUILDING SPECIALISTS
VIC (Shepparton) Ph. (03) 5821 4399
NSW (Wollongong) Ph. (02) 4229 8116
QLD (Yatala) Ph. (07) 3804 6688

IMPORTANT:
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HIA MEMBERSHIP 527937
RDI REGISTERED BUILDING PRACTITIONER DP-AD 109

DRAWN	R. COVERDALE	DWG. No.	1/085/21
DATE	6/04/2021		
SCALE	1:200(A2)		
CHECKED	G.FORD	Sheet	1 of 2



STRUCTURAL STEELWORK:

- S1. All workmanship and materials shall be in accordance with AS 4100.
- S2. Unless noted otherwise all steel shall be in accordance with: AS 3678 and AS 3679 Grade 300 for rolled sections AS 1163 Grade 350 for square hollow sections AS 1074 Grade 200 for circular hollow sections AS 1397 Grade 450 for cold formed light gauge sections
- S3. The Contractor shall provide temporary bracing as necessary to stabilize the structure during erection and leave in place until permanent bracing elements are constructed.
- S4. Welding shall be in accordance with AS 1554 and be performed by an experienced operator.
- S5. Welds shall be 6mm continuous fillet unless noted otherwise.
- S6. Butt welds are to be complete penetration butt welds as defined in AS 1554. E48XX electrodes shall be used.
- S7. Refer to structural drawings for purlin and girt sizes and spacings. Purlins and girts shall be installed in accordance with manufacturers directions. Use washers under bolt head and nut. Purlin bolts to be: M12 4.6/S for sections up to 250mm deep M16 4.6/S for sections over 250mm deep
- S8. Purlin cleats shall be 5mm thick, with 6mm chw, unless otherwise noted.
- S9. Bolt type and procedure is as follows: 4.6/S Refers to commercial bolts of strength grade 4.6 conforming to AS 1111 and tightened using a standard wrench to a 'snug tight' condition. 8.8/S Refers to high strength bolts of strength grade 8.8 conforming to AS 1252 and tightened using a standard wrench to a 'snug tight' condition. 8.8/TF Refers to high strength bolts of strength grade 8.8 conforming to AS 1252 and fully tensioned in a controlled manner to the requirements of AS 4100.
- S10. All structural steelwork below ground to be encased by concrete 75mm min. all round.
- S11. Concrete encased structural steel to be encased by SL41 mesh placed 25mm clear of steelwork. Encasing to provide 50mm min. cover, 75mm min. cover where exposed to earth. All steelwork to be given one shop coat of approved paint unless otherwise noted.

SLAB & FOOTING NOTES:

- F1. The slab design denoted upon these plans is that of a non rigid articulated pavement slab and has not been designed to resist the surface movement resulting from shrink/swell of the underlying soils (where reactive soils are present). As such depending upon the site soil classification and site moisture conditions, future deviations in the slab surface levels can be expected. The principals and details provided are applicable to slabs/pavements likely to be found in a wide range of buildings. Although strategically placed articulation joints have been designed within the slab, slab surface cracking under the aforementioned conditions should be expected. Minor cracking will also occur as a result of factors not associated with soil movements. Should this not be suitable for the intended use of the building, an engineered stiffened raft slab will need to be designed.
- 100mm thick slab "Non Structural Slab" (A & S Sites only) Light Vehicle Traffic Areas - Vehicles not exceeding 2500kg gross mass. (Uniformly distributed actions - 2.5kPa, Concentrated actions - 9.0kN (applied over a minimum area of 0.09m²))
- 130mm thick slab (A & S Sites only) Light Vehicle Traffic Areas - Vehicles not exceeding 2500kg gross mass. (Uniformly distributed actions - 2.5kPa, Concentrated actions - 13.0kN (applied over a minimum area of 0.09m²))
- 150mm thick slab (A, S & M sites) Medium Vehicle Traffic Areas - Vehicles exceeding 2500kg but not exceeding 10 000kg gross mass. (Uniformly distributed actions - 5.0kPa, Concentrated actions - 31.0kN (over a minimum area of 0.09m²))
- F2. The footing/slab design denoted upon this plan is suitable for sites with a soil reactivity classification of A, S, or M class only (i.e. not H, P or higher). It is highly recommended that a suitably qualified geotechnical engineer is engaged to test and confirm the site classification prior to construction.

CONCRETE:

- C1. All workmanship and materials shall be in accordance with AS 3600 current editions with amendments, except where varied by the contract documents.
- C2. Concrete shall have a characteristic compressive strength as follows:

Element:	Strength F _{ck} :
Footings	25 Mpa
Concrete Panels	N/A
Slab on Ground	32 Mpa
- C3. Cover to reinforcement shall be obtained by the use of approved bar chairs. All bar chairs to be spaced at 1000ctrs maximum. Cover shall not be less than the size of the aggregate or the main bars.

Element:	Concrete Cover:
Footings	50mm
Concrete Panels	40mm
Slab on Ground Internal	30mm
Slab on Ground External	40mm

- C4. Sizes of concrete elements do not include thickness of applied finish.
- C5. Provide 0.2mm polythene moisture barrier throughout, under entire slab on ground.
- C6. No holes, chases or embedment of pipes other than those shown on the structural drawings shall be made in concrete members without the approval of the engineer.
- C7. Construction joints shall be properly formed and located only where shown or specifically approved by the Engineer.
- C8. Reinforcement is represented diagrammatically, it is not necessarily shown in true projection.

GENERAL NOTES:

- G9. No substitutions shall be made without the written approval of the engineer.
- G10. The builder shall maintain the works in a safe, stable condition and ensure that no part is over-stressed during construction.
- G11. The Builder to ensure all underground services, pipes and cables to be located prior to excavation. Call 'Dial Before You Dig' on 1100 or go to www.1100.com.au.
- G12. Moisture or Moisture Retaining materials should not be permitted to remain in intimate contact with metal roof & wall sheeting. Such contact will ultimately result in perforation (rust) of the material.
- G13. Trees should not be planted or allowed to exist, closer than 75% of their mature height to the building. If any trees are to be retained and the new building is to be built within the distance equivalent to 75% of the mature height of the trees, an approved root barrier must be installed or the footing/floor design denoted on these drawings will require further engineering to avoid damage to the footings/floor/structure.
- G14. This structure has not been designed with the allowable deflection limits for plaster / gypsum clad timber walls. Articulation joints at column locations and ceiling / wall junctions should be provided to limit potential damage to linings as a result of excessive deflection under wind loads however some damage to linings may occur as a result of these deformations.

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GENERAL NOTES:

- G1. All work and materials shall be in accordance with the drawings, the specification, and current relevant Australian Standards, the building code of Australia, and other statutory requirements.
- G2. These drawings shall be read in conjunction with the architectural and other consultant's drawings, the specification and all other written instructions that are issued during the course of the works.
- G3. The builder shall confirm all relevant dimensions before commencing construction/fabrication.
- G4. All discrepancies shall be referred to the architect/engineer for clarification before proceeding. Notify the architect/engineer of all variations arising from the clarification of the discrepancy before proceeding with the works.
- G5. Refer to architectural drawings for dimensions not noted on the engineering drawings.
- G6. Manufacturers specifications means a current approved specification for use under conditions applicable.
- G7. Do not scale drawings.
- G8. All dimensions are in millimetres or metres unless noted otherwise.

PROJECT PROPOSED SHED FOR: WARDLE BUILDERS AT: LOT 1 MYERS STREET, WILCANNIA, NSW.	DRAWING TITLE STRUCTURAL DETAILS.	 COMMERCIAL, INDUSTRIAL & RURAL BUILDING SPECIALISTS VIC (Shepparton) Ph. (03) 5821 4399 NSW (Wollongong) Ph. (02) 4229 8116 QLD (Yatala) Ph. (07) 3804 6688 <small>(Aust.) PTY. LTD. - A.C.N. 055 703 038 - A.B.N. 47 576 240 970</small>	 HIA MEMBERSHIP 527937  RDI REGISTERED BUILDING PRACTITIONER DP-AD 109	DRAWN	R. COVERDALE	DWG. No. 1/085/21
				DATE	6/04/2021	
				SCALE	N.T.S	
				CHECKED	G.FORD	
					Sheet 2 of 2 Return to Report	



DA Assessment Review

Machinery Shed
Menindee
Central Darling Shire Council

(Our Reference: 36791-P01_Menindee Shed)

July 2021

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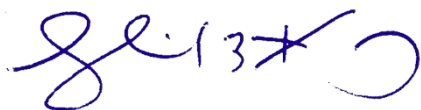
Disclaimer

This report has been prepared solely for Central Darling 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:	DA Assessment Review
Project Name:	Four bay Machinery Shed Menindee
Client:	Central Darling Shire Council
Project No.	36791
Report Reference	36791-P01_Menindee Shed
Date:	28/7/21
Revision:	Final

Prepared by:

BARNSON PTY LTD



Jim Sarantzouklis

B. Arts, Grad. Dip. Urb. Reg. Plan, Dip. EH&B Surveying, MAIBS MEHA RPIA

DIRECTOR

LIST OF CONTENTS

1.0 EXECUTIVE SUMMARY.....	III
2.0 INTRODUCTION	1
2.1 Background	1
2.2 Owner	1
2.3 Consultant.....	1
3.0 THE SITE & LOCALITY	2
4.0 SITE HISTORY	2
5.0 DESCRIPTION OF PROPOSAL.....	2
6.0 PLANNING ASSESSMENT REVIEW.....	2
6.1 Development Application procedures.....	2
6.2 Statutory and Policy compliance.....	3
6.2.1 Referrals	4
6.2.2 Site Suitability.....	4
6.3 Draft Conditions	5
7.0 CONCLUSION	6

APPENDICES

Appendix A Development Information Package

1.0 EXECUTIVE SUMMARY

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 erection of a four bay open front machinery shed within the existing Menindee works depot and associated site works at Lot 1 DP 516293, 28 Perry Street, Menindee, NSW, 2879.

The value of works projected to be \$51,700.

The site is zoned RU5 Village zone pursuant to the Central Darling Local Environmental Plan (LEP) 2012. The machinery shed is ancillary to current Depot operations.

Therefore, the proposed use may be considered a *shed* associated with a depot which is 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:

Nil

2.0 INTRODUCTION

2.1 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 machinery shed at 28 Perry Street, Menindee.

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 shed ancillary to an existing depot.

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**.

2.2 Owner

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

2.3 Consultant

Barnson Pty Ltd

Jim Sarantzouklis

'Riverview Business Park'

Unit 1, 36 Darling St

Dubbo NSW 2830

3.0 THE SITE & LOCALITY

The site of the proposed development is located at 28 Perry Street, Menindee.

The site comprises one (1) allotment being Lot 1 in DP 516293, on Perry Street comprising approximately 8,058m².

The property currently contains several improvements including Council depot storage sheds/amenities; dog pound; materials storage areas and State Emergency Services (SES) shed. The site is generally flat and sparsely vegetated outside the building curtilage. Essential services are available.

4.0 SITE HISTORY

The site has been used as a Council Works depot for many years.

5.0 DESCRIPTION OF PROPOSAL

The proposed development involves the erection of a single storey four bay open front machinery shed. The shed shall be steel framed with pale grey colorbond cladding.

The proposed building shall have a rear and side setback of approximately 3m from the boundaries. The existing buildings have adequate front setback.

Off-street parking is available.

A proposed site plan, floor plan and elevations are all included with the supporting information providing a description of the development. The dimensions are not clear on the reduced plans supplied. The proposal may require removal of several small structures.

6.0 PLANNING ASSESSMENT REVIEW

6.1 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.

6.2 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	Addressed in planning assessment	Comments
S4.15(1)(a)(i)	Any State Environmental Planning Policy (SEPPs)	No	Certain SEPPs are applicable to the site, none significantly relevant to the development.
„	Any Local Environmental Plans (LEP) Central Darling LEP 2012	Yes	The proposed use is defined as a shed being ancillary to the existing 'depot' which is permitted with development consent in the RU5 Village zone.
„	Any Draft LEP	NA	
„	Any Development Control Plans (DCPs)	N/A	There is no site specific DCP.
„	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 considered suitable in the locality. Please note that the subject site is shown as bushfire prone land on Bushfire Prone Land Mapping including the proposed footprint area. Refer to 6.2.2 below for further details.
S 4.15 (1)(d)	Any submissions made in accordance with Act or Regulation	Yes	The application was notified to neighbours in the locality, and no submissions were received.
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

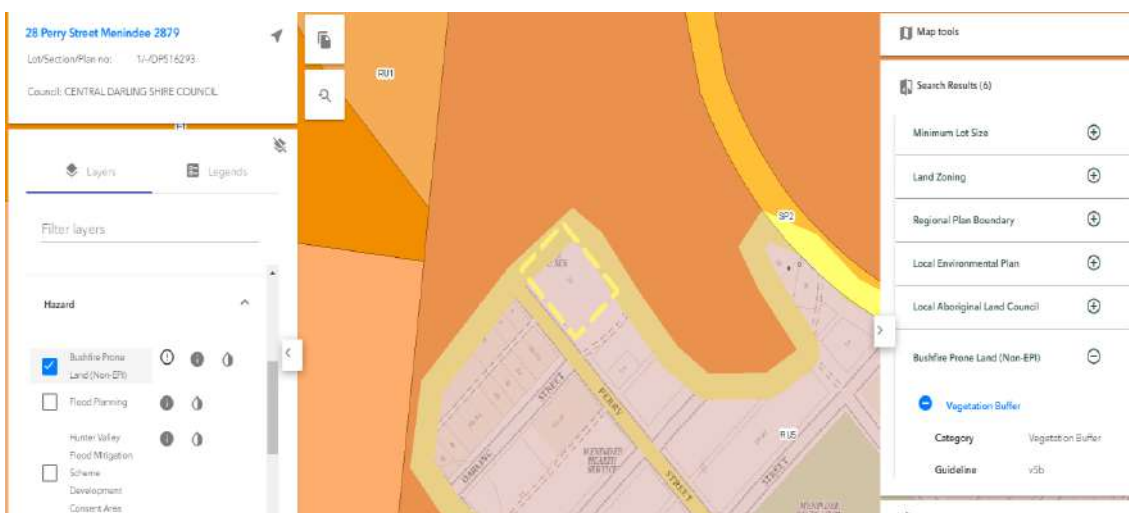
6.2.1 Referrals

No record of internal referrals was provided.

6.2.2 Site Suitability

The subject site is partly impacted by bushfire prone land. The bushfire category types affecting the land include:

- Vegetation buffer



The Planning for Bush Fire Protection Guide 2019 does not specifically capture buildings, of this nature however it does state that consideration should be given to other development (not residential) as raised in *Section 8.3 Other non-residential development* for the purposes of appropriate access, water supply and services, and emergency and evacuation planning in bush fire prone areas:

- *to provide safe access to/from the public road system for firefighters providing property protection during a bush fire and for occupant egress for evacuation;*

Comment: The proposed development is accessible by a sealed road suitable for egress in the event that evacuation is required.

- *to provide suitable emergency and evacuation (and relocation) arrangements for occupants of the development;*

Comment: Occupants of the development shall in most cases be Council workers familiar with any emergency evacuation procedures.

- *to provide adequate services of water for the protection of buildings during and after the passage of bush fire, and*

Comment: It is likely that equipment would be relocated in the event of a fire. The shed itself is likely to survive an attack without requiring defending.

- *to locate gas and electricity so as not to contribute to the risk of fire to a building; and provide for the storage of hazardous materials away from the hazard wherever possible.*

Comment: Gas and electricity are not major considerations. No hazardous materials are known to be part of this development.

Note. The general fire safety construction provisions of the NCC are taken as acceptable solutions however construction requirements for bush fire protection will need to be considered on a case-by-case basis.

6.3 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:

Nil

Council may wish to delete the following conditions as they do not appear relevant:

2, 4, 5 and 21.

7.0 CONCLUSION

Barnson Pty Ltd was engaged by Central Darling Shire Council to carry out an independent planning review of a development application assessment for new 4 bay machinery shed at 28 Perry Street, Menindee.

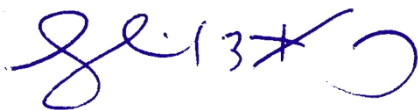
The independent planning review is a Council requirement as a landowner associated with the development.

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.

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

PROPOSED 4 bay open front Machinery Shed
for Central Darling Shire Council

LOT 1

DP 516293

Perry STREET Merindee

FOR
Central Darling Shire Council

17th May 2021

Table of Contents-

Table of Contents-	2
1.0 INTRODUCTION	3
2.0 PROPERTY DESCRIPTION	3
3.0 SITE DESCRIPTION	3
4.0 SURROUNDING ENVIRONMENT	4
5.0 PROPOSED DEVELOPMENT	4
6.0 RELEVANT STATUTORY CONTROLS	4
6.1 Central Darling Local Environmental Plan 2012	4
7.0 SECTION 4.15(1) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979.....	5
7.1 The provisions of any environmental planning instrument - S4.15(1)(a)(i).....	5
7.2 Any draft environmental planning instrument - S4.15(1)(a)(ii).....	5
7.3 Any development control plan - S4.15(1)(a)(iii)	5
7.5 Any matter prescribed by the regulations that apply to the land- S4.15(1)(a)(iv)	5
7.6 The likely impacts of that development - Section 4.15(1)(b)	5
7.7 Suitability of the Site - Section 4.15(1)(c).....	5
7.8 Submissions made in accordance with this Act or the regulations - Section 4.15(1)(d) 5	
7.9 The Public Interest - Section 4.15(1)(e).....	6
8.0 CONCLUSION	6

1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to support a development application for the 4 bay open front machinery shed @ rear exist. works depot, off Perry St. Merindee, for Central Darling Shire Council.

. 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 Lot 1, DP 516293

and is legally described as Lot — in dp—. These lots are located within the Central Darling Shire Council Local Government Area, the site is zoned RUS, village zone under the Central Darling Local Environmental Plan 2012.

The subject lots are located within the town of Merindee
The subject site is not affected by flooding.

3.0

Figure 1: Extract from 6 maps of site is attached to the rear of this document. ✓

Figure 2: Extract from the zoning map within the Central Darling Local Environmental Plan 2012. ✓

Site Description : The subject site is located on existing council depot yard.

and all the lots are rectangular shape the combined site area is 3056 m². The site has a frontage width on Perry St. street of 105m. . The site is a flat area of land.

Figure 3: Image of site attached to this document at rear ✓

4.0 SURROUNDING ENVIRONMENT(brief description)

The site contains Council works store sheds amenities, dog pound, materials store space and workshop. An exist Emergency Services (SES.) shed is located on the same lot with separated access.

Land to the rear is vacant Crown lands. An existing Service Station is located opposite.

5.0 PROPOSED DEVELOPMENT

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

The erection of a steel framed open front machinery shed with nat. surface floor, to be located in the Eastern rear corner of the lot. The structure will stand 3m off both boundary fences.

Associated site works (footing, sewerage works, stormwater works, plumbing, connection to electrical and other services and the construction (no service connections) The colour scheme of the pale grey. co ordinates with the adjacent environment.

Figure 4: Plans and details of the proposal are attached to the rear of this document ✓

6.0 RELEVANT STATUTORY CONTROLS

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

Clause 2.1 – Land Use Zone

The subject property is included within the RU-5 (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 zone objectives, as it is compatible with the existing environmental and built character of the area.

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

7.1 The provisions of any environmental planning instrument - S4.15(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 of *steel framed shed* plus site works is reasonable and achieves the objectives of the relevant planning controls. This is due to the fact that the resultant development is compatible with and will complement the established area.

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 the *Pale grey colourbond clad open front machinery shed*. The proposed works will not cause a resultant development of unreasonable bulk or scale in the area, 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 construction of *machinery shed* and associated site works at *Lot 1 DP 516293, Perry St.* and is legally described as Lot ~~in~~ ~~dp~~ . 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 *shire of Central Darling, Menindee Village.*

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

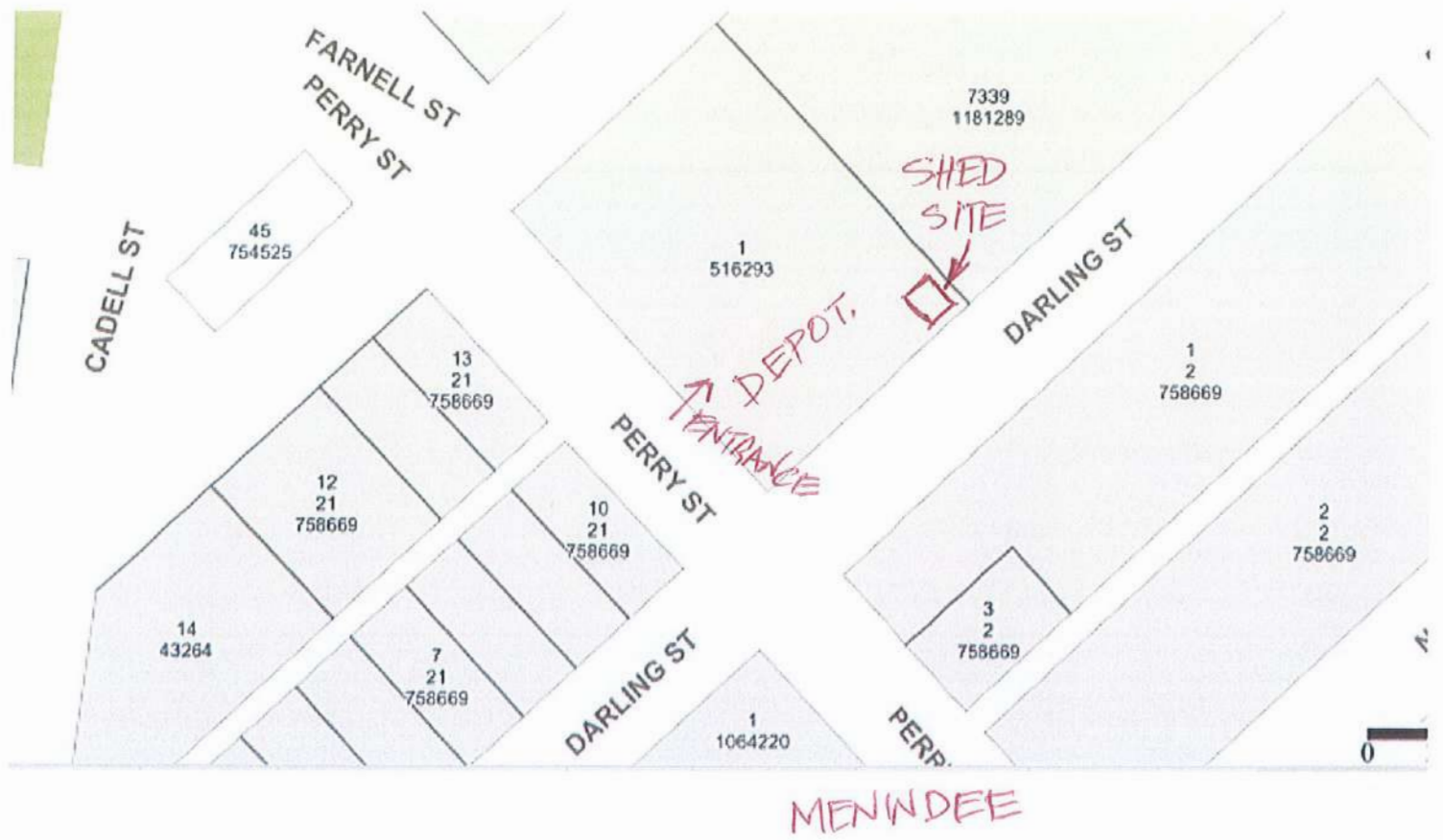
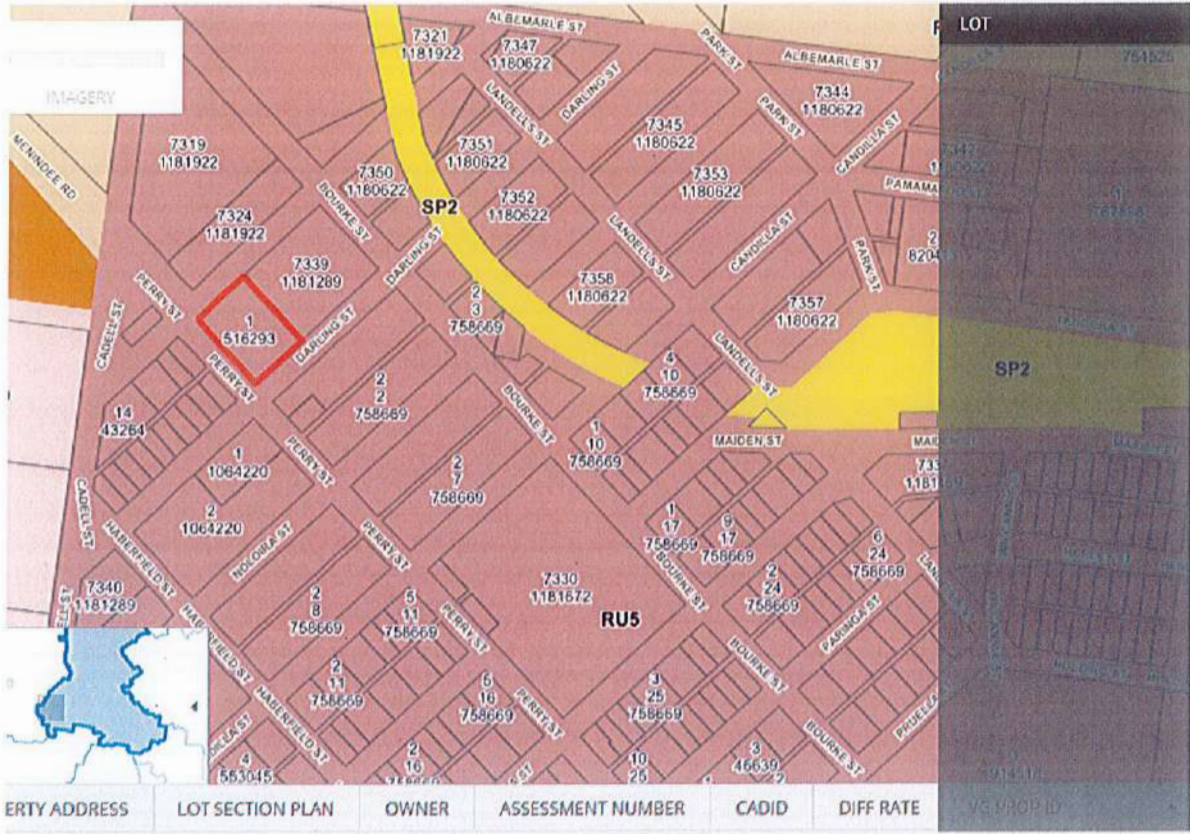


