



**ATTACHMENTS TO REPORTS OF THE BLAYNEY SHIRE COUNCIL MEETING  
HELD ON MONDAY 19 MARCH 2018**

**CORPORATE SERVICES REPORTS**

**06 Six Monthly Delivery Plan Review - December 2017**

**Attachment 1: Delivery Plan Review - Decemeber 2017 ..... 1**

**PLANNING AND ENVIRONMENTAL SERVICES REPORTS**

**16 Development Application No. 121/2017 Multi Dwelling Housing  
& Boundary Adjustment At Lots 3 and 4 DP1190460 - 18-20  
Quamby Place Blayney**

**Attachment 1: Location Plan ..... 13**

**Attachment 2: Plans ..... 15**

**Attachment 3: Statement Of Environmental Effects ..... 29**

**Attachment 4: Submissions..... 55**

**Attachment 5: Consent Conditions..... 59**

**DELIVERY PLAN PERFORMANCE STATUS REPORT - DECEMBER 2017**

DP Ref.	TASK	MEASURE	COMMENT
<b>STRATEGIC DIRECTION 1: GROW THE WEALTH OF THE SHIRE</b>			
<b>CSP1.1: A viable agricultural sector with niche opportunities and products coupled with lifestyle.</b>			
1.1.1	Maintain and strengthen partnerships with organisations responsible for natural resource management	Attendance at meetings	Ongoing attendance at regional meetings during period by Council delegates and representatives.  Draft DCP prepared and endorsed by Council for exhibition.  Attendance at CENTROC Planners meetings.
1.1.2	Promote sustainable development and protection of our natural resources through the planning system.	Review of LEP and Council	Blayney Farmers' Markets continue on the 3rd Sunday of every month.  Sponsor Agribusiness Forum workshops through AusIndustry and FIAL including exploring export markets, IP & Branding, Retail and supermarket opportunities
1.1.3	Ensure planning activities support long term sustainability of agricultural sector.	Support by agricultural sector/landcare groups for planning scheme	Hosting small business workshops and forums in partnership with the Business Central HQ (Formerly Business Enterprise Centre - BEC)  Economic Development opportunities with Agriculture, including value adding industries continue to be explored.
1.1.4	Explore and promote opportunities for Agriculture value adding industries.	Production of a economic development strategy in 2013. Establishment of new industries.	
<b>CSP1.2: A thriving mining industry that supports and works well with the community.</b>			
1.2.1	Manage the development of mining as it develops in the Shire in order to preserve sustainable industrial diversity into the future.	Industry meeting. Policy development.	Continue to meet with current and prospective mining companies on a regular basis.  Upgrade works on the Southern Cadia Access Route funded under Resources for Regions program continue with works well progressed
1.2.2	Improve transport linkages across the Local Government Area to support the mining industry.	Development of work plan.	between the Mid Western Highway and Halls Road. Completion of the Dirt Hole Creek bridge was achieved in November.
1.2.3	Build meaningful relationships between the mining industry and community.	Established communication channels. Attendance at meetings. Working relationships and cooperation. Mutual projects.	The balance of the bridges under the six timber bridge replacement contract were completed in late December. Participation and representation at meetings of Cadia Community Consultative Committee and Association of Mining Related Councils.  Cadia representation on Financial Assistance Committee.

**DELIVERY PLAN PERFORMANCE STATUS REPORT - DECEMBER 2017**

DP Ref.	TASK	MEASURE	COMMENT
<b>CSP1.3: A well established, connected and prosperous tourism industry.</b>			
1.3.1	Implement Blayney Shire Tourism Plan	Implementation of plan and targets. Tourism business thriving	Update and revision of Blayney & Villages Tourism Guide in progress.  Work continues with neighbouring councils of Cabonne and Orange for development VIC souvenirs and postcards across the region.  Regional tourism body formed through negotiations between Orange, Cabonne and Blayney LGA's.  Working with community groups and Town & Villages Committees to encourage collaboration, cross-promotion and engagement.
1.3.2	Develop a structure to effectively support and grow tourism and local business.	Structure in place. Productive meetings.	Media relations activity and events to promote the area ongoing.  Council participation with regional tourism promotions and opportunities continuing. Partnering with Central NSW Tourism, Brand Orange, F.O.O.D Week and ArtsOutWest for greater reach in regional campaigns, sharing information through Community groups, committees and business forums
<b>CSP1.4: Internationally recognised brand for Blayney Shire.</b>			
1.4.1	Work with the community and organisations within the region to develop a recognised brand for the Blayney Shire.	Brand developed	Tourism campaigns ongoing.  Review and update of the www.visitblayney.com.au tourism website  Blayney as the Village shire logos used on marketing material. Consistent branding, visual identity, logos for events and activities  Cross-promotion via competitions, What's On events listing and website presence.
<b>CSP1.5: Sustainable water, energy and transport sectors to support future growth.</b>			
1.5.1	Advocate for increased funding for transportation assets through Federal and State programs	Representations made to relevant agencies	Attend meetings including Transport for NSW Transport 2056 Strategy workshops, and continue to advocate for reactivation of Blayney-Demondrille Railway, and reinstatement of Stop on Request services at Newbridge Railway Station.
1.5.2	Promote sustainable energy development and use within the Shire.	Provision of information.	Attend workshop for the development of works associated with the approved Stop on Request service for Millthorpe Railway Station.  Attend Centroc Strategic and Technical Transport Group meetings.

**DELIVERY PLAN PERFORMANCE STATUS REPORT - DECEMBER 2017**

<b>DP Ref.</b>	<b>TASK</b>	<b>MEASURE</b>	<b>COMMENT</b>
<b>CSP1.6: A vibrant local retail and business sector.</b>			
1.6.1	Seek opportunities to build a vibrant local retail and business sector.	Cooperative projects. Opportunities identified and followed up.	Council continues to work with Small Business NSW and Central West BEC to facilitate development and upskilling programs for business including Biz Bus program.  Representatives on the Board of Central West BEC and RDA Central West economic development committee to co-ordinate regional growth.
1.6.2	Build and retain relationships with government bodies and NGO's to assist small business	Productive relationships. Number of activities.	
1.6.3	Support and encourage the establishment or expansion of local businesses	New businesses. Empowered local business.	
1.6.4	Develop an environment that will attract technology or internet based industry to come to Blayney.	Establishment of technology industries and technologies.	

**DELIVERY PLAN PERFORMANCE STATUS REPORT - DECEMBER 2017**

DP Ref.	TASK	MEASURE	COMMENT
<b>STRATEGIC DIRECTION 2: A CENTRE FOR SPORTS AND CULTURE</b>			
<b>CSP2.1: Cultural and sporting events are coordinated and resourced.</b>			
2.1.1	Encourage development of a calendar of sport and cultural events.	Information provided on web site and updated by sporting groups.	Tourism and Calendar of Events website maintained, driven by information submitted from event/sporting club organisers. Hard copy also promoted and distributed throughout region for promotion.
2.1.2	Engage with key groups and organisations with a view to developing community partnerships for conducting activities and programs.	Participation of organisations.	Village plans finalised and actions from these being progressed. Development Coordinator Program ongoing with Carmanhurst Villages Association; The Four Villages Association and Blayney Town Association. These groups have appointed Development Coordinators. Funding arrangement providing financial assistance with administrative costs to the Millthorpe Village Association ongoing.
2.1.3	Engage with the Shire youth to facilitate progress and activities across the Shire.	Youth activities held. Meetings of Youth Council.	Towns and Villages committee meetings are ongoing.
2.1.4	Work proactively with the community groups to assist with event management.	Develop Community events guide and policies.	Youth Week Grants program open and invitations extended to Blayney High School, village, community and sporting groups with a view to hosting a number of youth activities.
2.1.5	Encourage and facilitate an active and healthy community by developing accessible programs through CentrePoint and local sporting groups.	Develop programs and activities with the community. Maintain facilities in accordance with financial estimates.	Ongoing engagement and coordination with event holders through Event Management policy and associated funding through Community Financial Assistance program. Blayney Shire Sport and Recreation Master Plan completed and adopted by Council. Seating and accessibility improvement project at Blayney Showground completed.

