



BUSINESS PAPER
EXTRA ORDINARY MEETING
OF COUNCIL

To be held on

Wednesday, 15 July 2020
2:00pm

at

Walcha Council Chambers
2W Hamilton Street, Walcha

Members:

Mayor – Councillor Eric Noakes
Deputy Mayor – Councillor Clint Lyon
Councillor Peter Blomfield
Councillor Kevin Ferrier
Councillor William Heazlett
Councillor Jennifer Kealey
Councillor Scott Kermode
Councillor Rachael Wellings

Quorum – 5 Members to be Present
WO/2020/02288

AGENDA

Submitted to Council: 15 July 2020

..... General Manager Mayor



Dear Mayor & Councillors

You are requested to attend the Extra Ordinary Meeting of the Walcha Council to be held in the Council Chambers, Hamilton Street, Walcha on **Wednesday, 15 July 2020** commencing at **2:00pm**.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Anne Moddero'.

Anne Moddero
General Manager

NOTICE:

The Ordinary, Extra-Ordinary and Committee open meetings of Council will be audio recorded for community transparency and minute taking purposes. The audio recording of all Ordinary and Extra-Ordinary Meetings of Council will be uploaded to Council's website.

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1. Apologies
2. Senior Officers Reports
 - 2.1 Development Application 10.2020.12 – Walcha Community Recreation Facility WO/2020/02301
 - 2.2 Design Project for Walcha Community Baths Facility WO/2020/02195
3. Reports to be considered in Closed Council
 - 3A Referral to Closed Council – Bushfire Recovery Funding Additional Projects for Consideration WO/2020/02287

Resolution to adjourn the Ordinary Meeting and to move into Closed Council and to exclude the Press and the Public from the entire proceedings of the Closed Council Meeting.

3.1 Bushfire Recovery Funding Additional Projects for Consideration
WINT/2020/03574

Resolution to move into Open Council.
Resolution to adopt Closed Council Report and Recommendations.

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..... General Manager Mayor



Present:

Apologies:

Submitted to Council: 15 July 2020

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Item 2: Senior Officers' Reports

Submitted to Council: 15 July 2020

..... General Manager Mayor



Item: 2.1 **Ref:** WO/2020/02301
Title: Development Application 10.2020.12 – Community Recreation Facility
– 7N Middle Street Walcha
Author: Contract Town Planner
Previous Items: Not Applicable
Attachment: Development Assessment Report, Aboriginal Heritage Information
Management Search, Plans & Statement of Environmental Effects

Community Strategic Plan Reference:

Goal 6.1 – Walcha’s distinct and diverse natural and built environment will be protected and enhanced.
Goal 6.6 – The character of Walcha and its surrounding villages will be maintained while protecting the productivity of our rural land.

Introduction:

Council has received a Development Application for the construction of a community recreation facility at 7N Middle Street, Walcha, adjacent to the Walcha Squash Courts. This land is currently zoned R1 General Residential Land. This type of development is not permissible in this land zone classification under the *Walcha Local Environmental Plan, 2012*, however it is permissible in the RE1 Public Recreation Land.

This report considers both the development application and an amendment to the land zone classification.

Report:

This application is to erect community recreation facility (Walcha Community Gym) on Lot 30 DP 1077759 and Lot 13 DP 510788, adjacent to the Walcha Squash Court and Swimming Pool.

Land Zone Classification

The development will be undertaken on land that is owned by Council and is zoned R1 General Residential. This development is not permissible development under the provisions of the *Walcha Local Environmental Plan 2012* Land Use table for R1 General Residential Land. However, this development is considered to be ancillary development to the existing indoor recreation facility being the squash courts. As per the *NSW Planning Circular How to characterise development PS13-001*, an ancillary use is a use that is subordinate or subservient to the dominant purpose. The dominant development on this land is the existing indoor recreation facility.

To ensure compliance with the Land Use Table, Council it is recommended that council consider rezoning the Swimming Pool, Squash Court and Gym as RE1 Public Recreation instead of R1 General Residential. This zone is generally intended for a wide range of public recreational areas and activities including local and regional parks and open space. The uses may include ‘recreation facilities,’ ‘community facilities’ such as lifesaving clubs, ‘environmental facilities,’ ‘environmental protection works’ and other uses compatible with the primary use of the land. Rezoning will ensure compliance to the land use zoning table and would give permissibility under the *Walcha Local Environmental Plan 2012* to the existing recreational use of this land and for any future development.

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..... General Manager Mayor



If a rezoning was undertaken, the Minimum Lot Size and the Height of Building Controls would also need to be altered to reflect the land zone change, and the classification of the land will need to be “community”.

Development Application

As Council is the landowner/developer and the approval authority, consideration is required to the non compliances to the controls within the *Walcha Development Control Plan 2019*. The development application as submitted does not comply with the following:

Clause 8.6 Parking Controls

- a) *Car-parking spaces are to be provided on the same lot as the proposed development. Multi-lot land holdings may require consolidation to comply with this control. (Reason: To ensure car parking remains annexed to the approved development.)*

Consolidation of Lot 30 DP 1077759 and Lot 13 DP 510788 will be required. Further as the pool complex encroaches onto Lot 13 DP 510788 and exactly how far Lot 13 DP 510788 encroaches into the pool complex, consolidation of Lots 13, 14, 15, 16 & 17 DP 510788 and Lot 30 DP 1077759 should be seriously considered. The diagram below highlights the position of Lot 13 DP 510788 within the complex, and the exact encroachments cannot be fully determined without a survey being undertaken.



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b) *Additional parking spaces required for any new development or redevelopment shall comply with the controls of this chapter and **Table: Off-street Parking Rates.***

Table: Off-Street Parking Rates

<i>Land Use</i>	<i>Minimum Parking Spaces Required</i>	Onsite Carparking Requirement
<i>Recreation facilities (indoor)</i>	<i>1 space per 25m² GFA.</i>	13
<i>Squash / tennis courts</i>	<i>3 spaces per court.</i>	6

Total 19

The application provides for 11 off street car parks. This leaves a shortfall of 8 onsite carparks. The on street car parking capacity has not been considered in this assessment. It is considered there is sufficient parking in Middle Street to cater for the overflow.

f) *Development proposals that provide less parking than required by this Chapter shall be supported by a parking study.*

No separate third party parking study has been provided or undertaken to justify the onsite parking shortfall or the use of Middle Street for any overflow parking. The applicant notes traffic flow fluctuation patterns at different times of the year, and notes that the current parking arrangements at the location have been in place for a significant time.

Variations such as these to a development control plan is acceptable as development control plans contain controls are not legally binding on decision makers, unlike local environmental plans. However, Council has to determine if accepting these above non compliances, it is setting a precedent for other developers, and also public/developer perception when it does not adhere it its own development control.

There are no other non compliance issues to the *Walcha Development Control Plan 2019*, and it may be argued that this development will have a greater positive social impact to the community as a whole, compared to the increased traffic impact on the residents of Middle Street who live adjoining and opposite to this development.

An Aboriginal Heritage Information Management System Search was undertaken which revealed no recorded sites or places declared in or within 50 metre of the lot boundaries.

Neighbour notification was required, and undertaken as per the provisions of the *Walcha Community Participation Plan 2020*. No submissions were received.

A full development assessment was undertaken and appropriate conditioning utilised to address any issues outstanding. All relevant plans and a full assessment report recommending approval subject to the appropriate use of conditioning are attached.

Legal Issues:

Consideration under the provisions of *Environmental Planning and Assessment Act 1979*, *Walcha Local Environmental Plan 2012*, *Walcha Development Control Plan 2019* and the *Walcha Community Participation Plan 2020* has been undertaken.

Social Implications:

This will have a positive impact on the community as a whole.

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RECOMMENDATION: That Council:

- 1. Approve Development Application 10.2020.12 for the construction of a community recreation facility on Lot 30 DP 1077759 and Lot 13 DP 510788 known as 7N Middle Street, Walcha, as per the development conditions listed within the Development Assessment Report.**
- 2. Rezone the land described as Lots 13,14, 15, 16 & 17 DP 510788 and Lot 30 DP 1077759 from R1 General Residential to RE1 Public Recreation, remove the land from the Minimum Lot Size map and the Height of Buildings map, by way of a Planning Proposal.**
- 3. Undertake the required action to ensure the classification of the land is 'community' land.**
- 4. Request Delegation under section 3.36(2) of the *Environmental Planning & Assessment Act 1979* to make the final instrument.**
- 5. Submit the drafted Planning Proposal for a Gateway Determination.**

Submitted to Council: 15 July 2020

..... General Manager Mayor

Development Assessment Report

DA Number:	10.2020.12	Council:	Walcha
Location:	7N Middle Street, Walcha		
Development Description:	Community Sports Facility		
Title Details:	Lot 30 DP 1077759 & Lot 13 DP 510788		

Proposal Overview

A community gym is proposed behind the existing Squash Court Facility and adjoining the Walcha Pool Complex. The development involves a 24.655m x 13.460m building covering 340m². Construction will involve a concrete slab, and one storey building comprising colourbond roof and sides.

An unsealed carpark at the front of the Squash Courts is used by all members. This arrangement will continue, however there are plans to formalise the carpark with a bitumen seal, with existing trees remaining. There will be 11 carpark spots available for the users of the Squash Courts and Gym facilities, including 1 disabled spot. Overflow car parking will be on Middle St.

When looking straight on from Middle St, the development will not be visible from the road as it is located directly behind the Squash Courts.

An exotic tree (Chinese Elm (*Ulmus parvifolia*)) in the rear NW corner will be relocated offsite. There are no other shrubs or trees located on the site.

Property Details/History

	Checked	Comments
File History	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	It is assumed this has been checked by Council administration staff at lodgement.
Title Plan	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Check Ownership	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

Is there any other issue that requires notation? Yes No

Application Type

- Is this application an Integrated Development Application? Yes No
- Is this application a Designated Development Application? Yes No
- Is this application for State Significant Development? Yes No
- Is this application submitted by/on behalf of a Public Authority? Yes No
- Is this application a staged Development? Yes No
- Is this application a section 96 amendment? Yes No

Concurrence/Referral

Section 4.13 – EP & A Act

- Does this application require concurrence referral? Yes No
- Does this application require courtesy comment? Yes No
- Does this application require referral for decision by Council? Yes No

Comment: This land is owed by Council.

Local Environmental Plan

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

- This land is zoned:** R1 General Residential
- Development as per Standard Definitions:** This development is considered to be an *indoor recreation facility*, which is a prohibited use. However, this development is considered to be ancillary development to the existing indoor recreation facility.

As per the *NSW Planning Circular How to characterise development PS13-001*, an ancillary use is a use that is subordinate or subservient to the dominant purpose.

The dominant development on this land is the existing indoor recreation facility.

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

List the relevant clause/clauses applicable under the LEP

Clause	Compliance	Comment
Land Use Table	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	But in considered to be an ancillary use to the existing facility of squash courts and swimming pool.

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

Is there any other issue that requires notation? Yes No

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

Development Control Plan

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

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

List the relevant clause/clauses under the applicable DCP

Chapter	Clause	Compliance	Comment
8	8.4	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p>Access & Traffic Generation</p> <p>No discussion was provided on possible number of users. There will be additional impact as there will be more users of the facility.</p> <p>The access location is existing and the existing squash court car park will be sealed and utilised.</p>
	8.6	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p>Parking Controls</p> <p>8.6.a – the car parking is split over both lots.</p> <p>8.6.b – recreation facilities require 1 onsite space per 25M2 GFA. Squash Courts require 3 onsite spaces per court. Therefore squash courts should have 6 onsite spaces and the Gym have 13 spaces. This totals 19 spaces to be provided onsite. 11 spaces including one accessible space has been provided leaving a shortfall of 8 spaces. Though not ideal, it is considered that there is sufficient parking on Middle Street to cater for the overflow.</p> <p>8.6.c – accessible parking provided and is compliant.</p> <p>8.6.d – accessible parking is the closest park to the building entrance.</p> <p>8.6.f – no parking study has been provided to substantiate the parking shortfall onsite, or to justify that parking in Middle Street is appropriate. This is not complaint.</p> <p>8.6.g – no certification has been provided that the parking design is complaint with the relevant standard. Therefore will be conditioned.</p> <p>8.6.h – all parking and driveway access will be bitumen sealed.</p> <p>8.6.j – it will be conditioned that all parking spaces will be marked and signposted, and all stormwater directed to Middle Street.</p>

			<p>8.6.k – it will be conditioned that free and uninterrupted access to the car parking be maintained at all times.</p> <p>8.6.m – the carparking is not behind the building line, but is the most obvious place to be located.</p>
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Is there a draft DCP which may affect this proposal?

Yes No

Regional Environmental Plan

There is no REP applicable to this area.

State Environmental Planning Policy

Is this proposal affected by a SEPP?