Figure ①



LOT	
PARCEL	
CADID	103900919
AreaSqM	7691.501
Hectares	0.769
Controlling Auth ID	FREEHOLD
Heritage	N/A
Lot Size	U 1000m2
Land Zoning	RU5 Village
Bushfire Prone Category	0
PROPERTY	
CADID	103900919
LOT	1
SECTION	
PLAN NO	DP516293

Figure (2)



Figure (3)



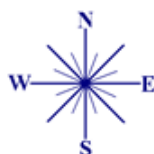
CENTRAL DARLING SHIRE COUNCIL

CONSTITUTED 1 MAY 1959

ABN: 65-061-502-439

E-mail: council@centraldarling.nsw.gov.au
Website: www.centraldarling.nsw.gov.au

PLEASE ADDRESS ALL
CORRESPONDENCE TO
THE GENERAL MANAGER
P.O. BOX 165
WILCANNIA NSW 2836



PHONE: (08) 8083 8900
FAX: (08) 8091 5994

COUNCIL CHAMBERS
21 REID STREET
WILCANNIA NSW 2836

Delegated report for internal determination

Development application

DA number	D13/21- PAN 103827	Date of lodgement	26/05/2021
Applicant	Central Darling Shire Council		
Owner	Central Darling Shire Council		
Proposed development	The erection of a four bay open front machinery shed within the Menindee CDSC council works depot.		
Street address	28 Perry Street Menindee NSW 2879.		
Notification period	28 days	Number of submissions	0

Assessment

Report prepared by	Glenda Dunn
Report date	14 July 2021
Recommendation	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



Contents

1	Executive summary.....	4
2	Location	4
3	Site description	4
4	Background.....	4
5	The proposal.....	4
6	Assessment against planning controls	4
7	Key issues	5
8	Issues raised by the public.....	5
9	External referrals.....	5
10	Internal referrals.....	5
11	Conclusion	5
12	Political donations disclosure	5
13	Recommendation.....	6
	Proposed Development.....	11
	Assessment.....	11
	Consultation	13
	Financial Contributions	14
	Recommendation	14
	APPROVED DEVELOPMENT.....	15
	SCHEDULE 1B	18
1.	PROTECTION OF ADJOINING AREAS	19
2.	ADJOINING WALL DILAPITATION REPORT	19
3.	ASBESTOS REMOVAL WORKS.....	19
4.	INSTALLATION OF DUAL-FLUSH TOILETS.....	20
5.	INSTALLATION OF WATER EFFICIENT TAPS	20
6.	WASTE AND RECYCLING MANAGEMENT - MINOR.....	20
7.	RUN – OFF AND EROSION CONTROLS.....	21
	SCHEDULE 1C	21
8.	OCCUPATION CERTIFICATE TO BE SUBMITTED	21
9.	HOURS OF WORK AND NOISE.....	22
10.	NOISE – DURING CONSTRUCTION	22
11.	ENCROACHMENTS – NEIGHBOURING PROPERTIES.....	22
12.	DEMOLITION.....	23
13.	MAINTENANCE OF SITE	23
14	EARTHWORKS, RETAINING WALLS AND STRUCTURAL SUPPORT	23



15	DRAINAGE CONNECTIONS	24
16	ARCHAEOLOGY DISCOVERED DURING WORKS.....	24
17	ABORIIGINAL OBJECTS DISCOVERED DURING WORKS	24
18	COVERING OF LOADS.....	24
19	LOADING AND UNLOADING DURING CONSTRUCTION	24
20	NO OBSTRUCTION OF PUBLIC WAY	25
21	USE OF MOBILE CRANES	25
22	CONTAMINATED SOILS	26
23	VEHICULAR ACCESSS	26
24	UTILITY SERVICES.....	26
	SCHEDULE 2 PRESCRIBED CONDITIONS.....	27

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:

The erection of a four bay open front machinery shed within the existing Menindee works depot and associated site works.

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 28 Perry Street Menindee NSW 2879.

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

3 Site description

3.1 Lots 1, DP 516293

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.

The applicant proposes the for the erection of a four bay open front machinery shed within the existing Menindee works depot.

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 four bay open front machinery shed within the existing Menindee works depot.

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 D13/21 PAN 103827 for the reasons listed below, and subject to the conditions listed in the attachments.

The erection of a four bay open front machinery shed within the existing Menindee works depot.

- 1 Council officers to notify the applicant and submitters of the decision.



ATTACHMENT 1 - MAPS and PHOTOS



Figure1 28 Perry Street Menindee (6 maps).



Figure 2: 28 Perry Street Menindee - plan view zone information (NSW Plan spatial viewer).



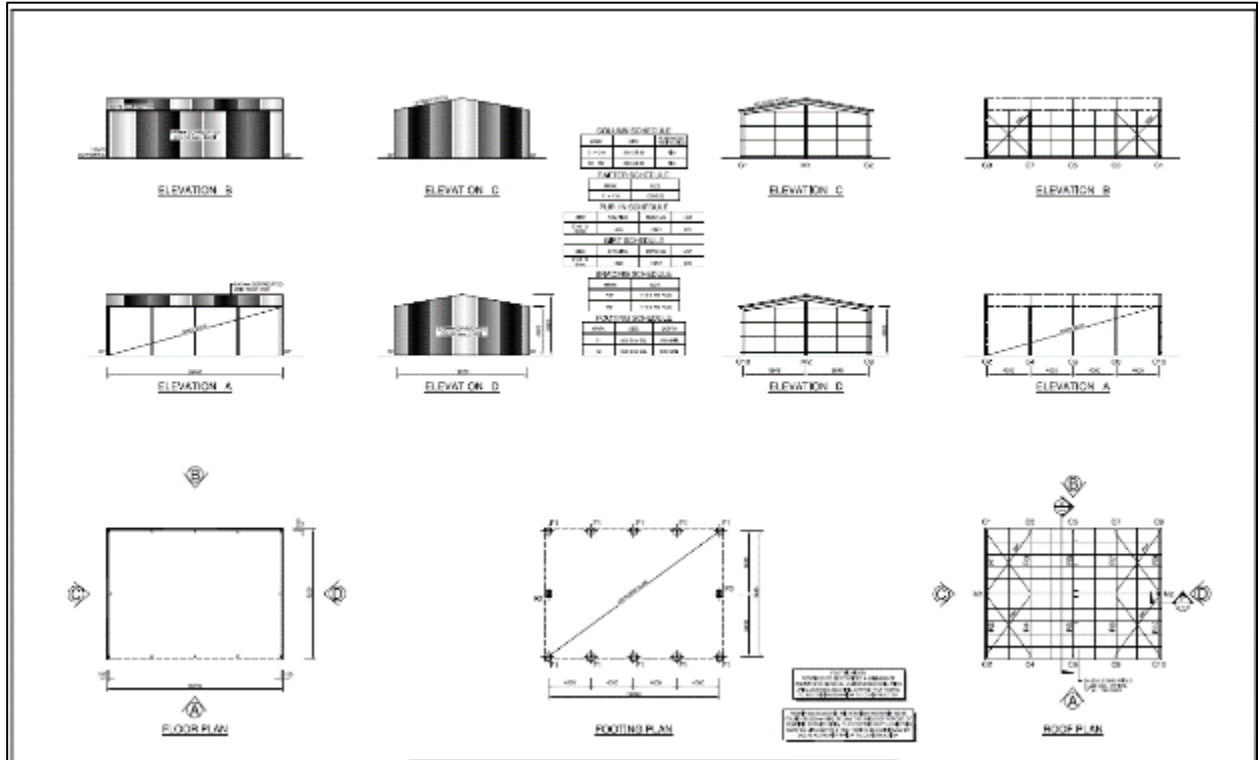
Photo 1: Site location plan of shed at Menindee works depot - shed dimensions are 16m by 12m. (source 6 maps)



Photo 2: Google Street view of 28 Perry Street Menindee - CDSC works depot (source google streetview)



ATTACHMENT 2 - PLANS



Elevations and sections 28 Perry Street Menindee .



ATTACHMENT 2 - ASSESSMENT OF PLANNING CONTROLS

PLANNING ASSESSMENT SUMMARY

Application Number:	D 13/21 - PAN-103827
Site Address:	28 Perry Street Menindee NSW 2879
Date of Lodgement:	26 05 2021
Applicant:	Central Darling Shire Council
Architect/Designer:	-
Owner:	Central Darling Shire Council
Cost of Works:	\$51,700.00
Development Contribution Required:	No
Zoning:	RU5 Village zone. The proposed development is defined as the erection of a machinery shed, which is permissible with consent in the RU5 Village zone.
Proposal:	The erection of a four bay open front machinery shed within the existing Menindee works depot and associated site works.
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 28 Perry Street Menindee is on a regular shape rectangular lot used as the Central Darling Shire Council Menindee works depot. The lot area is 8094.0m². The site has a frontage width on the Perry Street, Farnell Street and Darling Street Menindee. The site is a flat area of land.

The site is currently occupied by a number of council buildings that are single storey and a number of metal sheds used for storage of materials and machinery for council. There is a few trees on the site.



Proposed Development

The application seeks consent for the following:

The erection of a four bay open front machinery shed within the existing Menindee works depot and associated site works.

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"> • To provide for a range of land uses, services and facilities that are associated with a rural village. • 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. • To ensure that development retains and enhances the existing village character. <p>2 Permitted without consent</p> <p>Environmental protection works; Home-based child care; Home occupations; Roads; Water reticulation systems</p> <p>3 Permitted with consent</p> <p>Air transport facilities; Centre-based child care facilities; Community facilities; Dwelling houses; Liquid fuel depots; Neighbourhood shops; Oyster</p>



		<p>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</p> <p>Agriculture; Airstrips; Cellar 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</p>
--	--	--

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	Parking on site
3.12 Accessible Design	Yes	The proposed works is a single storey machinery shed at a works depot.



3.14 Waste	Yes	A Waste Management Plan is not required
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Development Types

Provision	Compliance	Comment
4.2.1 Building height		
4.2.1.2 Floor heights	Yes	The proposed works is a single storey machinery shed at a works depot, will meet the minimum BCA requirements.
4.2.2 Building setbacks	N/A	The proposed works is a single storey machinery shed at a works depot and has adequate 3m setbacks from the side and rear boundaries.
4.2.3 Amenity		
4.2.3.1 Solar access	Yes	The proposed works is a single storey machinery shed at a works depot will not cause a blockage of solar access on adjoining lots.
4.2.3.11 Acoustic privacy	Yes	The proposed works is a single storey machinery shed at a works depot will have no acoustic privacy issues.
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 authority of Council.



ATTACHMENT 3- CONDITIONS OF CONSENT

APPROVED DEVELOPMENT

Development must be in accordance with Development Application No. D13/21 PAN 103827 28 Perry Street Menindee, dated xx/0x/2021 and the drawings as amended by the conditions of this consent.

- * The erection of a machinery shed within the existing Menindee works shop and associated site works.
- * In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.

CONDITIONS OF CONSENT

Prescribed Conditions

All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);

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

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

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

Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:

- * in the case of work for which a principal contractor is required to be appointed:



- * the name and licence number of the principal contractor, and
- * the name of the insurer by which the work is insured under Part 6 of that Act,
- * in the case of work to be done by an owner-builder:
 - * the name of the owner-builder, and
 - * if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- * protect and support the adjoining premises from possible damage from the excavation, and
- * where necessary, underpin the adjoining premises to prevent any such damage.
- * must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
- * the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place. Reason: Legislative requirement.

General Requirements

Unless authorised by Council:

Building construction and delivery of material hours are restricted to:

- I 7.00 am to 5.00 pm inclusive Monday to Friday,
- I 8.00 am to 1.00 pm inclusive on Saturday,
- I No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:

- I 8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).



* Should any asbestos be uncovered on site, its demolition and removal must be carried out in accordance with WorkCover requirements and the relevant Australian Standards.

At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.

Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.

Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.

Prior to the release of the Construction Certificate, payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.

The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

No skip bins, building materials, demolition or excavation waste of any nature, and no hoist, plant or machinery (crane, concrete pump or lift) shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.

Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.

No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) or on the land to be developed shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.

Prior to the commencement of any development onsite for:

- Building/s that are to be erected
- Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
- Building/s that are to be demolished
- For any work/s that is to be carried out
- For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed



within 7 days.

A "Road Opening Permit" must be obtained from Council, and all appropriate charges paid, prior to commencement of any work on Council property. The owner/applicant shall be responsible for all public utilities and services in the area of the work, shall notify all relevant Authorities, and bear all costs associated with any repairs and/or adjustments as those Authorities may deem necessary.

The works must comply with the relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice.

Requirements for new swimming pools/spas or existing swimming pools/spas affected by building works.

Child resistant fencing is to be provided to any swimming pool or lockable cover to any spa containing water and is to be consistent with the following;

Relevant legislative requirements and relevant Australian Standards (including but not limited) to:

- * Swimming Pools Act 1992
- * Swimming Pools Amendment Act 2009
- * Swimming Pools Regulation 2018
- * Australian Standard AS1926 Swimming Pool Safety
- * Australian Standard AS1926.1 Part 1: Safety barriers for swimming pools
- * Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools.
- * A 'KEEP WATCH' pool safety and aquatic based emergency sign, issued by Royal Life Saving is to be displayed in a prominent position within the pool/spa area.
- * Filter backwash waters shall be conveyed to the Sydney Water sewerage system in sewered areas or managed on-site in unsewered areas in a manner that does not cause pollution, erosion or run off, is separate from the irrigation area for any wastewater system and is separate from any onsite stormwater management system.
- * Swimming pools and spas must be registered with the Division of Local Government.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community.

SCHEDULE 1B

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



1. PROTECTION OF ADJOINING AREAS

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

(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

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

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

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

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

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

DURING CONSTRUCTION/PRIOR TO OCCUPATION/COMPLETION

8. OCCUPATION CERTIFICATE TO BE SUBMITTED

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

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

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

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



12. DEMOLITION

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

13. MAINTENANCE OF SITE

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

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

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

- 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

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

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



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

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

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 Act 1993.



22 CONTAMINATED SOILS

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

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

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

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



26 August 2021

Central Darling Shire Council
Att: Geoff Laan
21 Reid Street
WILCANNIA NSW 2836

NOTICE OF DETERMINATION - APPROVAL
APPLICATION NO: D13/21 – PAN 103827

Dear Sir

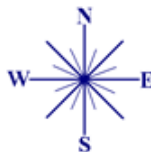
Please find enclosed the Notice of Determination and advisory notes relating to your development application for 28 Perry Street Menindee NSW 2879.

A copy of the Development Application Assessment Report can be viewed online at the Central Darling Shire Council website-
<https://www.centraldarling.nsw.gov.au/planning/development-applications>.

If further information is required, please contact **Glenda Dunn ph. 08 8083 8900,**
email - dunnq@centraldarling.nsw.gov.au.

Yours faithfully

Reece Wilson
Director Environmental Services
Central Darling Shire Council



NOTICE OF DETERMINATION - APPROVAL

Issued under Section 4.16(1)(a) of the Environmental Planning and Assessment Act 1979

Development Application No.	D/13/21
Applicant	Central Darling Shire Council
Land to be developed	28 Perry Street Menindee NSW 2879
Approved development	PAN 103827 The erection of a four bay, open front machinery shed and associated site works. Value - \$51,700.00
Determination	The development application was determined by Council with the recommendation of an independent planning consultant. The council meeting granted consent after accepting the independent assessment and recommendation; and is subject to the conditions .
Other Approvals	Before commencing <i>building work</i> or <i>subdivision work</i> , a relevant Construction Certificate must be obtained from Council or an Accredited Certifier. Council must be appointed the Principal Certifier for any <i>subdivision work</i> under the Act.
Consent is to operate from	26 August 2021
Consent will lapse on	28 August 2026

Reasons for conditions

Unrestricted consent may affect the environmental amenity of the area and would not be in the public interest.

Reasons for Approval

1. The development, subject to conditions, is consistent with the objectives of the RU5 Village zone within the *Central Darling Local Environmental Plan 2012*.
2. The development is compatible with the character of the Menindee Township and adjoining village and residential area and locality; and
3. The development, subject to conditions, for the erection of a four bay open front machinery shed at the side boundary of the existing works depot and associated site works; and
4. The development accords with objectives of relevant planning controls.

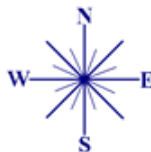
CENTRAL DARLING SHIRE COUNCIL

CONSTITUTED 1 MAY 1959

ABN: 65 061 502 439

E-mail: council@centraldarling.nsw.gov.au
Website: www.centraldarling.nsw.gov.au

PLEASE ADDRESS ALL
CORRESPONDENCE TO:
THE GENERAL MANAGER
P.O. BOX 165
WILCANNIA NSW 2836



PHONE (08) 8083 8900
FAX (08) 8091 5994

COUNCIL CHAMBERS
21 REID STREET
WILCANNIA NSW 2836

□

Right of appeal

If you are dissatisfied with this decision, Section 8.7 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within six (6) months of the date of this notification.

Division 8.2 of the Environmental Planning and Assessment Act 1979 provides that the applicant may request the Council to review the determination.

Division 8.2 does not apply to complying development, designated development, integrated development, or a determination made by Council under Division 4.2 in respect of Crown applications.

If further information is required, please contact Glenda Dunn ph. 08 8083 8900, email - dunng@centraldarling.nsw.gov.au.

Reece Wilson
Director Environmental Services
Central Darling Shire Council



CONDITIONS OF CONSENT

SCHEDULE 1A

APPROVED DEVELOPMENT/DESIGN MODIFICATIONS/COVENANTS AND CONTRIBUTIONS/USE AND OPERATION

Note: Some conditions in Schedule 1A are to be satisfied prior to issue of a Construction Certificate and some are to be satisfied prior to issue of Occupation Certificate, where indicated.

APPROVED DEVELOPMENT

- (a) Development must be in accordance with Development Application No. D13 /21 PAN 103827, 28 Perry Street Menindee, for the following:
 - (i) – The erection of a four bay open front machinery shed within the existing works depot and associated site works, dated 26/08/2021 and the drawings as amended by the conditions of this consent.
- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.

PRESCRIBED CONDITIONS

- (a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).
- (b) BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);
- (c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - (i) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
 - (ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - (iii) stating that unauthorised entry to the work site is prohibited.Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- (d) Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written

notice of the following information:

- (i) in the case of work for which a principal contractor is required to be appointed:
 - A. the name and licence number of the principal contractor, and
 - B. the name of the insurer by which the work is insured under Part 6 of that Act,
- (ii) in the case of work to be done by an owner-builder:
 - A. the name of the owner-builder, and
 - B. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

- (e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - (i) protect and support the adjoining premises from possible damage from the excavation, and
 - (ii) where necessary, underpin the adjoining premises to prevent any such damage.
 - (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
 - (iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative requirement.

GENERAL REQUIREMENTS

- (a) Unless authorised by Council:
Building construction and delivery of material hours are restricted to:
 - 1 7.00 am to 5.00 pm inclusive Monday to Friday,
 - 1 8.00 am to 1.00 pm inclusive on Saturday,
 - 1 No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:

- 1 8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground)

stratum or are breaking up/removing materials from the site).

- (b) Should any asbestos be uncovered on site, its demolition and removal must be carried out in accordance with WorkCover requirements and the relevant Australian Standards.
- (c) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.
- (d) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.
- (e) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.
- (f) Prior to the release of the Construction Certificate, payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.
- (g) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.
- (h) No skip bins, building materials, demolition or excavation waste of any nature, and no hoist, plant or machinery (crane, concrete pump or lift) shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.
- (i) Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.
- (j) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) or on the land to be developed shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.
- (k) Prior to the commencement of any development onsite for:
 - i) Building/s that are to be erected
 - ii) Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
 - iii) Building/s that are to be demolished
 - iv) For any work/s that is to be carried out
 - v) For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within

7 days.

- (l) A "Road Opening Permit" must be obtained from Council, and all appropriate charges paid, prior to commencement of any work on Council property. The owner/applicant shall be responsible for all public utilities and services in the area of the work, shall notify all relevant Authorities, and bear all costs associated with any repairs and/or adjustments as those Authorities may deem necessary.
- (m) The works must comply with the relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice.
- (n) Requirements for new swimming pools/spas or existing swimming pools/spas affected by building works.
 - (1) Child resistant fencing is to be provided to any swimming pool or lockable cover to any spa containing water and is to be consistent with the following;

Relevant legislative requirements and relevant Australian Standards (including but not limited) to:
 - (i) Swimming Pools Act 1992
 - (ii) Swimming Pools Amendment Act 2009
 - (iii) Swimming Pools Regulation 2018
 - (iv) Australian Standard AS1926 Swimming Pool Safety
 - (v) Australian Standard AS1926.1 Part 1: Safety barriers for swimming pools
 - (vi) Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools.
 - (2) A 'KEEP WATCH' pool safety and aquatic based emergency sign, issued by Royal Life Saving is to be displayed in a prominent position within the pool/spa area.
 - (3) Filter backwash waters shall be conveyed to the Sydney Water sewerage system in sewered areas or managed on-site in unsewered areas in a manner that does not cause pollution, erosion or run off, is separate from the irrigation area for any wastewater system and is separate from any onsite stormwater management system.
 - (4) Swimming pools and spas must be registered with the Division of Local Government.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community.

SCHEDULE 1B – RECOMMENDED BY INDEPENDENT PLANNING CONSULTANT.

1. That accessible car parking and pathways to be designed in accordance with AS.2890.6 and AS 1428.1 respectively.

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

2. ASBESTOS REMOVAL WORKS

- i. 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.

- ii. 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.
- iii. 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*.
- iv. 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.
- v. 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.
- vi. Asbestos waste must only be transported and disposed of at an EPA

licensed waste facility.

- vii. No asbestos products are to be reused on the site (i.e., packing pieces, spacers, formwork or fill etc).
- viii. No asbestos laden skips or bins are to be left in any public place without the written approval of Council.
- ix. 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.

3. INSTALLATION OF DUAL-FLUSH TOILETS

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.

4. INSTALLATION OF WATER EFFICIENT TAPS

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.

5. WASTE AND RECYCLING MANAGEMENT - MINOR

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.

6. RUN – OFF AND EROSION CONTROLS

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—

- diverting uncontaminated run-off around cleared or disturbed areas, and
- 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
- 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

DURING CONSTRUCTION/PRIOR TO OCCUPATION/COMPLETION

7. OCCUPATION CERTIFICATE TO BE SUBMITTED

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.

8. HOURS OF WORK AND NOISE

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

- i. 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.
- ii. 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*.
- iii. 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*.

9. NOISE – DURING CONSTRUCTION

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.

10. ENCROACHMENTS – NEIGHBOURING PROPERTIES

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

11. DEMOLITION

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

12. MAINTENANCE OF SITE

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—
 - the place to which waste materials were transported,
 - the name of the contractor transporting the materials,
 - the quantity of materials transported off-site and recycled or disposed of.
- 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—
 - all vehicles entering or leaving the site must have their loads covered, and
 - all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
- At the completion of the works, the work site must be left clear of waste and debris.

13. EARTHWORKS, RETAINING WALLS AND STRUCTURAL SUPPORT

Any earthworks (including any structural support or other related structure for the purposes of the development)—

- 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

- must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
- 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
- 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 [PDF] and ISBN 978-0-642-785459 [DOCX]), published in July 2012 by Safe Work Australia.

14. DRAINAGE CONNECTIONS

- 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.

15. ARCHAEOLOGY DISCOVERED DURING WORKS

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

- all work must stop immediately in that area, and
- 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.

16. ABORIGINAL OBJECTS DISCOVERED DURING WORKS

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

- all excavation or disturbance of the area must stop immediately in that area, and
- 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*.

17. COVERING OF LOADS

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.

18. LOADING AND UNLOADING DURING CONSTRUCTION

The following requirements apply:

- i. All loading and unloading associated with construction activity must be accommodated on site, where possible.
- ii. 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.
- iii. 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.
- iv. 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.

19. NO OBSTRUCTION OF PUBLIC WAY

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.

20. USE OF MOBILE CRANES

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 Act 1993.

21. CONTAMINATED SOILS

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.

22. VEHICULAR ACCESS

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.

23. UTILITY SERVICES

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.

24. LANDSCAPING – TREES AND PLANTING

All landscape works including nominated tree species and other shrubs and vegetation species are to be approved by council prior to Occupation Certificate issue.

SCHEDULE 2 PRESCRIBED CONDITIONS

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

1. Obtain a **Construction Certificate** prior to the commencement of any works. An application may be lodged through the NSW Planning Portal to nominate either Central Darling Shire Council as the Principal Certifying authority, or you may apply to a private accredited certifier for a Construction Certificate. An accredited certifier **must obtain Development application approval** to review the conditions of this development consent, where indicated before issuing the Construction Certificate.
2. **Note: it is compulsory to lodge digital copies of applications, including plans and documentation if lodging an application through the NSW Planning Portal to Central Darling Shire Council. Please refer to the link below for any further information about digital requirements and electronic files.**
3. 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.
4. 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.
5. 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.

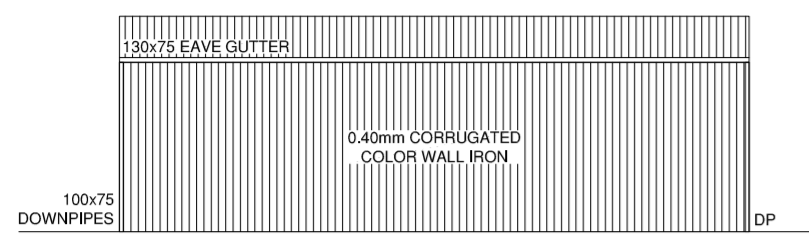
You may also need to:

6. 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.
 - (c) crane operation and other hoisting activities.
 - (d) temporary works (e.g.: barricading, road openings, mobile hoisting devices).
 - (e) works zone (for loading and unloading from the roadway); and
 - (f) temporary ground anchoring and shoring to support a roadway when excavating.
7. 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.
8. 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.
9. Contact NSW Water and Central Darling Shire Council regarding the water and sewerage services to this development.
10. 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.