**DELIVERY PLAN PERFORMANCE STATUS REPORT - DECEMBER 2017**

DP Ref.	TASK	MEASURE	COMMENT
<b>CSP2.2: Strong participation in sporting events and competitions.</b>			
2.2.1	Encourage active participation in sport.	Participation in Regional Sport promotions.	Blayney Shire Sports Council quarterly meetings held, and minutes presented to Council, with additional meetings held to consider the draft Sport and Recreation Masterplan content. Sporting facilities well maintained with various upgrades undertaken.
2.2.2	Establish and support a community based representative body for sporting groups.	Report written and council established	

**DELIVERY PLAN PERFORMANCE STATUS REPORT - DECEMBER 2017**

DP Ref.	TASK	MEASURE	COMMENT
<b>CSP2.3: Blayney Shire - a centre for arts, performance and entertainment.</b>			
2.3.1	Encourage participation and continue relationships with music organisations.	Scholarships awarded.	Scholarship auditions held in September 2017 and 3 scholarships awarded in October 2017.  Council continues support of regional arts development organisation, Arts OutWest.
2.3.2	Develop partnerships with other arts organisations to help deliver arts and cultural activities	Arts and cultural activities coordinated.	Council support formalised for acquisitive prize Textures of One Art Exhibition and financial support for exhibition provided through Community Financial Assistance program. Hanging space for display of works in Visitor Information Centre also facilitated with art community.
2.3.3	Encourage the use of the Blayney Shire Community Centre as a facility for arts and culture.	Use of facility.	Cultural Centre Working Group meeting monthly.  Total number of events that hired Community Centre for 6 month period was 147 including 1 wedding, 23 meetings or conferences and 65 other functions. The facility was also used for 58 council activities over the reporting period.
2.3.4	Provide library services in the Blayney Shire	Usage of library services	Blayney Shire Library Statistics for reporting period to 31 December 2017 are as follows: Visits: 2,149; Issues: 4,343; Membership @30/06/2017: 1,460

**DELIVERY PLAN PERFORMANCE STATUS REPORT - DECEMBER 2017**

DP Ref.	TASK	MEASURE	COMMENT
<b>STRATEGIC DIRECTION 3: PRESERVE AND ENHANCE OUR HERITAGE AND RURAL LANDSCAPES</b>			
<b>CSP3.1: Retention of native vegetation with linking corridors.</b>			
3.1.1	Protect and enhance biodiversity, native, vegetation, river and soil health.	Developed strategies for protection	Draft DCP contains provisions to protect and enhance biodiversity, native, vegetation river and soil health.
3.1.2	Facilitate the delivery of more planting on Council owned and controlled land.	Compliance with strategy	Community engagement ongoing for bank stabilisation works on Belubula River.  Project program developed for Revive 2, Belubula River at Carcoar Showground, with works programmed for Q3-4 2018/19.
<b>CSP3.2: Biodiversity of waterways.</b>			
3.2.1	Adopt and implement the Draft Integrated Water Cycle Management Plan (IWCM) Plan.	Implementation of agreed activities and tasks	Approved IWCM Level of Service actions addressed via revised (2013/14) Strategic Business Plan for Sewerage Services (SBP). Unsewered village expansions removed at request of communities, Levels of Service targets reviewed and revised. Development Servicing Plan and SBP financial plan to be revised in 19/20 FY.
3.2.2	Enhance the communities understanding of biodiversity issues and work towards positive behavioural change	Research resourced and made available.	Biodiversity education provided through community tree planting days, Community News and Ratepayer newsletters.
<b>CSP3.3: Heritage sites in the natural and built environment are identified and understood.</b>			
3.3.1	Pursue recognition of heritage items in draft LEP 2011	Information to public Heritage advice	Provision of Heritage Architect available during the period.
3.3.2	Identify items of natural heritage in Blayney Shire.	Information to public Heritage advice	Notification to all owners of local heritage items in the shire of NSW Government grant opportunity of up to \$100k being offered.
<b>CSP3.4: Sustainable land use practices across the Shire.</b>			
3.4.1	Pursue sustainable land use practices based on the protection and restoration of natural resources, innovative land use policies and government and community partnerships.	Develop partnerships with relevant organisations.	Development Applications consider land use conflict in the assessment.



**DELIVERY PLAN PERFORMANCE STATUS REPORT - DECEMBER 2017**

DP Ref.	TASK	MEASURE	COMMENT
<b>STRATEGIC DIRECTION 4: DEVELOP AND MAINTAIN SHIRE INFRASTRUCTURE</b>			
<b>CSP4.1: Adequate provision of transport, roads, rail, information and communication technologies and community social assets.</b>			
4.1.1	Manage Local Road Network to agreed service levels.	Performance budget/time/quality. Meeting service levels. Customer request system.	Routine and non routine inspections undertaken, and maintenance delivered in accordance with prioritisation protocols, within budget allocations.  Upgrade works on the Southern Cadia Access Route funded under Resources for Regions program continue with works well progressed between the Mid Western Highway and Halls Road. Completion of the Dirt Hole Creek bridge was achieved in November. The balance of the bridges under the six timber bridge replacement contract were completed in late December.  Browns Creek Road upgrade (Year 2) funded under Fixing Country Roads Round 2, programmed for Q3-4 2018/19, with the replacement of 2 bridges to be delivered by Early Contractor Involvement process.  Maintenance grading and resheeting programs underway and within budget allocations.  Design for small bridges underway in house, in partnership with Charles Sturt University, Engineering degree program.  Informal discussions with Roads and Maritime Services held to discuss future State Road works.  Council attends Centroc Strategic and Technical Transport Committee meetings.  Essential Energy continue to undertake street lighting maintenance. Centroc Energy Group advocating for future street light replacement program with LED and smart controls.  Injury surveys completed in accordance with requirements on quarterly basis.  Crushing operations completed in Whites and Cadia quarries. Inspection of hired plant undertaken in accordance with legislative requirements.  Assets system data input ongoing, with increased detail.
4.1.2	Manage Regional and State Road Network to agreed service levels.	Service levels provided in accordance with State Government funding.	
4.1.3	Ensure Ancillary Road facilities are serviceable and in line with current standards e.g. footpaths, cycleways, kerb and gutter, bus stops etc.	Performance budget/time/quality. Meeting service levels. Customer request system.	
4.1.4	Source road making materials in environmentally responsible manner.	Regulatory compliance	
4.1.5	Implement the Blayney Shire Council Asset Management Plans	Quantity and quality of information allocated	
4.1.6	Seek additional grant funding for construction and maintenance of roads and associated facilities	Applications submitted and Grant funds received.	
4.1.7	Plan for future transport and road infrastructure to service future needs	Projects are 'shovel ready'	
4.1.8	Investigate opportunities for stormwater harvesting and reuse	Projects identified and implemented. Successful grant applications.	
4.1.9	Apply the principles of Water Sensitive Urban Design (WSUD) to stormwater management	Completion of WSUD policy. Investigate grant funding.	
4.1.10	Prepare Stormwater Management Plans	Completion of Plans	