Yes No

List all relevant SEPPs

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

		<i>area, provides effective communication in suitable locations and is of high-quality design and finish.</i>
SEPP 65 — Design Quality of Residential Flat Development	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP relates to residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.</i>
SEPP 70 – Affordable Housing (Revised Schemes)	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP identifies that there is a need for affordable housing across the whole of the State and describes the kinds of households for which affordable housing may be provided and makes a requirement with respect to the imposition of conditions relating to the provision of affordable housing.</i>
Aboriginal Land 2019	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP provides for development delivery plans for areas of land owned by Local Aboriginal Land Councils to be considered when development applications are considered, and declares specified development carried out on land owned by Local Aboriginal Land Councils to be regionally significant development.</i>
Affordable Rental Housing 2009	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP provides for an increase in the supply and diversity of affordable rental and social housing in NSW.</i>
Building Sustainability Index: BASIX 2004	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP provides for the implementation of BASIX throughout the State.</i>
Coastal Management 2018	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP promotes an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area.</i>
Concurrences 2018	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP allows the Planning Secretary to act as a concurrence authority.</i>
Educational Establishments and Child Care Facilities 2017	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP facilitates the effective delivery of educational establishments and early education and care facilities across the state.</i>
Exempt and Complying Development Codes 2008	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate.</i>
Gosford City Centre 2018	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP applies to the Gosford City Centre.</i>
Housing for Seniors or People with a Disability 2004	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP aims to encourage provision of housing for seniors, including residential care facilities. The SEPP provides development standards.</i>
Infrastructure 2007	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP provides a consistent approach for infrastructure and the provision of services across NSW, and to support greater efficiency in the location of infrastructure and service facilities.</i>
Kosciuszko National Park – Alpine Resorts 2007	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP applies to part of Kosciuszko national park, and to Kosciuszko Road and the Alpine Way. The part of Kosciuszko</i>

		<i>Park to which the policy applies is the land described as the ski resort area in Part 8A of Schedule 6 to the Act.</i>
Kurnell Peninsula 1989	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP applies to land within the Shire of Sutherland, known as Kurnell Peninsula, and adjacent waterways.</i>
Mining, Petroleum Production & Extractive Industries 2007	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP aims to provide proper management of mineral, petroleum and extractive material resources and ESD.</i>
Miscellaneous Consent Provisions 2007	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity.</i>
Penrith Lakes Scheme 1989	Not Applicable <input checked="" type="checkbox"/>	<i>This SEPP applies to the land shown edged heavy black on the structure plan relating to Penrith Lakes.</i>
Primary Production and Rural Development 2019	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP facilitates the orderly economic use and development of lands for primary production; reduce land use conflict and sterilisation of rural land.</i>
State and Regional Development 2011	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP identifies development that is State significant development or State significant infrastructure and critical State significant infrastructure and to confer functions on joint regional planning panels to determine development applications.</i>
State Significant Precincts 2005	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP facilitates the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant precincts for the benefit of the State, and facilitates service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes.</i>
Sydney Drinking Water Catchment 2011	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP provides for healthy water catchments that will deliver high quality water while permitting compatible development.</i>
Sydney Region Growth Centres 2006	Not Applicable <input checked="" type="checkbox"/>	<i>This SEPP co-ordinates the release of land for residential, employment and other urban development in the Orth West Growth Centre, the South West Growth Centre and the Wilton Growth Area.</i>
Three Ports 2013	Not Applicable <input checked="" type="checkbox"/>	<i>This SEPP provides a consistent planning regime for the development and delivery of infrastructure on land in Port Botany, Port Kembla and the Port of Newcastle</i>
Urban Renewal 2010	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP establishes the process for assessing and identifying sites as urban renewal precincts, and facilitates the orderly and economic development and redevelopment of sites in and around urban renewal precincts,</i>
Vegetation in Non-Rural Areas 2017	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP protects the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserves the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</i>
Western Sydney Employment Area 2009	Not Applicable <input checked="" type="checkbox"/>	<i>This SEPP protects and enhances the land known as the Western Sydney Employment Area for employment purposes.</i>

Western Sydney Parklands 2009	Not Applicable <input checked="" type="checkbox"/>	<i>This SEPP puts in place planning controls that will enable the Western Sydney Parklands Trust to develop the Western Parklands into a multi-use urban parkland for the region of western Sydney.</i>
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List all relevant Draft SEPPs

SEPP	Compliance	Comment
SEPP 44 – Koala Habitat Protection	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The key changes in the proposed amended SEPP relate to the definitions of koala habitat, list of tree species, list of councils, and development assessment process.</i>
SEPP 55 — Remediation of Land	Not Applicable <input type="checkbox"/> Applicable <input checked="" type="checkbox"/>	<i>The proposed SEPP will provide a state-wide planning framework for the remediation of land; require consent authorities to consider the potential for land to be contaminated when determining development applications; clearly list the remediation works that require development consent; and introduce certification and operational requirements for remediation works that can be undertaken without development consent.</i>
Complies	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Comment Only <input type="checkbox"/>	See Comment above.
SEPP - Environment	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This consolidated SEPP proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland, and Willandra Lakes World Heritage Property. Changes proposed include consolidating the following seven existing SEPPs:</i> <ul style="list-style-type: none"> • <i>State Environmental Planning Policy No. 19 – Bushland in Urban Areas</i> • <i>State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011</i> • <i>State Environmental Planning Policy No. 50 – Canal Estate Development</i> • <i>Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment</i> • <i>Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No.2-1997)</i> • <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i> • <i>Willandra Lakes Regional Environmental Plan No. 1 – World Heritage Property.</i>

Planning Agreement
Section 4.15(1)(a)(iia) – EP & A Act

Is there a Planning Agreement in force under section 93F of the EP&A Act?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Has a Planning Agreement been offered under this development?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Planning Strategies/Local Policy

Is there a Planning Strategy or Local Policy that requires notation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Has the applicant submitted any supporting planning assessments?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Subdivision

Is this application for subdivision?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Comment: To ensure that the parking is tied to the development lot, consolidation of both lots is required. Further consolidation should be considered for the pool precinct as well as the pool facilities encroach onto lot 13. This will be conditioned.

Environmental Impacts

Section 4.15(1)(b) – EP & A Act

Does this proposal have any potential impact on:

	Impact	Comment
Social	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Improve the social outcome of the community as this is considered to be an extension to an already utilised community facility.
Economical	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	There be minor economical boost during construction only.
Siting & Configuration	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	It is an appropriate site for the facility.
Setbacks	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Setbacks have not been identified and the lots should be consolidated. This will be conditioned.
Privacy	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Overshadowing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Solar Access	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Visual	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The gym will not be seen from Middle Street.
Significant Views	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Amenity	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Water	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Air	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Noise	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land Degradation	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Loss	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	There will be one tree removed for the building. It will be relocated elsewhere in Walcha.
Flora	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Fauna	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Has a Threatened Species Impact Assessment been prepared? Yes No

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

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

Heritage	Impact	Comment
European	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Aboriginal	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	An Aboriginal Heritage Information Management System (AHIMS) search was carried for the land including a 50 metre buffer. No sites are recorded or places declared either on the land or within the 50 metre buffer. See Attachment.

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

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

Is this proposal in a heritage conservation Zone? Yes No

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

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

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

Flooding

Section 4.15(1)(b) – EP & A Act

Is this property flood affected? Yes No

Bush Fire Prone Land

Section 4.15(1)(b) – EP & A Act

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

Contaminated Land

Section 4.15(1)(b) – EP & A Act

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

Does this land require remediation? Yes No

Has a Contaminated Land Site Investigation been completed? Yes No

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

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

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

Infrastructure

Section 4.15(1)(b) – EP & A Act

Is an engineering assessment required? Yes No

Does this proposal have any potential impact on:

	Impact	Comment
Sewer	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Sewer is available to the site.
Water	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Water is available to the site.
Drainage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	All drainage will be to Middle Street.
Access	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Positive - A new access will be constructed and the existing carpark extended and sealed.
Kerb & Gutter	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Upgrade Existing Road	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Road Network	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Existing Easements	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Telecommunications	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Pedestrian Access	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	This will not be impacted.
Loading & Unloading	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Parking	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Positive - See comment above
Energy Conservation	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Does the development require any new easements? Yes No

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

Construction Assessment

Is a Construction Certificate Required? Yes No

Section 68 Assessment

Is a section 68 assessment required? Yes No

Has a section 68 assessment been completed? Yes No

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

What type of waste system is required? Water, sewer & Stormwater

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

Developer Contributions

Does this proposal require any Developer Contribution? Yes No

Is the contribution for a subdivision? Yes No

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

Signage

Does this proposal require signage? Yes No

Has this application included signage? Yes No

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

Comment: Identification only as it is in a residential area.

Will the signage require referral to the RMS or Local/Regional Traffic Committee? Yes No

Notification

Does this application require notification/advertising? Yes No

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

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

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

Dates Notification Undertaken Commenced 17.6.2020 Finished 1.7.2020

Were there any written submissions received? Yes No

Section 88b Instrument

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

Public Interest

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

Is there any public health issues? Yes No

Are there any other public interest issues? Yes No

Site Suitability

Section 4.15(1)(c) – EP & A Act

Is this a suitable site for this development? Yes No

Assessing Officer General Comment

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

Recommendation

1. Council rezone Lots 13,14, 15, 16 & 17 DP 510788 and Lot 30 DP 1077759 from R1 General Residential to RE1 Public Recreation.
2. This development application be approved subject to the following conditions:

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

Compliance with Building Code of Australia & insurance requirements under the Home Building Act 1989

Please Note: A reference to the Building Code of Australia is a reference to that Code as in force on the date the application is made for the relevant:

- a) development consent, in the case of a temporary structure that is an entertainment venue, or
- b) construction certificate, in every other case.

1. The work must be carried out in accordance with the requirements of the Building Code of Australia.

Erection of signs

Please Note: This does not apply in relation to:

- a) Building work, subdivision work or demolition work that is carried out inside an existing building, which does not affect the external walls of the building development consent, in the case of a temporary structure that is an entertainment venue, or
- b) Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws.
- c) A complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

2. 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:
 - a) showing the name, address and telephone number of the principal certifying authority for the work, and
 - b) 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
 - c) stating that unauthorised entry to the site is prohibited.
3. 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.

Please Note: Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100).

Shoring and adequacy of adjoining property

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

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

GENERAL CONDITIONS

5. The development shall be implemented in accordance with:
- (a) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application,
 - (b) the details set out on the plans approved and stamped by authorised officers of Council, except as amended by the conditions of this development consent.

Note: Any proposal to modify the terms or conditions of this consent, whilst still maintaining substantially the same development to that approved, will require the submission of a formal application under Section 4.55 of the Environmental Planning and Assessment Act 1979 for Council's consideration. If amendments to the design result in the development not remaining substantially the same as that approved by this consent, a new development Application will have to be submitted to Council.

6. A copy of all stamped approved plans, specifications and documents must be kept on site at all times so as to be readily available for perusal by any officer of Council or the Principal Certifying Authority.
7. Due to the Pool facility, squash courts and gym facility and associated onsite parking encroachments, Lots 13, 14, 15, 16 & 17 DP 510788 and Lot 30 DP 1077759 are to be consolidated.
8. The only signage permitted on the building is for identification purposes only.

CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING

9. A Construction Certificate must be obtained, in accordance with cl.146 of the Environmental Planning and Assessment Regulation 2000, before work commences.
10. Council is to be given written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement, in accordance with cl 103 and 104 of the Environmental Planning and Assessment Regulation 2000. Such notice is given using the form enclosed with this consent. Should Council be appointed the Principal Certifying Authority, the applicant must give at least 2 days' notice to enable inspections to be undertaken.
11. Before construction commences on the site and throughout the construction phase of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:
- divert uncontaminated run-off around cleared or disturbed areas,
 - erect a silt fence to prevent debris escaping into drainage systems or waterways,
 - prevent tracking of sediment by vehicles onto roads,
 - stock pile topsoil, excavated material, construction and landscaping supplies and debris within the site.

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

12. A hoarding or fence must be erected between the work site and any public place if the work is likely to cause traffic (pedestrian or vehicular) in a public place to be obstructed or otherwise inconvenience. The erected hoarding is to be sufficient to prevent any substance from or in connection with the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. The hoarding, fence or awning is to be removed once the work has been completed.
13. Approval to carry out work on the footpath must be obtained, in accordance with section 138 of the *Roads Act 1993*, before works commence.
14. Approval to carry out water, sewer and stormwater work must be obtained, in accordance with section 68 of the *Local Government Act 1993*, before works commence.