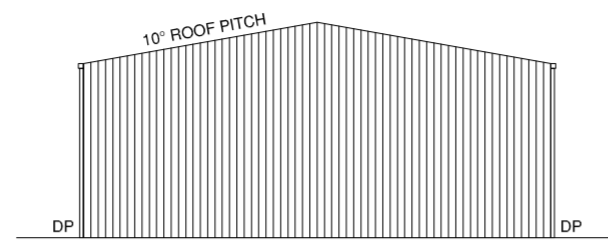
Applications and submissions referred to in this consent may be lodged at:

Central Darling Shire Council

21 Reid Street
Wilcannia NSW 2836



ELEVATION B



ELEVATION C

COLUMN SCHEDULE

MARK	SIZE	FLYBRACED / STIFFENED
C1 - C10	200 UB 25	N/A
M1 - M2	200 UB 22	N/A

RAFTER SCHEDULE

MARK	SIZE
R1 - R10	C300 26

PURLIN SCHEDULE

SIZE	SPACING	BRACING	LAP
Z150 12 G450	1200	1/BAY	970

GIRT SCHEDULE

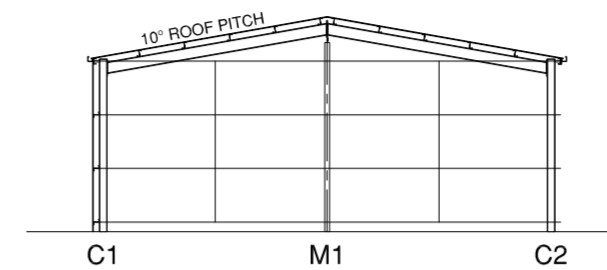
SIZE	SPACING	BRACING	LAP
Z150 12 G450	1400	1/BAY	970

BRACING SCHEDULE

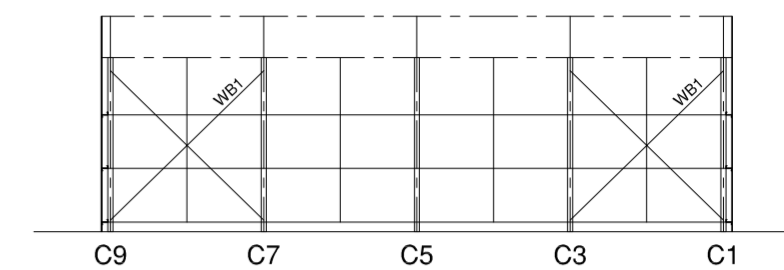
MARK	SIZE
RB1	1/12 Ø MS ROD
WB1	1/12 Ø MS ROD

FOOTING SCHEDULE

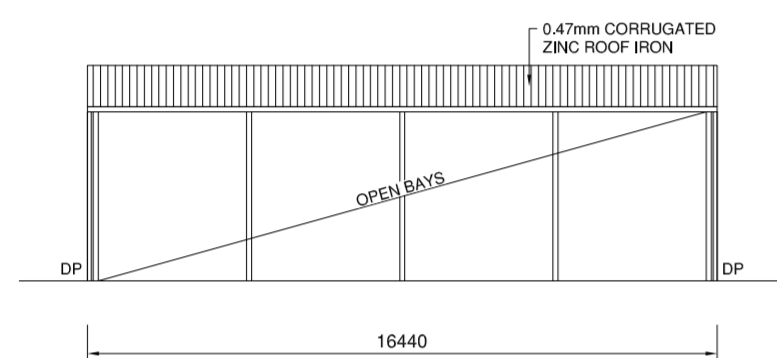
MARK	SIZE	DEPTH
F1	600 Ø or SQ.	1200 MIN.
F2	600 Ø or SQ.	600 MIN.



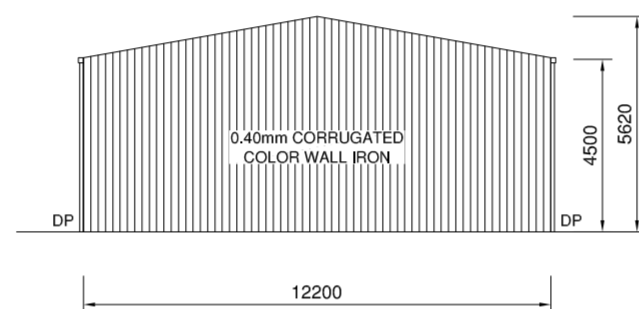
ELEVATION C



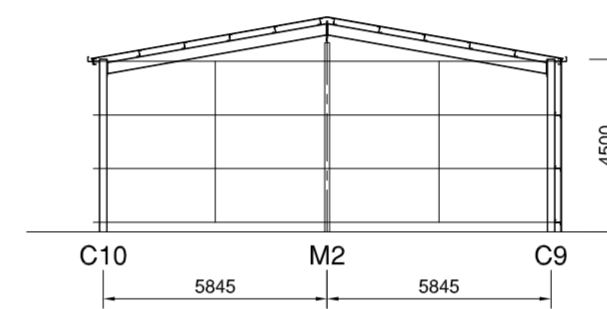
ELEVATION B



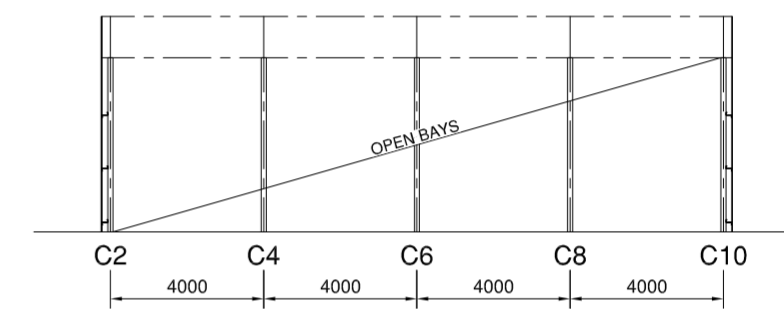
ELEVATION A



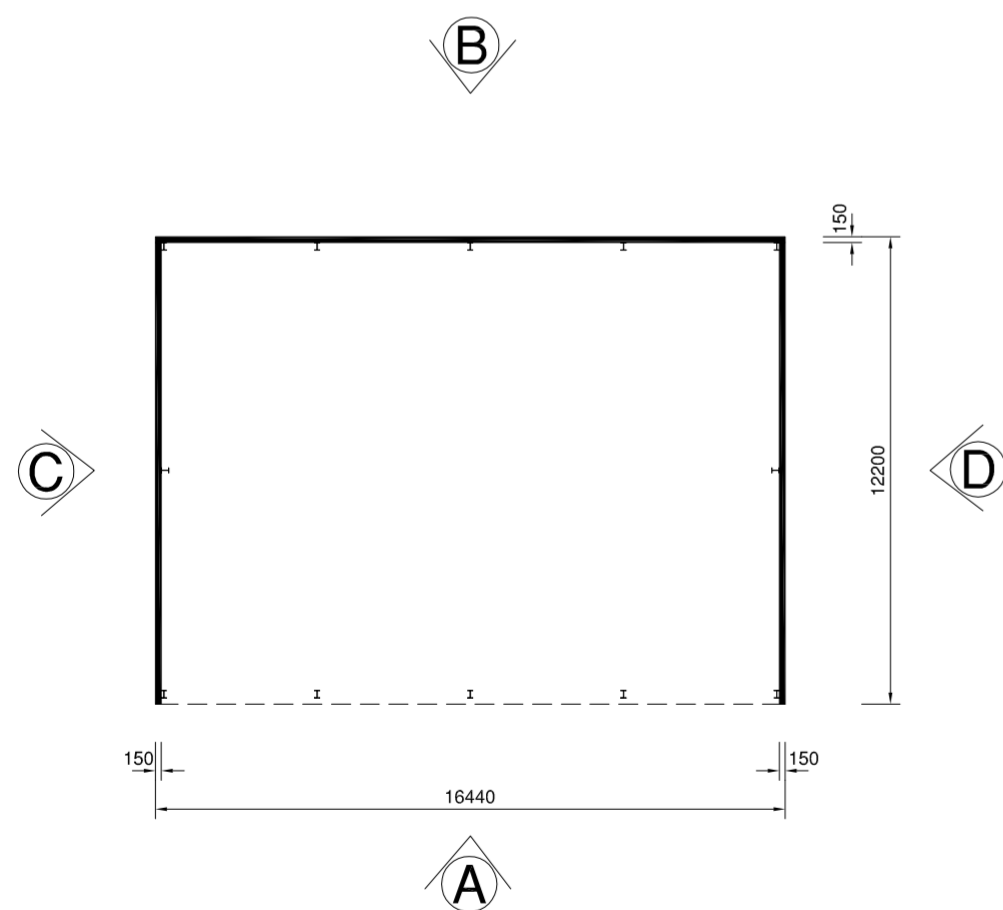
ELEVATION D



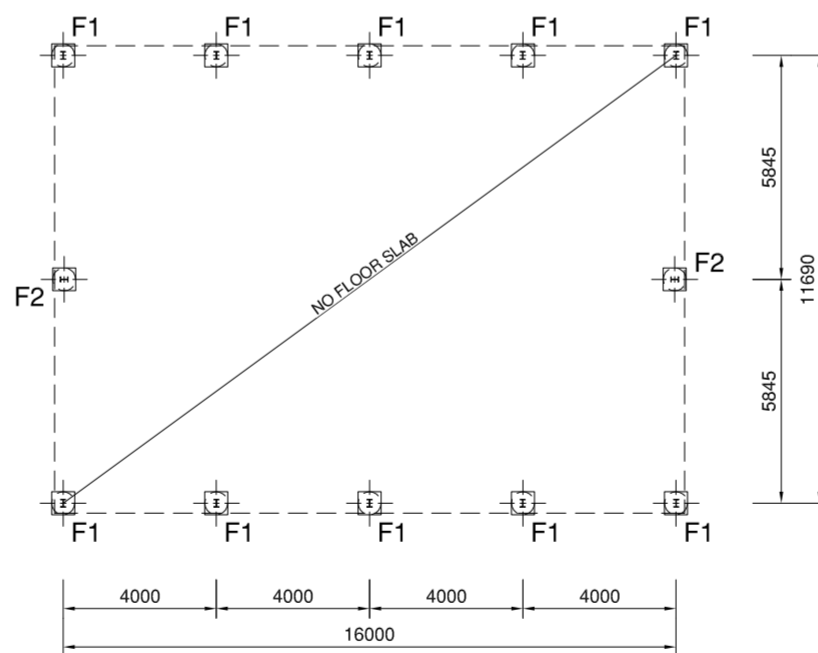
ELEVATION D



ELEVATION A



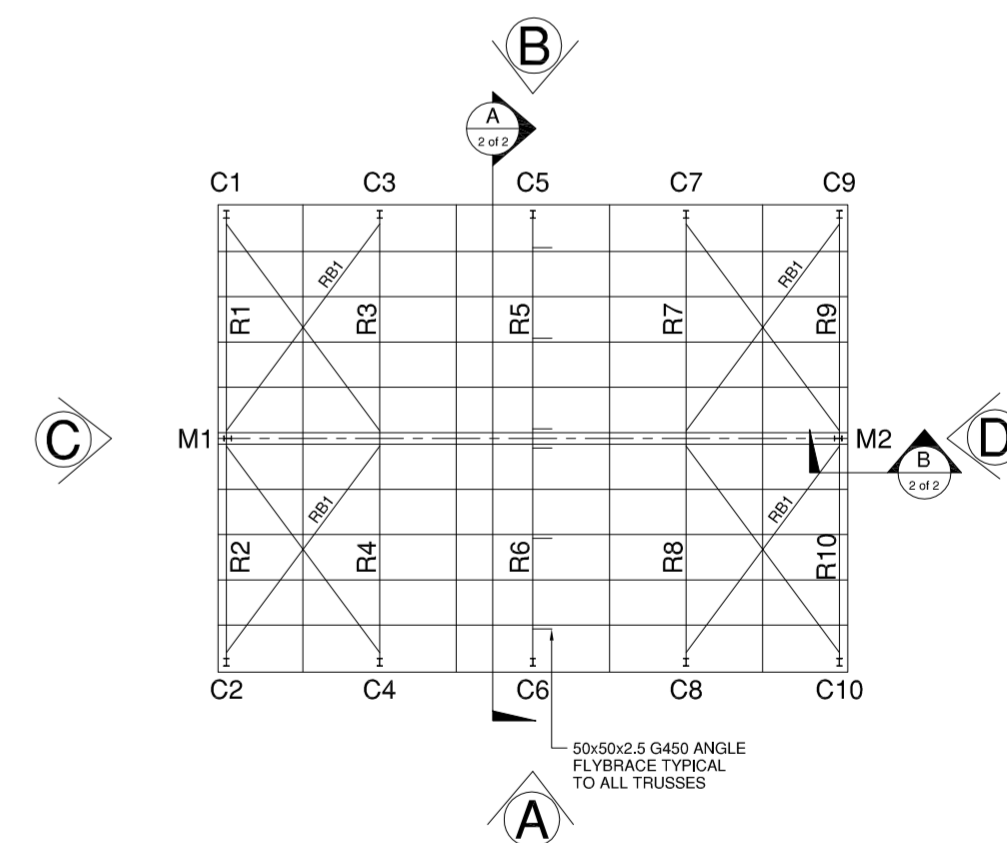
FLOOR PLAN



FOOTING PLAN

FOOTING NOTE:
FOOTINGS TO BE FOUNDED A MINIMUM OF 200mm INTO NATURAL UNDISTURBED SOIL, WITH AN ALLOWABLE BEARING CAPACITY OF 150kPa. TO BE CONFIRMED PRIOR TO CONSTRUCTION.

FOOTINGS ADJACENT AN EXISTING EASEMENT TO BE FOUNDED 300mm MIN. BELOW THE ANGLE OF REPOSE OF EXISTING SERVICE LINE. THE FOOTING DEPTH, EXISTING SERVICE LINE DEPTH & POSITION TO BE CONFIRMED BY LOCAL AUTHORITY PRIOR TO CONSTRUCTION.



ROOF PLAN

50x50x2.5 G450 ANGLE FLYBRACE TYPICAL TO ALL TRUSSES

PROJECT
PROPOSED SHED FOR: WARDLE BUILDERS AT: LOT 1 BEHRING STREET, IVANHOE, NSW.

DRAWING TITLE
LAYOUT.



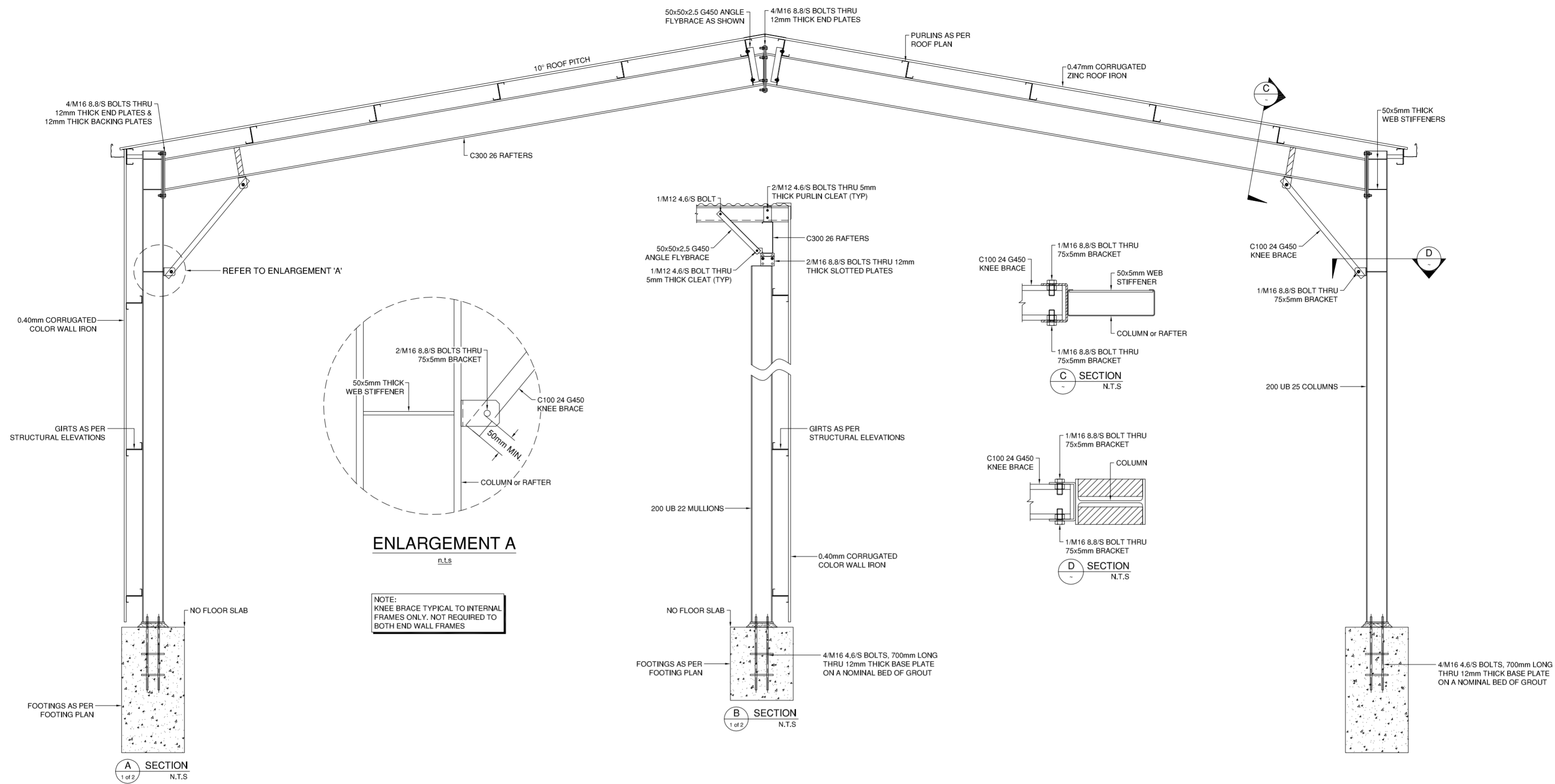
COMMERCIAL, INDUSTRIAL & RURAL BUILDING SPECIALISTS
VIC (Shepparton) Ph. (03) 5821 4399
NSW (Wollongong) Ph. (02) 4229 8116
QLD (Yatala) Ph. (07) 3804 6688

IMPORTANT:
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DRAWN	R. COVERDALE	DWG. No.	1/086/21
DATE	6/04/2021		
SCALE	1:200(A2)		
CHECKED	G.FORD	Sheet	1 of 2



FOOTING NOTES:

- F1. The footing design denoted upon these plans is suitable for sites with a soil reactivity classification of A, S, or M class only (i.e. not H, P or higher). It is highly recommended that a suitably qualified geotechnical engineer is engaged to test and confirm the site classification prior to construction.
- F2. Retain experienced / authorised personnel to inspect the footings to confirm adequacy prior to placement of reinforcing and concrete.
- F3. All earthworks are to be carried out in accordance with AS3798-2007. All top soil including organic material is to be cleared from the building area prior to construction. Once the sub-grade is proof rolled, excavate and remove any soft spots or tree roots and backfill with approved granular material. The fill (sub base) placed should be certified to level 1 in accordance with AS3798-2007 and deemed controlled fill by a recognised geotechnical engineer. All fill placed is to be non reactive and compacted in 150 layers to achieve a minimum of 95% dry density, confirmed by standard compaction tests.
- F4. Site drainage protecting the soil from excessive wetting is very important and all stormwater runoff must be directed away from the footings. Gardens, large trees, and shrubs must be kept away from footings/slabs. Seepage water occurring on sloping or excavated sites must be prevented from reaching footings by the construction of cut off drains.
- F5. All drainage trenches must be constructed a minimum of 1200 from the outside edge of all footings. If site restrictions make this impossible, it may be necessary on reactive soil sites to install moisture barriers between plumbing trenches and footings/slabs to stop excessive moisture change.
- F6. The builder is to confirm the depths and locations of all site services prior to construction. If existing services are found to foul with the footings denoted upon this plan, this office is to be notified immediately for advice/direction.
- F7. If the proposed structure detailed upon these plans is found to undermine or surcharge existing site or neighbouring structures, the builder is to contact this office immediately for advice/direction.

GENERAL NOTES:

- G1. All work and materials shall be in accordance with the drawings, the specification, and current relevant Australian Standards, the building code of Australia and other statutory requirements.
- G2. These drawings shall be read in conjunction with the architectural and other consultant's drawings, the specification and all other written instructions that are issued during the course of the works.
- G3. The builder shall confirm all relevant dimensions before commencing construction/fabrication.
- G4. All discrepancies shall be referred to the architect/engineer for clarification before proceeding. Notify the architect/engineer of all variations arising from the clarification of the discrepancy before proceeding with the works.
- G5. Refer to architectural drawings for dimensions not noted on the engineering drawings.
- G6. Manufacturers specifications means a current approved specification for use under conditions applicable.
- G7. Do not scale drawings.
- G8. All dimensions are in millimetres or metres unless noted otherwise.

G9. No substitutions shall be made without the written approval of the engineer.

G10. The builder shall maintain the works in a safe, stable condition and ensure that no part is over-stressed during construction.

G11. The Builder to ensure all underground services, pipes and cables to be located prior to excavation. Call 'Dial Before You Dig' on 1100 or go to www.1100.com.au.

G12. Moisture or Moisture Retaining materials should not be permitted to remain in intimate contact with metal roof & wall sheeting. Such contact will ultimately result in perforation (rust) of the material.

G13. Trees should not be planted or allowed to exist, closer than 75% of their mature height to the building. If any trees are to be retained and the new building is to be built within the distance equivalent to 75% of the mature height of the trees, an approved root barrier must be installed or the footing/floor design denoted on these drawings will require further engineering to avoid damage to the footings/floor/structure.

G14. This structure has not been designed with the allowable deflection limits for plaster / gypsum clad timber walls. Articulation joints at column locations and ceiling / wall junctions should be provided to limit potential damage to linings as a result of excessive deflection under wind loads however some damage to linings may occur as a result of these deformations.

CONCRETE:

C1. All workmanship and materials shall be in accordance with AS 3600 current editions with amendments, except where varied by the contract documents.

C2. Concrete shall have a characteristic compressive strength as follows:

Element:	Strength Fc:
Footings	25 Mpa
Concrete Panels	N/A
Slab on Ground	N/A

C3. Cover to reinforcement shall be obtained by the use of approved bar chairs. All bar chairs to be spaced at 1000ctrs maximum. Cover shall not be less than the size of the aggregate or the main bars.

Element:	Concrete Cover:
Footings	50mm
Concrete Panels	40mm
Slab on Ground Internal	30mm
Slab on Ground External	40mm

C4. Sizes of concrete elements do not include thickness of applied finish.

C5. Provide 0.2mm polythene moisture barrier throughout, under entire slab on ground.

C6. No holes, chases or embedment of pipes other than those shown on the structural drawings shall be made in concrete members without the approval of the engineer.

C7. Construction joints shall be properly formed and located only where shown or specifically approved by the Engineer.

C8. Reinforcement is represented diagrammatically, it is not necessarily shown in true projection.

C9. Splices in reinforcement shall be made only in the positions shown, unless the approval of the engineer is obtained for any other splice.

C10. Welding of reinforcement will not be permitted unless noted on the structural drawings.

C11. Pipes or conduits shall not be placed within the cover to reinforcement without the approval of the engineer.

C12. Reinforcement is to be supplied and bent in accordance with AS 1302, AS 1303 & AS 1304 current editions and amendments. Reinforcement is denoted by the following symbols:

- R denotes structural grade round bars grade 250
- N denotes hot rolled deformed bars grade 500
- SL denotes hard drawn steel wire square fabric
- RL denotes hard drawn steel wire rectangular fabric
- L denotes hard drawn steel wire trench mesh

C13. All reinforcement for any one pour shall be completely placed and tied prior to inspection. No concrete shall be poured until reinforcement has been inspected and approved.

C14. All concrete shall be properly compacted by means of approved vibrators.

C15. Where walls are non-load bearing at either horizontal or vertical faces they shall be separated from concrete or brickwork by 10mm thick bituminous carite or similar.

C16. Concrete shall be separated from supporting masonry by two layers of suitable membrane or as directed by the Engineer. Vertical faces of concrete to be kept free by a 10mm thickness bituminous carite or similar.

STRUCTURAL STEELWORK:

S1. All workmanship and materials shall be in accordance with AS 4100.

S2. Unless noted otherwise all steel shall be in accordance with: AS 3678 and AS 3679 Grade 300 for rolled sections AS 1163 Grade 350 for square hollow sections AS 1074 Grade 200 for circular hollow sections AS 1397 Grade 450 for cold formed light gauge sections

S3. The Contractor shall provide temporary bracing as necessary to stabilize the structure during erection and leave in place until permanent bracing elements are constructed.

S4. Welding shall be in accordance with AS 1554 and be performed by an experienced operator.

S5. Welds shall be 6mm continuous fillet unless noted otherwise.

S6. Butt welds are to be complete penetration butt welds as defined in AS 1554. E48XX electrodes shall be used.

S7. Refer to structural drawings for purlin and girt sizes and spacings. Purlins and girts shall be installed in accordance with manufacturers directions. Use washers under bolt head and nut. Purlin bolts to be: M12 4.6/S for sections up to 250mm deep M16 4.6/S for sections over 250mm deep

S8. Purlin cleats shall be 5mm thick, with 6mm chw, unless otherwise noted.

S9. Bolt type and procedure is as follows: 4.6/S Refers to commercial bolts of strength grade 4.6 conforming to AS 1111 and tightened using a standard wrench to a 'snug tight' condition. 8.8/S Refers to high strength bolts of strength grade 8.8 conforming to AS 1252 and tightened using a standard wrench to a 'snug tight' condition. 8.8/TF Refers to high strength bolts of strength grade 8.8 conforming to AS 1252 and fully tensioned in a controlled manner to the requirements of AS 4100.