**DELIVERY PLAN PERFORMANCE STATUS REPORT - DECEMBER 2017**

DP Ref.	TASK	MEASURE	COMMENT
4.1.11	Maintain cemeteries in accordance with the community's needs and expectations	Compliance with regulations. Maintain records.	Council attends quarterly meetings with Local Land Services (Environment and Waterways Alliance), and seeks specialist advice as and where required.  Cemeteries were maintained in accordance with regulations.  Various maintenance works undertaken to Council facilities as identified in Capital Works Program.
4.1.12	Identify surplus Council owned assets for possible sale to be invested in infrastructure reserve.	Assets identified for sale	
4.1.13	Maintain and improve Council owned building assets	Implementation of Building maintenance program	
<b>CSP4.2: Every village has access to water and sewerage services.</b>			
4.2.1	Maintain the availability and quality of water for use in rural areas	Water availability and quality. Operational bores.	
4.2.2	Ensure Sewerage Treatment Plant are able to meet needs of the Blayney Shire	Maintain to licensing standards	Inspections of sewerage treatment plant (STP) undertaken on routine basis in conjunction with EPA and NSW Office of Water.
4.2.3	Provide an effective and safe Sewerage Collection Network for Blayney Shire	Achieve network maintenance	Sewer main CCTV condition assessment for maintenance prioritisation programmed on routine basis.  Complaints regarding pollution investigated on an as reported basis.
4.2.4	Ensure that the disposal of liquid waste in rural areas is carried out in a healthy manner without negative environmental impact.	SMF's (sewerage management facilities) reviewed.	
<b>CSP4.3: Improved access to community and public transport between villages and centres.</b>			
4.3.1	Lobby to improve public transport around the shire	Improved transport services. Greater accessibility across the Shire.	Public Transport services maintained. Engagement ongoing with LiveBetter Transport over Community Transport service.
<b>CSP4.4: Preservation and continued Development of Rail Infrastructure</b>			
4.4.1	Advocate for the upgrading of rail infrastructure	Meeting attended.	Ongoing advocacy with NSW Government, and State agencies including Transport for NSW Transport 2056 Strategy workshops, for Blayney-Demondrille Railway, and other key transport requirements. Attended meetings with consultants associated with Blayney-Demondrille Railway project.  Attend workshop for the development of works associated with the approved Stop on Request service for Millthorpe Railway Station. Advocacy via Centroc, Central West Strategic Transport Group, in conjunction with village progress associations for improved rail infrastructure.  Advocate for reinstatement of Stop on Request services at Newbridge Railway Station.

**DELIVERY PLAN PERFORMANCE STATUS REPORT - DECEMBER 2017**

DP Ref.	TASK	MEASURE	COMMENT
<b>CSP4.5: Sustainable Waste Management.</b>			
4.5.1	Develop and promote programs that increase the participation of the community in recycling and reducing waste going to landfill.	Attendance at NetWaste meetings. Educational material developed. Participation in recycling program.	NetWaste meetings attended during period. Domestic Waste Collection undertaken by JR Richards and monitoring report provided monthly.  Recycling percentage from DWCS for period is 22%
<b>STRATEGIC DIRECTION 5: DEVELOP STRONG AND CONNECTED COMMUNITIES</b>			
<b>CSP5.1: A diverse and sustainable population in our communities and villages.</b>			
5.1.1	Assist incorporated village committees, progress associations and hall committees.	Active village committees	Council staff and Councillors attended various meetings, events and activities. Active engagement ongoing as outlined in CSP 2.1 above.  Residents pack updated.
5.1.2	Promote living in the Blayney Shire	Residents Pack developed.	
<b>CSP5.2: Fit and healthy community members.</b>			
5.2.1	Build partnerships with community groups to increase use of parks and reserves	Interaction with use groups	Blayney Shire Sport and Recreation Masterplan finalised and adopted by Council at December 2017 meeting.
5.2.2	Provide for the implementation of projects, identified in Council's Pedestrian and Access Mobility, Bike Plan to improve community health and fitness	Meetings attended	Footpath works at Tucker/Ewin Streets, as identified in the Active Movement Strategy underway, with further budgetted works programmed for Q3-4 2017/18.
<b>CSP5.3: Full and equitable access and strong usage of Information and communication technologies across the Shire.</b>			
5.3.1	Implement programs to build community skills with computer technology, to build community participation and social inclusion amongst older Australians.	Internet access available to community. Program participation.	Internet access and computer maintained at Library. Public Wi-Fi available at Visitor Information Centre.  Seniors Kiosk program discontinued following diminishing numbers and interest.
<b>CSP5.4: Capable, self sufficient communities engaged in decision making about issues that affect them.</b>			
5.4.1	Develop and implement a community engagement process and policy	Informed communities	Community informed through a number of avenues including Newspaper, Facebook, email newsletters, rates notice newsletter, radio engagement, media releases and Mayor / Councillor attendance at every Town and Village Association meetings.  Community Engagement Policy remains current.  Volunteerism promoted on Council website. Inquiries by interested community members addressed as '
5.4.2	Develop and implement plans for villages and township	Plans are implemented.	
5.4.3	Encourage volunteerism within the Community	Promotion undertaken	