CONDITIONS TO BE COMPLETED DURING CONSTRUCTION

15. The owner of the property is to ensure that any building is constructed:
 - (a) to meet the setback requirements of the approved plans,
 - (b) to be located within the confines of the lot, and;
 - (c) so that it does not interfere with any easements or covenants upon the land.
16. Any building work must be carried out between 7.00am and 5.00pm Monday to Friday and 8.00am to 1.00pm Saturdays, excluding Sundays and public holidays. No audible construction is to take place outside these hours, to maintain the amenity of the locality.
17. A garbage receptacle must be provided at the work site before works begin and must be maintained until works are completed. The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.
18. Waste materials (including excavation, demolition and construction waste materials) must be managed on the site (and must not be burned on site) and then disposed of at a waste management facility, to protect the amenity of the area and avoid the potential of air pollution.
19. Effective dust control measures are to be maintained during construction to maintain public safety/amenity. Construction activities are to be undertaken so as not to inconvenience the adjoining land owners and are to be restricted solely to the subject site.
20. Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
21. No material or equipment associated with the development is to be placed on public land without the written consent of the Council, and any activity located in close proximity to public areas is to be fenced to prevent damage to persons or property.
22. Any earthworks (including any structural support or other related structure for the purposes of the development):
 - a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
 - b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
 - c) that is fill brought to the site—must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the Protection of the Environment Operations Act 1997, and
 - d) that is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the Protection of the Environment Operations (Waste) Regulation 2005.

Any excavation must be carried out in accordance with *Excavation Work: Code of Practice* (ISBN 978-0-642-785442), published in July 2012 by Safe Work Australia.
23. If, during the course of any activities conducted under this consent, the Applicant becomes aware of any heritage or archaeological sites not previously identified, all work likely to affect the site shall cease immediately. The Applicant shall then consult with relevant authorities and decide on an appropriate course of action prior to recommencement of work. The relevant authorities may include NSW Environment, Climate Change & Water and the relevant local Aboriginal community. Any necessary permits or consents shall be obtained and complied with prior to recommencement of work.

CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION/USE COMMENCING

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

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

25. At the completion of the works, the work site must be left clear of waste and debris.

26. The access and onsite carpark are to be constructed to a standard approved by Council's Director of Engineering and is to include:
- a) The Accessible car parking space is to be provided in accordance with the Disability (Access to Premises - Buildings) Standards 2010.
 - b) All remainder On-site parking design must meet the relevant Australian Standards (AS 2890.1 and 2890.2 2004).
 - c) All car parking areas, driveways, turning areas and loading areas are paved in either a bitumen seal coat, asphaltic or bituminous concrete, cement concrete, concrete paving blocks, or brick paving blocks.
 - d) All parking spaces shall be suitably line-marked and sign-posted and be graded and drained to Council's stormwater system in Middle Street.
 - e) Free and uninterrupted access to car parking areas shall be maintained at all times.
27. A Subdivision Certificate must be obtained, in accordance with cl.157 of the *Environmental Planning and Assessment Regulation 2000*.

CONDITIONS RELATING TO ONGOING OPERATIONS

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

COUNCIL ADVICE ONLY

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

Reasons For Conditions

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

9. To minimise the potential for detrimental impacts to buildings or neighbouring properties.
10. The subdivision cannot be registered with the Land Titles Office, and be finalised, until the subdivision certificate on the surveyors plan is signed by an authorised officer of Council.

Conclusion

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

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

Additional Notes Attached

Yes No

- Aboriginal Heritage Information Management Search



Signed:

Elizabeth Cumming, Consultant Planner

Date: 9 July 2020

AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : Walcha Gym 2

Client Service ID : 519248

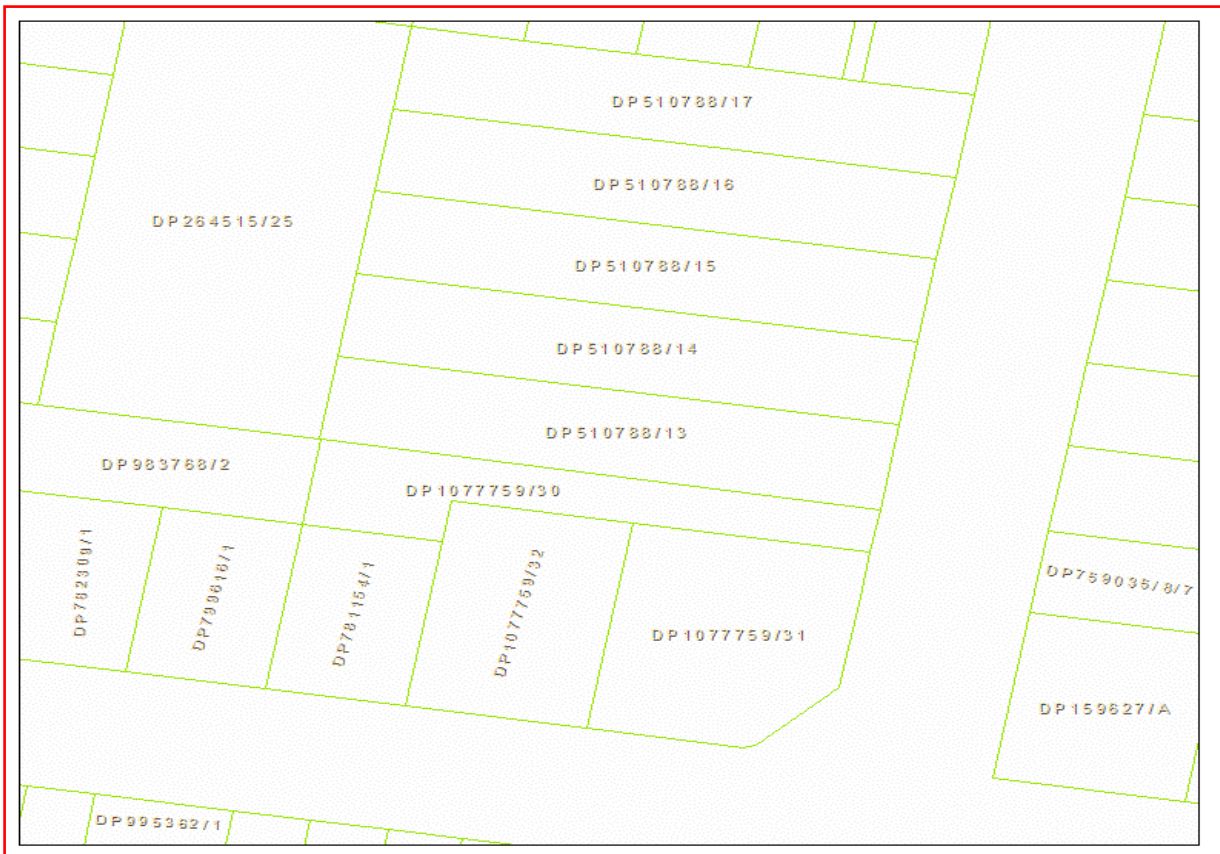
Elizabeth Cumming
7 Vernon Street
Inverell New South Wales 2360
Attention: Elizabeth Cumming
Email: nenwplanningservices@outlook.com

Date: 09 July 2020

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 13, DP:DP510788 with a Buffer of 50 meters, conducted by Elizabeth Cumming on 09 July 2020.

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



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

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

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

Important information about your AHIMS search

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



AHIMS Web Services (AWS)

Search Result

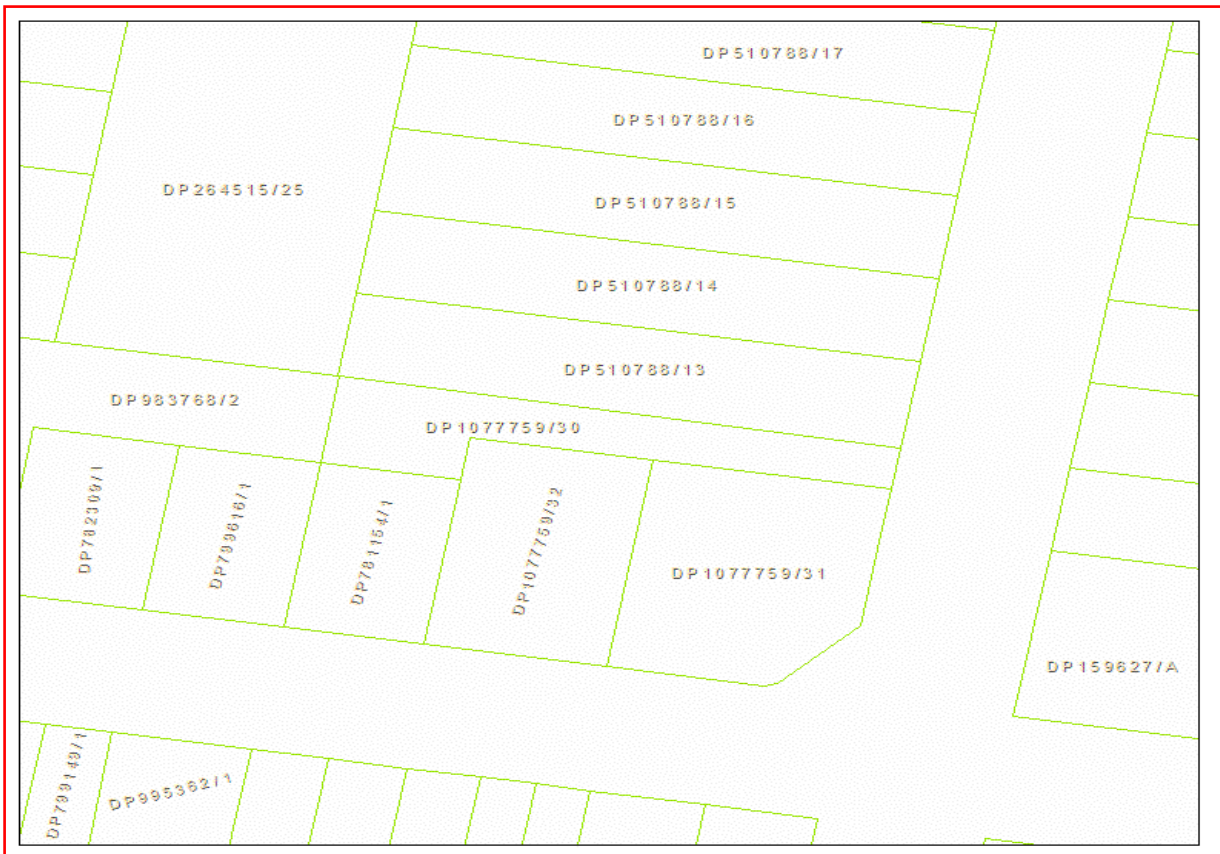
Elizabeth Cumming
7 Vernon Street
Inverell New South Wales 2360
Attention: Elizabeth Cumming
Email: nenwplanningservices@outlook.com

Date: 09 July 2020

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 30, DP:DP1077759 with a Buffer of 50 meters, conducted by Elizabeth Cumming on 09 July 2020.

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



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

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

- If your search shows Aboriginal sites or places that you are not sure about, you should:
- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
 - If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
 - You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(http://www.nsw.gov.au/gazette\)](http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

Important information about your AHIMS search

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

WALCHA COMMUNITY FITNESS CENTRE AT 11 MIDDLE STREET, WALCHA NSW FOR WALCHA COUNCIL



JOB No. PM 625

DRAWING LIST

A001 -	SAFETY INFO
A100 -	SITE PLAN
A101 -	FLOOR PLAN
A102 -	ELEVATIONS
A103 -	ELEVATION & SECTION
A104 -	RCP/ELECTRICAL AND ENERGY
A105 -	PERFORATED CEILING DETAIL
A106 -	DISABLED AMENITIES LAYOUTS
A107 -	HYDRANT COVERAGE
A108 -	ROOF WATER DRAINAGE

**OTHER DOCUMENTS TO BE READ
IN CONJUNCTION WITH DRAWINGS:**

- SCOPE OF WORKS
- SECTION J REPORT
- STRUCTURAL DRAWINGS
- CIVIL DRAWINGS

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.
THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS,
CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHER

**A001
PM625**

1. FALLS, SLIPS, TRIPS

**a) WORKING AT HEIGHTS
DURING CONSTRUCTION**

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation

ANCHORAGE POINTS (Non-residential only)

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.
1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE)

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility. Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:

Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where onsite loading/unloading is restricted:

Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power:

Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines:

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:

If this existing building was constructed prior to: 1990 - it therefore may contain **asbestos** 1986 - it therefore is likely to contain **asbestos** either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

NON-RESIDENTIAL BUILDINGS

For non-residential buildings where the end-use has not been identified:

This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.