S10. All Structural steelwork below ground to be encased by concrete 75mm min. all round.

S11. Concrete encased structural steel to be enclosed by SL41 mesh placed 25mm clear of steelwork. Encasing to provide 50mm min. cover, 75mm min. cover where exposed to earth. All steelwork to be given one shop coat of approved paint unless otherwise noted.

<p>PROJECT</p> <p>PROPOSED SHED FOR: WARDLE BUILDERS AT: LOT 1 BEHRING STREET, IVANHOE, NSW.</p>	<p>DRAWING TITLE</p> <p>STRUCTURAL DETAILS.</p>	<p>COMMERCIAL, INDUSTRIAL & RURAL BUILDING SPECIALISTS</p> <p>VIC (Shepparton) Ph. (03) 5821 4399 NSW (Wollongong) Ph. (02) 4229 8116 QLD (Yatala) Ph. (07) 3804 6688</p> <p>(Aust.) PTY. LTD. - A.C.N 055 703 038 - A.B.N 47 576 240 970</p>	<p>IMPORTANT: PLEASE REFER TO TELFORDS BUILDING SYSTEMS WORKSHOP DRAWINGS FOR EXACT MEASUREMENTS & DIMENSIONS. DO NOT USE THIS DRAWING!</p> <p>COPYRIGHT: THESE PLANS AND DESIGN REMAIN PROPERTY OF TELFORDS BUILDING SYSTEMS AND ARE NOT TO BE RE-PRODUCED WHOLLY OR IN PART, WITHOUT WRITTEN PERMISSION.</p>	<p>HIA MEMBERSHIP 527937</p> <p>REGISTERED BUILDING PRACTITIONER DP-AD 109</p>	DRAWN	R. COVERDALE	<p>DWG. No. 1/086/21</p>
					DATE	6/04/2021	
					SCALE	N.T.S	
					CHECKED	G.FORD	



DA Assessment Review

Machinery Shed,
Ivanhoe
Central Darling Shire Council

(Our Reference: 36791-P01_Ivanhoe Shed)

July 2021

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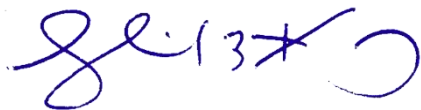
Disclaimer

This report has been prepared solely for Central Darling 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:	DA Assessment Review
Project Name:	Four bay Machinery Shed Ivanhoe
Client:	Central Darling Shire Council
Project No.	36791
Report Reference	36791-P01_Ivanhoe Shed
Date:	27/7/21
Revision:	Final

Prepared by:

BARNSON PTY LTD



Jim Sarantzouklis MAIBS MEHA RPIA
B. Arts, Grad. Dip. Urb. Reg. Plan, Dip. EH&B Surveying
DIRECTOR

LIST OF CONTENTS

1.0 EXECUTIVE SUMMARY.....	III
2.0 INTRODUCTION	1
2.1 Background	1
2.2 Owner	1
2.3 Consultant.....	1
3.0 THE SITE & LOCALITY	2
4.0 SITE HISTORY	2
5.0 DESCRIPTION OF PROPOSAL.....	2
6.0 PLANNING ASSESSMENT REVIEW.....	2
6.1 Development Application procedures.....	2
6.2 Statutory and Policy compliance	3
6.2.1 Referrals	3
6.2.2 Site Suitability.....	4
6.3 Draft Conditions	5
7.0 CONCLUSION	6

APPENDICES

Appendix A Development Information Package

1.0 EXECUTIVE SUMMARY

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 erection of a four (4) bay open front machinery shed and associated site works at the existing Council Works Depot, Ivanhoe, Lot 1 DP 89360, 11 Behring Street, Ivanhoe, NSW, 2878.

The value of works is projected to be \$51,700.

The site is zoned RU5 Village zone pursuant to the Central Darling Local Environmental Plan (LEP) 2012. The machinery shed is ancillary to current Depot operations.

Therefore, the proposed use may be considered a *shed* associated with a depot which is 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:

Nil

2.0 INTRODUCTION

2.1 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 machinery shed.

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 shed ancillary to an existing depot.

The review involves consideration of the following documentation:

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

Refer to documentation in **Appendix A**.

2.2 Owner

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

2.3 Consultant

Barnson Pty Ltd

Jim Sarantzouklis

'Riverview Business Park'

Unit 1, 36 Darling St

Dubbo NSW 2830

3.0 THE SITE & LOCALITY

The site of the proposed development is located at 11 Behring Street, Ivanhoe.

The site comprises one (1) allotment being Lot 1 in DP 89360, on Behring Street with an area comprising approximately 12,210m².

The property currently enjoys several improvements including storage sheds and amenities. The site is generally flat and sparsely vegetated outside the building curtilage. Essential services are available.

4.0 SITE HISTORY

The site has been used as a Council Works depot for many years.

5.0 DESCRIPTION OF PROPOSAL

The proposed development involves the erection of a single storey four bay open front machinery shed. The shed shall be steel framed with pale grey colorbond cladding.

The proposed building shall have a rear and side setback of approximately 3m from the boundaries. The existing buildings have adequate front setback.

Off-street parking is available.

A proposed site plan, floor plan and elevations are all included with the supporting information providing a description of the development. The dimensions are not clear on the reduced plans supplied.

6.0 PLANNING ASSESSMENT REVIEW

6.1 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 (being an appropriately qualified planner) where, among other things, the Council retains an interest in a development application.

6.2 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	Addressed in planning assessment	Comments
S4.15(1)(a)(i)	Any State Environmental Planning Policy (SEPPs)	Yes	Certain SEPPs are applicable to the site, however none significantly relevant to the development.
”	Any Local Environmental Plans (LEP) Central Darling LEP 2012	Yes	The proposed use is defined as a shed being ancillary to the existing ‘depot’ which is permitted with development consent in the RU5 Village zone.
”	Any Draft LEP	N/A	
”	Any Development Control Plans (DCPs)	N/A	There is no site specific DCP.
”	Any matters prescribed by the Regulation	N/A	
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 considered suitable in the locality. Please note that the subject site is shown as bushfire prone land on Bushfire Prone Land Mapping including the proposed footprint area. Refer to 6.2.2 below for further details.
S 4.15 (1)(d)	Any submissions made in accordance with Act or Regulation	Yes	The application was notified to neighbours in the locality, and no submissions were received.
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

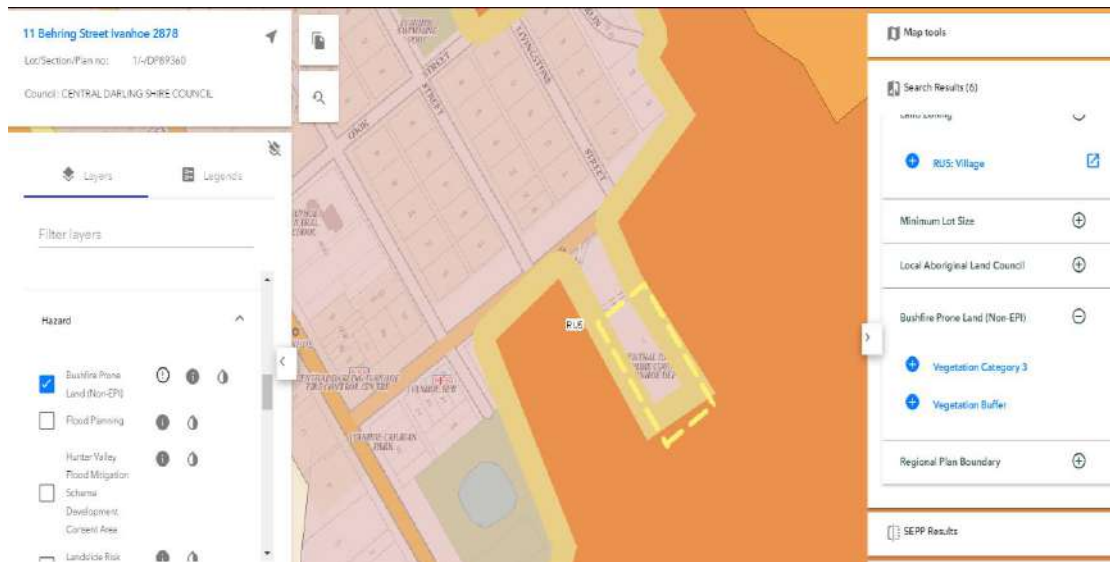
6.2.1 Referrals

No record of internal referrals were provided.

6.2.2 Site Suitability

The subject site is partly impacted by bushfire prone land. The bushfire category types affecting the land include:

- Vegetation Category 3; and
- Vegetation buffer



The Planning for Bush Fire Protection Guide 2019 does not specifically capture buildings, of this nature however it does state that consideration should be given to other development (not residential) as raised in *Section 8.3 Other non-residential development* for the purposes of appropriate access, water supply and services, and emergency and evacuation planning in bush fire prone areas:

- *to provide safe access to/from the public road system for firefighters providing property protection during a bush fire and for occupant egress for evacuation;*

Comment: The proposed development is accessible by a sealed road suitable for egress in the event that evacuation is required.

- *to provide suitable emergency and evacuation (and relocation) arrangements for occupants of the development;*

Comment: Occupants of the development shall in most cases be Council workers familiar with any emergency evacuation procedures. Refer also to **Appendix C**.

- *to provide adequate services of water for the protection of buildings during and after the passage of bush fire, and*

Comment: It is likely that equipment would be relocated in the event of a fire. The shed itself is likely to survive an attack without requiring defending.

- *to locate gas and electricity so as not to contribute to the risk of fire to a building; and provide for the storage of hazardous materials away from the hazard wherever possible.*

Comment: Gas and electricity are not major considerations. No hazardous materials are known to be part of this development.

Note. The general fire safety construction provisions of the NCC are taken as acceptable solutions however construction requirements for bush fire protection will need to be considered on a case-by-case basis.

6.3 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:

Nil

Council may wish to delete the following conditions as they do not appear relevant:

1, 2, 3, 4, 5 and 21.

7.0 CONCLUSION

Barnson Pty Ltd was engaged by Central Darling Shire Council to carry out an independent planning review of a development application assessment for a new four (4) bay machinery shed at 11 Behring Street, Ivanhoe.

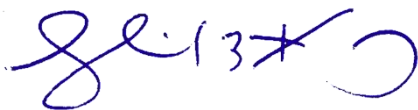
The independent planning review is a Council requirement as a landowner is associated with the development.

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

PROPOSED 4 bay open front Machinery Shed
for Central Darling Shire Council

LOT 1

DP 89360

Behring STREET Ivanhoe

FOR
Central Darling Shire Council.

17th May, 2021

Table of Contents-

Table of Contents-	2
1.0 INTRODUCTION	3
2.0 PROPERTY DESCRIPTION	3
3.0 SITE DESCRIPTION	3
4.0 SURROUNDING ENVIRONMENT	4
5.0 PROPOSED DEVELOPMENT	4
6.0 RELEVANT STATUTORY CONTROLS	4
6.1 Central Darling Local Environmental Plan 2012	4
7.0 SECTION 4.15(1) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979	5
7.1 The provisions of any environmental planning instrument - S4.15(1)(a)(i)	5
7.2 Any draft environmental planning instrument - S4.15(1)(a)(ii)	5
7.3 Any development control plan - S4.15(1)(a)(iii)	5
7.5 Any matter prescribed by the regulations that apply to the land- S4.15(1)(a)(iv)	5
7.6 The likely impacts of that development - Section 4.15(1)(b)	5
7.7 Suitability of the Site - Section 4.15(1)(c)	5
7.8 Submissions made in accordance with this Act or the regulations - Section 4.15(1)(d)	5
7.9 The Public Interest - Section 4.15(1)(e)	6
8.0 CONCLUSION	6

1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to support a development application for

the 4 bay open front machinery shed @ rear of Council's works Depot, off Behring St. Ivanhoe -
for Central Darling Shire Council.

. 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 Council Works Depot, Ivanhoe

and is legally described as Lot 1 in dp 89360. These lots are located within the Central Darling Shire Council Local Government Area, the site is zoned RU-5 village zone under the Central Darling Local Environmental Plan 2012.

The subject lots are located within the town of Ivanhoe
The subject site is not affected by Flooding.

3.0

Figure 1: Extract from 6 maps of site is attached to the rear of this document. ✓

Figure 2: Extract from the zoning map within the Central Darling Local Environmental Plan 2012. ✓

Site Description : The subject site is located on existing council depot yard
and all the lots are rectangular shape the combined site area is 12,210 m². The site has a frontage width on Behring street of 76.8m. The site is a flat area of land.

Figure 3: Image of site attached to this document at rear ✓

4.0 SURROUNDING ENVIRONMENT(brief description)

The site contains Councils works depot, store sheds, and amenities.

Land at all adjacent sides is vacant Crown lands

5.0 PROPOSED DEVELOPMENT

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

The erection of a steel framed, open front machinery shed with nat. surface floor, to be located in the N.E. rear corner of the lot.

The proposed structure will stand 3m off both exist. boundary fences.

Associated site works (footing, sewerage works, stormwater works, plumbing, connection to electrical and other services and the construction (no service connections)

The colour scheme of the pale grey co ordinates with the adjacent environment.

Figure 4: Plans and details of the proposal are attached to the rear of this document

6.0 RELEVANT STATUTORY CONTROLS

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

Clause 2.1 – Land Use Zone

The subject property is included within the RU-5 (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 zone objectives, as it is compatible with the existing environmental and built character of the 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 of *steel framed shed* plus site works is reasonable and achieves the objectives of the relevant planning controls. This is due to the fact that the resultant development is compatible with and will complement the established area.

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 the *pale grey colourbond clad, open front machinery shed.* The proposed works will not cause a resultant development of unreasonable bulk or scale in the area, 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)

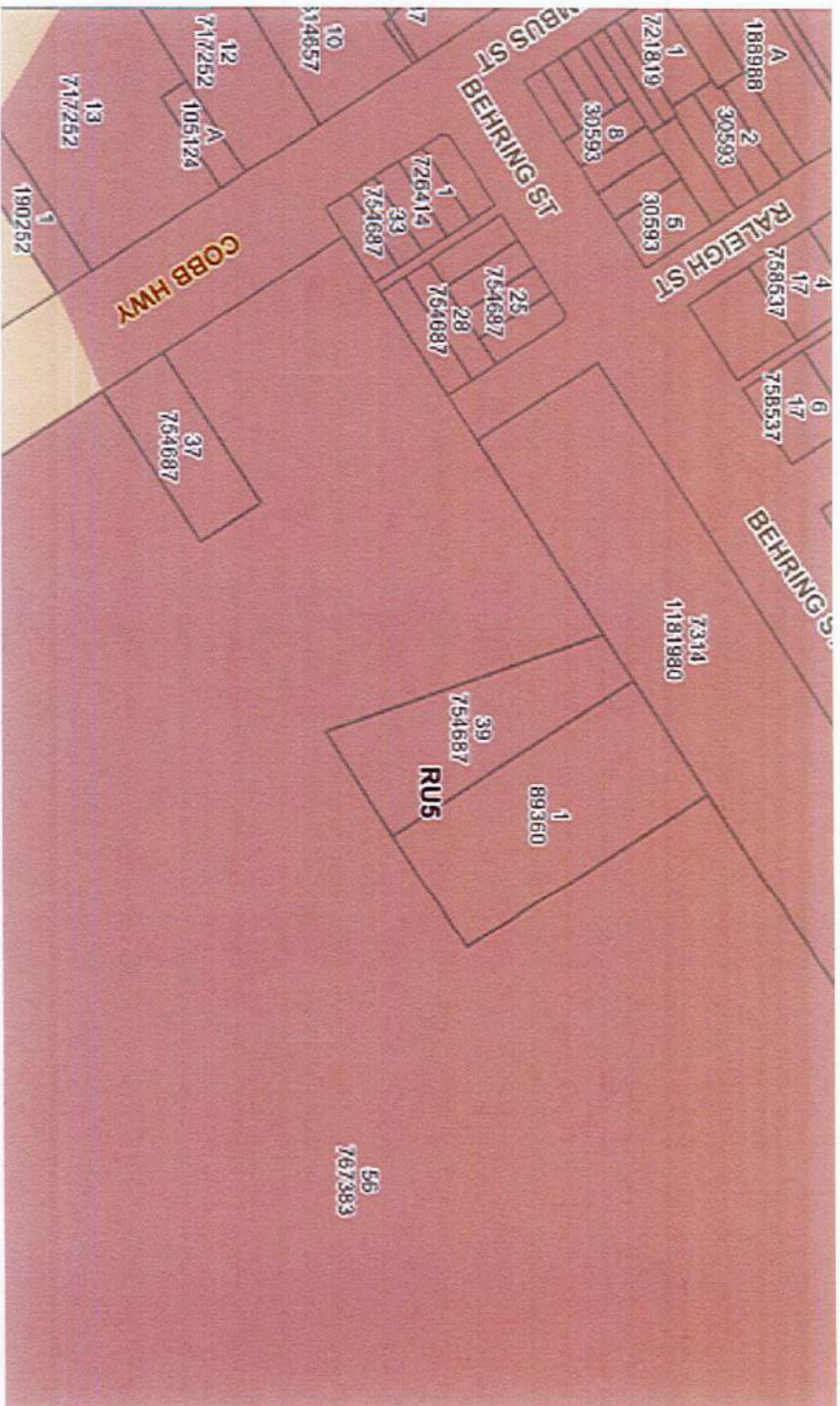
The proposal will not unreasonably impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered not to be contrary to the public interest.

8.0 CONCLUSION

This proposal, which includes the construction of *machinery shed* and associated site works at *Lot 1 DP 89360, Behring St.* and is legally described as Lot— in ~~dp~~. 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 *Shire of Central Darling, Ivanhoe Village*

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



Lot 1, DP 89360
Ivanhoe Shire Depot.
off Bedmg St. Ivanhoe.



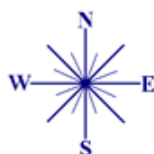
CENTRAL DARLING SHIRE COUNCIL

CONSTITUTED 1 MAY 1959

ABN: 65-061-502-439

E-mail: council@centraldarling.nsw.gov.au
Website: www.centraldarling.nsw.gov.au

PLEASE ADDRESS ALL
CORRESPONDENCE TO
THE GENERAL MANAGER
P.O. BOX 165
WILCANNIA NSW 2836



PHONE: (08) 8083 8900
FAX: (08) 8091 5994

COUNCIL CHAMBERS
21 REID STREET
WILCANNIA NSW 2836

Delegated report for internal determination

Development application

DA number	D14/21- PAN 104033	Date of lodgement	26/05/2021
Applicant	Central Darling Shire Council		
Owner	Central Darling Shire Council		
Proposed development	The erection of a four bay open front machinery shed within the Ivanhoe CDSC council works depot and associated site works.		
Street address	11 Behring Street Ivanhoe NSW 2878.		
Notification period	28 days	Number of submissions	0

Assessment

Report prepared by	Glenda Dunn
Report date	14 July 2021
Recommendation	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

Contents

- 1 Executive summary..... 4
- 2 Location 4
- 3 Site description 4
- 4 Background..... 4
- 5 The proposal..... 4
- 6 Assessment against planning controls 4
- 7 Key issues 5
- 8 Issues raised by the public..... 5
- 9 External referrals..... 5
- 10 Internal referrals..... 5
- 11 Conclusion 5
- 12 Political donations disclosure 5
- 13 Recommendation..... 6
- Proposed Development..... 10
- Assessment..... 10
- Consultation 13
- Financial Contributions 13
- Recommendation 13
- APPROVED DEVELOPMENT..... 14
- SCHEDULE 1B 17
- 1. PROTECTION OF ADJOINING AREAS 17
- 2. ADJOINING WALL DILAPITATION REPORT 18
- 3. ASBESTOS REMOVAL WORKS..... 18
- 4. INSTALLATION OF DUAL-FLUSH TOILETS..... 19
- 5. INSTALLATION OF WATER EFFICIENT TAPS 19
- 6. WASTE AND RECYCLING MANAGEMENT - MINOR..... 19
- 7. RUN – OFF AND EROSION CONTROLS..... 20
- SCHEDULE 1C 20
- 8. OCCUPATION CERTIFICATE TO BE SUBMITTED 20
- 9. HOURS OF WORK AND NOISE..... 20
- 10. NOISE – DURING CONSTRUCTION 21
- 11. ENCROACHMENTS – NEIGHBOURING PROPERTIES..... 21
- 12. DEMOLITION..... 21
- 13. MAINTENANCE OF SITE 21
- 14. EARTHWORKS, RETAINING WALLS AND STRUCTURAL SUPPORT 22
- 15. DRAINAGE CONNECTIONS 22

16 ARCHAEOLOGY DISCOVERED DURING WORKS..... 22

17 ABORIIGINAL OBJECTS DISCOVERED DURING WORKS 23

18 COVERING OF LOADS..... 23

19 LOADING AND UNLOADING DURING CONSTRUCTION 23

20 NO OBSTRUCTION OF PUBLIC WAY 24

21 USE OF MOBILE CRANES 24

22 CONTAMINATED SOILS 24

23 VEHICULAR ACCESSS 25

24 UTILITY SERVICES..... 25

SCHEDULE 2 PRESCRIBED CONDITIONS..... 26

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:

The erection of a four bay open front machinery shed within the existing Ivanhoe works depot and associated site works.

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 11 Behring Street Ivanhoe NSW 2878.

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

3 Site description

3.1 Lots 1, DP89360

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.

The applicant proposes the for the erection of a four bay open front machinery shed within the existing Ivanhoe works depot and associated site works.

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 four bay open front machinery shed within the existing Ivanhoe works depot and associated site works.

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 D14/21 PAN 104033, 11 Behring Street Ivanhoe for the reasons listed below, and subject to the conditions listed in the attachments.

The erection of a four bay open front machinery shed within the existing Ivanhoe works depot and associated site works.

- 1 Council officers to notify the applicant and submitters of the decision.

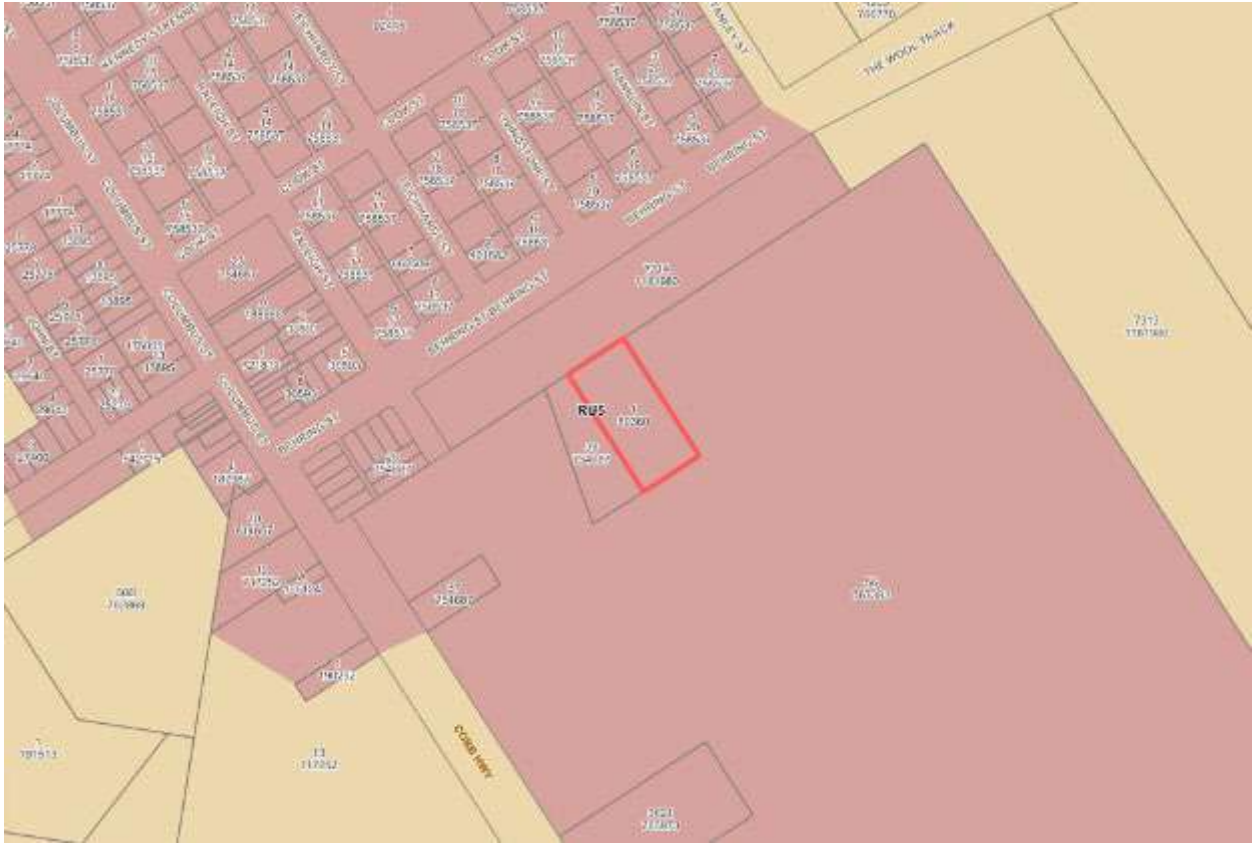
ATTACHMENT 1 - MAPS and PHOTOS



Figure 1: Site - 11 Behring Street Ivanhoe (6 maps).



Figure 2: 11 Behring Street Ivanhoe - plan view zone information (NSW Plan spatial viewer).