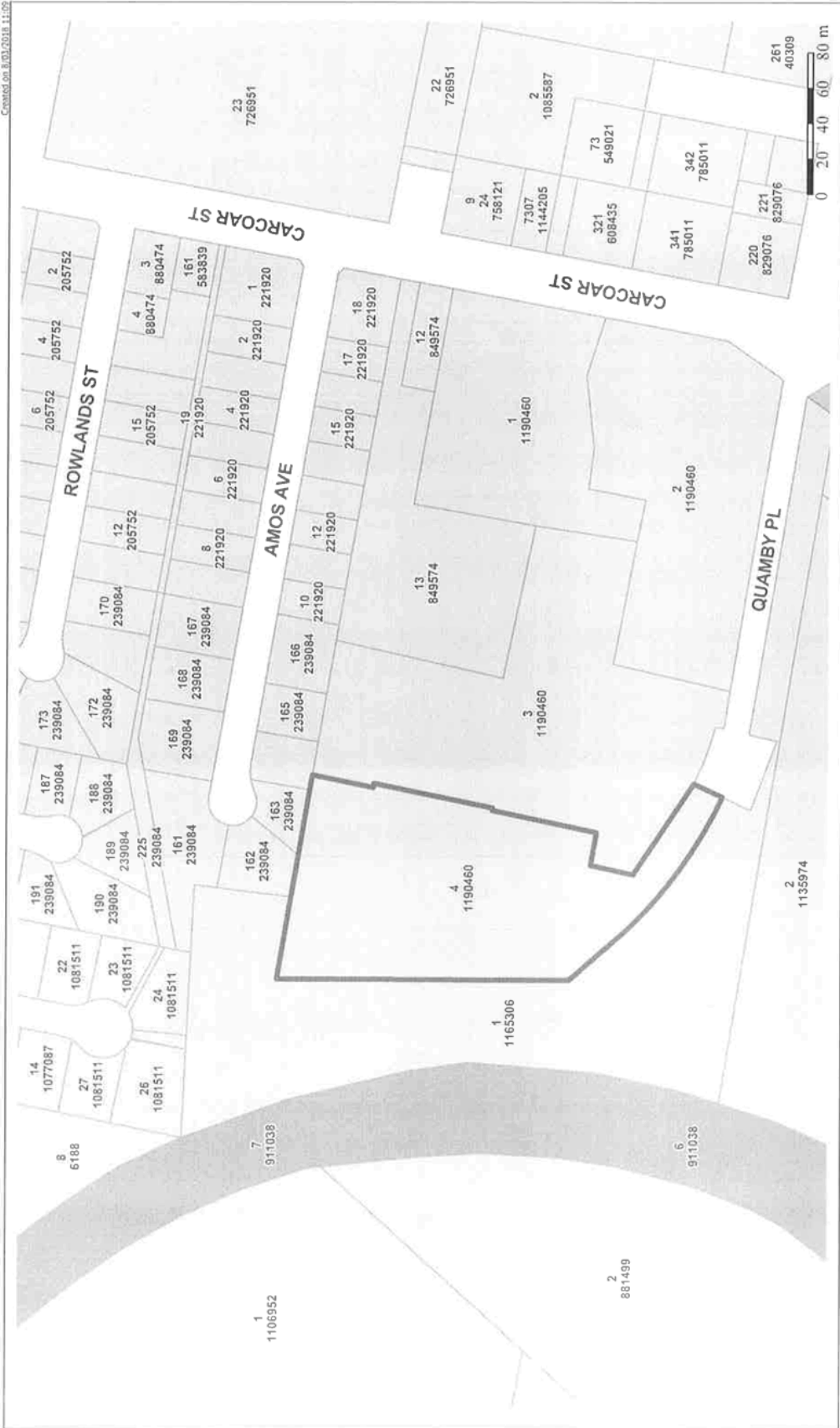
**DELIVERY PLAN PERFORMANCE STATUS REPORT - DECEMBER 2017**

DP Ref.	TASK	MEASURE	COMMENT
<b>STRATEGIC DIRECTION 6: LEADERSHIP</b>			
<b>CSP6.1: Good governance across our communities.</b>			
6.1.1	Councillors to exhibit leadership on Council and participate in committees and community organisations.	Attendance to meeting. Councillor presence on relevant committees.	Council continues to support Centroc activities and work within the strategic alliance of Blayney Cabonne Central Tablelands Councils.  Councillor representation on committees and community organisations continuing.
6.1.2	Promote resource sharing and collaboration with regional organisations.	Participation in meetings. Resource sharing projects.	Participation in resource sharing and regional projects ongoing.
6.1.3	Encourage sound governance practice in community organisations.	Provide assistance and training as requested.	Workshops held for community groups and funding opportunities for training of volunteers promoted.
<b>CSP6.2: Meaningful communication between the Shires communities and Council.</b>			
6.2.1	Identify and engage with Shire Community Groups.	Establish regular communications with Shire Community Groups.	Engagement with community being undertaken in various forms.
6.2.2	Implement Council's Community Engagement Plan	Engagement activities conducted	Website and media communications channels utilised to promote Council activities.
6.2.3	Develop communications between Councillors and the community to provide community opinion.	Community satisfaction with communication processes. Available to community.	Acknowledgement process to emails and correspondence in place and ongoing.  Activity reports issued to Directors monthly.
6.2.4	Manage a customer request system to assist communications between community and Council.	Response times to requests.	Email and rates notice newsletters, 2GZ, B Rock and 2BS radio presence, half page Blayney Chronicle advert and GM conversation weekly.
<b>CSP6.3: A well-run Council organisation.</b>			
6.3.1	Provide a framework for the efficient and effective administration of Council.	Assess Council's position against Better Practice Review.	2016/17 Audited Financial Statements submitted to OLG, presented to Council unqualified and within regulations.
6.3.2	Maintain a stable and secure financial structure for Council.	Report financial outcomes as required by legislation.	Reviews of Council processes ongoing. Program include Risk Management Action Plan.  Annual report and Financial reports finalised and lodged within statutory timeframes.
6.3.3	Support actions for the sustainable future of local government.	Review Destination 2036 outcomes and actions to improve local government.	All legislative reporting submitted per requirements and regulations including PID report, GIPA report etc.
6.3.4	Develop strategies that respond to the impact of climate change on the community.	Supply of community information.	Draft DCP contains measures that consider the impact of development on the natural environment.

**DELIVERY PLAN PERFORMANCE STATUS REPORT - DECEMBER 2017**

DP Ref.	TASK	MEASURE	COMMENT
<b>CSP6.4: A safe community.</b>			
6.4.1	Provide support for emergency management in Blayney Shire in accordance with SERM Act	Emergencies responded to.	Local Emergency Management Committee meets on quarterly basis. Council responds to emergencies as and when requested by other agencies. Traffic Committee meets on bi-monthly basis, and otherwise as required. Road Safety Officer programmed delayed due to health reasons.
6.4.2	Undertake regulatory responsibilities for environmental health and animal control.	Regulatory responsibilities are met	
6.4.3	Educate communities on road and pedestrian safety	Programs delivered	
6.4.4	Review risk management of council operations.	Plan is implemented and risk managed.	

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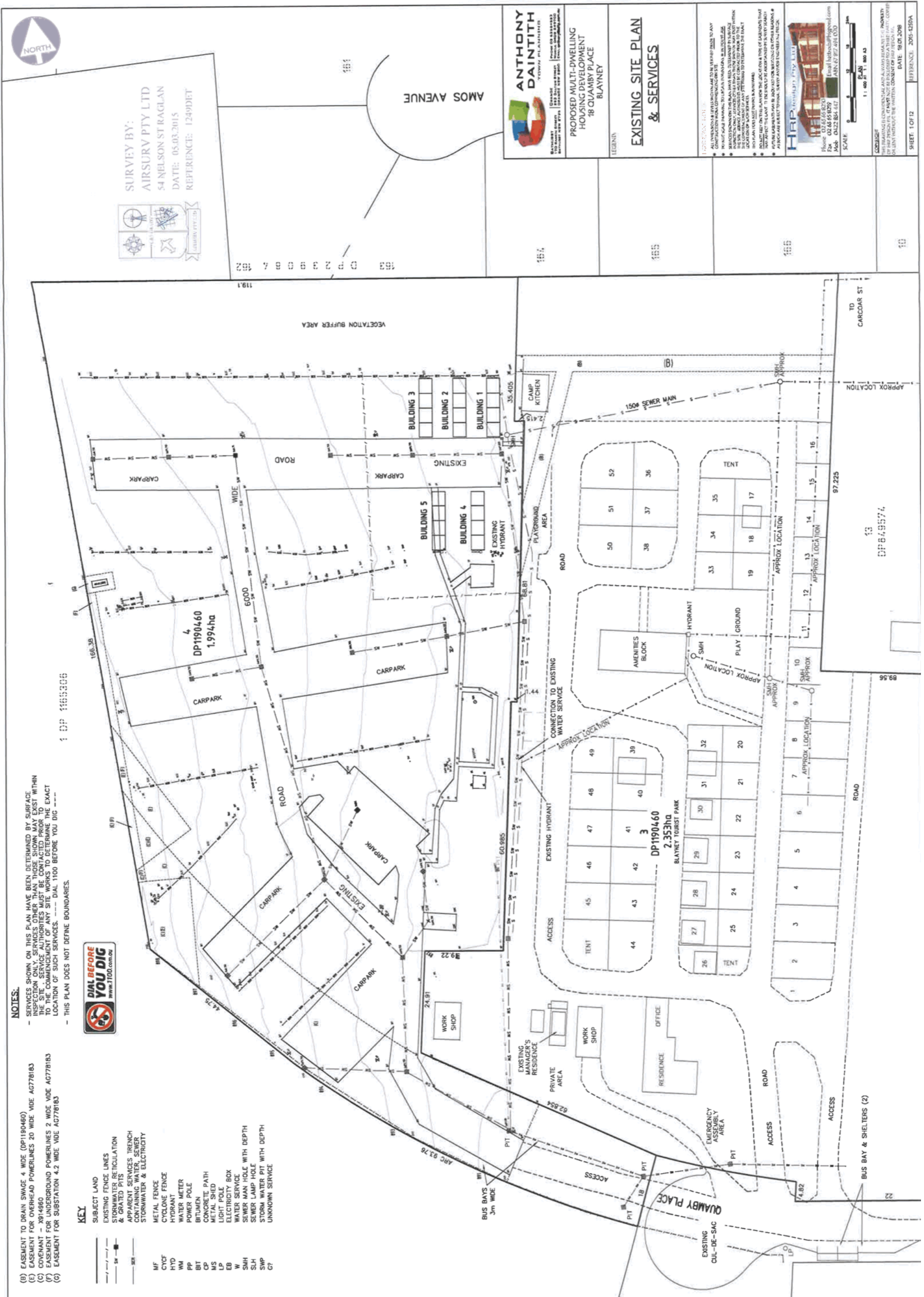
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 Fax: 02 6382 3201  
 Web: www.blayney.nsw.gov.au