For non-residential buildings where the end-use is known:

This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken

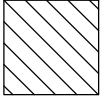
10. OTHER HIGH RISK ACTIVITY

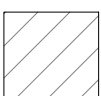
All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies. All construction work should be carried out in accordance with Code of Practice: Managing Risks in Construction Work

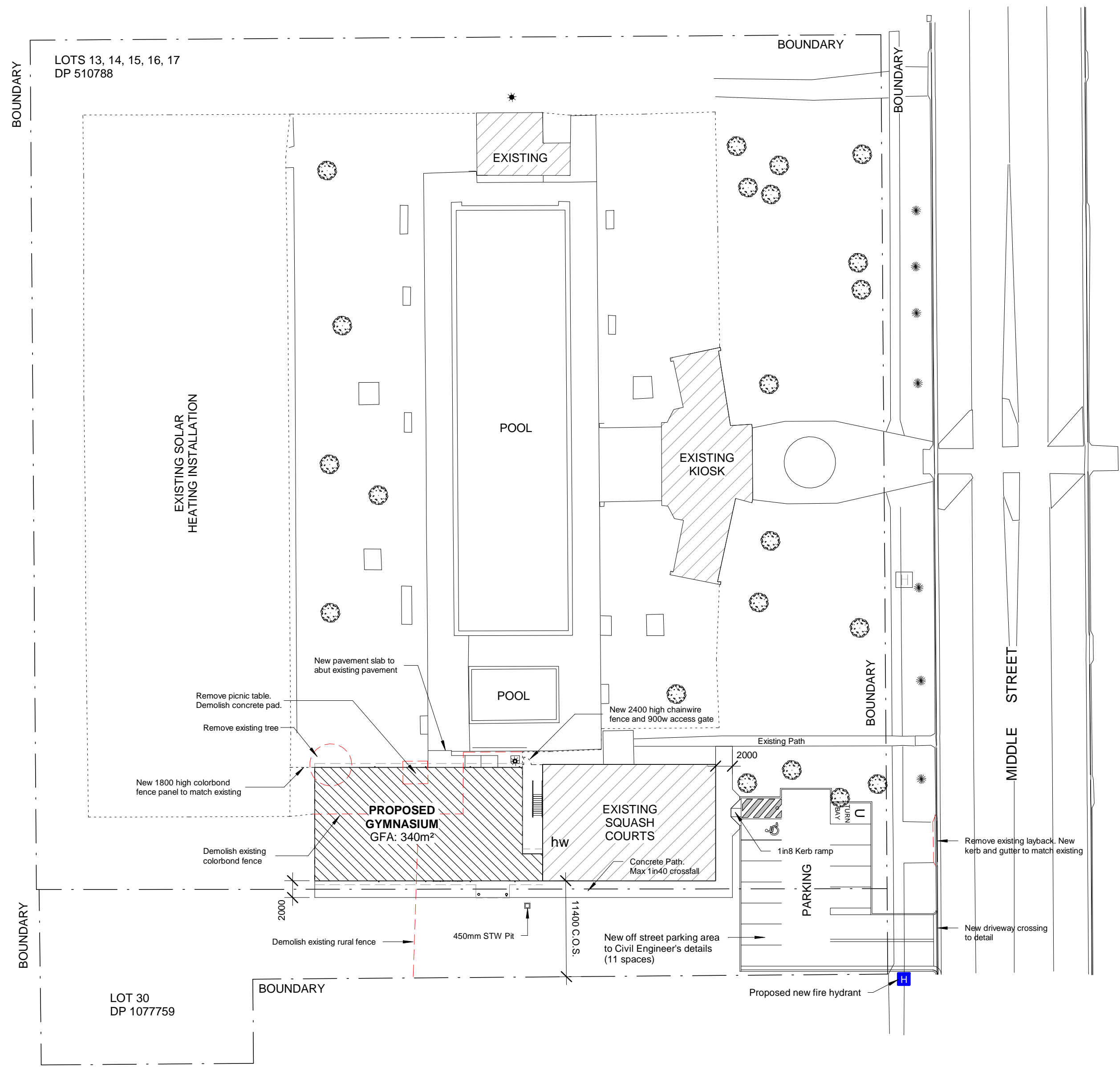
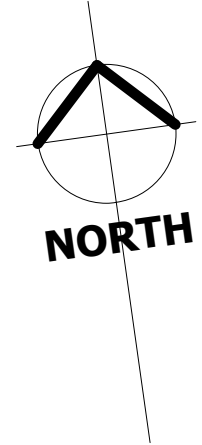
ADDITIONAL INFORMATION

- All paths of travel both during and after construction are to remain free of obstructions.
- all access to the site during construction is to remain limited to authorised personnel, who are to be made aware of this report.
- Future demolition to adhere to The Code of Practice for demolition work.
- Adequate ventilation is to be allowed for both during and after construction to prevent injury due to heat and/or air born contaminants.
- All components of the construction are comply with NCC and all relevant Australian Standards and any additional future work is to be designed and carried out with reference to these.
- Positioning of noisy plant equipment both during and after construction must be carried out to prevent nuisance and/or injury to neighbouring properties.
- The Project Manager, Construction Manager, Builder and anyone in charge of the site/building both during and after construction must implement all safety requirements in compliance with this report, the NCC and all relevant standards unless otherwise negotiated with the designer in writing. Any actions not in compliance become the responsibility of the person/persons who carried them out.
- All products selected by the owner and not approved in writing by the designer are the responsibility of the owner.

LEGEND

 PROPOSED DEVELOPMENT

 EXISTING



1 Site Layout
1 : 400

C	REVISED FOR CONSTRUCTION	AEV	25-06-2020
B	REVISED LAYOUT - ISSUED FOR TENDER	AEV	27-02-2020
A	ISSUED FOR TENDER	AEV	04-10-2019
No.	AMENDMENT	AUTH	DATE

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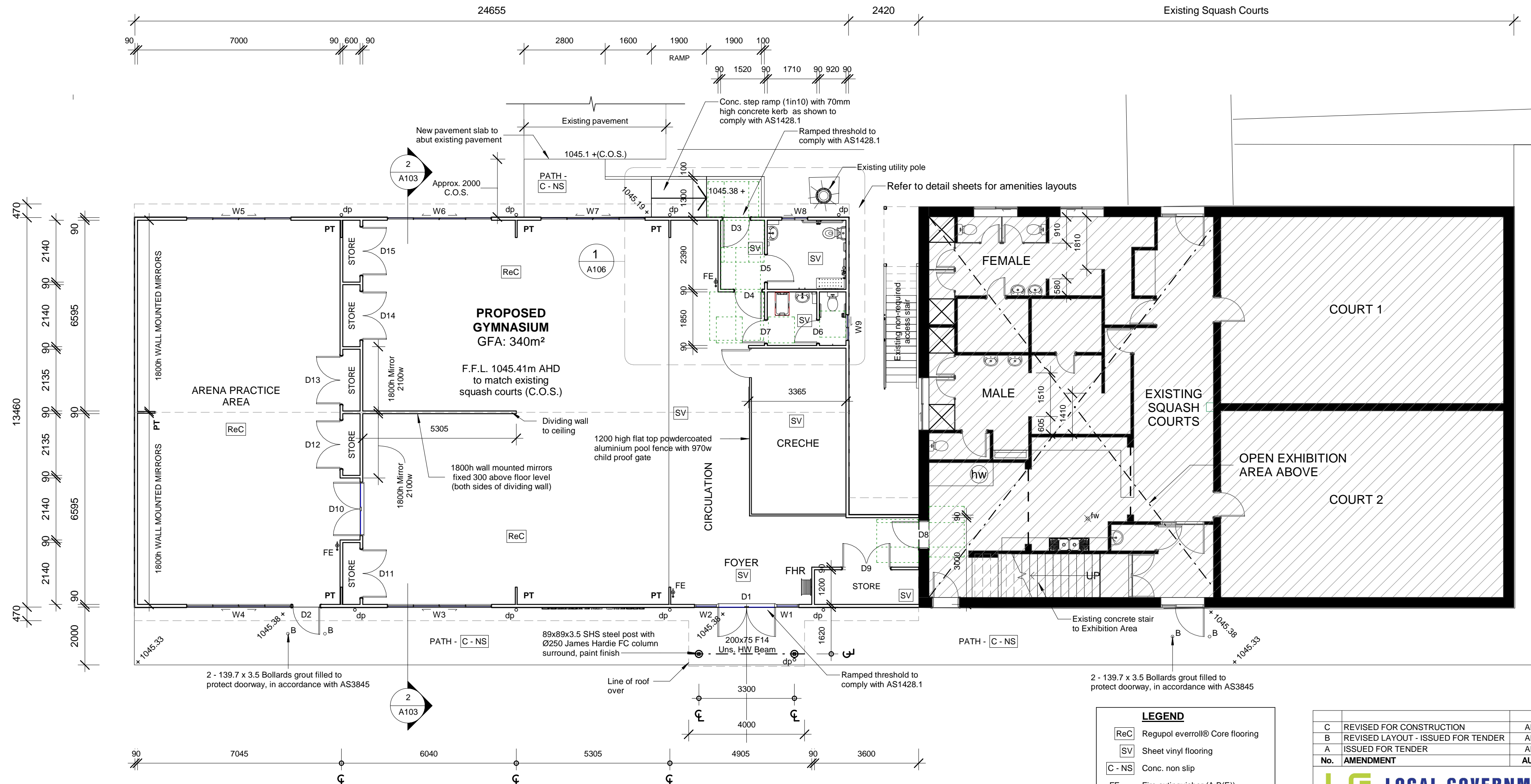
Port Macquarie Inverell
 71 Lord St, Port Macquarie NSW 2444 17 Byron Street, Inverell NSW 2360
 Ph: 02-65843888 Ph: 02-67225110
 Email: john@legs.com.au Email: andrew@legs.com.au

CLIENT **WALCHA COUNCIL**

PROJECT **WALCHA COMMUNITY FITNESS CENTRE
11 MIDDLE STREET,
WALCHA NSW**

SCALE **AS SHOWN** A2 ORIGINAL

DESIGNED:	A. VICKERY	SHEET No:	A100
DRAWN:	K. RYAN	FILE No.:	
APPROVED:	AEV		
FIRST ISSUED:	04-10-2019		PM625



1 Floor Layout Plan
1 : 100

Door Schedule				
Mark	Height	Width	Comments	Glazing
1	2100	2000	AWS - Series 50 (Aluminium Framed, Hinged, Glazed Doors)	Double glazed
2	2040	920	Solid Core Entrance Door	
3	2040	920	Solid Core Entrance Door	
4	2040	920	Solid Core Entrance Door	
5	2040	920	Solid Core	
6	2040	770	Solid Core	
7	2040	770	Solid Core	
8	2040	920	Solid Core Entrance Door	
9	2040	820	Cupboard Double Doors	
10	2100	1850	AWS - Series 50 (Aluminium Framed, Hinged, Glazed Doors)	Single glazed - Clear laminated
11	2040	820	Cupboard Double Doors	
12	2040	820	Cupboard Double Doors	
13	2040	820	Cupboard Double Doors	
14	2040	820	Cupboard Double Doors	
15	2040	820	Cupboard Double Doors	

DOORWAYS:
- Must have a minimum luminance contrast of 30% provided between door and jamb/wall. The contrasting strip shall have a minimum width of 50mm

Window Schedule					
Mark	Height	Width	Description	Material	Glazing
1	2100	800	AWS - Commercial 406 Fixed FFFF	Aluminium	Double Glazed
2	2100	800	AWS - Commercial 406 Fixed FFFF	Aluminium	Double Glazed
3	900	3600	AWS - Commercial 452 Sliding FXXF	Aluminium	Double Glazed
4	900	3600	AWS - Commercial 452 Sliding FXXF	Aluminium	Double Glazed
5	2100	3600	AWS - Commercial 452 Sliding FXXF with FFFF 900h Low-Lite	Aluminium	Double Glazed
6	2100	3600	AWS - Commercial 452 Sliding FXXF with FFFF 900h Low-Lite	Aluminium	Double Glazed
7	2100	3600	AWS - Commercial 452 Sliding FXXF with FFFF 900h Low-Lite	Aluminium	Double Glazed
8	600	900	AWS - Commercial 452 Sliding XF - Obscure	Aluminium	Double Glazed
9	600	900	AWS - Commercial 452 Sliding XF - Obscure	Aluminium	Double Glazed

DOOR HARWARE:
- All latching to doors in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900mm and 1100mm from the floor. The installation of push/panic bars affords compliance in this instance. (D1, D2, D3 and D10)
- Door hardware shall be compliant with the requirements of AS1428.1.
- Electronic Access Control System to be installed at all external doors providing ingress to new gym & existing squash courts. (Co-ordinate with Walcha Council)

LEGEND

ReC	Regupol everroll® Core flooring
SV	Sheet vinyl flooring
C - NS	Conc. non slip
FE	Fire extinguisher (A:B(E))
FHR	36m Fire hose reel
PT	600 Powertruss brace to Engineer's details
C.O.S.	Confirm on site
(Dashed line)	Circulation space

SPEC. NOTE:
The Fire Hazard Properties of floor coverings, wall linings, ceiling linings, sarking type materials and insulation shall comply with the NCC 2019 Cl C1.10 and Specification C1.10 as appropriate