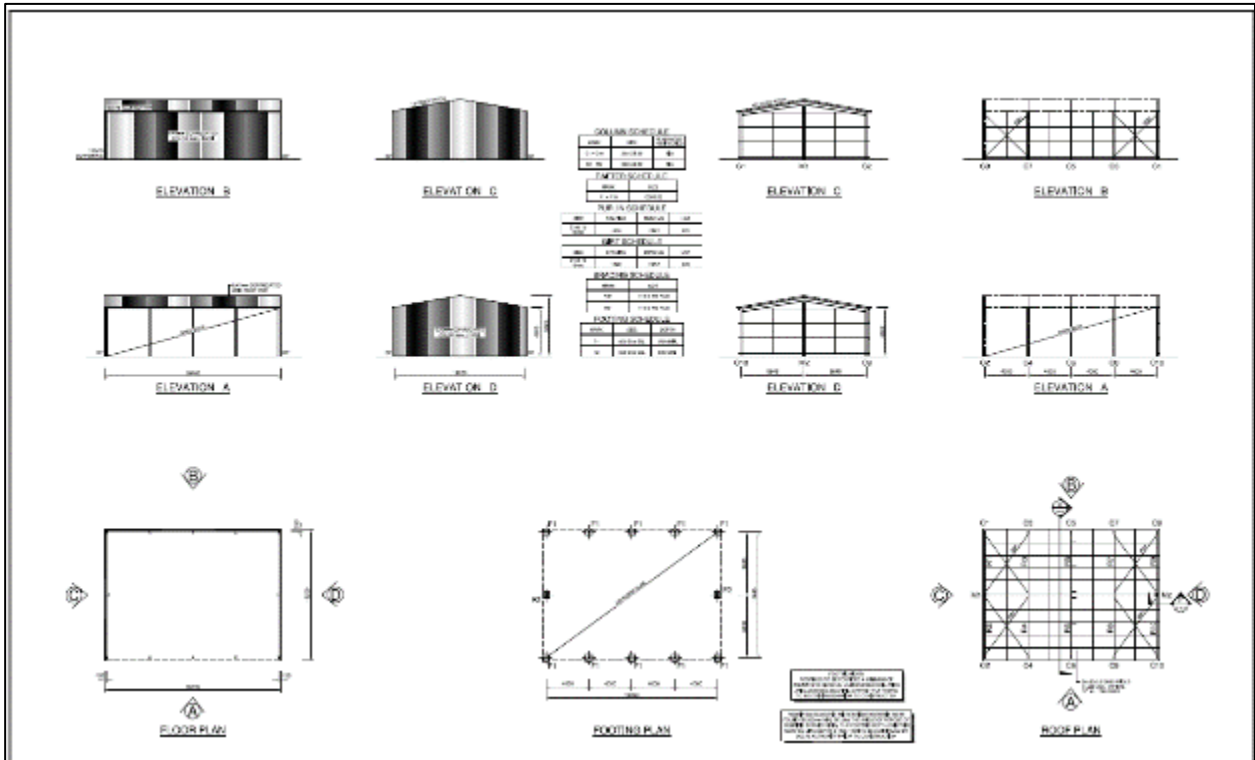


11 Behring Street Ivanhoe(source: Intramaps)

ATTACHMENT 2 - PLANS



Photo: Nominated position of shed on the site at 11 Behring Street Ivanhoe, with 3m site and rear boundary setbacks.(source: Intramaps)



Elevations and sections 11 Behring Street Ivanhoe .

ATTACHMENT 2 - ASSESSMENT OF PLANNING CONTROLS

PLANNING ASSESSMENT SUMMARY

Application Number:	D 14/21 - PAN-104033
Site Address:	11 Behring Street Ivanhoe NSW 2878
Date of Lodgement:	26 05 2021
Applicant:	Central Darling Shire Council
Architect/Designer:	-
Owner:	Central Darling Shire Council
Cost of Works:	\$51,700.00

Development Contribution Required:	No
Zoning:	RU5 Village zone. The proposed development is defined as the erection of a machinery shed, which is permissible with consent in the RU5 Village zone.
Proposal:	The erection of a four bay open front machinery shed within the existing Ivanhoe works depot and associated site works.
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 11 Behring Street Ivanhoe is on a regular shape rectangular lot used as the Central Darling Shire Council Menindee works depot. The lot area is 1.13ha . The site has a frontage width on the Behring Street Ivanhoe. The site is a flat area of land.

The site is currently occupied by a number of council buildings that are single storey and a number of metal sheds used for storage of materials and machinery for council. There is a few trees on the site.

Proposed Development

The application seeks consent for the following:

The erection of a four bay open front machinery shed within the existing Ivanhoe works depot and associated site works.

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"> To provide for a range of land uses, services and facilities that are associated with a rural village. 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. To ensure that development retains and enhances the existing village character. <p>2 Permitted without consent</p> <p>Environmental protection works; Home-based child care; Home occupations; Roads; Water reticulation systems</p> <p>3 Permitted with consent</p> <p>Air transport facilities; 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</p> <p>Agriculture; Airstrips; Cellar 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</p>

Principal development standards

Provision	Compliance	Comment
4.3 Height of buildings	Yes	<p>No height limit.</p> <p>Structures all single storey on site not higher than 5metres</p>

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	Parking on site
3.12 Accessible Design	Yes	The proposed works is a single storey machinery shed at a works depot.
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	The proposed works is a single storey machinery shed at a works depot, will meet the minimum BCA requirements.
4.2.2 Building setbacks	N/A	The proposed works is a single storey machinery shed at a works depot and has adequate 3m setbacks from the side and rear boundaries.
4.2.3 Amenity		
4.2.3.1 Solar access	Yes	The proposed works is a single storey machinery shed at a works depot will not cause a blockage of solar access on adjoining lots.

4.2.3.11 Acoustic privacy	Yes	The proposed works is a single storey machinery shed at a works depot will have no acoustic privacy issues.
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

Development must be in accordance with Development Application No. D14/21 PAN 104033, 11 Behring Street Ivanhoe, dated xx/0x/2021 and the drawings as amended by the conditions of this consent.

The erection of a machinery shed within the existing Ivanhoe works shop and associated site works.

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



CONDITIONS OF CONSENT

Prescribed Conditions

All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);

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

showing the name, address and telephone number of the Principal Certifying Authority for the work, and

showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

stating that unauthorised entry to the work site is prohibited.

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

Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:

in the case of work for which a principal contractor is required to be appointed:

the name and licence number of the principal contractor, and

the name of the insurer by which the work is insured under Part 6 of that Act,

in the case of work to be done by an owner-builder:

the name of the owner-builder, and

if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

protect and support the adjoining premises from possible damage from the excavation, and where necessary, underpin the adjoining premises to prevent any such damage.

must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place. Reason: Legislative requirement.

General Requirements

Unless authorised by Council:

Building construction and delivery of material hours are restricted to:

- I 7.00 am to 5.00 pm inclusive Monday to Friday,
- I 8.00 am to 1.00 pm inclusive on Saturday,
- I No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:

- I 8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from

the site).

Should any asbestos be uncovered on site, its demolition and removal must be carried out in accordance with WorkCover requirements and the relevant Australian Standards.

At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.

Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.

Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.

Prior to the release of the Construction Certificate, payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.

The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

No skip bins, building materials, demolition or excavation waste of any nature, and no hoist, plant or machinery (crane, concrete pump or lift) shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.

Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.

No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) or on the land to be developed shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.

Prior to the commencement of any development onsite for:

- * Building/s that are to be erected
- * Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
- * Building/s that are to be demolished
- * For any work/s that is to be carried out
- * For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed

within 7 days.

A "Road Opening Permit" must be obtained from Council, and all appropriate charges paid, prior to commencement of any work on Council property. The owner/applicant shall be responsible for all public utilities and services in the area of the work, shall notify all relevant Authorities, and bear all costs associated with any repairs and/or adjustments as those Authorities may deem necessary.

The works must comply with the relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice.

Requirements for new swimming pools/spas or existing swimming pools/spas affected by building works.

Child resistant fencing is to be provided to any swimming pool or lockable cover to any spa containing water and is to be consistent with the following;

Relevant legislative requirements and relevant Australian Standards (including but not limited) to:

- Swimming Pools Act 1992
- Swimming Pools Amendment Act 2009
- Swimming Pools Regulation 2018
- Australian Standard AS1926 Swimming Pool Safety
- Australian Standard AS1926.1 Part 1: Safety barriers for swimming pools
- Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools.
- A 'KEEP WATCH' pool safety and aquatic based emergency sign, issued by Royal Life Saving is to be displayed in a prominent position within the pool/spa area.
- Filter backwash waters shall be conveyed to the Sydney Water sewerage system in seweried areas or managed on-site in unsewered areas in a manner that does not cause pollution, erosion or run off, is separate from the irrigation area for any wastewater system and is separate from any onsite stormwater management system.
- Swimming pools and spas must be registered with the Division of Local Government.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community.

SCHEDULE 1B

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

1. PROTECTION OF ADJOINING AREAS

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

- (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

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

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

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

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

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

DURING CONSTRUCTION/PRIOR TO OCCUPATION/COMPLETION

8. OCCUPATION CERTIFICATE TO BE SUBMITTED

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

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

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

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

12. DEMOLITION

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

13. MAINTENANCE OF SITE

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

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

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

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

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

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

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

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

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 Act 1993.

22 CONTAMINATED SOILS

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

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

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

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



26 August 2021

Central Darling Shire Council
Att: Geoff Laan
21 Reid Street
WILCANNIA NSW 2836

NOTICE OF DETERMINATION - APPROVAL
APPLICATION NO: D14/21 – PAN 104033

Dear Sir

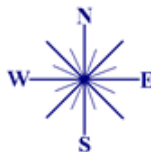
Please find enclosed the Notice of Determination and advisory notes relating to your development application for 11 Behring Street Ivanhoe NSW 2878.

A copy of the Development Application Assessment Report can be viewed online at the Central Darling Shire Council website-
<https://www.centraldarling.nsw.gov.au/planning/development-applications>.

If further information is required, please contact **Glenda Dunn ph. 08 8083 8900,**
email - dunnq@centraldarling.nsw.gov.au.

Yours faithfully

Reece Wilson
Director Environmental Services
Central Darling Shire Council



NOTICE OF DETERMINATION - APPROVAL

Issued under Section 4.16(1)(a) of the Environmental Planning and Assessment Act 1979

Development Application No.	D/14/21
Applicant	Central Darling Shire Council
Land to be developed	11 Behring Street Ivanhoe NSW 2878 Lot 1 DP89360
Approved development	PAN 104033 The erection of a four bay, open front machinery shed and associated site works. Value - \$51,700.00
Determination	The development application was determined by Council with the recommendation of an independent planning consultant. The council meeting granted consent after accepting the independent assessment and recommendation; and is subject to the conditions .
Other Approvals	Before commencing <i>building work</i> or <i>subdivision work</i> , a relevant Construction Certificate must be obtained from Council or an Accredited Certifier. Council must be appointed the Principal Certifier for any <i>subdivision work</i> under the Act.
Consent is to operate from	26 August 2021
Consent will lapse on	28 August 2026

Reasons for conditions

Unrestricted consent may affect the environmental amenity of the area and would not be in the public interest.

Reasons for Approval

1. The development, subject to conditions, is consistent with the objectives of the RU5 Village zone within the *Central Darling Local Environmental Plan 2012*.
2. The development is compatible with the character of the Ivanhoe Township and adjoining village and residential area and locality; and
3. The development, subject to conditions, for the erection of a four bay open front machinery shed at the side boundary of the existing works depot and associated site works; and
4. The development accords with objectives of relevant planning controls.

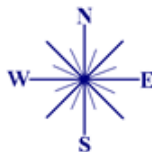
CENTRAL DARLING SHIRE COUNCIL

CONSTITUTED 1 MAY 1959

ABN: 65 061 502 439

E-mail: council@centraldarling.nsw.gov.au
Website: www.centraldarling.nsw.gov.au

PLEASE ADDRESS ALL
CORRESPONDENCE TO:
THE GENERAL MANAGER
P.O. BOX 165
WILCANNIA NSW 2836



PHONE (08) 8083 8900
FAX (08) 8091 5994

COUNCIL CHAMBERS
21 REID STREET
WILCANNIA NSW 2836

□

Right of appeal

If you are dissatisfied with this decision, Section 8.7 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within six (6) months of the date of this notification.

Division 8.2 of the Environmental Planning and Assessment Act 1979 provides that the applicant may request the Council to review the determination.

Division 8.2 does not apply to complying development, designated development, integrated development, or a determination made by Council under Division 4.2 in respect of Crown applications.

If further information is required, please contact Glenda Dunn ph. 08 8083 8900, email - dunng@centraldarling.nsw.gov.au.

Reece Wilson
Director Environmental Services
Central Darling Shire Council



CONDITIONS OF CONSENT

SCHEDULE 1A

APPROVED DEVELOPMENT/DESIGN MODIFICATIONS/COVENANTS AND CONTRIBUTIONS/USE AND OPERATION

Note: Some conditions in Schedule 1A are to be satisfied prior to issue of a Construction Certificate and some are to be satisfied prior to issue of Occupation Certificate, where indicated.

APPROVED DEVELOPMENT

- (a) Development must be in accordance with Development Application No. D14 /21 PAN 104033, 11 Behring Street Ivanhoe NSW(Lot1 DP 89360) for the following:
 - (i) – The erection of a four bay open front machinery shed within the existing works depot and associated site works, dated 26/08/2021 and the drawings as amended by the conditions of this consent.
- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.

PRESCRIBED CONDITIONS

- (a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).
- (b) BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);
- (c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - (i) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
 - (ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - (iii) stating that unauthorised entry to the work site is prohibited.Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- (d) Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written

notice of the following information:

- (i) in the case of work for which a principal contractor is required to be appointed:
 - A. the name and licence number of the principal contractor, and
 - B. the name of the insurer by which the work is insured under Part 6 of that Act,
- (ii) in the case of work to be done by an owner-builder:
 - A. the name of the owner-builder, and
 - B. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

- (e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - (i) protect and support the adjoining premises from possible damage from the excavation, and
 - (ii) where necessary, underpin the adjoining premises to prevent any such damage.
 - (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
 - (iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative requirement.

GENERAL REQUIREMENTS

- (a) Unless authorised by Council:
Building construction and delivery of material hours are restricted to:
 - 1 7.00 am to 5.00 pm inclusive Monday to Friday,
 - 1 8.00 am to 1.00 pm inclusive on Saturday,
 - 1 No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:

- 1 8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground)

stratum or are breaking up/removing materials from the site).

- (b) Should any asbestos be uncovered on site, its demolition and removal must be carried out in accordance with WorkCover requirements and the relevant Australian Standards.
- (c) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.
- (d) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.
- (e) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.
- (f) Prior to the release of the Construction Certificate, payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.
- (g) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.
- (h) No skip bins, building materials, demolition or excavation waste of any nature, and no hoist, plant or machinery (crane, concrete pump or lift) shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.
- (i) Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.
- (j) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) or on the land to be developed shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.
- (k) Prior to the commencement of any development onsite for:
 - i) Building/s that are to be erected
 - ii) Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
 - iii) Building/s that are to be demolished
 - iv) For any work/s that is to be carried out
 - v) For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within

7 days.

- (l) A "Road Opening Permit" must be obtained from Council, and all appropriate charges paid, prior to commencement of any work on Council property. The owner/applicant shall be responsible for all public utilities and services in the area of the work, shall notify all relevant Authorities, and bear all costs associated with any repairs and/or adjustments as those Authorities may deem necessary.
- (m) The works must comply with the relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice.
- (n) Requirements for new swimming pools/spas or existing swimming pools/spas affected by building works.
 - (1) Child resistant fencing is to be provided to any swimming pool or lockable cover to any spa containing water and is to be consistent with the following;

Relevant legislative requirements and relevant Australian Standards (including but not limited) to:
 - (i) Swimming Pools Act 1992
 - (ii) Swimming Pools Amendment Act 2009
 - (iii) Swimming Pools Regulation 2018
 - (iv) Australian Standard AS1926 Swimming Pool Safety
 - (v) Australian Standard AS1926.1 Part 1: Safety barriers for swimming pools
 - (vi) Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools.
 - (2) A 'KEEP WATCH' pool safety and aquatic based emergency sign, issued by Royal Life Saving is to be displayed in a prominent position within the pool/spa area.
 - (3) Filter backwash waters shall be conveyed to the Sydney Water sewerage system in sewered areas or managed on-site in unsewered areas in a manner that does not cause pollution, erosion or run off, is separate from the irrigation area for any wastewater system and is separate from any onsite stormwater management system.
 - (4) Swimming pools and spas must be registered with the Division of Local Government.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community.

SCHEDULE 1B – RECOMMENDED BY INDEPENDENT PLANNING CONSULTANT.

1. That accessible car parking and pathways to be designed in accordance with AS.2890.6 and AS 1428.1 respectively.

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

2. ASBESTOS REMOVAL WORKS

- i. 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.

- ii. 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.
- iii. 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*.
- iv. 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.
- v. 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.
- vi. Asbestos waste must only be transported and disposed of at an EPA

licensed waste facility.

- vii. No asbestos products are to be reused on the site (i.e., packing pieces, spacers, formwork or fill etc).
- viii. No asbestos laden skips or bins are to be left in any public place without the written approval of Council.
- ix. 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.

3. INSTALLATION OF DUAL-FLUSH TOILETS

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.

4. INSTALLATION OF WATER EFFICIENT TAPS

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.

5. WASTE AND RECYCLING MANAGEMENT - MINOR

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.

6. RUN – OFF AND EROSION CONTROLS

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—

- diverting uncontaminated run-off around cleared or disturbed areas, and
- 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
- 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

DURING CONSTRUCTION/PRIOR TO OCCUPATION/COMPLETION

7. OCCUPATION CERTIFICATE TO BE SUBMITTED

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.

8. HOURS OF WORK AND NOISE

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

- i. 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.
- ii. 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*.
- iii. 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*.

9. NOISE – DURING CONSTRUCTION

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.

10. ENCROACHMENTS – NEIGHBOURING PROPERTIES

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

11. DEMOLITION

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

12. MAINTENANCE OF SITE

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—
 - the place to which waste materials were transported,
 - the name of the contractor transporting the materials,
 - the quantity of materials transported off-site and recycled or disposed of.
- 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—
 - all vehicles entering or leaving the site must have their loads covered, and
 - all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
- At the completion of the works, the work site must be left clear of waste and debris.

13. EARTHWORKS, RETAINING WALLS AND STRUCTURAL SUPPORT

Any earthworks (including any structural support or other related structure for the purposes of the development)—

- 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

- must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
- 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
- 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 [PDF] and ISBN 978-0-642-785459 [DOCX]), published in July 2012 by Safe Work Australia.

14. DRAINAGE CONNECTIONS

- 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.

15. ARCHAEOLOGY DISCOVERED DURING WORKS

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

- all work must stop immediately in that area, and
- 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.

16. ABORIGINAL OBJECTS DISCOVERED DURING WORKS

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

- all excavation or disturbance of the area must stop immediately in that area, and
- 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*.

17. COVERING OF LOADS

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.

18. LOADING AND UNLOADING DURING CONSTRUCTION

The following requirements apply:

- i. All loading and unloading associated with construction activity must be accommodated on site, where possible.
- ii. 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.
- iii. 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.
- iv. 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.

19. NO OBSTRUCTION OF PUBLIC WAY

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.

20. USE OF MOBILE CRANES

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 Act 1993.

21. CONTAMINATED SOILS

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.

22. VEHICULAR ACCESS

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.

23. UTILITY SERVICES

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.

24. LANDSCAPING – TREES AND PLANTING

All landscape works including nominated tree species and other shrubs and vegetation species are to be approved by council prior to Occupation Certificate issue.

SCHEDULE 2 PRESCRIBED CONDITIONS

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

1. Obtain a **Construction Certificate** prior to the commencement of any works. An application may be lodged through the NSW Planning Portal to nominate either Central Darling Shire Council as the Principal Certifying authority, or you may apply to a private accredited certifier for a Construction Certificate. An accredited certifier **must obtain Development application approval** to review the conditions of this development consent, where indicated before issuing the Construction Certificate.
2. **Note: it is compulsory to lodge digital copies of applications, including plans and documentation if lodging an application through the NSW Planning Portal to Central Darling Shire Council. Please refer to the link below for any further information about digital requirements and electronic files.**
3. 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.
4. 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.
5. 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.

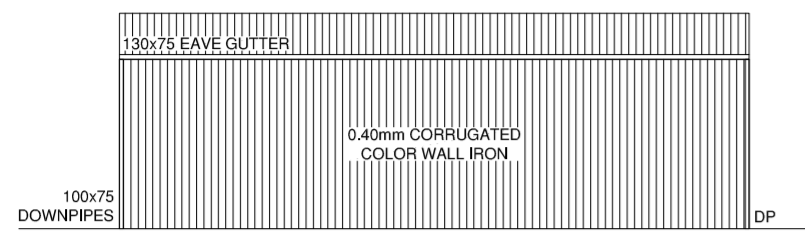
You may also need to:

6. 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.
 - (c) crane operation and other hoisting activities.
 - (d) temporary works (e.g.: barricading, road openings, mobile hoisting devices).
 - (e) works zone (for loading and unloading from the roadway); and
 - (f) temporary ground anchoring and shoring to support a roadway when excavating.
7. 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.
8. 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.
9. Contact NSW Water and Central Darling Shire Council regarding the water and sewerage services to this development.
10. 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.

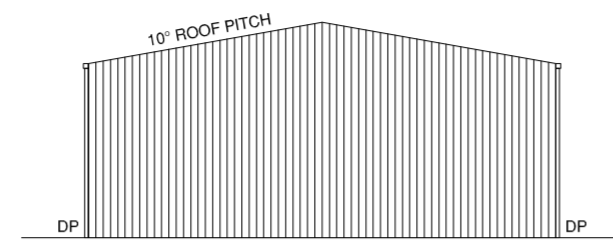
Applications and submissions referred to in this consent may be lodged at:

Central Darling Shire Council

21 Reid Street
Wilcannia NSW 2836



ELEVATION B



ELEVATION C

COLUMN SCHEDULE

MARK	SIZE	FLYBRACED / STIFFENED
C1 - C10	200 UB 25	N/A
M1 - M2	200 UB 22	N/A

RAFTER SCHEDULE

MARK	SIZE
R1 - R10	C300 26

PURLIN SCHEDULE

SIZE	SPACING	BRACING	LAP
Z150 12 G450	1200	1/BAY	970

GIRT SCHEDULE

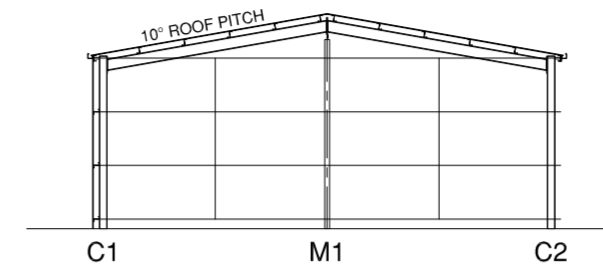
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Z150 12 G450	1400	1/BAY	970

BRACING SCHEDULE

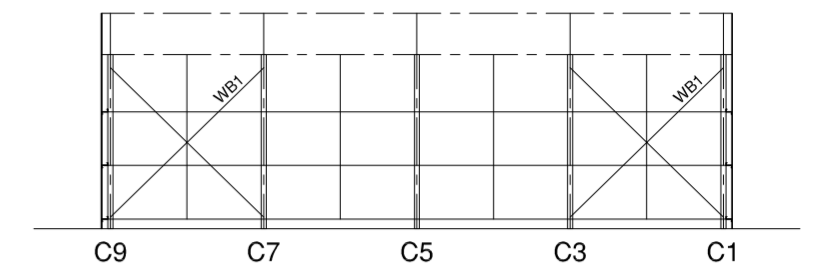
MARK	SIZE
RB1	1/12 Ø MS ROD
WB1	1/12 Ø MS ROD

FOOTING SCHEDULE

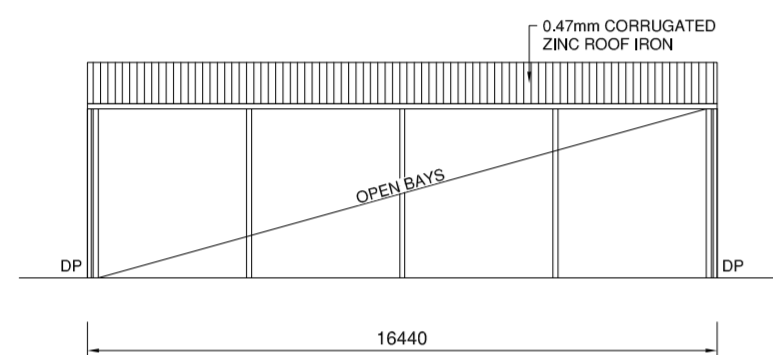
MARK	SIZE	DEPTH
F1	600 Ø or SQ.	1200 MIN.
F2	600 Ø or SQ.	600 MIN.