**Location plan 18-20**  
**Quamby Place**

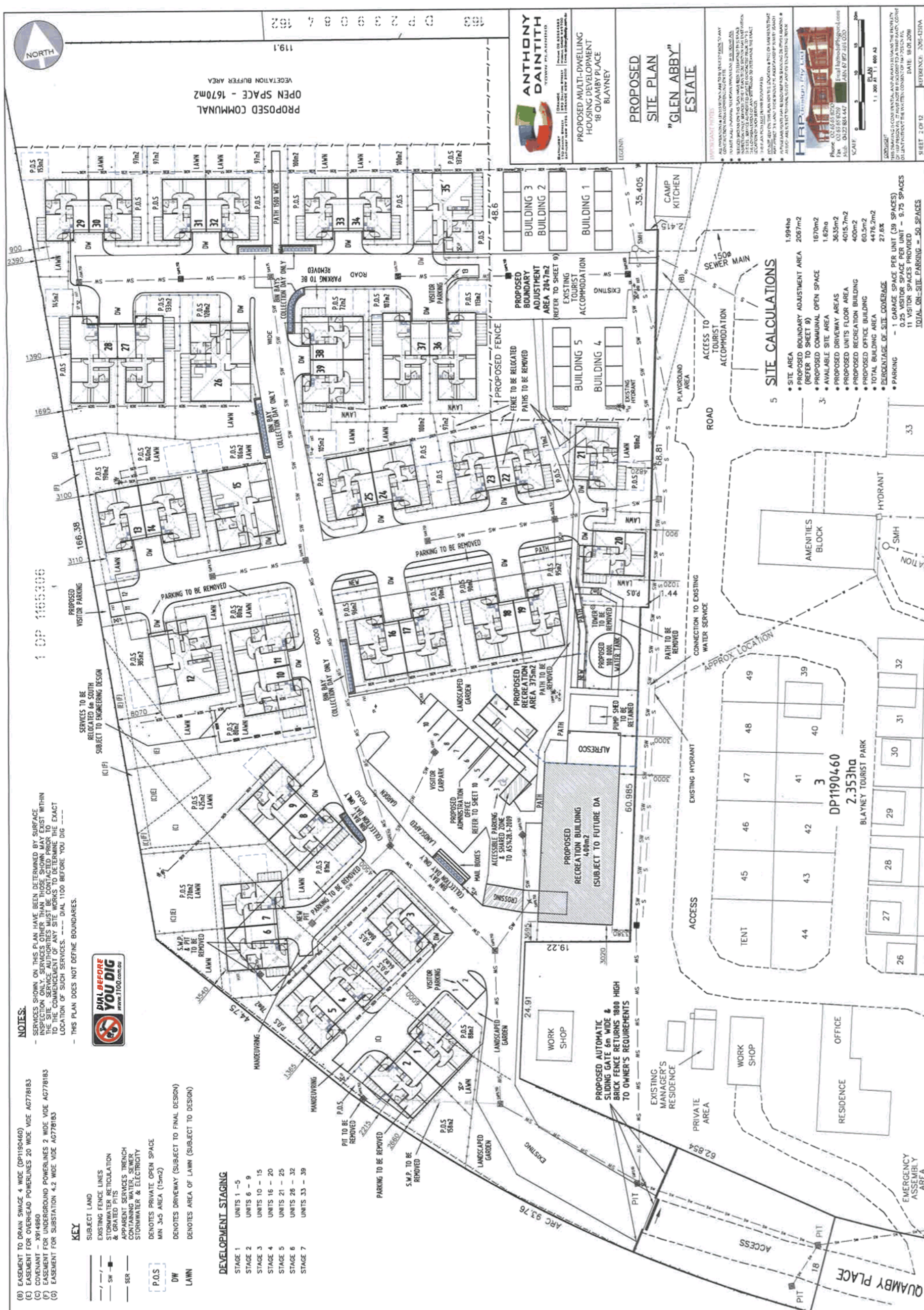
Projection: GDA94 / MGA zone 55  
 Date: 8/03/2018  
 Created By: Patsy Noppert

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**PROPOSED FRONT ELEVATION**  
SCALE 1 : 100