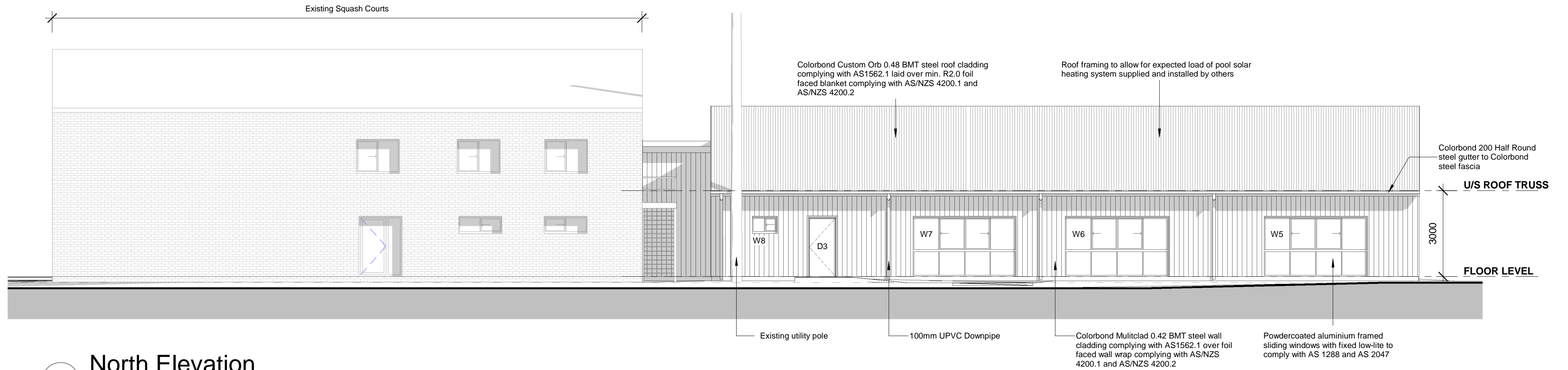
NOTE:
Provide Braille and tactile signage in accordance with the NCC 2019

All doorways shall have a minimum luminance contrast of 30% provided in accordance with AS1428.1 Cl 13.1. The minimum width of the area of luminance contrast shall be 50mm.

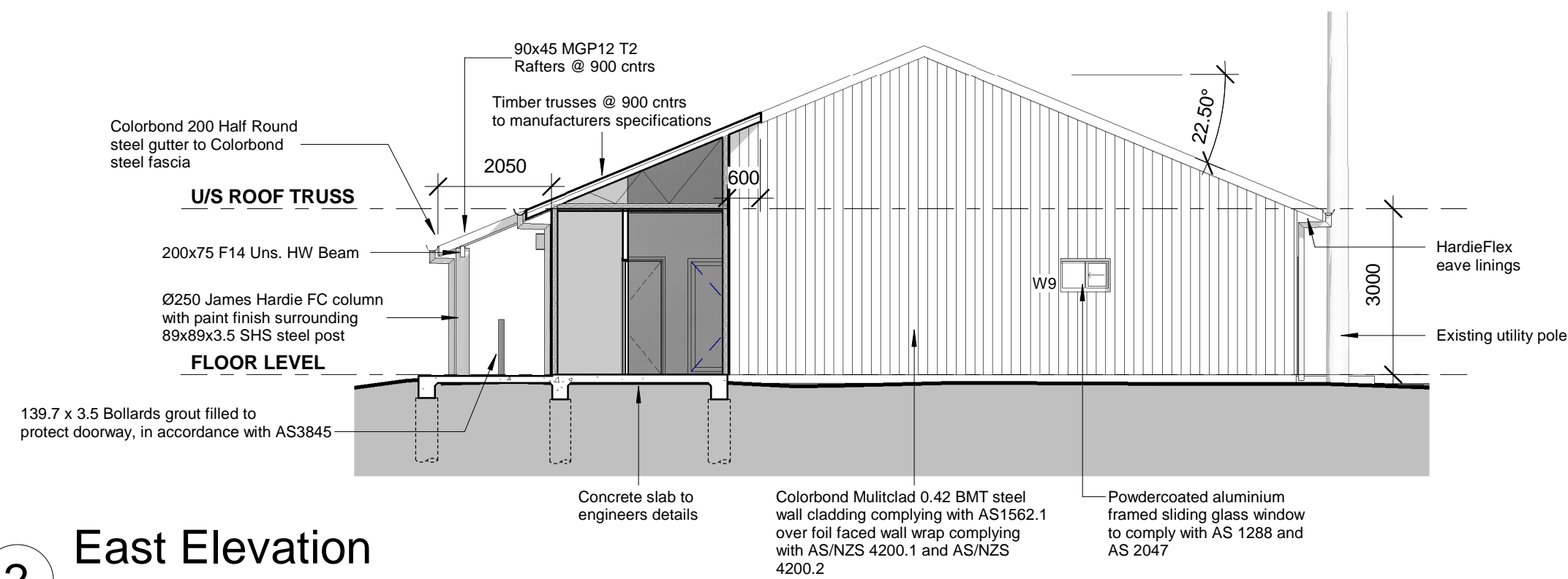
C	REVISED FOR CONSTRUCTION	AEV	25-06-2020
B	REVISED LAYOUT - ISSUED FOR TENDER	AEV	27-02-2020
A	ISSUED FOR TENDER	AEV	04-10-2019
No.	AMENDMENT	AUTH	DATE

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Ph: 02-67225110
Email: andrew@legs.com.au

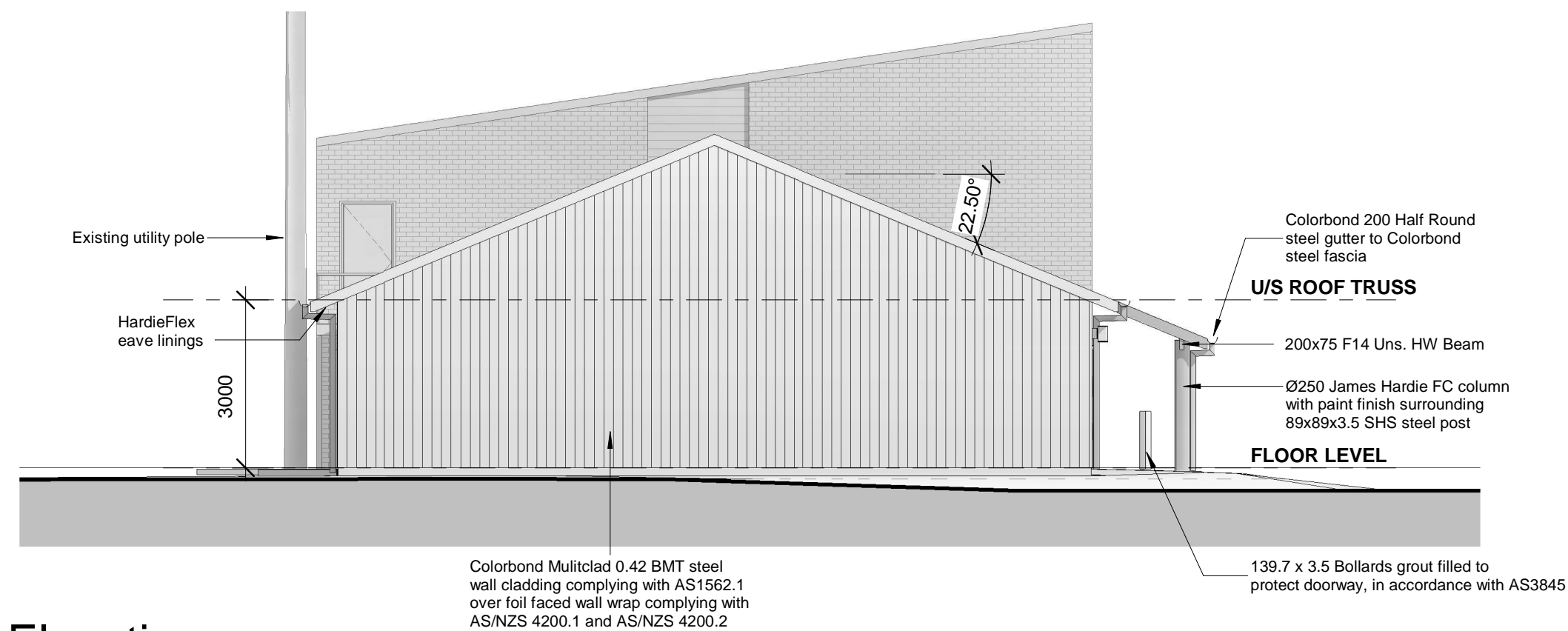
CLIENT	WALCHA COUNCIL		
PROJECT	WALCHA COMMUNITY FITNESS CENTRE 11 MIDDLE STREET, WALCHA NSW		
SCALE	AS SHOWN	A2 ORIGINAL	
DESIGNED:	A. VICKERY	SHEET No:	A101
DRAWN:	K. RYAN	FILE No.:	PM625
APPROVED:	AEV		
FIRST ISSUED:	04-10-2019		



1 North Elevation
1 : 100



2 East Elevation
1 : 100



3 West Elevation
1 : 100

C	REVISED FOR CONSTRUCTION	AEV	25-06-2020
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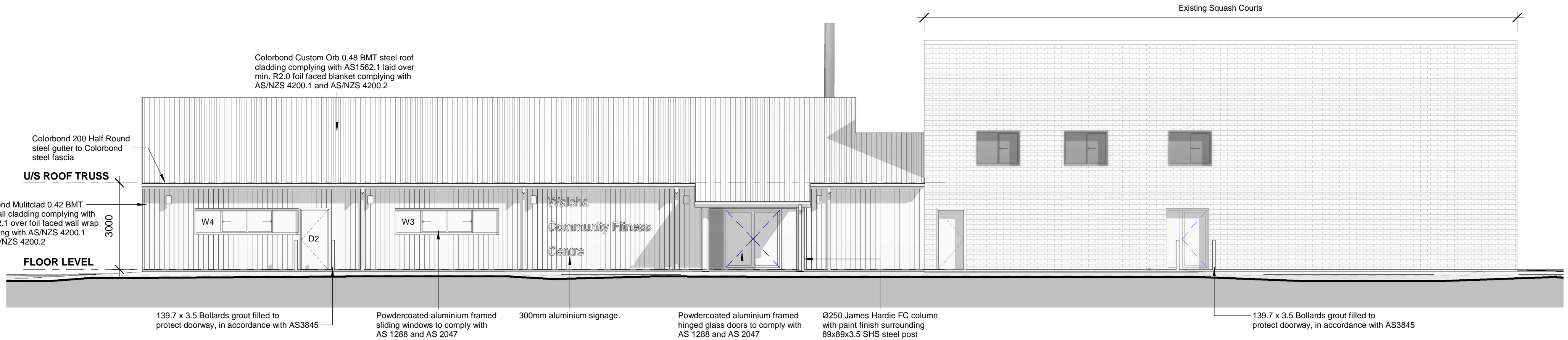
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 Email: john@legs.com.au Email: andrew@legs.com.au