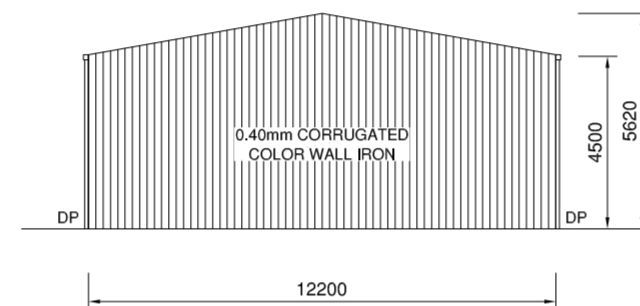
ELEVATION C



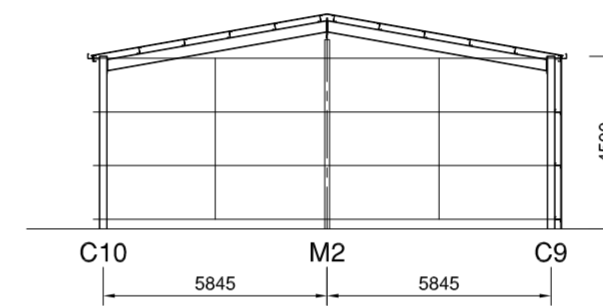
ELEVATION B



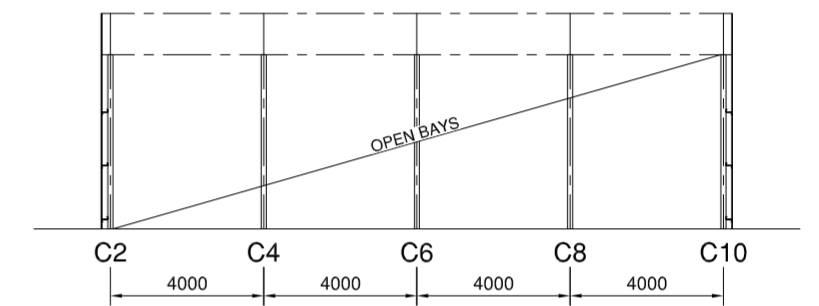
ELEVATION A



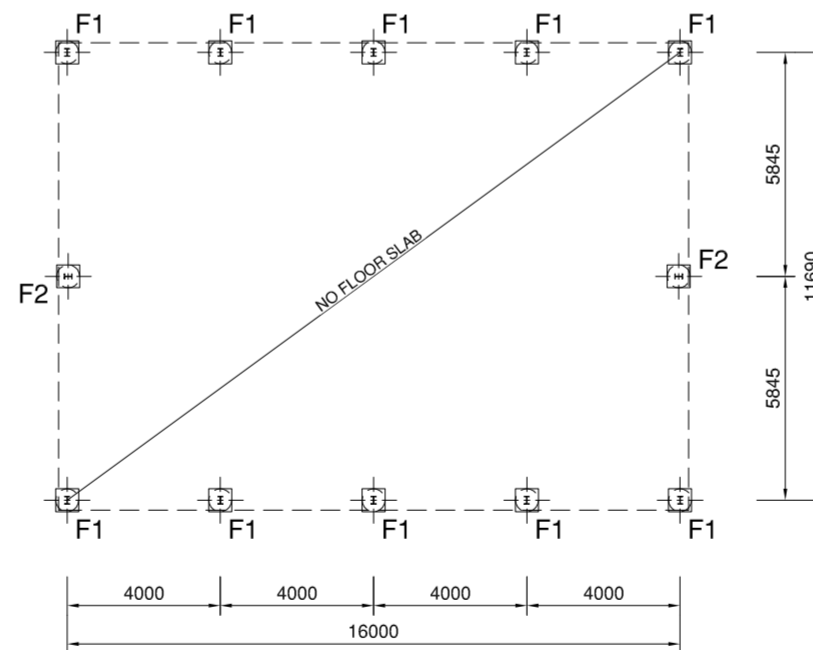
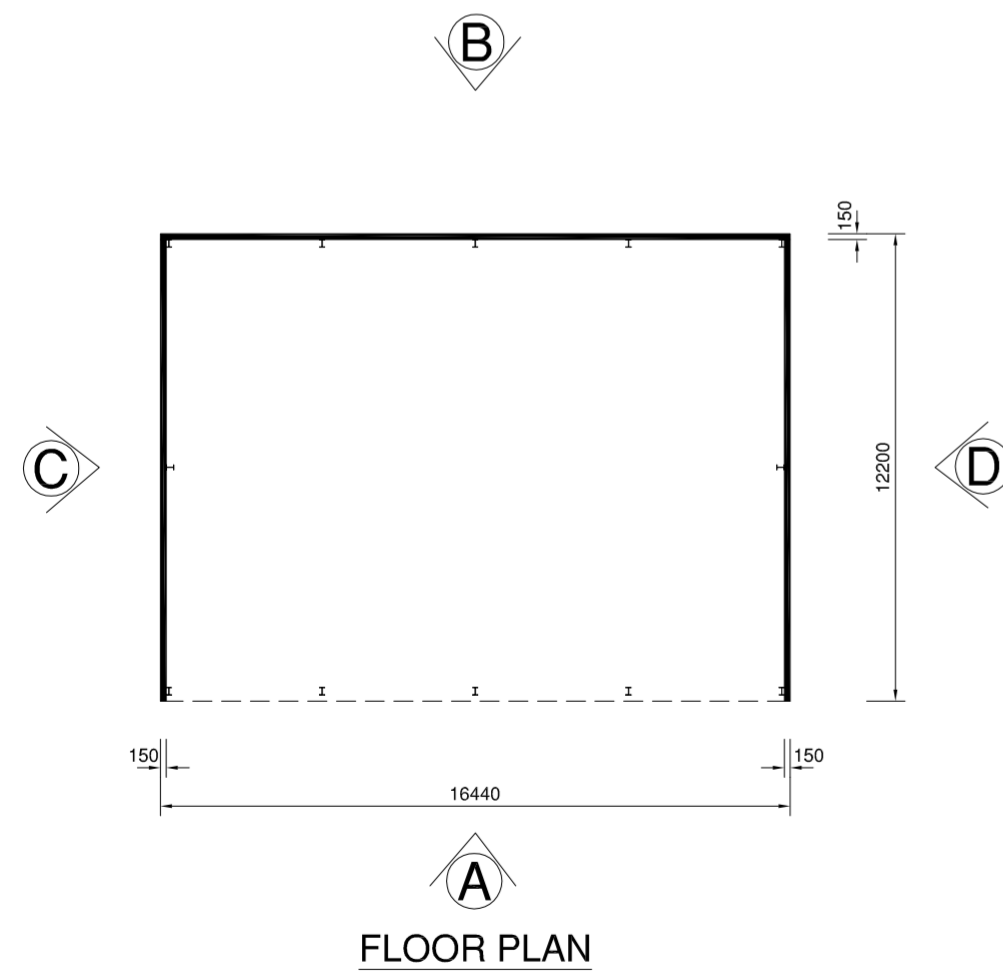
ELEVATION D



ELEVATION D

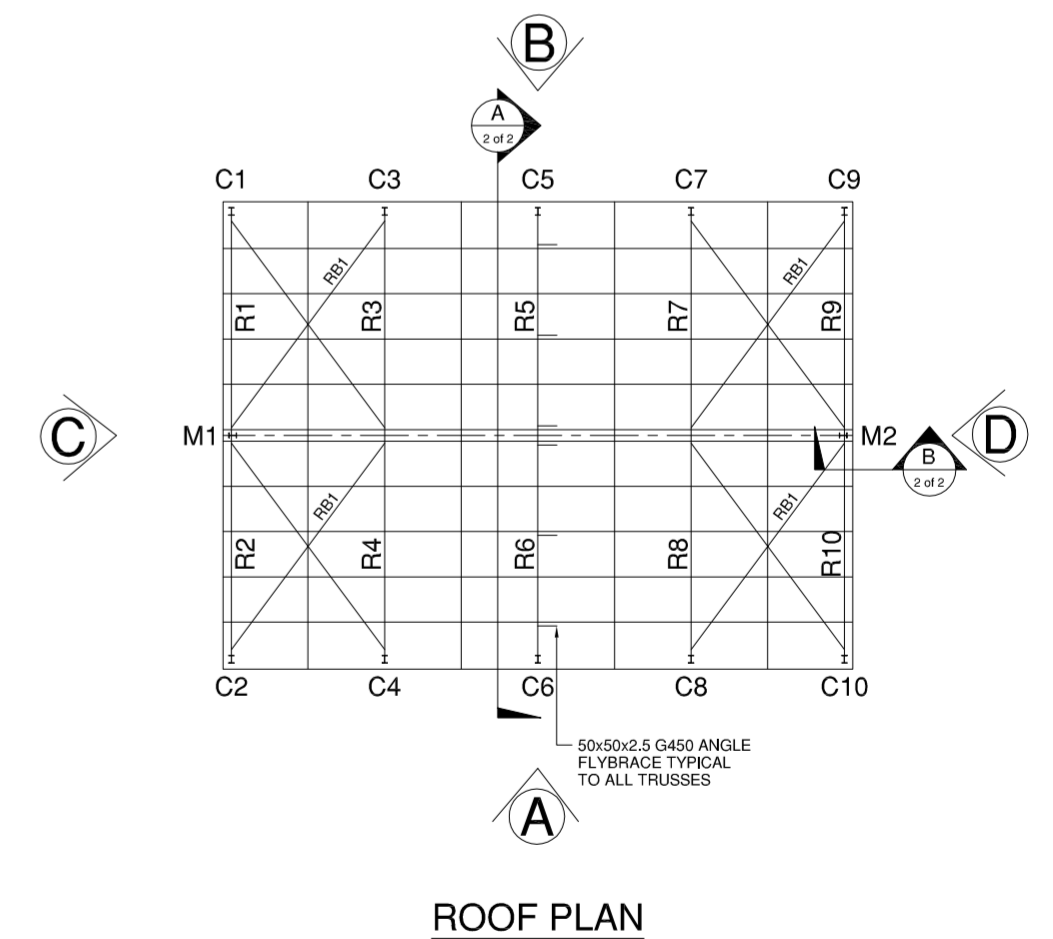


ELEVATION A



FOOTING NOTE:
FOOTINGS TO BE FOUNDED A MINIMUM OF 200mm INTO NATURAL UNDISTURBED SOIL, WITH AN ALLOWABLE BEARING CAPACITY OF 150kPa. TO BE CONFIRMED PRIOR TO CONSTRUCTION.

FOOTINGS ADJACENT AN EXISTING EASEMENT TO BE FOUNDED 300mm MIN. BELOW THE ANGLE OF REPOSE OF EXISTING SERVICE LINE. THE FOOTING DEPTH, EXISTING SERVICE LINE DEPTH & POSITION TO BE CONFIRMED BY LOCAL AUTHORITY PRIOR TO CONSTRUCTION.



PROJECT
PROPOSED SHED FOR: WARDLE BUILDERS AT: LOT 1 BEHRING STREET, IVANHOE, NSW.

DRAWING TITLE
LAYOUT.

TELFORDS BUILDING SYSTEMS
(Aust.) PTY. LTD. - A.C.N 055 703 038 - A.B.N 47 576 240 970

COMMERCIAL, INDUSTRIAL & RURAL BUILDING SPECIALISTS

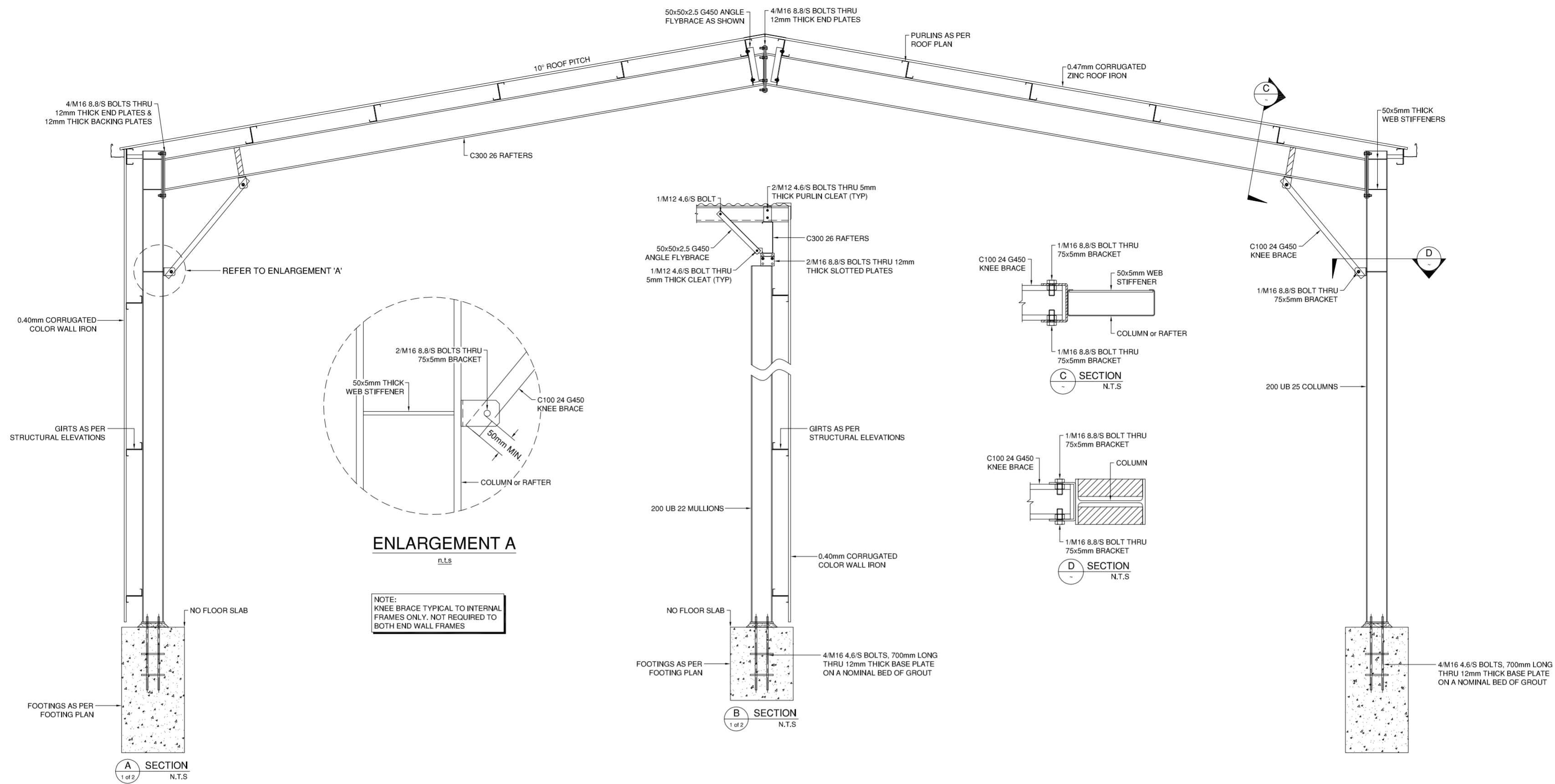
VIC (Shepparton) Ph. (03) 5821 4399
NSW (Wollongong) Ph. (02) 4229 8116
QLD (Yatala) Ph. (07) 3804 6688

IMPORTANT:
PLEASE REFER TO TELFORDS BUILDING SYSTEMS WORKSHOP DRAWINGS FOR, EXACT MEASUREMENTS & DIMENSIONS. **DO NOT USE THIS DRAWING**

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HIA 527937
RDI REGISTERED BUILDING PRACTITIONER DP-AD 109

DRAWN	R. COVERDALE	DWG. No.	1/086/21
DATE	6/04/2021		
SCALE	1:200(A2)		
CHECKED	G.FORD	Sheet	1 of 2



FOOTING NOTES:

- F1. The footing design denoted upon these plans is suitable for sites with a soil reactivity classification of A, S, or M class only (i.e. not H, P or higher). It is highly recommended that a suitably qualified geotechnical engineer is engaged to test and confirm the site classification prior to construction.
- F2. Retain experienced / authorised personnel to inspect the footings to confirm adequacy prior to placement of reinforcing and concrete.
- F3. All earthworks are to be carried out in accordance with AS3798-2007. All top soil including organic material is to be cleared from the building area prior to construction. Once the sub-grade is proof rolled, excavate and remove any soft spots or tree roots and backfill with approved granular material. The fill (sub base) placed should be certified to level 1 in accordance with AS3798-2007 and deemed controlled fill by a recognised geotechnical engineer. All fill placed is to be non reactive and compacted in 150 layers to achieve a minimum of 95% dry density, confirmed by standard compaction tests.
- F4. Site drainage protecting the soil from excessive wetting is very important and all stormwater runoff must be directed away from the footings. Gardens, large trees, and shrubs must be kept away from footings/slabs. Seepage water occurring on sloping or excavated sites must be prevented from reaching footings by the construction of cut off drains.
- F5. All drainage trenches must be constructed a minimum of 1200 from the outside edge of all footings. If site restrictions make this impossible, it may be necessary on reactive soil sites to install moisture barriers between plumbing trenches and footings/slabs to stop excessive moisture change.
- F6. The builder is to confirm the depths and locations of all site services prior to construction. If existing services are found to foul with the footings denoted upon this plan, this office is to be notified immediately for advice/direction.
- F7. If the proposed structure detailed upon these plans is found to undermine or surcharge existing site or neighbouring structures, the builder is to contact this office immediately for advice/direction.

GENERAL NOTES:

- G1. All work and materials shall be in accordance with the drawings, the specification, and current relevant Australian Standards, the building code of Australia and other statutory requirements.
- G2. These drawings shall be read in conjunction with the architectural and other consultant's drawings, the specification and all other written instructions that are issued during the course of the works.
- G3. The builder shall confirm all relevant dimensions before commencing construction/fabrication.
- G4. All discrepancies shall be referred to the architect/engineer for clarification before proceeding. Notify the architect/engineer of all variations arising from the clarification of the discrepancy before proceeding with the works.
- G5. Refer to architectural drawings for dimensions not noted on the engineering drawings.
- G6. Manufacturers specifications means a current approved specification for use under conditions applicable.
- G7. Do not scale drawings.
- G8. All dimensions are in millimetres or metres unless noted otherwise.

- G9. No substitutions shall be made without the written approval of the engineer.
- G10. The builder shall maintain the works in a safe, stable condition and ensure that no part is over-stressed during construction.
- G11. The Builder to ensure all underground services, pipes and cables to be located prior to excavation. Call 'Dial Before You Dig' on 1100 or go to www.1100.com.au.
- G12. Moisture or Moisture Retaining materials should not be permitted to remain in intimate contact with metal roof & wall sheeting. Such contact will ultimately result in perforation (rust) of the material.
- G13. Trees should not be planted or allowed to exist, closer than 75% of their mature height to the building. If any trees are to be retained and the new building is to be built within the distance equivalent to 75% of the mature height of the trees, an approved root barrier must be installed or the footing/floor design denoted on these drawings will require further engineering to avoid damage to the footings/floor/structure.
- G14. This structure has not been designed with the allowable deflection limits for plaster / gypsum clad timber walls. Articulation joints at column locations and ceiling / wall junctions should be provided to limit potential damage to linings as a result of excessive deflection under wind loads however some damage to linings may occur as a result of these deformations.

CONCRETE:

- C1. All workmanship and materials shall be in accordance with AS 3600 current editions with amendments, except where varied by the contract documents.
- C2. Concrete shall have a characteristic compressive strength as follows:

Element:	Strength Fc:
Footings	25 Mpa
Concrete Panels	N/A
Slab on Ground	N/A
- C3. Cover to reinforcement shall be obtained by the use of approved bar chairs. All bar chairs to be spaced at 1000ctrs maximum. Cover shall not be less than the size of the aggregate or the main bars.

Element:	Concrete Cover:
Footings	50mm
Concrete Panels	40mm
Slab on Ground Internal	30mm
Slab on Ground External	40mm
- C4. Sizes of concrete elements do not include thickness of applied finish.
- C5. Provide 0.2mm polythene moisture barrier throughout, under entire slab on ground.
- C6. No holes, chases or embedment of pipes other than those shown on the structural drawings shall be made in concrete members without the approval of the engineer.
- C7. Construction joints shall be properly formed and located only where shown or specifically approved by the Engineer.
- C8. Reinforcement is represented diagrammatically, it is not necessarily shown in true projection.

- C9. Splices in reinforcement shall be made only in the positions shown, unless the approval of the engineer is obtained for any other splice.
- C10. Welding of reinforcement will not be permitted unless noted on the structural drawings.
- C11. Pipes or conduits shall not be placed within the cover to reinforcement without the approval of the engineer.
- C12. Reinforcement is to be supplied and bent in accordance with AS 1302, AS 1303 & AS 1304 current editions and amendments. Reinforcement is denoted by the following symbols:
 - R denotes structural grade round bars grade 250
 - N denotes hot rolled deformed bars grade 500
 - SL denotes hard drawn steel wire square fabric
 - RL denotes hard drawn steel wire rectangular fabric
 - L denotes hard drawn steel wire trench mesh
- C13. All reinforcement for any one pour shall be completely placed and tied prior to inspection. No concrete shall be poured until reinforcement has been inspected and approved.
- C14. All concrete shall be properly compacted by means of approved vibrators.
- C15. Where walls are non-load bearing at either horizontal or vertical faces they shall be separated from concrete or brickwork by 10mm thick bituminous canite or similar.
- C16. Concrete shall be separated from supporting masonry by two layers of suitable membrane or as directed by the Engineer. Vertical faces of concrete to be kept free by a 10mm thickness bituminous canite or similar.

STRUCTURAL STEELWORK:

- S1. All workmanship and materials shall be in accordance with AS 4100.
- S2. Unless noted otherwise all steel shall be in accordance with: AS 3678 and AS 3679 Grade 300 for rolled sections AS 1163 Grade 350 for square hollow sections AS 1074 Grade 200 for circular hollow sections AS 1397 Grade 450 for cold formed light gauge sections
- S3. The Contractor shall provide temporary bracing as necessary to stabilize the structure during erection and leave in place until permanent bracing elements are constructed.
- S4. Welding shall be in accordance with AS 1554 and be performed by an experienced operator.
- S5. Welds shall be 6mm continuous fillet unless noted otherwise.
- S6. Butt welds are to be complete penetration butt welds as defined in AS 1554. E48XX electrodes shall be used.
- S7. Refer to structural drawings for purlin and girt sizes and spacings. Purlins and girts shall be installed in accordance with manufacturers directions. Use washers under bolt head and nut. Purlin bolts to be: M12 4.6/S for sections up to 250mm deep M16 4.6/S for sections over 250mm deep
- S8. Purlin cleats shall be 5mm thick, with 6mm chw, unless otherwise noted.
- S9. Bolt type and procedure is as follows:
 - 4.6/S Refers to commercial bolts of strength grade 4.6 conforming to AS 1111 and tightened using a standard wrench to a 'snug tight' condition.
 - 8.8/S Refers to high strength bolts of strength grade 8.8 conforming to AS 1252 and tightened using a standard wrench to a 'snug tight' condition.
 - 8.8/TF Refers to high strength bolts of strength grade 8.8 conforming to AS 1252 and fully tensioned in a controlled manner to the requirements of AS 4100.
- S10. All Structural steelwork below ground to be encased by concrete 75mm min. all round.
- S11. Concrete encased structural steel to be enclosed by SL41 mesh placed 25mm clear of steelwork. Encasing to provide 50mm min. cover, 75mm min. cover where exposed to earth. All steelwork to be given one shop coat of approved paint unless otherwise noted.

PROJECT	PROPOSED SHED FOR: WARDLE BUILDERS AT: LOT 1 BEHRING STREET, IVANHOE, NSW.
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DRAWING TITLE	STRUCTURAL DETAILS.
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**COMMERCIAL, INDUSTRIAL
& RURAL BUILDING SPECIALISTS**

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IMPORTANT:
PLEASE REFER TO TELFORDS BUILDING SYSTEMS WORKSHOP DRAWINGS FOR EXACT MEASUREMENTS & DIMENSIONS. **DO NOT USE THIS DRAWING**

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HIA MEMBERSHIP
527937



REGISTERED BUILDING PRACTITIONER
DP-AD 109

DRAWN	R. COVERDALE	DWG. No.	1/086/21
DATE	6/04/2021		
SCALE	N.T.S	Sheet	2 of 2
CHECKED	G.FORD		



PARLIAMENTARY COUNSEL

Opinion

Environmental Planning and Assessment Act 1979
Proposed Central Darling Local Environmental Plan 2012 (Amendment No 4)

Your ref: emma.hillier@dpie.nsw.gov.au
Our ref: e2021-176.d03

In my opinion the attached draft environmental planning instrument may legally be made.



(A O'CALLAGHAN)
Parliamentary Counsel
3 August 2021



New South Wales

Central Darling Local Environmental Plan 2012 (Amendment No 4)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

A handwritten signature in cursive script that reads "Garry Hopkins".

.....
Garry Hopkins
As delegate for the Minister for Planning and Public Spaces
10 August 2021

Central Darling Local Environmental Plan 2012 (Amendment No 4)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Central Darling Local Environmental Plan 2012 (Amendment No 4)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to Lots 2–4, DP 1201089 and Lot 111, DP 1201028, Bonney Street, Wilcannia.

4 Amendment of Central Darling Local Environmental Plan 2012 Schedule 4 Classification and reclassification of public land

Omit “Nil” from Part 1. Insert instead—

Bonney Street, Wilcannia

Lots 2–4, DP 1201089 and Lot 111, DP
1201028

From: B + R

Sent: Wednesday, 11 August 2021 8:43 PM

To: Central Darling Shire Council <council@centraldarling.nsw.gov.au>

Subject: unsupervised swimming pools

To the General Manager

I'm writing in regards to the public notice about the [trial for unsupervised White Cliffs swimming pool](#).

The [council meeting from 28 July](#) mentions the main problem is to get staff which is not correct for White Cliffs in recent years. I do work as a pool lifeguard since 2013 and we were always 2 staff with E and myself and some years 3 with D and R.

I'm listing a few thoughts for consideration.

- Maybe there will be less pool usage despite the longer opening hours because the water will be too cold for many days because no one regulating the temperature with solar blanket.
- Is school swimming without pool lifeguard possible?
- What are the insurance costs without lifeguard on site?
- Is it responsible to let in an older person alone?
- CCTV: I guess nobody will constantly keep watching therefore it doesn't prevent drowning if someone has a heart attack in the water
- In critical weather who is going to clear pool and not [make it](#) accessible at all?
- How get tourists access?

Why not test the system at pools where it is always a problem to get staff and [maybe](#) other known problems? It will [then](#) obviously reflect if the solution will work everywhere.

Kind Regards

R

LEASE

The Council of the Shire of Central Darling

-AND-

**COMMONWEALTH OF AUSTRALIA AS REPRESENTED BY THE
BUREAU OF METEOROLOGY**

(BUREAU)

Wilcannia Aerodrome 46012

AUTOMATIC WEATHER STATION

New South Wales

Part A

Information Table

Item 1 Lessor	The Council of the Shire of Central Darling ABN: 65 061 502 439 Po Box 165 Wilcannia NSW 2836 08 8083 8900
Item 2 Bureau	Commonwealth of Australia as represented by the Bureau of Meteorology C/- Ventia Property Pty Ltd, Locked Bag 917, North Sydney NSW 2059 Attention: National Leasing Manager Property Services Email: bom.leaseadmin@broadspectrum.com or such other address as notified by the Bureau from time to time.
Item 3 Leased Area	That part of the Land shown on the plan in Schedule 1 of this Lease being 256m ² .
Item 4 Land	The whole of the land described in certificate(s) of title: Lot 1 DP90670 known as: Lot 1 DP90670 -31.519400, 143.385000 Wilcannia Aerodrome Wilcannia Aerodrome Road Wilcannia NSW 2836
Item 5 Permitted Use	The administration and undertaking of the rights, powers, functions and/or obligations conferred or imposed upon the Bureau by the <i>Meteorology Act 1955</i> (Cth), the <i>Water Act 2007</i> (Cth) or any other Law, including (but not limited to) the installation, inspection, renovation, repair, replacement, maintenance, upgrade, operation and dismantling of the Bureau's Property.
Item 6 Commencement Date	30 September 2021
Item 7 Expiry Date	29 September 2031
Item 8 Further Term/s	Two options of ten years each

Item 9
Base Rent \$ 1.00 excluding GST per annum

Item 10
Rent Review Dates and Method **Fixed Increase: N/A**

Fixed Increase Date/s: N/A

Fixed Increase Rate: N/A %

Part B: Operative provisions

1. Term

1.1 Grant of the lease

- (a) The Lessor grants a lease to the Bureau and the Bureau takes a lease of the Leased Area for the Term at the Base Rent on and subject to the terms of this Lease.
- (b) Subject to the provisions of this Lease, this Lease commences on the Commencement Date and expires on the Expiry Date.