**PROPOSED REAR ELEVATION**  
SCALE 1 : 100

**PROPOSED LEFT ELEVATION**  
SCALE 1 : 100

**PROPOSED RIGHT ELEVATION**  
SCALE 1 : 100

**LEGEND:**  
**PROPOSED ELEVATIONS**  
**UNITS 12, 15, 26 & 35**

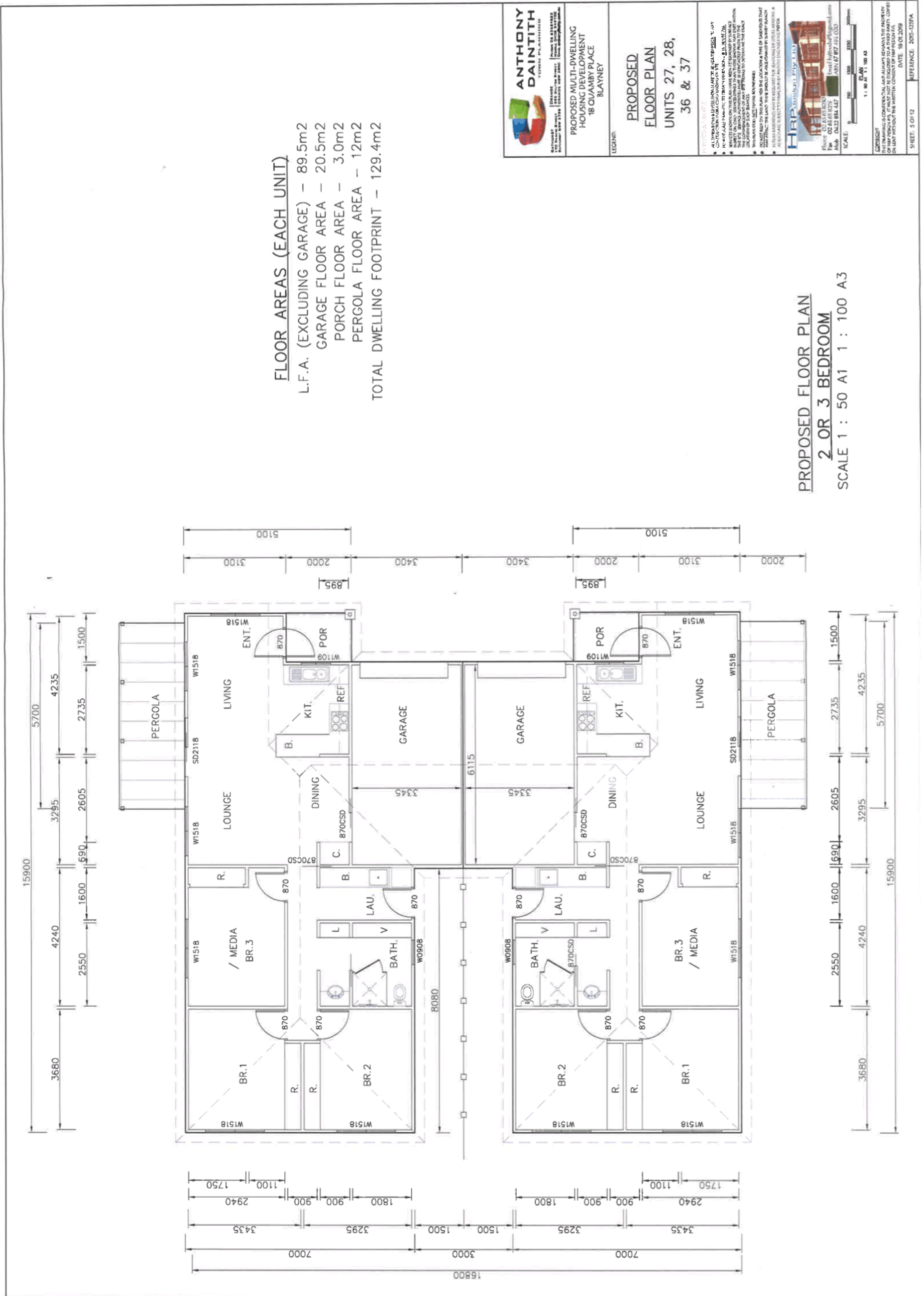
**ANTHONY DAINTITH**  
 ARCHITECTS  
 18 QUARRY PLACE  
 BLAYNEY

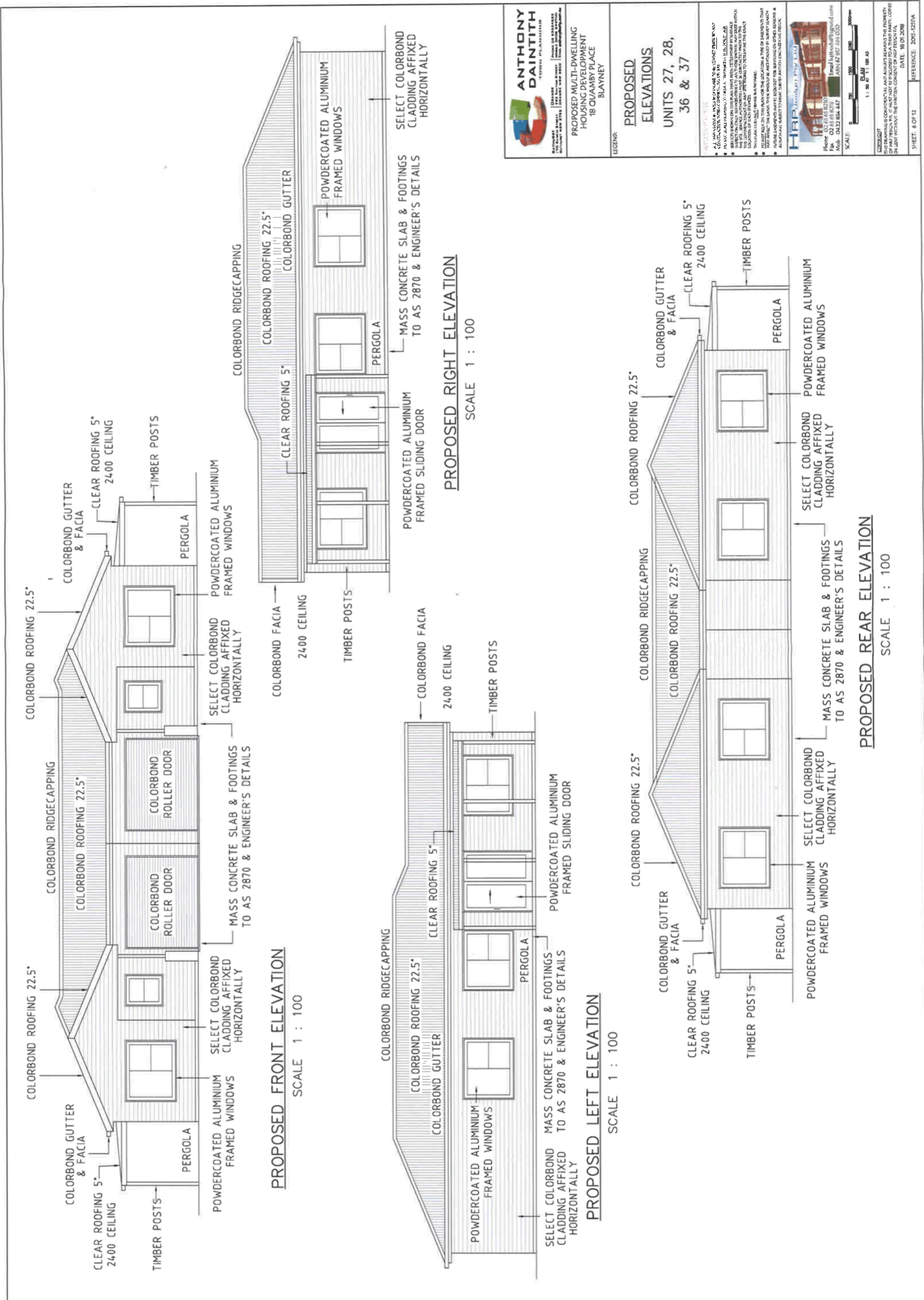
**PROPOSED MULTI-DWELLING HOUSING DEVELOPMENT**  
 18 QUARRY PLACE  
 BLAYNEY

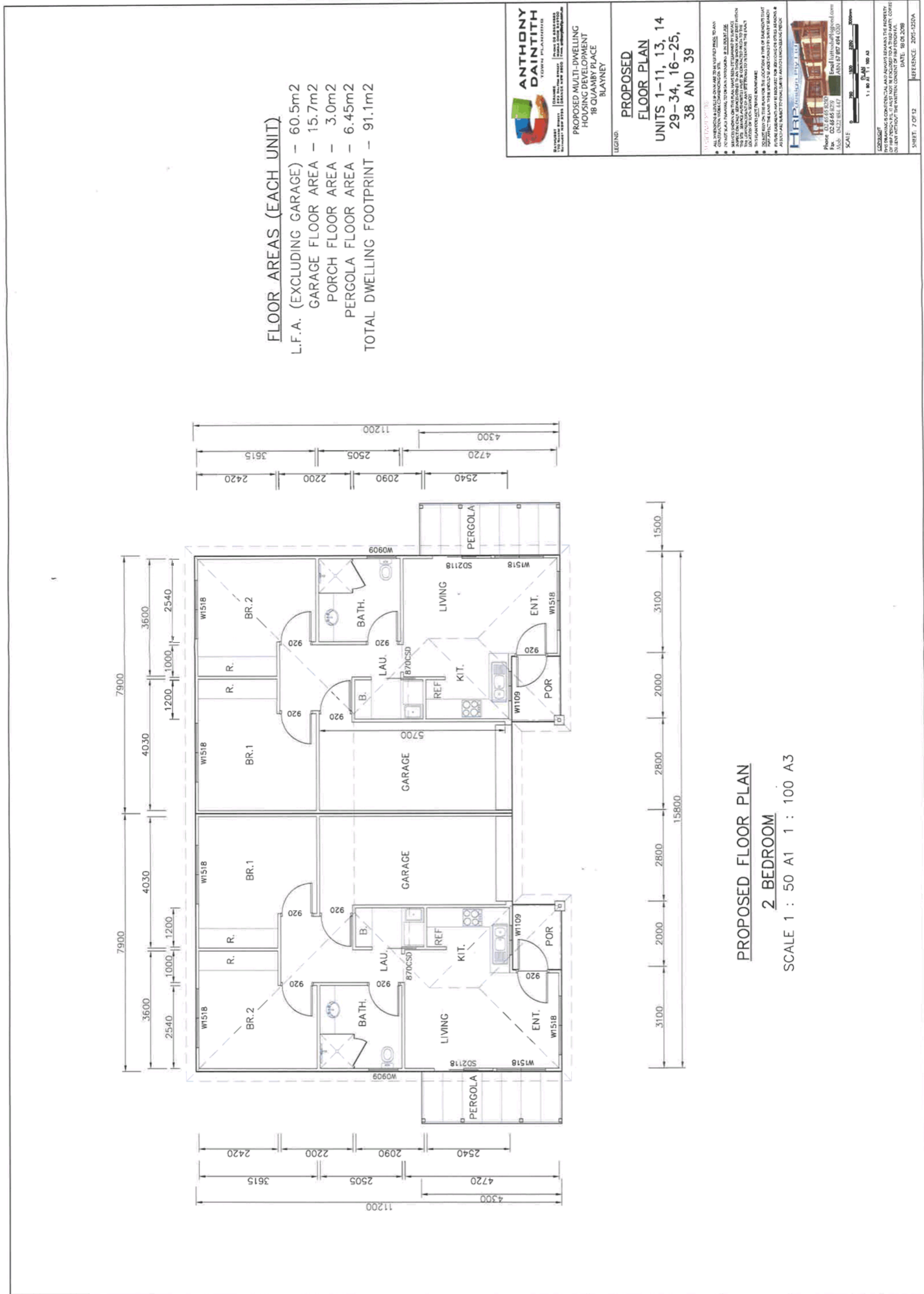
**HERP**  
 Home Energy Rating Program  
 Home Energy Rating Program (HERP) is a voluntary program that provides a rating for the energy efficiency of a building. The rating is based on the building's energy consumption and is used to determine the building's energy efficiency class. The rating is used to determine the building's energy efficiency class and is used to determine the building's energy efficiency class.

**CONTRACTOR:**  
 HERP CONSULTANTS AND ASSOCIATES PTY LTD  
 18 QUARRY PLACE, BLAYNEY NSW 2890  
 Phone: 02 68 65 0200 Email: info@herp.com.au  
 Fax: 02 68 65 0201 Web: www.herp.com.au  
 Home Energy Rating Program (HERP) is a voluntary program that provides a rating for the energy efficiency of a building. The rating is based on the building's energy consumption and is used to determine the building's energy efficiency class. The rating is used to determine the building's energy efficiency class and is used to determine the building's energy efficiency class.