CLIENT **WALCHA COUNCIL**

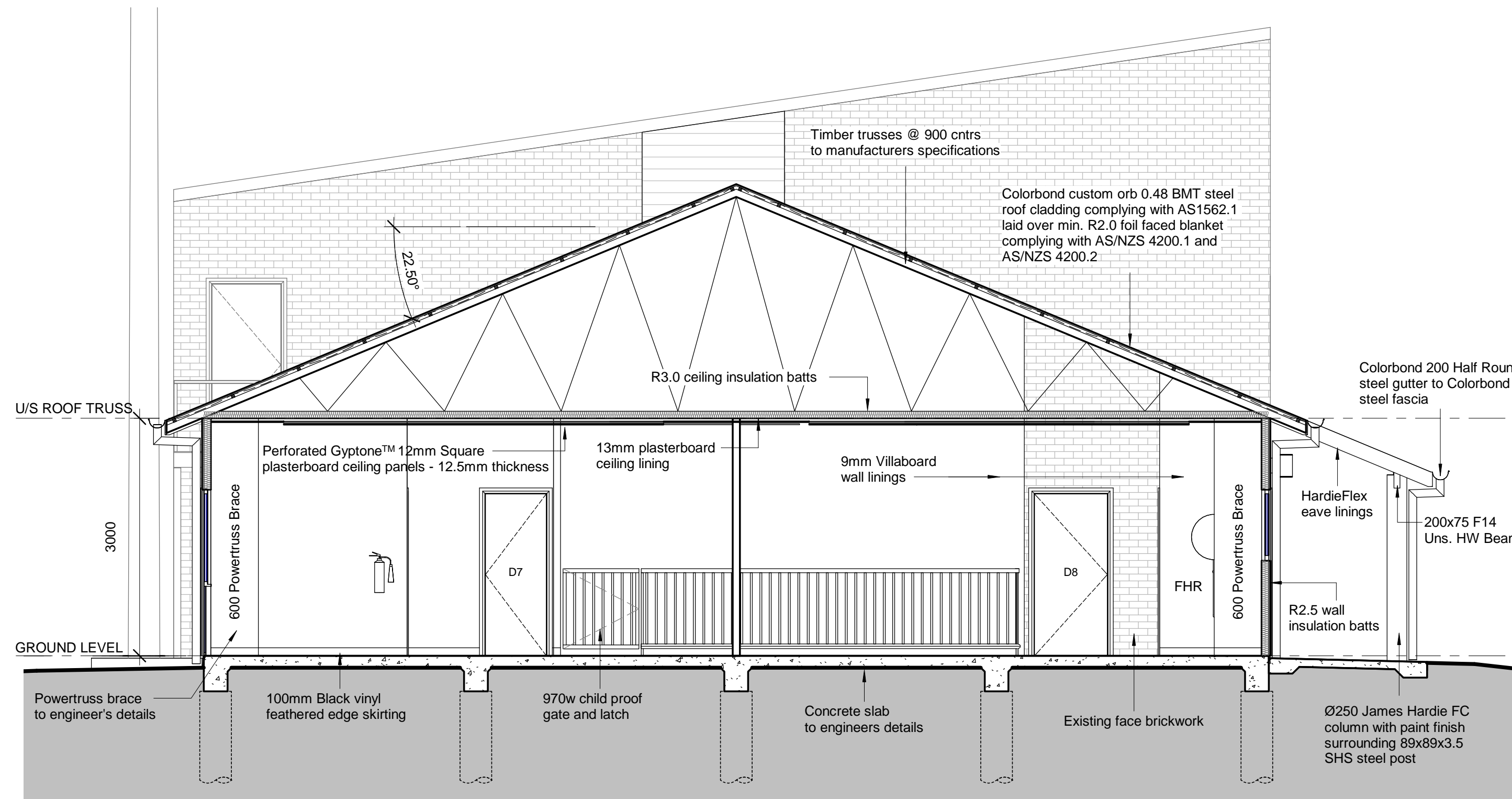
PROJECT **WALCHA COMMUNITY FITNESS CENTRE
11 MIDDLE STREET,
WALCHA NSW**

SCALE **AS SHOWN** A2 ORIGINAL

DESIGNED:	A. VICKERY	SHEET No:	A102
DRAWN:	K. RYAN	FILE No.:	PM625
APPROVED:	AEV		
FIRST ISSUED:	04-10-2019		



1 South Elevation
1 : 100



2 Section AA
1 : 50

C	REVISED FOR CONSTRUCTION	AEV	25-06-2020
B	REVISED LAYOUT - ISSUED FOR TENDER	AEV	27-02-2020
A	ISSUED FOR TENDER	AEV	04-10-2019
No.	AMENDMENT	AUTH	DATE

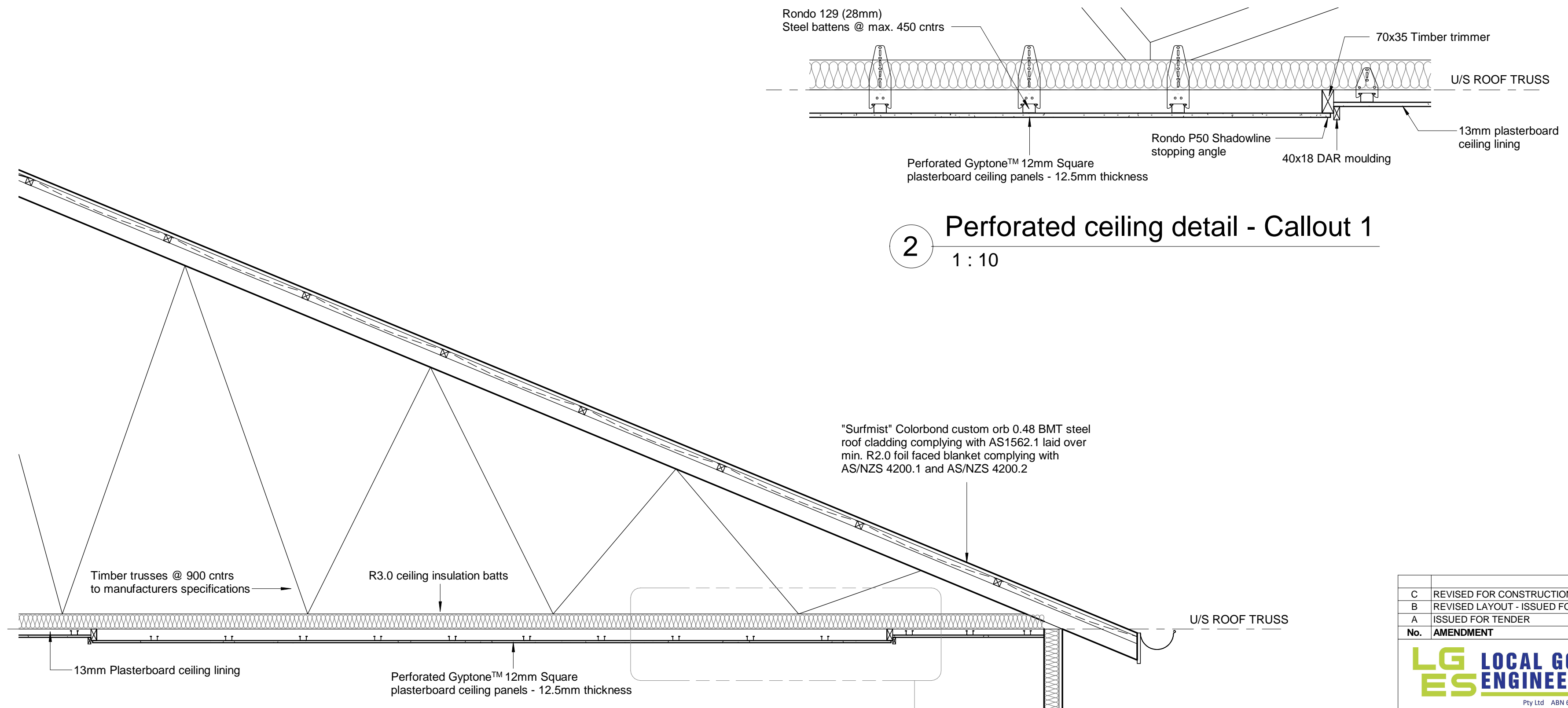
LG ES LOCAL GOVERNMENT ENGINEERING SERVICES
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CLIENT
WALCHA COUNCIL

PROJECT
**WALCHA COMMUNITY FITNESS CENTRE
11 MIDDLE STREET,
WALCHA NSW**

SCALE
AS SHOWN A2 ORIGINAL

DESIGNED:	A. VICKERY	SHEET No:	A103
DRAWN:	K. RYAN	FILE No.:	PM625
APPROVED:	AEV		
FIRST ISSUED:	04-10-2019		



2 Perforated ceiling detail - Callout 1
1 : 10

1 Perforated ceiling detail
1 : 20

C	REVISED FOR CONSTRUCTION	AEV	25-06-2020
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No.	AMENDMENT	AUTH	DATE

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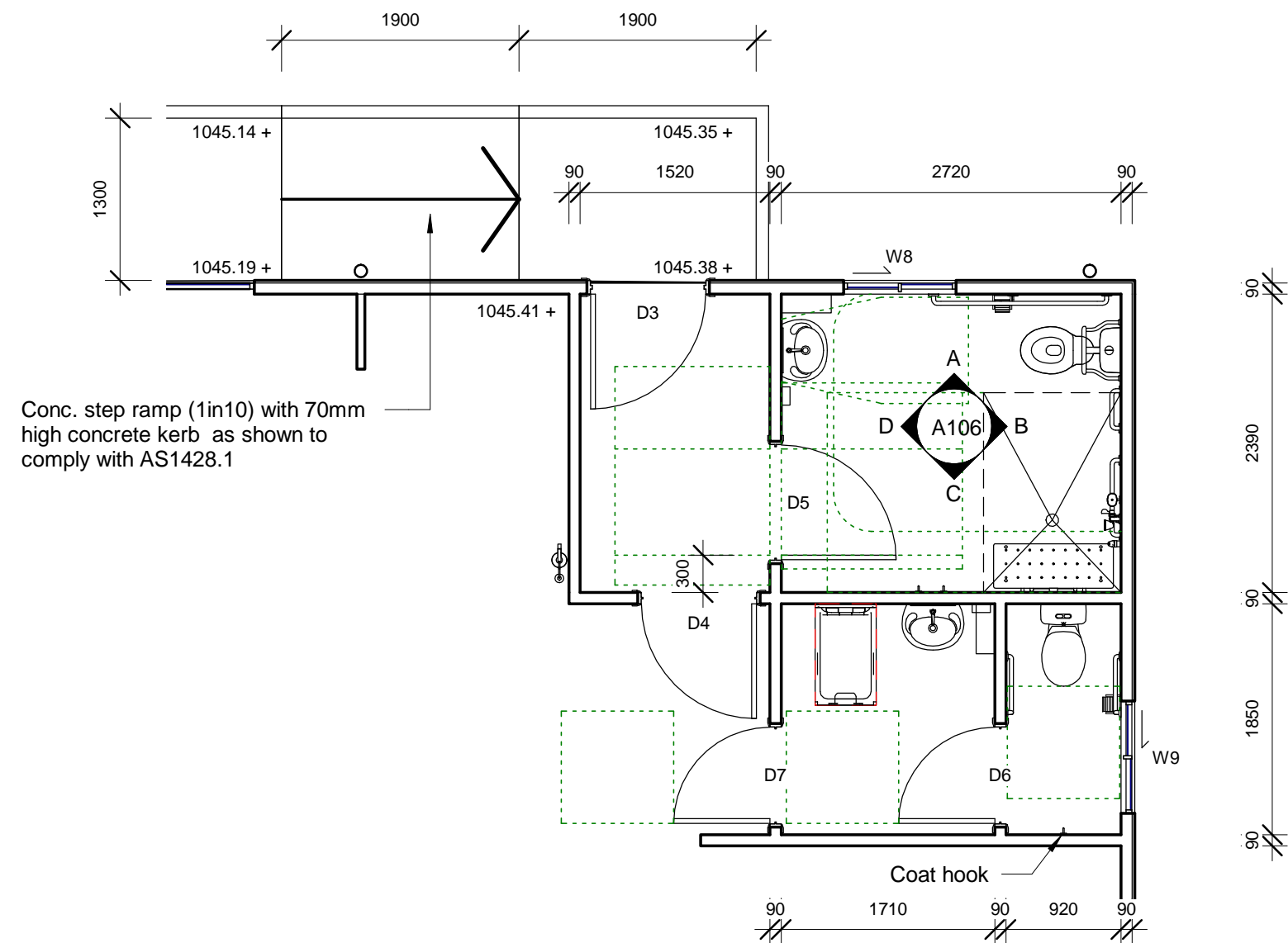
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PROJECT
**WALCHA COMMUNITY FITNESS CENTRE
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 WALCHA NSW**

SCALE
AS SHOWN A2 ORIGINAL

DESIGNED:	A. VICKERY	SHEET No:	A105
DRAWN:	K. RYAN	FILE No.:	PM625
APPROVED:	AEV		
FIRST ISSUED:	04-10-2019		



1 Amenities Layout

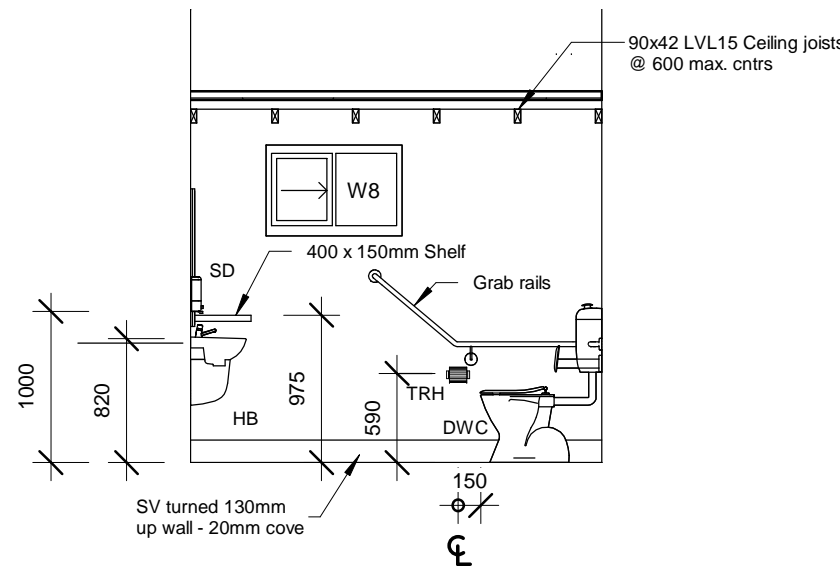
1 : 50

- LEGEND**
- CIRCULATION SPACE
 - CH COAT HOOK
 - DWC DISABLED WATER CLOSET
 - HB HAND BASIN
 - GR GRAB RAIL
 - M MIRROR 350w x 950h
 - SD SOAP DISPENSER
 - SH SOAP HOLDER
 - TRH TOILET ROLL HOLDER
 - WC WATER CLOSET