1.2 Further Terms

Provided that the Bureau has given to Lessor a minimum of 3 months' notice prior to the Expiry Date, the Lessor must grant to the Bureau a renewal of the lease of the Leased Area for the period specified in Item 8 upon the same terms and conditions as are contained in this Lease with the following amendments:

- (a) the new Base Rent will be determined in accordance with the method of rent review set out in Item 10;
- (b) inserting the new commencement date, expiry date and base rent in Item 6, Item 7 and Item 9;
- (c) this clause 1.2 will be omitted unless Item 8 refers to an additional Further Term after that for which the renewal of the lease is being granted.

1.3 Holding over

If the Bureau continues to occupy the Leased Area after the Expiry Date without objection by the Lessor, the Bureau will do so as a yearly tenant on the same terms and conditions as this Lease (to the extent they are applicable to a yearly tenancy). Either party may end the yearly tenancy by giving twelve months' notice to the other expiring at any time.

2. Rent and Rent Review

2.1 Payment of Base Rent

The Bureau must pay the Base Rent (as varied in accordance with this Lease) to the Lessor in accordance with clause 3.

2.2 Fixed Increase of Base Rent

On and from each Fixed Increase Date, the Base Rent is increased using the following formula:

$$A = B + (B \times C)$$

where:

A means the Base Rent payable on and from the Fixed Increase Date;

B means the Base Rent payable immediately before the Fixed Increased Date; and

C means the Fixed Increase Rate specified in Item 10(a).

3. Other costs

3.1 Utility Charges

The Bureau must pay all connection, separately metered usage and consumption charges for Utilities consumed in the Leased Area.

3.2 GST

- (a) Unless otherwise indicated, all consideration for any supply made under this Lease is exclusive of any GST imposed on the supply.
- (b) Subject to this clause 3.2, if one party (**Supplier**) makes a taxable supply under this Lease to the other party (**Recipient**), the Recipient on receipt of a tax invoice from the Supplier must pay without setoff an additional amount to the Supplier equal to the GST imposed on the supply in question.
- (c) Terms used in this clause 3.2 which are defined in the GST law have the meaning attributed to them in the GST Law.
- (d) No party may claim or retain from the other party any amount in relation to a supply made under this Lease for which the first party can obtain an input tax credit or decreasing adjustment.

3.3 Payment

The Bureau must pay the Base Rent annually in advance. However, if the Lease is not fully executed by thirty (30) days prior to the Commencement Date, then the first instalment is due within thirty (30) days of the Lease being fully executed.

3.4 Broken periods

If an amount is specified to be for a period but the amount payable is for a period shorter than the specified period, then the actual amount payable for the shorter period is the amount payable for the specified period pro-rated on a daily basis.

3.5 Payment Requirements

Subject to receipt of a correctly rendered tax invoice addressed to the Bureau (and given in accordance with clause 9.1), the Bureau must:

- (a) make all payments under this Lease at the place by electronic funds transfer to an account nominated by the Lessor, without any deduction or right of set-off arising at law or in equity whatsoever; and
- (b) pay any amount due within 30 days of receipt of the tax invoice from the Lessor.

3.6 Lease Costs

If the Bureau requires this Lease to be registered, the Bureau must pay:

- (a) the reasonable and proper costs of preparing a plan of the Leased Area in registrable form; and
- (b) any registration fees on or arising from this Lease.

The parties acknowledge that if a Law imposes duty on this Lease, and imposes that duty on the Bureau as the tenant, then the Bureau is only liable to pay that duty if that Law is binding on the Bureau.

4. Bureau's rights and obligations

4.1 Access and Services

The Lessor grants a licence to the Bureau over the Land to:

- (a) have unrestricted access to and from the Leased Area at all times;
- (b) install, maintain, repair and replace all cables, conduits, services and ducts required to connect Services to the Leased Area:
 - (i) for the avoidance of doubt – anywhere within the Leased Area; and
 - (ii) outside of the Leased Area – subject to consent from the Lessor (which consent is deemed to have been given by the Lessor if no other response is received by the Bureau within 14 days of its request for consent); and
- (c) temporarily use the Land immediately surrounding the Leased Area, solely for the purpose of facilitating Works (including but not limited to during the initial installation of the Bureau's Property). The Bureau must restore the immediately surrounding Land used by the Bureau as far as practicably possible to its condition prior to such use by the Bureau (fair wear and tear excepted).

The licence in this clause 4.1 is coupled with and runs with the leasehold interest.

4.2 Conduct of Bureau's operations

- (a) The Bureau must comply with all applicable Laws and requirements of relevant Authorities from time to time affecting the Leased Area, the Bureau's Property and the Bureau's use or occupation of the Leased Area.
- (b) The Bureau is entitled to use the Leased Area for the Permitted Use and any use reasonably incidental to the Permitted Use.
- (c) Except in an emergency, the Bureau will use its best endeavours to notify the Lessor of its intended access to the Leased Area (which notice may be given in writing, email or by telephone).

4.3 Maintaining the Bureau's Property

The Bureau must at all times keep the Bureau's Property in good repair and condition, except for fair wear and tear.

4.4 Alterations to the Leased Area

The Bureau must ensure that all the Works are carried out:

- (a) in a proper and workmanlike manner;
- (b) in accordance with the Approvals and any applicable Laws;
- (c) in a manner that will not adversely and materially affect, disrupt or cause a nuisance to the carrying out of any works in the Land by the Lessor or any other occupier of the Land (provided the other occupier is in occupation prior to the initial date of occupation by the Bureau), subject to:
 - (i) the Bureau receiving no less than 28 days' prior notice of any proposed works by the Lessor or other occupier of the Land; and
 - (ii) any works by the Lessor or other occupier of the Land not interfering with or delaying the Works;
- (d) where applicable - by contractors who are suitably qualified, competent and experienced in carrying out works in the nature of the proposed Works.

4.5 Compliance with Laws

- (a) Notwithstanding anything else in this Lease, the Bureau is only required to comply with a Law relating to the use of the Leased Area:
 - (i) to the extent that the Bureau is bound by a Law; and
 - (ii) provided the Bureau is not required to effect structural alterations or additions to the Leased Area, install, alter or add to equipment in the Leased Area.

4.6 Lease Dealings

- (a) The Bureau may assign, sublease, licence, part with possession or deal with its interest in this Lease after obtaining the Lessor's prior consent.
- (b) Despite clause 4.6(a), if it is necessary or convenient as a result of a machinery of government change, the Bureau may at any time and without the consent of the Lessor:
 - (i) assign, transfer, sublet, licence or otherwise part with possession or deal with its interest in the Leased Area or part of the Leased Area to a Corporate Commonwealth Entity, a Non-corporate Commonwealth Entity, a Commonwealth Company, any public authority, instrumentality or agency of a State or Territory or any corporation or public authority, instrumentality or agency in which a State or Territory has a controlling interest; or
 - (ii) sublet or part with possession of the Leased Area or any part where the term of the sublease, or the arrangement pursuant to which Bureau parts with possession, does not exceed the Term.
- (c) The Bureau agrees to notify the Lessor within a reasonable time of any action taken in the exercise of its rights under clause 4.6(b).

5. Lessor's rights and obligations

5.1 Quiet enjoyment

The Lessor must give the Bureau quiet enjoyment of the Leased Area without any interruption or disturbance by the Lessor or any person claiming through or under the Lessor.

5.2 Safety

The Lessor must maintain the Land to a suitable condition to ensure that the Bureau and the Bureau's Invitees can safely access the Leased Area.

5.3 Access to the Leased Area

The Owner must permit the Bureau and the Bureau's Invitees:

- (a) unrestricted access to the Leased Area (including the provision of any security codes, keys or similar ability to unlock security measures necessary to access the Leased Area); and
- (b) the right to install, maintain, repair and replace all cables, conduits, services and ducts required to connect Services to the Leased Area.

5.4 Lessor's insurances

- (a) The Lessor shall effect and keep effected during the Term insurance policies for public liability for at least \$20,000,000 for any one occurrence covering all of the Land.
- (b) If requested by the Bureau, the Lessor must give the Bureau evidence (such as a valid certificate of currency) that it has the policies required under this clause 5.3, but no more than once in every 12 months.

5.5 Compliance with Laws and Authority requirements

The Lessor must comply with all Laws and requirements of Authorities from time to time relating to or affecting the Land.

5.6 Contamination

- (a) The Lessor warrants to the Bureau that, to the best of its knowledge and belief at the Commencement Date, the Land is not contaminated by any Contaminant.
- (b) If, at any time, the Leased Area become contaminated by any Contaminant, the Lessor must:
 - (i) notify the Bureau (providing all relevant information about the Contaminant) immediately after becoming aware of the Contaminant; and
 - (ii) undertake such works as are required to manage and clean-up the Contamination in order to eliminate unacceptable risk to human health and/or the environment and in accordance with all applicable laws, guidelines and Authority requirements and to a level sufficient to allow the Bureau to lawfully conduct the Permitted Use from the Leased Area. This clause 5.6(b)(ii) does not apply to the extent that the Bureau or the Bureau's Invitees caused or contributed to the Leased Area becoming contaminated by any Contaminant.

5.7 Clearance Zones

The Lessor must comply with the requirements in Schedule 2, unless prior written consent from the Bureau is obtained (with the request made in writing). If the Lessor becomes aware of any potential non-compliance, the Lessor must immediately notify the Bureau. For the avoidance of doubt, the cost of remedying any non-compliance is the responsibility of the Lessor.

5.8 Bureau's Property

The Lessor acknowledges that the Bureau is the owner of the Bureau's Property at all times, even if it becomes attached to the Land.

6. Risk and insurance

6.1 Risk

The Bureau occupies and uses the Leased Area, uses the other parts of the Land and carries out all Works at the Bureau's own risk.

6.2 Bureau's Insurance

The parties agree that while the tenant is a Corporate Commonwealth Entity, a Non-corporate Commonwealth Entity or a Commonwealth Company and maintains arrangements for risk coverage through Comcover or any equivalent successor, the tenant is not required to take out any other insurance for the purpose of this Lease.

7. End of Lease

7.1 Make good

- (a) Subject to the following terms in clause 7.1, on the Expiry Date or earlier determination of this Lease, the Bureau must vacate the Leased Area.
- (b) Unless otherwise agreed between the parties, the Bureau:
 - (i) may remove the Bureau's Property from the Leased Area and the Land at any time up to three (3) months after the Expiry Date; and
 - (ii) must remove the Bureau's Property within three (3) months after receiving notice to do so from the Lessor (which notice must not be given before the Expiry Date).
- (c) The parties acknowledge and agree that:
 - (i) any period after the Expiry Date when the Bureau's Property remains on the Leased Area or the Land pursuant to clause 7.1 is not regarded as holding over under clause 1.3 and Base Rent is not payable by the Bureau during this period; and
 - (ii) notwithstanding if the Bureau's Property is not removed by the Expiry Date, it is not abandoned by the Bureau unless agreed otherwise in writing.

7.2 Events of default by Bureau

- (a) The Bureau will be in default if it does not comply with the terms of this Lease.
- (b) If the Bureau is in default of this Lease and the Lessor serves a notice on the Bureau to remedy the default and the default is not remedied within a reasonable period (having regard to the seriousness and nature of the default) after service of the Lessor's notice and being no less than 30 days after service to the Bureau, the Lessor may, without prejudice to any other right it has, terminate this Lease and re-enter the Leased Area without further notice to the Bureau.

7.3 Termination by the parties

This Lease may be terminated at any time, by the Bureau by giving no less than 24 months' notice to the Lessor. The Lessor may terminate at any time by giving no less than 24 months' notice to the Bureau. The Lessor agrees it will not serve a Termination notice to the Bureau in the initial 10-year term of this agreement.

7.4 Events of default by Lessor

- (a) The Lessor will be in default if it does not comply with the terms of this Lease.

- (b) If the Lessor is in default of this Lease and the Bureau serves a notice on the Lessor to remedy the default and the default is not remedied within a reasonable period (having regard to the seriousness and nature of the default) after service of the Bureau's notice and being no less than 30 days after service to the Lessor, the Bureau may, without prejudice to any other right it has, terminate this Lease without further notice to the Lessor.

8. Damage or destruction

The Bureau is entitled to a full abatement of Base Rent if the Bureau is required by Law to vacate the Leased Area (or part thereof) because of a material health, safety or security matter caused directly or indirectly by the Lessor, its employees, agents, tenants (other than the Bureau), licensees or contractors and the abatement will apply from the date of vacation up to and including the date that the Bureau can recommence the Permitted Use from the Leased Area, which it shall not be required to do until the health, safety or security matter has been rectified

9. General Provisions

9.1 Notices

- (a) Any notice, request, demand, consent approval or other communication (**Notice**) relation to any matter under this Lease must be in writing and must be left at or sent to the address or email address of the addressee in this Lease (or such other address or email address previously notified in writing by the addressee as the addressee's alternative address for notices). Clause 9.1(a) does not apply where this Lease provides that a Notice may be given orally.
- (b) If given by the Lessor, must be signed or given by the Lessor or the Lessor's duly appointed attorney, solicitor or agent.
- (c) If given by the Bureau, may be provided or given by any person employed or contracted by the Bureau and acting on behalf of the National Leasing Manager, Property Services or the Bureau's duly appointed attorney, solicitor or agent.
- (d) A Notice in accordance with clause 9.1 will take effect:
 - (i) if left at an address or sent by email, on the day the Notice was delivered provided the Notice was delivered by 5.00pm on that day and that day is a business day. Otherwise, the Notice will take effect from the next business day;
 - (ii) if sent by post, on the fourth business day after the Notice was sent; or
 - (iii) if given orally, at the time it is given.

9.2 Whole agreement

This Lease comprises the whole of the written agreement between the parties in respect of the Leased Area.

9.3 Parties to act reasonably

- (a) The parties agree that in relation to this Lease they will act co-operatively and reasonably.
- (b) In this Lease unless stated to the contrary, where consent or approval is required to be provided by a party, that party will act reasonably in considering such consent or approval and will not unreasonably withhold or delay consent to any approval requested.

9.4 Further assurances

Each party must do all things reasonably required by the other party to give effect to the terms of this Lease.

9.5 Reading down

If any provision in this Lease is contrary to any Law, the provision must be read down to such an extent as is reasonable in the circumstances so as to give it valid operation. If the provision cannot be read down, it will be deemed to be void and severed from this Lease.

9.6 Waiver and variation

A provision of or a right created under this Lease is not waived or varied except in writing signed by the party to be bound.

9.7 Antecedent breaches

The expiry or termination of this Lease does not affect the rights of a party arising out of a breach of this Lease by any other party that occurs before the expiry or termination.

9.8 Jurisdiction

The laws of the State govern this Lease.

9.9 Mortgagee and caveator consent

The Lessor must obtain the unconditional consent of any mortgagee and caveator of the Land to this Lease at its cost and in a form acceptable to the Bureau (acting reasonably) and provide a copy to the Bureau.

9.10 Sale of Land

The Lessor must not sell, transfer, lease (including any concurrent lease) or otherwise alienate its interest in the Land or any part of the Land of which the Leased Area forms part unless, prior to or at the time of doing so and at the Lessor's cost, the Lessor provides the Bureau with a deed of covenant in favour of the Bureau executed by the person acquiring or proposing to acquire an interest in the Land (**New Party**), binding the New Party to perform and observe all of the Lessor's covenants contained in this Lease, on terms and conditions satisfactory to the Bureau (including that the Bureau be a party to the deed of covenant with the New Party).

9.11 Caveats

The Bureau may lodge a caveat on the title to the Land which notes the Bureau's interest under this Lease. If required by the Bureau, the Lessor agrees to provide contemporaneously with execution of this Lease its written consent in registrable form to any caveat which the Bureau may wish to lodge in relation to this Lease.

9.12 Capacity

The Lessor warrants that it has the right, title and interest in the Land sufficient to grant the rights to the Bureau under this Lease.

9.13 Clauses to survive termination

The following clauses will survive termination or expiry of this Lease: 1.3, 5.8, 7.1 and 10.1

10. Defined terms and interpretation

10.1 Definitions

The following definitions, together with those in Part A (Information Table), apply unless the context requires otherwise:

Approvals means all necessary consents, permits, approvals, licences and certificates from all relevant Authorities having jurisdiction over the Leased Area to lawfully:

- (a) conduct any works in or around the Leased Area; and
- (b) use and occupy the Leased Area for the Permitted Use.

Authority means any government, semi or local government, statutory or other authority, body or regulator.

Automatic Weather Station means the automatic weather station installed and/or operated by the Bureau in the Leased Area, as altered, upgraded and/or added to in the Bureau's absolute discretion from time to time.

Base Rent means the rent specified in Item 9, as varied under this Lease.

Bureau means the party or parties named in Item 2 and, unless a contrary intention appears, includes the Bureau's Invitees.

Bureau's Invitee means any employees, agents, suppliers, invitees (whilst on the Leased Area), contractors, licensees or any other person claiming through or under the Bureau.

Bureau's Property means anything installed or placed in or on the Leased Area by or for the Bureau and includes the Bureau's equipment (including, but not limited to, an Automatic Weather Station), fixtures, fittings, signage and other property as determined by the Bureau in its absolute discretion from time to time.

Commencement Date means the date specified in Item 6.

Commonwealth Company has the meaning given to it in the *Public Governance, Performance and Accountability Act 2013* (Cth).

Corporate Commonwealth Entity has the meaning given to it in the *Public Governance, Performance and Accountability Act 2013* (Cth).

Contaminant means any toxic or hazardous substance (including asbestos), gas, liquid, or material, any waste or discharge or any pollutant.

Expiry Date means the date set out in Item 7.

Fixed Increase Date means a date specified in Item 10.

Further Term means the relevant further term specified in Item 8.

GST means the same as in the GST Law.

GST Law means the same as 'GST law' means in *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

Land means the land in Item 4.

Law means the common law, a statute, regulation, rule, by-law, ordinance, proclamation, enactment, statutory instrument or delegated or subordinated legislation (whether federal, state, municipal or of any Authority), codes (including any code of practice approved under the *Work Health and Safety Act 2011* (Cth), the *National Code of Practice for the Building and Construction Industry* and the *Australian*

Government Construction OHS Accreditation Scheme, and the Building Code of Australia) and any requirement, notice, order or direction of a competent Authority.

Leased Area means that part of the Land described in Item 3.

Lessor means the person entitled to the reversion under this Lease, which at the Commencement Date is the party or parties named in Item 1. A reference to the Lessor includes any agents and employees of the Lessor.

Non-corporate Commonwealth Entity has the meaning given to it in the *Public Governance, Performance and Accountability Act 2013* (Cth).

Permitted Use means the use of the Leased Area in Item 5.

Rent Review Date means a review date as provided for in Item 10.

Services means all plant, equipment, pipes, services and apparatus (including air-conditioning plant, fire detection, prevention and protection equipment, wires, cables, conduits, other electronic communication equipment, gas and electrical fittings, toilets, sewerage, plumbing, grease traps and wash basins) at or below the Land.

State means the state or territory in which the Leased Area is situated.

Term means the period of time from the Commencement Date to the Expiry Date or any earlier date on which this Lease is determined and includes any period of holding over.

Utility means the whole or any part of the Bureau's requirements for electricity, gas, water, telecommunications or any other services consumed in the Leased Area.

Works means any works commissioned, carried out or caused to be carried out by or on behalf of the Bureau or any person claiming under or through the Bureau including any works in connection with the Permitted Use, in or around the Leased Area.

10.2 Interpretation

In this Lease, unless a contrary intention appears:

- (a) an agreement, representation, covenant or warranty in favour of two or more persons is in favour of them jointly and severally;
- (b) an agreement, representation, covenant or warranty made by two or more persons binds them jointly and severally;
- (c) words importing the singular include the plural and vice versa;
- (d) the word person includes corporations, firms, unincorporated associations, bodies corporate, authorities and agencies;
- (e) a reference to a person includes a reference to the person's executors, administrators, successors, substitutes and permitted assigns and includes the employees, contractors and agents of that person;
- (f) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them occurring at any time;
- (g) a reference to a Lease includes any variation or replacement of it;
- (h) headings are inserted for convenience and do not affect the interpretation of this Lease;
- (i) a reference to the whole of a thing includes a reference to a part of that thing;

- (j) including (in any form) or such as when introducing a list of items or giving an example does not limit the meaning of the word to which the list relates to those items or to items of a similar kind; and
- (k) without limiting any other rights of the Bureau, all licence rights in favour of the Bureau in respect of or in connection with the Land run with the Bureau's leasehold interest and bind all successors, executors, transferees, assigns and other persons having an interest in the Land or any part of it from time to time.

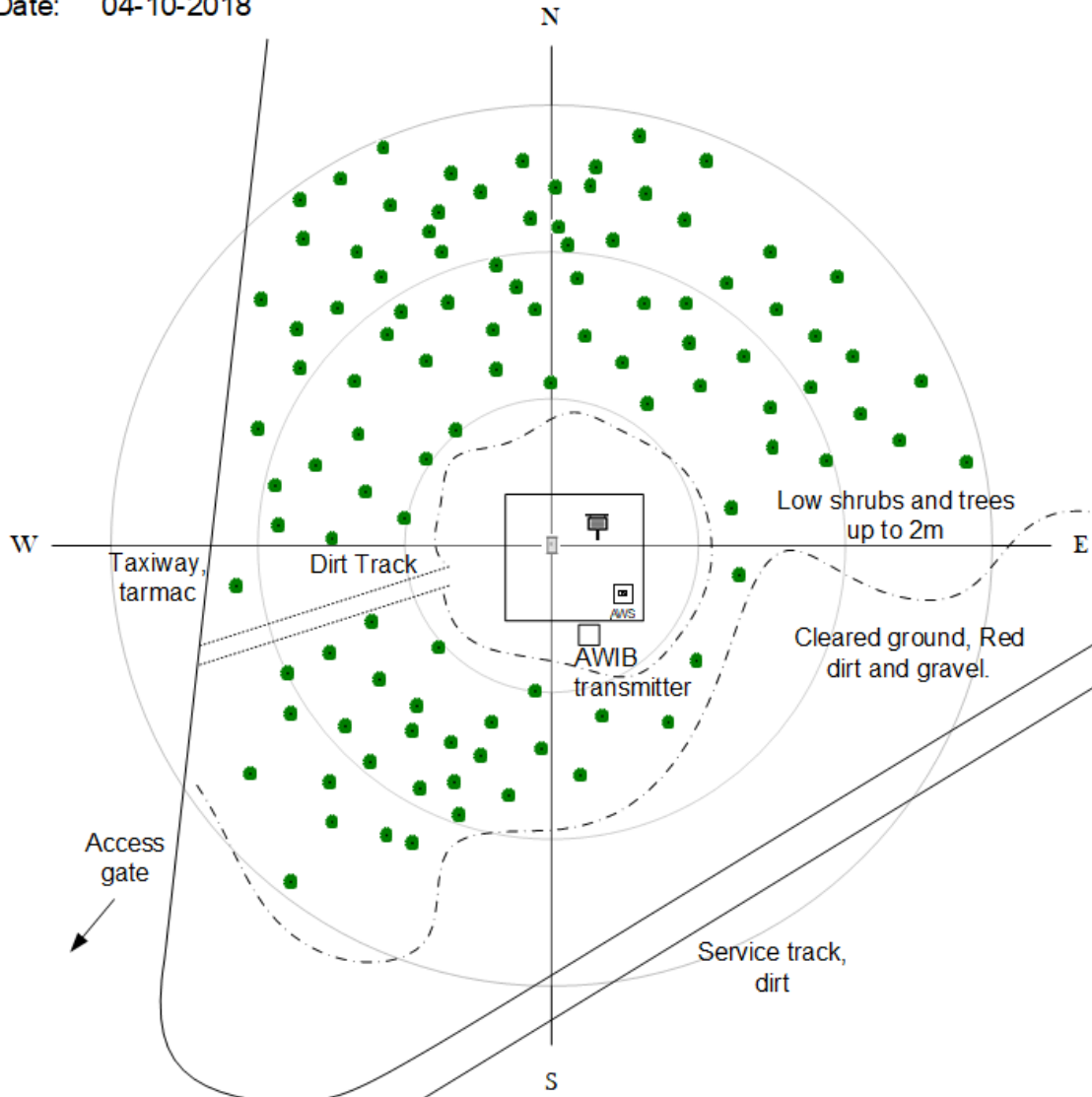
Schedule 1

Plan of the Leased Area- 256m²

Station: Wilcannia Aerodrome AWS

Site No: 046012

Date: 04-10-2018



Range rings 20m.

Note: All heights calculated by using the raingauge rim as the reference point.

WILCANNIA AERODROME AWS
046012
GENERAL
27-07-2020



SCHEDULE 2

CLEARANCE ZONES REQUIRED FOR THE BUREAU'S PROPERTY

1. **Instrument Enclosure:** If an object is to be placed adjacent to the instrument enclosure, then it must be at a distance which is ten (10) times the height of the object.
2. **Anemometer:** If an object is to be placed adjacent to an anemometer, then it must be at a distance which is thirty (30) times the height of the object.
3. **Automatic Weather Station:** If an object is to be placed adjacent to an automatic weather station, then it must be at a distance which is thirty (30) times the height of the object.
4. **Thunderstorm sensor:** No outdoor lighting fixture must be located within a 50 metre diameter of a Thunderstorm sensor. No medium voltage power lines, high power RF transmitting antennas (>4 watts) or smoke stacks are to be installed within 100m (approximately) of the Thunderstorm sensor. No high voltage power lines (>16 kVAC), arc welders, or other gas-discharge equipment to be located or used within an approximate 450 m diameter of the sensor.
5. **Wind profiler:** No radio source (whether a transmitter or radio noise generating system) may be located or operating near the frequency of the wind profiler, particularly in the area of the profiler side-lobes. Aircraft should be discouraged from directly flying over the wind profiler.