**DATE:** 18/01/2018  
**REFERENCE:** 2015-152DA  
**SHEET:** 4 OF 12







**PROPOSED FRONT ELEVATION**  
SCALE 1 : 100

**PROPOSED LEFT ELEVATION**  
SCALE 1 : 100

**PROPOSED RIGHT ELEVATION**  
SCALE 1 : 100

**PROPOSED REAR ELEVATION**  
SCALE 1 : 100

Labels and components shown in the elevations include:  
- COLORBOND ROOFING 22.5°  
- COLORBOND RIDGECAPPING  
- COLORBOND GUTTER & FACIA  
- CLEAR ROOFING 5°  
- 2400 CEILING  
- TIMBER POSTS  
- PERGOLA  
- POWDERCOATED ALUMINIUM FRAMED WINDOWS  
- SELECT COLORBOND CLADDING AFFIXED HORIZONTALLY  
- MASS CONCRETE SLAB & FOOTINGS TO AS 2870 & ENGINEER'S DETAILS  
- COLORBOND ROLLER DOOR  
- POWDERCOATED ALUMINIUM FRAMED SLIDING DOOR  
- 2400 CEILING  
- TIMBER POSTS

**LEGEND:**  
**PROPOSED ELEVATIONS**  
UNITS 1-11, 13, 14  
29-34, 16-25,  
38 AND 39

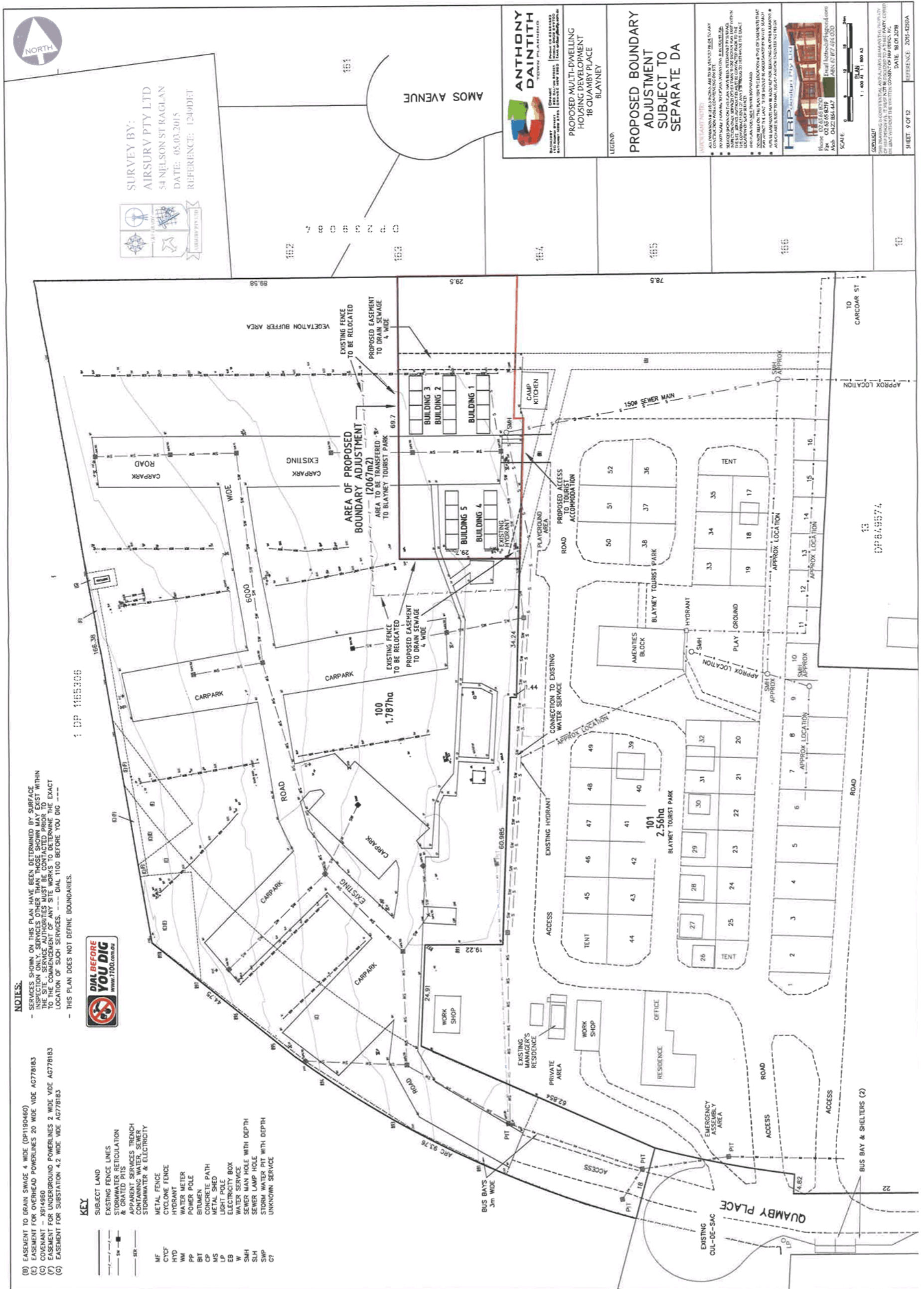
**ANTHONY DAINITH**  
TOWN PLANNING  
PROPOSED MULTI-DWELLING HOUSING DEVELOPMENT  
18 QUAMBY PLACE  
BLAYNEY

**HRP**  
Housing & Residential Planning  
11/11/18  
FAX: 02 65 65 0297  
MOB: 0422 884 447  
Email: hrp@hrp.com.au  
ABN: 67 887 091 000

SCALE: 1:100  
DATE: 11/01/18

REFERENCE: 2015-1055A  
SHEET: 8 OF 12





**SURVEY BY:**  
**AIRSURV PTY LTD**  
 54 NELSON ST RAGLAN  
 DATE: 05.03.2015  
 REFERENCE: 1249DIT

**ANTHONY DAINITH**  
 ARCHITECT  
 PROPOSED MULTI-DWELLING HOUSING DEVELOPMENT  
 18 QUAMBLY PLACE  
 BLAYNEY

**PROPOSED BOUNDARY ADJUSTMENT SUBJECT TO SEPARATE DA**

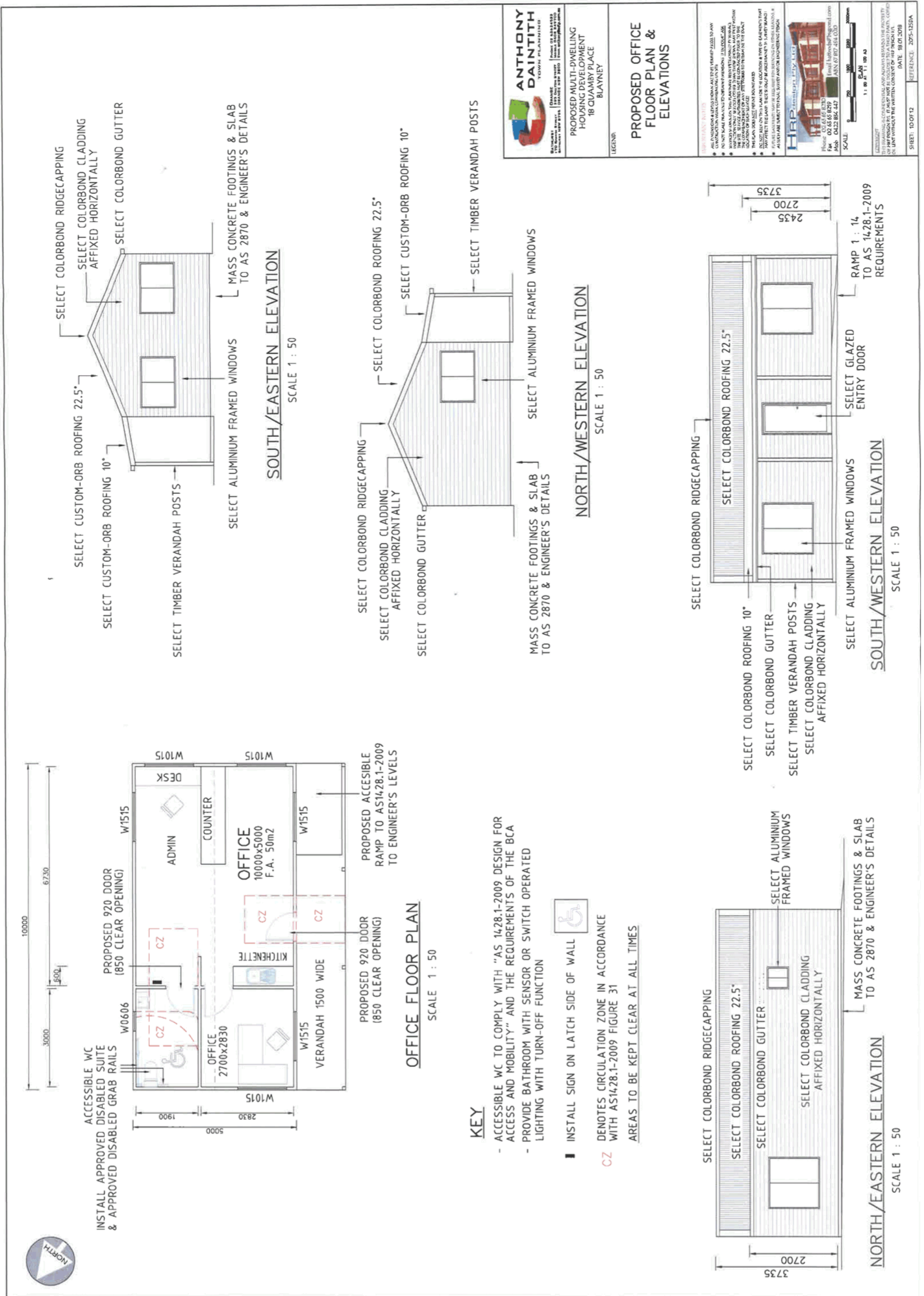
**LEGEND:**  
 SUBJECT LAND  
 EXISTING FENCE LINES  
 STORMWATER RETICULATION & GRATED PITS  
 APPARENT SERVICES TRENCH CONTAINING WATER, SEWER STORMWATER & ELECTRICITY  
 METAL FENCE  
 CYCLONE FENCE  
 HYDRANT  
 WATER METER  
 POWER POLE  
 BITUMEN  
 CONCRETE PATH  
 METAL SHED  
 LIGHT POLE  
 ELECTRICITY BOX  
 WATER SERVICE  
 SEWER MAN HOLE WITH DEPTH  
 SEWER LAMP HOLE WITH DEPTH  
 STORM WATER PIT WITH DEPTH  
 UNKNOWN SERVICE