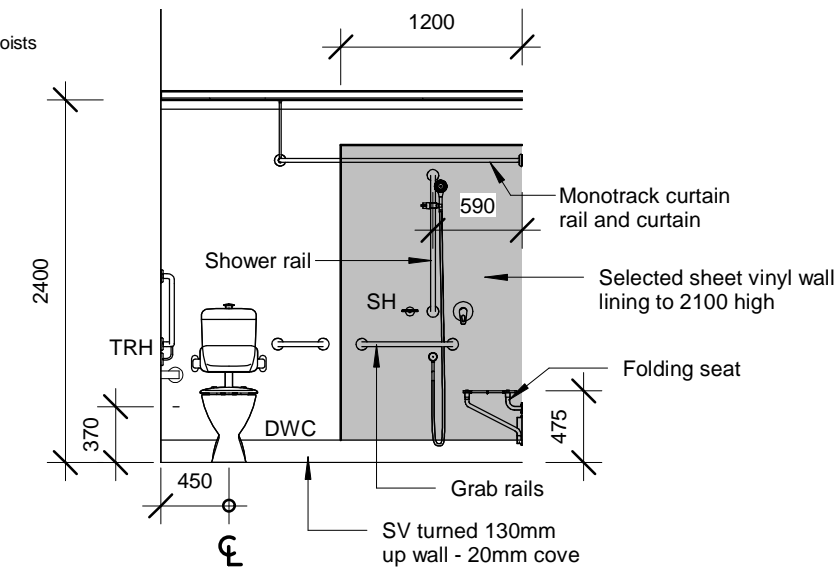
NOTE:
 Complete installation, mounting heights, clearances & circulation spaces to comply with the requirements of AS1428.1

Provide Braille and tactile signage in accordance with the NCC 2019

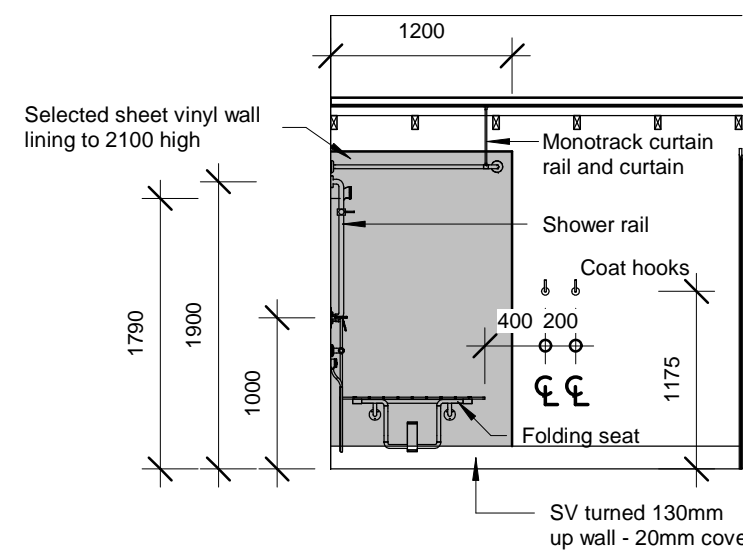
All doorways shall have a minimum luminance contrast of 30% provided in accordance with AS1428.1 Cl 13.1. The minimum width of the area of luminance contrast shall be 50mm.



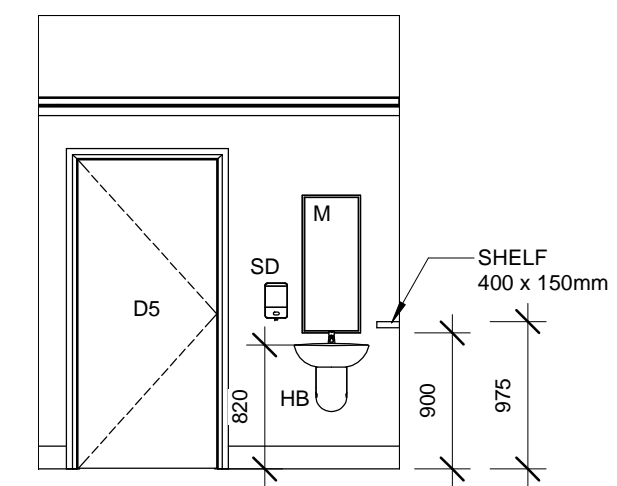
A Elevation 1 - a
1 : 50



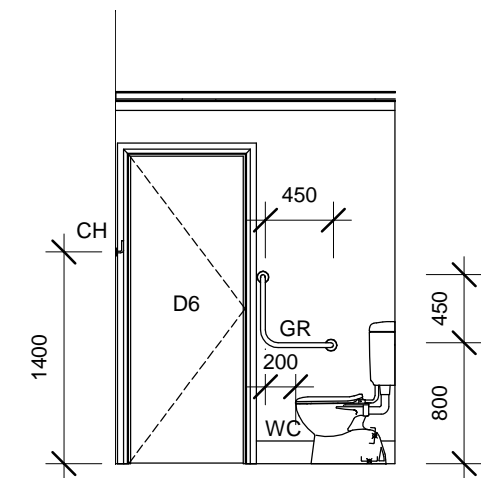
B Elevation 1 - b
1 : 50



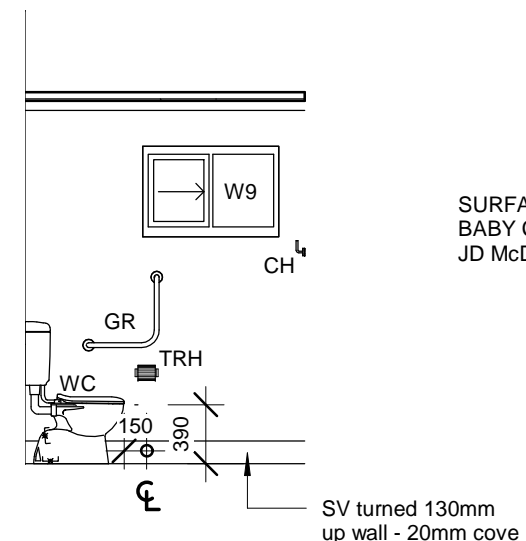
C Elevation 1 - c
1 : 50



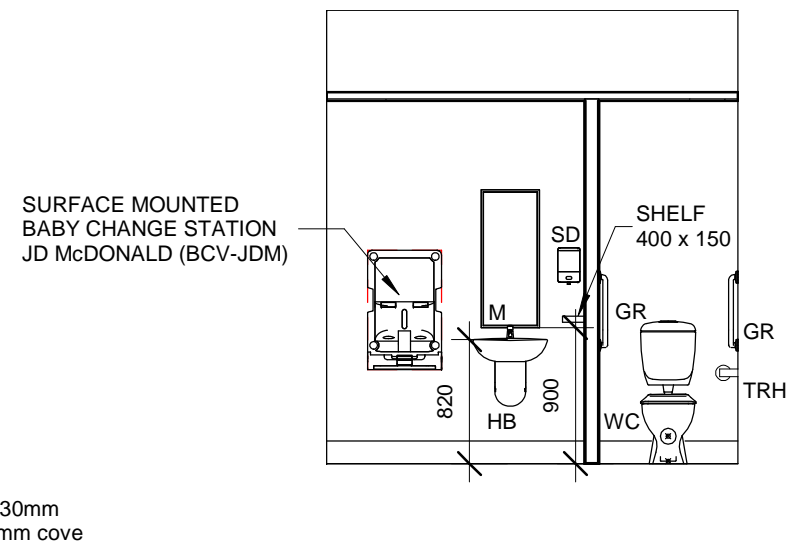
D Elevation 1 - d
1 : 50



3 Elevation 2 - a
1 : 50
AMBULANT DISABLED



4 Elevation 2 - b
1 : 50
AMBULANT DISABLED



5 Elevation 2 - c
1 : 50
AMBULANT DISABLED

C	REVISED FOR CONSTRUCTION	AEV	25-06-2020
B	REVISED LAYOUT - ISSUED FOR TENDER	AEV	27-02-2020
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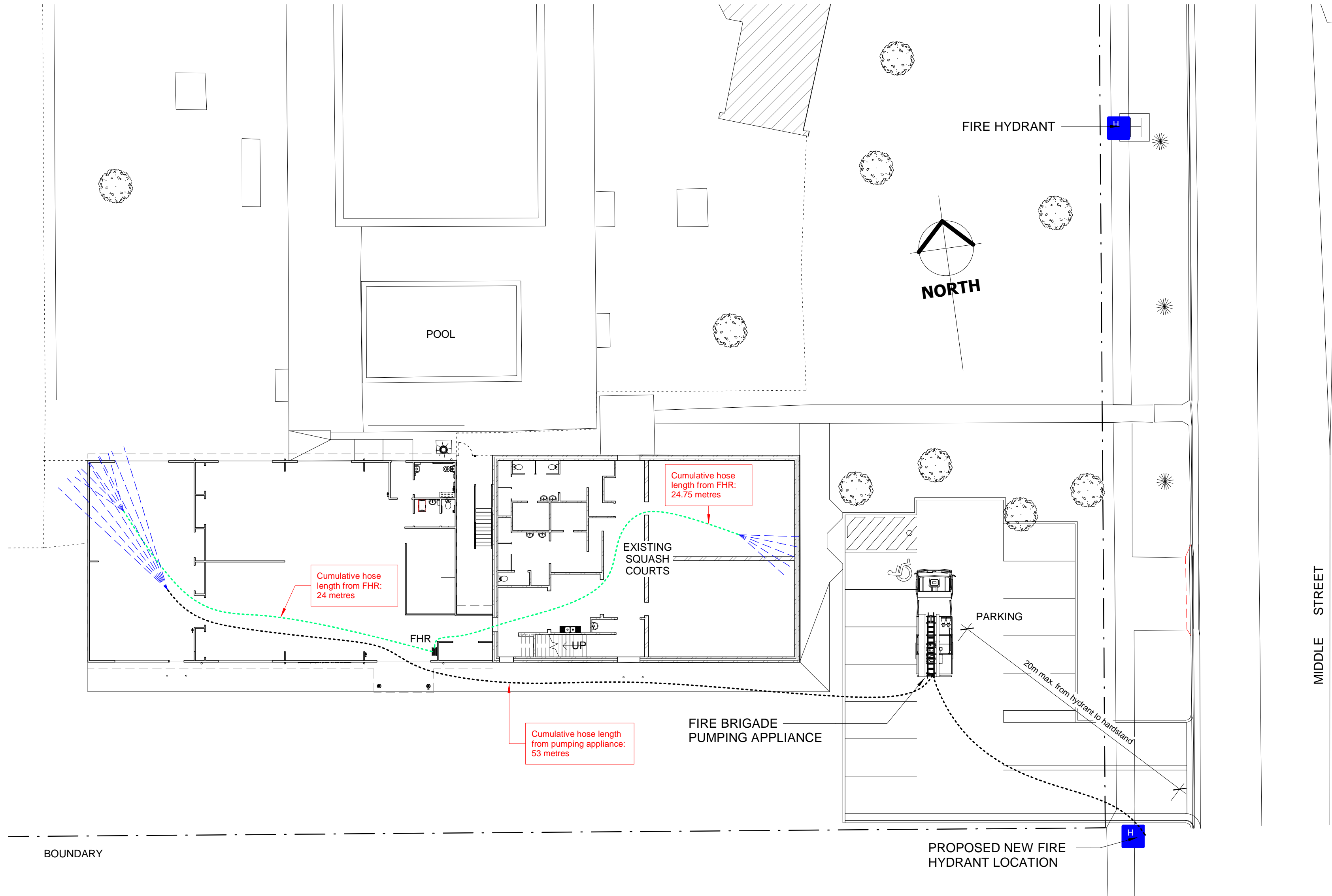
Inverell 17 Byron Street, Inverell NSW 2360
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CLIENT **WALCHA COUNCIL**