The technical specifications for the profiler are::

- Transmission Frequency 55.0 MHz
- Transmission Power (peak) 12-80 kW
- Repetition rate (typical) 1-20 kHz
- Transmission Bandwidth 500 kHz
- Duty Cycle (max) 10%
- General characteristics:

Pulsed radar with vertically pointed Yagi antenna array mounted close to the ground; gain is approximately 20dB towards the zenith, and 40dB down towards the horizon.

Transmitter pulse is approximately Gaussian in shape to minimise spectrum occupancy.

6. **Instrument shelter:** Standard size is 17 m square, centred in a 30 m square buffer zone aligned true North/South. Vegetation is trimmed to below 0.5 m within this buffer zone. No unrepresentative surface (e.g. asphalt, concrete) or water source (open water or irrigated vegetation) is allowed and occupies >10% of the area within a 100 m radius of the shelter or 5% of the area within 30 m of the shelter.

For obstructions less than 15 metres in height, the obstruction should be at least four (4) times their height away from the enclosure. For obstructions greater than 15 metres the distance needs to be increased to ten (10) times the height of the obstruction, particularly if they cover more than 45 degrees of the horizon. Clearance of: 80 m from airport turning areas and aprons; 60 m from airport runways; and 30 m from airport taxiways.

7. **Weather Watch and Wind Finding Radar:** No object shall be placed within 200 metres at bore height (centre of dish), and any radar which is sixty (60) times the amount by which the object is higher than the lower edge of the radar dish.

8. **Satellite Antennae:** All antennae on the Crib Point Site require sighting to within five (5) degrees of the horizon. This is approximately equivalent to a ratio of 1:12 from the base of each antenna mount.

9. **Remote balloon launcher:** Obstruction free area for 90 metres in all directions from release point. No obstruction above an angle of 04 degrees (slope 1:14) or 02 degrees (1:17) for the sector towards which the prevailing wind blows. A clear area (buffer area) of a minimum of 30 m in all directions.

Signing page

Executed as a deed.

EXECUTION BY THE BUREAU

Executed for and on behalf of the
Commonwealth of Australia by a duly
authorised officer in the presence of:

)
)
)
)
.....
Signature of Authorised Officer

.....
Witness signature

.....
Witness name

.....
Name of Authorised Officer (print)
Position Number:
Position Name:
Bureau of Meteorology

Date:

EXECUTION BY THE LESSOR

*[*Insert the appropriate execution clause for the Lessor -]*

SIGNED SEALED AND DELIVERED by

.....
Signature of Witness

)
)
)
) (Signature)
)
)
) (Name)
)
)
) (Position)

.....
Name of Witness

.....
Address of Witness

Date:

Works Program July 2021

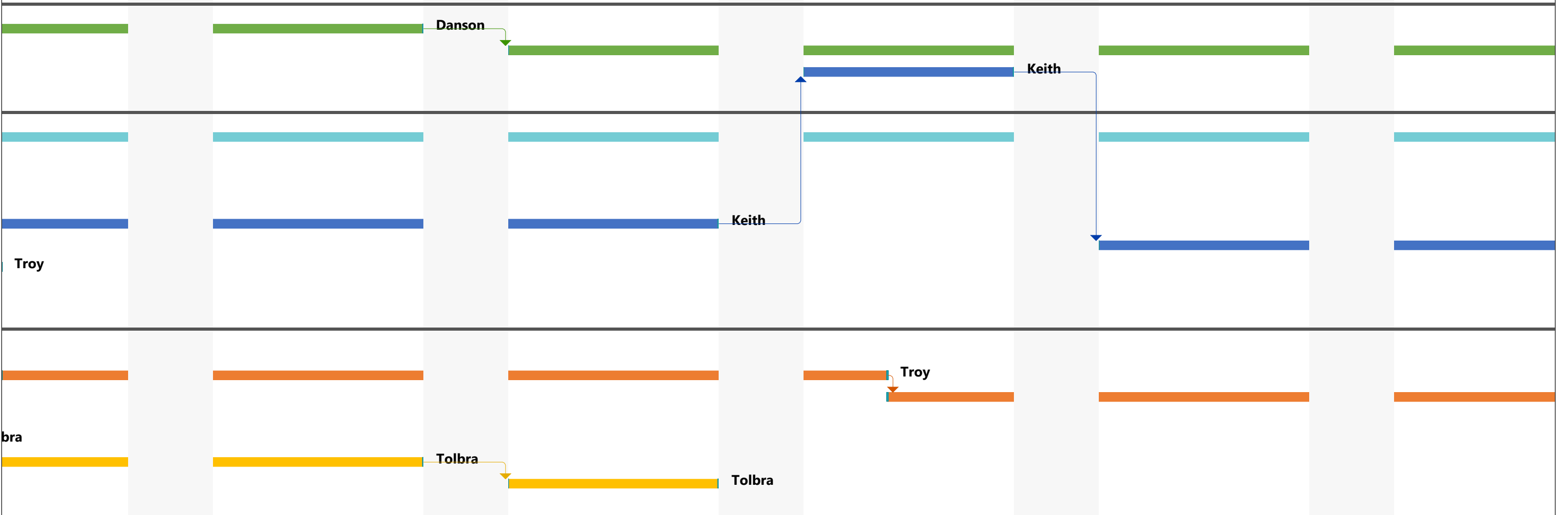
ID	Task Mode	Task Name	Duration	Start	Finish	5 Jul '21							12 Jul '21							19 Jul '21							26 Jul '21							2 Aug '21						
						T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W
1		State Highways	140 days	Tue 6/07/21	Thu 10/02/22																																			
2		Rosewood IS Project	40 days	Tue 6/07/21	Thu 26/08/21																																			
3		Rosewood South IS Project	100 days	Tue 31/08/21	Thu 10/02/22																																			
4		SH21 Rehab Segement 2425	10 days	Tue 14/09/21	Thu 23/09/21																																			
5																																								
6		Regional Roads	240 days	Tue 6/07/21	Thu 30/06/22																																			
7		Pooncarie Rd IS Project	240 days	Tue 6/07/21	Thu 30/06/22																																			
8		MR433 Ivanhoe - Menindee Rd MG	14 days	Tue 6/07/21	Fri 23/07/21																																			
9		MR68A Wilcannia - Tilpa Rd MG	20 days	Tue 6/07/21	Thu 29/07/21																																			
10		MR416 Ivanhoe - Cobar Rd MG	7 days	Fri 9/07/21	Thu 15/07/21																																			
11		MR68A Grid Works REPAIR 2021	30 days	Tue 3/08/21	Thu 9/09/21																																			
12		MR433 Ivanhoe - Menindee Rd REPAIR 2022	60 days	Tue 28/09/21	Thu 16/12/21																																			
13		MR428 Kayrunnera Rd - Storm	10 days	Sat 24/07/21	Fri 6/08/21																																			
14		MR68B Menindee - Wilcannia West MG	40 days	Tue 26/10/21	Thu 16/12/21																																			
15																																								
16		Local Roads	80 days	Tue 6/07/21	Thu 21/10/21																																			
17		SR6 Mandalay Rd - Storm	14 days	Tue 6/07/21	Fri 23/07/21																																			
18		SR3 Tilpa Tongo Rd MG	30 days	Sat 7/08/21	Fri 17/09/21																																			
19		SR1 Tilpa East Rd MG	26 days	Sat 18/09/21	Thu 21/10/21																																			
20		SR32 Glendara Rd - Storm	17 days	Tue 6/07/21	Mon 26/07/21																																			
21		SR49 Yancannia Rd - Storm	5 days	Tue 27/07/21	Wed 4/08/21																																			
22		SR4 Monolon Rd MG	18 days	Thu 5/08/21	Thu 26/08/21																																			
23		SR7 Dry Lake Rd MG	10 days	Tue 31/08/21	Thu 9/09/21																																			
24		SR35 Sayers Lake Rd MG	6 days	Sat 24/07/21	Thu 29/07/21																																			

Project: Works Program July 20
Date: Wed 21/07/21

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

Works Program July 2021

S S M T W T F S S | 9 Aug '21 | S S M T W T F S S | 16 Aug '21 | S S M T W T F S S | 23 Aug '21 | S S M T W T F S S | 30 Aug '21 | S S M T W T F S S | 6 Sep '21 | S S M T W T F S S | 13 Sep '21 | S S M T W T F S S | 20 Sep '21 | S S M T W T F S S | 27 Sep '21 | S S M T W T F S S | 4 Oct '21 | S S M T W T F S S | 11 Oct '21 | S S M T W T F S S | 18 Oct '21

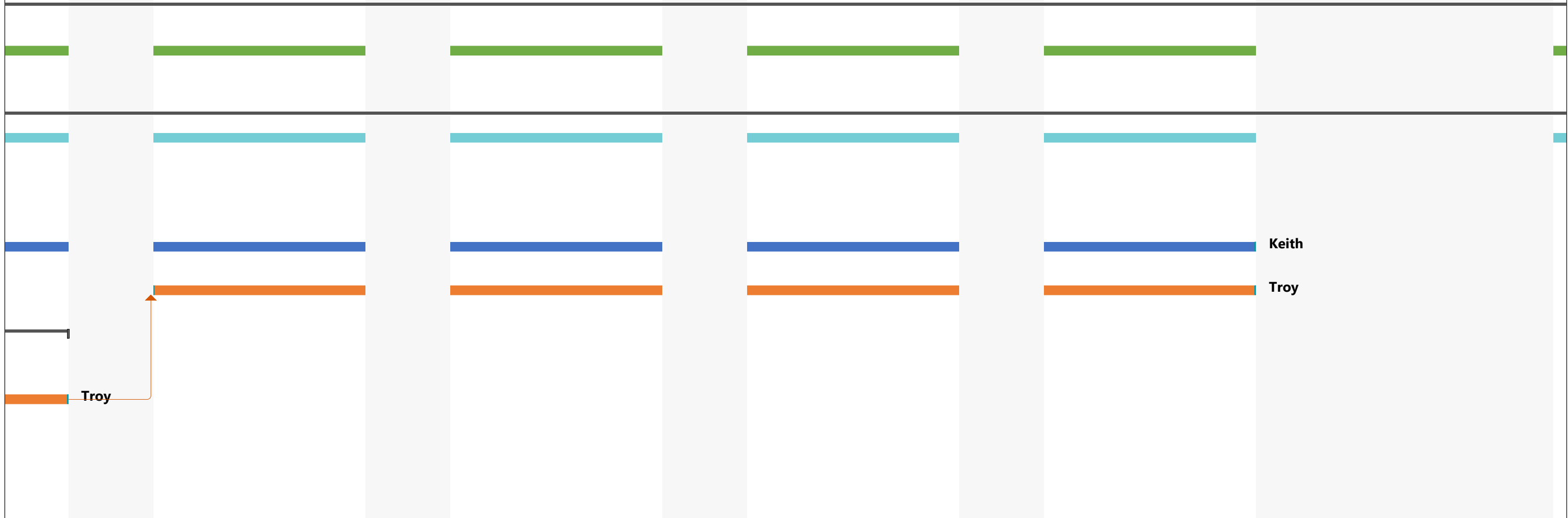


Project: Works Program July 20
Date: Wed 21/07/21

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

Works Program July 2021

Oct '21 | 25 Oct '21 | 1 Nov '21 | 8 Nov '21 | 15 Nov '21 | 22 Nov '21 | 29 Nov '21 | 6 Dec '21 | 13 Dec '21 | 20 Dec '21 | 27 Dec '21



Project: Works Program July 20
Date: Wed 21/07/21

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

White Cliffs Community Association

Meeting on Friday 30th July 3.30p.m. Camp Kitchen, Caravan Park.

Present: Wayne, Enid, Ron, Sarah and Robyn

Apologies: Fran, Rob

Priority on the Agenda was to discuss with representatives from Greenultimate – Solar Energy. After considerable discussion it was decided the need for figures to be done on the electricity bills 2019-2020, a breakdown as to when the Park uses the most electricity and to find whether it will be a viable proposition or not. Cost approx. \$72000 to pay it off and \$58000 to pay upfront!

The Government gives incentives to home owners etc....what about Commercial businesses buying solar panels? Investigate.....

Ron suggested we get advice from Inland Energy before we go ahead....Ron to explain....

Visitors left.....

Minutes of last meeting read by members and accepted.

Correspondence: Email to Greg re grant

Email from Greg Hill informing there has been no news on the Amenities block grant.

Treasurers Report: Next meeting?

Business arising from previous minutes: Rob to let us know the purchase of new washing machines

Still waiting on Gary Taylor to start work on the fence etc.

General Business: Discussed an invoice from the RMS booking system to be paid, but not sure what this program offers, except high costs to set up, to use and high ongoing costs. It was decided to email Allan, asking him to put a hold on the purchase of this system, until we find out more about RME (at a cost also) and /or look for alternative systems.

Request for free accommodation still under discussion.

Meeting closed: 5 p m

	A	B	C	D	E	F	G	H	I
1	Meeting Month	Meeting Date	Section	Item Number	Item Header	Resolution Number	Resolution	Responsible Officer	Action Items
			FINANCIAL REPORTS	7.5	ESTABLISHMENT OF A FINANCIAL RESERVE FRAMEWORK AND ADOPTION OF A FINANCIAL RESERVE MANAGEMENT POLICY	08-10-20	Receive and note the report. Adopt the Financial Reserve Management Policy. Includes the consideration of Financial Reserves in the preparation of the 2021/2031 Long Term Financial Plan. Include the Management of Financial Reserves in the Quarterly Budget Review Procedures and Reports. Include the reporting of Financial Reserve Balances within the Annual Financial Statements. The General Manager present a draft Investment Policy, based on the Investment Guidelines of the Office of Local Government to go on exhibition for public comment and ultimate adoption by council.	General Manager; Administrator; Senior Finance Officer	Adopt the Financial Reserve Management Policy. Includes the consideration of Financial Reserves in the preparation of the 2021/2031 Long Term Financial Plan. Include the Management of Financial Reserves in the Quarterly Budget Review Procedures and Reports. Include the reporting of Financial Reserve Balances within the Annual Financial Statements. The General Manager present a draft Investment Policy, based on the Investment Guidelines of the Office of Local Government to go on exhibition for public comment and ultimate adoption by council.
2	October	28/10/2020	FINANCIAL REPORTS	7.5	ESTABLISHMENT OF A FINANCIAL RESERVE FRAMEWORK AND ADOPTION OF A FINANCIAL RESERVE MANAGEMENT POLICY	08-10-20			
3	December	15/12/2020	SHIRE SERVICES	10.6	IVANHOE WASTE COLLECTION	13.12.20	Receive the report Consult with the Ivanhoe Community about the possibility of reducing waste collection services to 1 day per week and write to all commercial properties Report back to Council following the community consultation period with findings	Director Shire Services	Consult with the Ivanhoe Community about the possibility of reducing waste collection services to 1 day per week and write to all commercial properties Report back to Council following the community consultation period with findings
4	February	24/02/2021	FINANCIAL REPORTS	6.2	SALE OF LAND FOR UNPAID RATES AUCTION RESULTS	03.02.21	That Council: Receive and note the report. Note that monthly reports will be provided to Council until such time that the contracts of sales have been completed and the sale of processed finalised.	General Manager	
5	February	24/02/2021	GOVERNANCE REPORTS	7.4	PHOTO COMPETITION – MY SHIRE IN MY EYES	11.02.21	Receive the report and Approve the use of a photo competition to be known as <i>My Shire In My Eyes</i> . Allocate no more than \$400 prize money to be distributed between first, second and third in both an adult and junior section, as suggested in the report, with discretion to allocate further prizes within the prizemoney amount. The selection panel for prizes consists of the Community Engagement Officer, the General Manager (or his delegate) and an independent person to be determined. Photographs must be taken by the entrant but can be of any subject and taken at any time in the past 12 months. All entries – whether or not, they receive prizes – become the property of Central Darling Shire Council but will be	Jennie Geerdink; #106	Allocate no more than \$400 prize money to be distributed between first, second and third in both an adult and junior section, as suggested in the report, with discretion to allocate further prizes within the prizemoney amount. The selection panel for prizes consists of the Community Engagement Officer, the General Manager (or his delegate) and an independent person to be determined.
6	February	24/02/2021	SHIRE SERVICES REPORTS	9.8	POONCARIE ROAD REALIGNMENT	20.2.21	Receive the report. Proceed with Private Treaty negotiations with affected landholders and associated parties. Proceed with legal consultation, documentation and survey. Delegates authority to the General Manager and Administrator to proceed on these matters.	Director Shire Services	Proceed with Private Treaty negotiations with affected landholders and associated parties. Proceed with legal consultation, documentation and survey

	A	B	C	D	E	F	G	H	I
7	March	24/03/2021	GOVERNANCE REPORTS	8.3	DIGITAL (WEB AND SOCIAL MEDIA) POLICY	09.03.21	Receive the reportPut the draft Policy on public exhibition inviting comment for 28 days, after which, taking into account any comments, it will be adopted as a Policy of Council.	Community Engagement Officer	Put the draft Policy on public exhibition inviting comment for 28 days, after which, taking into account any comments, it will be adopted as a Policy of Council.
8	March	24/03/2021	SHIRE SERVICES REPORT	10.4	COMMUNITY PARTICIPATION PLAN	14.03.21	Receive and note the report.Approve the Community Participation Plan to go on public exhibition for a period of 28 daysAfter the exhibition period, taking into account any comments, receive a further report to formally adopt the document and place it on the NSW Planning Portal and Council's website	Community Engagement Officer; Senior Planner	Approve the Community Participation Plan to go on public exhibition for a period of 28 daysAfter the exhibition period, taking into account any comments, receive a further report to formally adopt the document and place it on the NSW Planning Portal and Council's website
9	June	23/06/2021	GOVERNANCE REPORTS	8.1	POONCARE ROAD CONSTRUCTION- INVESTIGATIONS OF IMPACTS AND HARM TO ABORIGINAL CULTURAL HERITAGE SITES	07-06-2021	1. Receive and note the report and endorse the following: 2. A further progress report to be presented to Council at next meeting in July.	General Manager	
10	June	23/06/2021	SHIRE SERVICES REPORT	10.3	ELECTRONIC ROAD SIGNS	14-06-2021	1. Receive and note the report. 2. Council pursues additional funds to finance the upgrade of inferior existing sign communication software, hardware, and provider protocols. 3. Council pursues further supplementary funding to complete electronic signage on all roads within the Shire prone to adverse weather closures. 4. Council pursues funding for the purpose of installing cameras at sign locations. 5. Council reinforces its Policies and Legal Obligations for the purpose of applying penalties for vehicles driving on closed roads.	General Manager; Senior Finance Officer; Finance Officer; Director Shire Services	
11	June	23/06/2021	SHIRE SERVICES REPORT	10.5	ROADS AND AERODROMES REPORT	16-06-2021	1. Receive and note the report. 2. Request a report of the costings on Budgets for RMS works.	Senior Finance Officer; Deputy Director Shire Services; Director Shire Services	

	A	B	C	D	E	F	G	H	I
12	July	28/07/2021	GOVERNANCE REPORTS	8.1	EMPLOYEE HOUSING FRAMEWORK - JUNE 2021	05-07-2021	Receive and note the report Resolve to Endorse and adopt the Employee Housing Framework. Resolve to endorse and adopt the following: a. Remote Area Rental Salary Package Policy b. Remote Area Rental Salary Package Procedure c. Remote Area House Rental Agreement. Prepare and manage procedure to ensure the Employee Housing Framework is adhered to and updated as required. Prepare and annual staff housing maintenance and improvement plan and commit resources and a budge to ensure it meets its annual targets.	Greg Hill;#57;#Allan Tonkin;#87;#Evelyn Pollard;#115	
13	July	28/07/2021	GOVERNANCE REPORTS	8.3	CEMETERY POLICY AND PROCEDURE RECORDS	07-07-2021	Receive and note the report To endorse and place the Draft Cemetery Policy on Public Exhibition following today's meeting for a period of 28 days.	General Manager; Cemeteries Officers; Community Engagement Officer	
14	July	28/07/2021	GOVERNANCE REPORTS	8.5	PUBLIC CONSULTATION FOR WORK, HEALTH AND SAFETY POLICY REVIEW	09-07-2021	Receive and note the report; andResolve to publicly exhibit the Work, Health and Safety Policy Review.	Sharon Brock;#72;#Jennie Geerdink;#106	
15	July	28/07/2021	CORPORATE SERVICES REPORTS	9.1	PARTNERSHIP AGREEMENT - SERVICENSW FOR BUSINESS	10-07-2021	Council delegates authority to the General Manager to enter into an agreement with ServiceNSW; andAny necessary documents be authorised for execution under the Common Seal of Council if required.	General Manager	
16	July	28/07/2021	SHIRE SERVICES REPORT	10.1	MENINDEE RESIDENTIAL DWELLING PROJECT	11-07-2021	Receive and note that the information and options for the Council owned community land at Lot 1 DP1064220 at 31-41 Darling Street Menindee. Resolve that the planning proposal process commence for the reclassification of the community land to operational land with an amendment to the <i>Central Darling Local Environmental Plan 2012</i> . Resolve that Council commence discussions with New South Wales Housing and New South Wales Aboriginal Housing regarding the disposal of the six (6) residential dwelling units. Council commences discussions with the Office of Local Government in relation to the proposed process.	Planning Officer; EHO; Director Shire Services; General Manager	

	A	B	C	D	E	F	G	H	I
17	July	28/07/2021	SHIRE SERVICES REPORT	10.2	PLAN OF MANAGEMENT AND LEASE FOR 44 REID STREET WILCANNIA - LOT 1, S13, DP759091 - BAAKA CULTURAL CENTRE	12-07-2021	Receive the report and note the information on the completion of the exhibition of the Plan of Management and draft lease for the new land use category – General Community use and the new use of the Community Cultural Centre at Lot 1, S13, DP759091 – 44 Reid Street, Wilcannia. Resolve to adopt the Plan of Management for the new land use category – General Community use, and the new use of land for a Community Cultural Centre. Resolve to adopt the new lease between Central Darling Shire Council and the Baaka Cultural Centre.	Planning Officer; EHO; Director Shire Services; General Manager	
18	July	28/07/2021	SHIRE SERVICES REPORT	10.3	PLANNING PROPOSAL FOR THE RECLASSIFICATION OF LAND AT 44 REID STREET WILCANNIA - LOT 1, S13, DP759091 - BAAKA CULTURAL CENTRE	13-07-2021	Resolve that Council commence the preparation of a planning proposal to reclassify the community land at Lot 1, S13, DP759091 – 44 Reid Street Wilcannia, to be reclassified as Operational Land. Resolve to inform the Department of Planning, Industry and Environment of the intention to prepare the planning proposal to reclassify the land from community land to operational land at Lot 1, S13, DP 759091 – 44 Reid Street, Wilcannia.	Planning Officer; EHO; Director Shire Services; General Manager	
19	July	28/07/2021	SHIRE SERVICES REPORTS	10.4	PLANNING PROPOSAL TO RECLASSIFY LAND	14-07-2021	Resolved that the report Planning Proposal to Reclassify Land at Bonney Street, Wilcannia be deferred for a further report due to the Department not being able to finalise the opinion and it is still with the Parliamentary Counsel due to the COVID lockdown.	Planning Officer; EHO	
20	July	28/07/2021	SHIRE SERVICES REPORTS	10.5	DRAFT ASSEST MANAGEMENT PLANS AND STRATEGY	15-07-2021	Receive the report Seek community feedback via Public Exhibition for a period of 28 days. Report back to Council following consultation period with findings. The General Manager to convene a workshop with the Administrator and staff to review the implications of the Asset Manager Plans. The workshop is to take place once the COVID restrictions have been ceased.	General Manager; Director Shire Service; Community Engagement Officer	
21	July	28/07/2021	SHIRE SERVICES REPORT	10.6	REGIONAL ROADS REPAIR PROGRAM 2021/22	16-07-2021	Receive and note the report Council to write to Transport NSW requesting a change of location of works on MR433 – Ivanhoe, Menindee Road. To allocate \$575,000 of the capital roads funding from the Regional Roadblock Grant to reconstruct and seal 3km of road, 36.5km to 39.5km from Ivanhoe towards Menindee. Update the budget accordingly in the first Quarterly Business Report (QBR).	General Manager; Director Shire Services; Senior Finance Officer	

	A	B	C	D	E	F	G	H	I
22	July	28/07/2021	SHIRE SERVICES REPORTS	10.8	POONCARIE ROAD - PROGRESS REPORT	18-07-2021	Receive and note the report for Pooncarie Road Initial Seal Construction. Further reports to be brought forward to Council on dealing with the construction on a bi-monthly basis by the Project Engineer. The General Manager to provide a more in-depth report to Council in relation to the future funding and costings of the project.	General Manager; Director Shire Services;	
23	July	28/07/2021	SHIRE SERVICES REPORT	10.9	UNSUPERVISED SWIMMING POOLS	19-07-2021	Receive and note the report. Seek community feedback via Public Exhibition for a period of 14 days. Generate a report back to Council at the August Ordinary Council Meeting with findings and feedback that has been received from the public and additional information from external Councils (particularly rural and remote) in relation to similar operations and how they manage any and all risks that may arise.	General Manager; Director Shire Services; Community Engagement Officer	
24	July	28/07/2021	CONFIDENTIAL MATTERS	12.1	BITUMEN SPRAY SEAL CONTRACT	23-07-2021	Select the open tender method in accordance with Regulation 166(a) of the Local Government (General) Regulation 2005; and invite open tenders for the supply of service and materials necessary for the bituminous spray sealing of pavements, in accordance with Regulation 167 of the Local Government (General) Regulation 2005; and Write to Downer EDI to advise that their request for extension of the contract has been denied and Council is proceeding to open tender. Council has delegated authority to the General Manager to sign any contract agreements through the Regional Procurement Group.	General Manager; Director Shire Services	