PROJECT **WALCHA COMMUNITY FITNESS CENTRE
 11 MIDDLE STREET,
 WALCHA NSW**

SCALE **AS SHOWN** A2 ORIGINAL

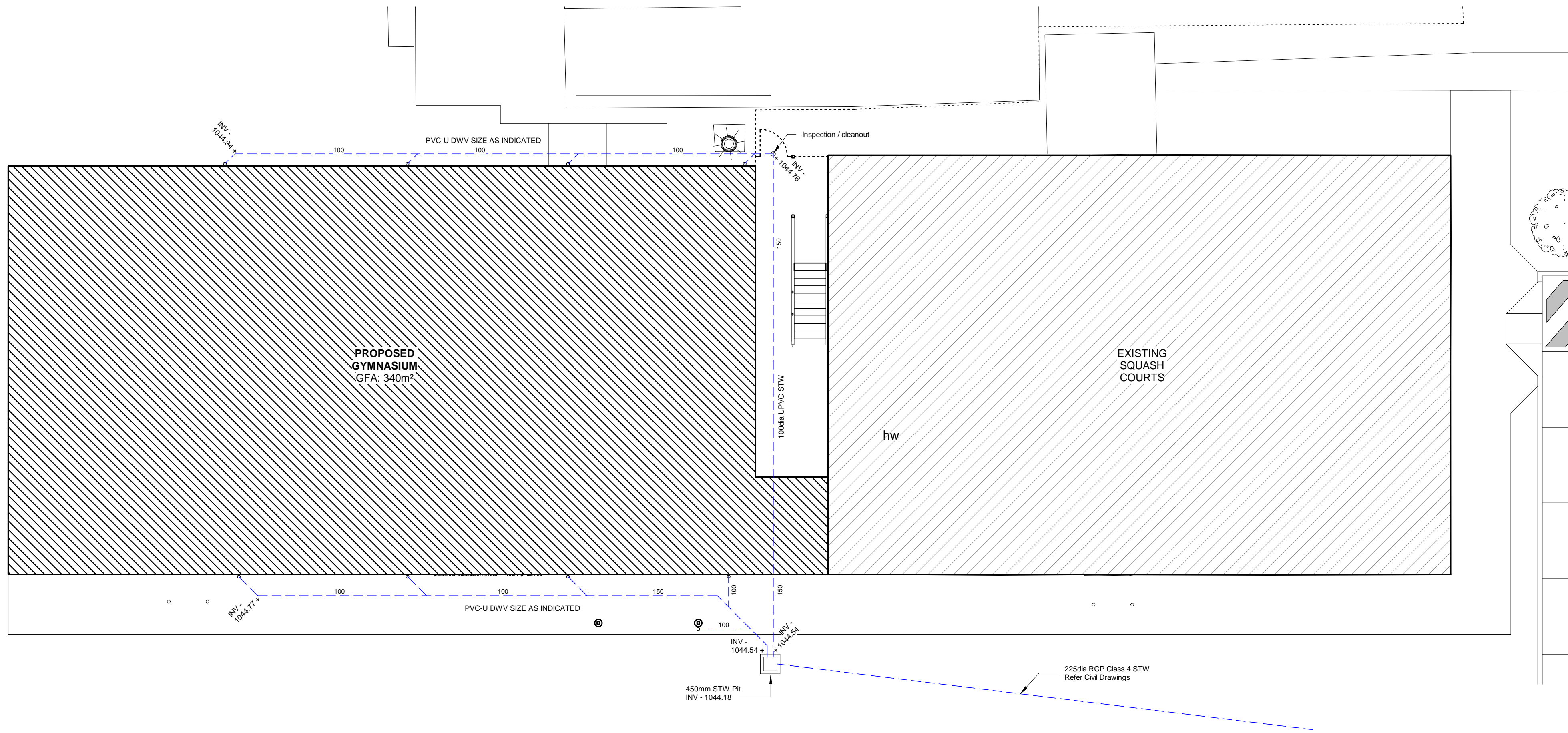
DESIGNED:	A. VICKERY	SHEET No:	A106
DRAWN:	K. RYAN	FILE No.:	PM625
APPROVED:	AEV		
FIRST ISSUED:	04-10-2019		



MIDDLE STREET

1 Hydrant Coverage Plan
1 : 200

C	REVISED FOR CONSTRUCTION	AEV	25-06-2020
No.	AMENDMENT	AUTH	DATE
<small>Pty Ltd ABN 64 055 099 557 Web: www.legs.com.au</small>			
<small>Port Macquarie 71 Lord St, Port Macquarie NSW 2444 Ph: 02-65843888 Email: john@legs.com.au</small>		<small>Inverell 17 Byron Street, Inverell NSW 2360 Ph: 02-67225110 Email: andrew@legs.com.au</small>	
CLIENT	WALCHA COUNCIL		
PROJECT	WALCHA COMMUNITY FITNESS CENTRE 11 MIDDLE STREET, WALCHA NSW		
SCALE	AS SHOWN	A2 ORIGINAL	
DESIGNED:	A. VICKERY	SHEET No:	A107
DRAWN:	A. VICKERY	FILE No.:	PM625
APPROVED:	-		
FIRST ISSUED:	04-10-2019		



1 Roof Water Drainage Layout
1 : 100

No.	AMENDMENT	AUTH	DATE
<p>LOCAL GOVERNMENT ENGINEERING SERVICES</p> <p>Pty Ltd ABN 64 055 099 557 Web: www.legs.com.au</p> <p>Port Macquarie 71 Lord St, Port Macquarie NSW 2444 Ph: 02-65843888 Email: john@legs.com.au</p> <p>Inverell 17 Byron Street, Inverell NSW 2360 Ph: 02-67225110 Email: andrew@legs.com.au</p>			
CLIENT		WALCHA COUNCIL	
PROJECT		WALCHA COMMUNITY FITNESS CENTRE 11 MIDDLE STREET, WALCHA NSW	
SCALE		AS SHOWN A2 ORIGINAL	
DESIGNED:	Designer	SHEET No: A108	
DRAWN:	Author	FILE No.:	
APPROVED:	Approver		
FIRST ISSUED:	04-10-2019	PM625	

Statement of Environmental Effects – Walcha Community Gym

Overview

A community gym is proposed at 11 Middle St Walcha behind the existing Squash Court Facility. The development involves a 24.655m x 13.460m building covering 340m². Construction will involve a concrete slab, and one storey building comprising colourbond roof and sides. The land zoning is R1 General Residential, which is also the same zoning on the adjoining Walcha Pool Complex. This zoning may be reviewed in the future.

Flood

The Director Environment and Planning, advised the site of the development is not floodprone land on the 1 in 100 year flood mapping.

Neighbours

The neighbour to the right of the development when looking from Middle St is the Walcha Council Swimming Pool, which operates for approximately half the year during the warmer months. The neighbour on the left is John Stuart Crane Hire, a business offering mechanical repair, vehicular towing and crane hire. To the rear is a vacant lot owned by Walcha Council. The development is unlikely to have any negative impacts on the surrounding neighbourhood.

Roads & Parking

The existing road network will adequately cater for the users of the gym. An unsealed carpark at the front of the Squash Courts is used by all members. This arrangement will continue, however there are plans to formalise the carpark with a bitumen seal, with existing trees remaining. There will be 11 carpark spots available for the users of the Squash Courts and Gym facilities, including 1 disabled spot. Overflow car parking will be on Middle St.

Shading

The development is a one-storey building directly behind the existing taller Squash Court facility. The current shade may be extended in the morning to shadow the side access to the facility. Some minimal morning shading may appear in the carpark area of John Stuart Crane Hire. As there is an approx. 3m tall fence currently between the gym and pool complex, additional shading of an afternoon will be minimal, but may assist in providing some protection from the afternoon sun.

Visual Amenity

The proposed development is planned over a cleared highly modified site in a commercial setting. The change to visual amenity will be minimal. When looking straight on from Middle St, the development will not be visible from the road as it is located directly behind the Squash Courts. Side views by pool users or commercial operators will be in line with existing commercial vistas. Fences will be removed and replaced as part of the development and will compliment existing fencing. There is some ramshackle old fencing that will be removed during development which will tidy up the area. The proposal will not negatively impact on any neighbours privacy or existing views.

Vegetation

An exotic tree (Chinese Elm (*Ulmus parvifolia*)) in the rear NW corner will be relocated offsite. There are no other shrubs or trees located on the site. The area comprises mixed grasses include Kikuyu (*Pennisetum clandestinum*) and a Clover species (*Trifolium spp*).

Fauna

Due to the site being a partly mown area, no large vertebrates are present in the front development area. The back paddock is currently used to graze sheep. In such a highly disturbed site, the population of small vertebrates is expected to be low and as such development impact is predicted to be minimal.

Noise

The noise created during construction will be in line with general construction guidelines. Contractors may be onsite between 7 am and 5 pm and therefore construction noise will only occur between these hours. It is predicted the construction will take approximately 21 weeks.

Once the new gym is operational, the noise created by the business will be minimal, focusing around motivational music which is currently played by gym users. If group classes start, music will also be played, however there is no reason to expect a significant change to current levels.

Dust Suppression

There will be a short period of time involving earthworks which may create some dust. If extremely windy, the developer can use a dust suppressant such as water sprinkling to dampen disturbed earth.



Item: 2.2 **Ref:** WO/2020/02195
Title: Funding for Scope and Concept Designs of Walcha Community Baths Facility
Author: General Manager
Previous Items: Not Applicable
Attachment: Not Applicable

Community Strategic Plan Reference:

Strategy 3.2.1 – Foster preventative health systems and activities that promote physical, mental and social health.

Strategy 5.7.2 – Support community members and activities that have the capacity to improve people’s quality of life.

Strategy 8.1.2 – Provide a framework for the efficient and effective administration of Council.

Background:

The May 2020 Council Facilities and Youth strategy results identified the Walcha Community Baths as one of the top five most used and popular Council facilities. It was also the No.1 ranked facility that the community thought needed improvements including repairs, extension and redesign.

Council has previously indicated to the community that a refurbishment of the amenity facilities at the site would be completed. This is yet to be designed, funded or scheduled.

Many of the structures at the facility are reaching the end of their useful life. Replacement of critical infrastructure including pumps and filters are already underway and scheduled for completion late September 2020. There are other assets at this facility that will also require major repairs or replacement over the short to medium term horizon.

The most critical is identified as the solar heating system. Council recently applied for a grant to fund the solar heating system replacement in round three of the NSW Government’s infrastructure grants program. Council received confirmation early July that this application was unsuccessful.

Report:

This report proposes to allocate project funding to complete a full assessment of the existing facility and condition of assets, complete with concept design options for improvement projects inclusive of cost estimates. This work will provide critical supporting information to allow informed decisions to be made regarding the future allocation of both Council and grant funds for Walcha Community Baths projects.

Scope of Design Project

The scope for this design project will consider the following items:

1. Investigate options and compare benefits and impacts between refurbishment of the existing amenities and kiosk building and construction of a completely new facility;
2. Provide new or upgraded amenity facilities (showers, toilets and change rooms);
3. Consider options for new or refurbished clubhouse for Flippers swim club for storage of equipment;

Submitted to Council: 15 July 2020

..... General Manager Mayor



4. Consider optimal design for the pool heating system;
5. Consider opportunities for solar power to assist with facility operating costs;
6. Ensure adequate and safe lighting is available; and
7. Consider structural integrity of existing buildings and structures at the facility.

A significant amount of work will be completed by Council staff. Work that will be outsourced includes the development of plans for existing structures and concept design options (with costs) for the amenities upgrade for Council’s future consideration.

Project Deliverable

The project deliverable includes a complete condition assessment of the facility, inclusive of cost estimates to repair, rehabilitate or improve components of the facility. This will include concept design options for Council’s consideration.

Project Timeline

This work will be prioritised to target completing the initial condition assessment and concept design options prior to the workshop scheduled on Wednesday, 12 August 2020.

Project Budget

The proposed budget figure of \$10,000 for this work is proposed as an upper limiting budget for the work. Costs will be tracked as confirmed and work progresses.

RECOMMENDATION: That Council:

- 1. NOTE the information provided in this report; and**
- 2. APPROVE the transfer of \$10,000 from the Project Development component of internal restricted funds to develop an initial concept design and cost estimate for works to rehabilitate the Walcha Community Baths facility.**



Item 3:

Closed Council

Submitted to Council: 15 July 2020

..... General Manager Mayor



Item: 3A **Ref:** WO/2020/02287
Title: Referral to Closed Meeting –Bushfire Recovery Funding Program –
Additional Projects for Consideration
Author: General Manager
Previous Items: Nil.
Attachment: Nil.

Introduction:

Council approval is sought for matters to be discussed in Closed Council.

Report:

Council approval is requested to refer matters for discussion in Closed Council and close the Meeting to the public in accordance with the provisions of Section 10 of the Local Government Act, 1993.

Approval to refer the matters to Closed Council is sought because the reports relate to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

RECOMMENDATION: That, in accordance with the provisions of Section 10 of the Local Government Act, 1993, the matters of Bushfire Recovery Funding Program Additional Projects for Consideration be referred to be discussed in Closed Council and close the meeting to the public for the reason that the report 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.

Submitted to Council: 15 July 2020

..... General Manager Mayor