**SCALE:**  
 1:1000  
 1:1000  
 1:1000

**NOTES:**  
 - SERVICES SHOWN ON THIS PLAN HAVE BEEN DETERMINED BY SURFACE INSPECTION ONLY. SERVICES OTHER THAN THOSE SHOWN MAY EXIST WITHIN THE SITE. SERVICE AUTHORITIES MUST BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY SITE WORKS TO DETERMINE THE EXACT LOCATION OF SUCH SERVICES. --- DIAL 1100 BEFORE YOU DIG ---  
 - THIS PLAN DOES NOT DEFINE BOUNDARIES.

**KEY:**  
 (B) EASEMENT TO DRAIN SWAGE 4 WIDE (DP1190460)  
 (C) EASEMENT FOR OVERHEAD POWERLINES 20 WIDE VIDE A0778183  
 (D) COVENANT - X914980  
 (E) EASEMENT FOR UNDERGROUND POWERLINES 2 WIDE VIDE A0778183  
 (F) EASEMENT FOR SUBSTATION 4.2 WIDE VIDE A0778183

**NOTES:**  
 - SERVICES SHOWN ON THIS PLAN HAVE BEEN DETERMINED BY SURFACE INSPECTION ONLY. SERVICES OTHER THAN THOSE SHOWN MAY EXIST WITHIN THE SITE. SERVICE AUTHORITIES MUST BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY SITE WORKS TO DETERMINE THE EXACT LOCATION OF SUCH SERVICES. --- DIAL 1100 BEFORE YOU DIG ---  
 - THIS PLAN DOES NOT DEFINE BOUNDARIES.



**ANTHONY DAINTHITH**  
ARCHITECT

PROPOSED MULTI-DWELLING HOUSING DEVELOPMENT  
18 QUAMBY PLACE  
BLAYNEY

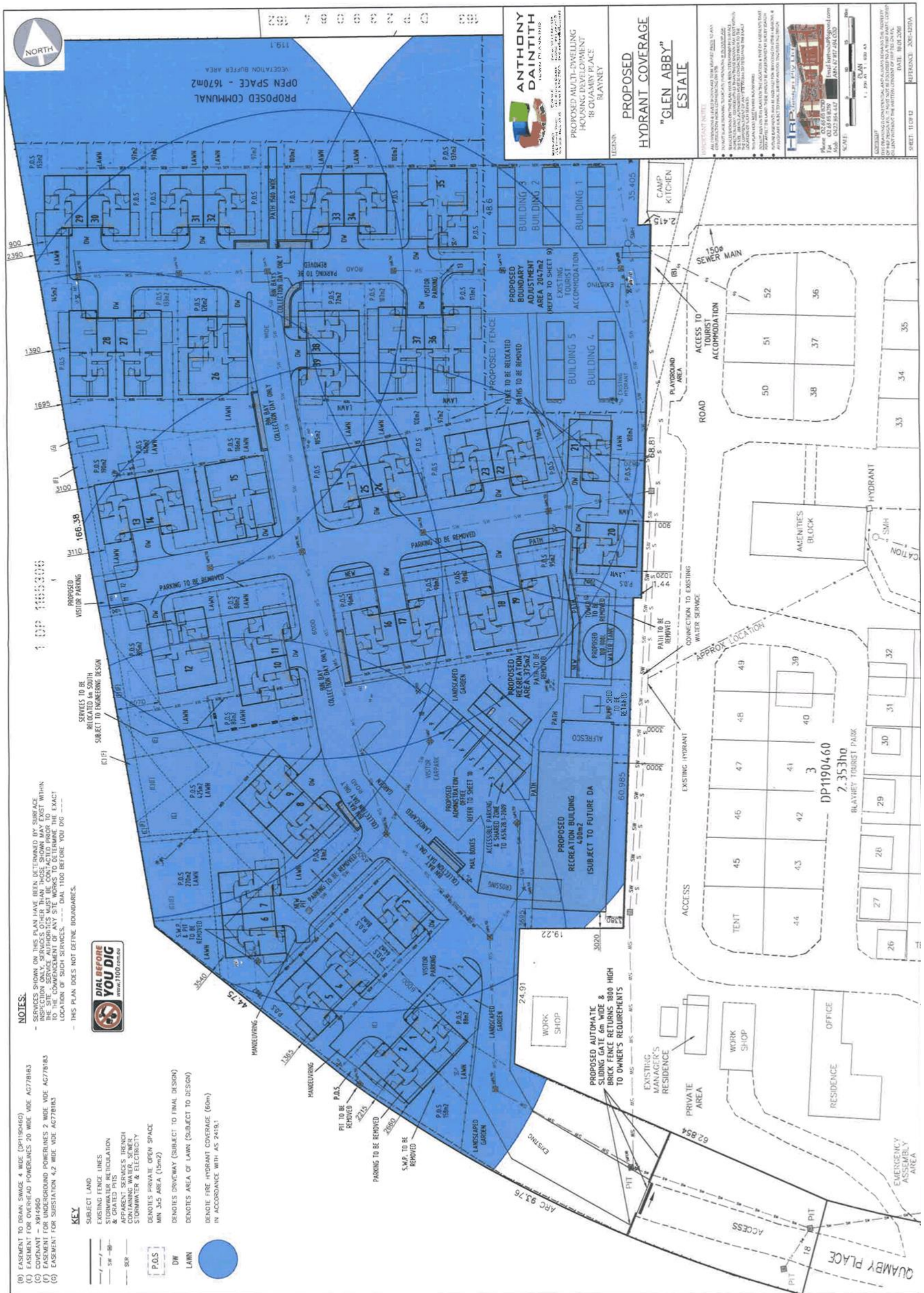
LEGEND:

**PROPOSED OFFICE FLOOR PLAN & ELEVATIONS**

SCALE: 1 : 50

DATE: 18/01/2018

REFERENCE: 2015-1528A



**NOTES:**

- SERVICES SHOWN ON THIS PLAN HAVE BEEN DETERMINED BY SURFACE DETECTION SERVICES. SERVICES NOT SHOWN ON THIS PLAN ARE NOT TO BE CONSIDERED AS PART OF THIS PLAN. THE LOCATION OF ANY SERVICES MUST BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY SITE WORKS TO DETERMINE THE EXACT LOCATION OF SUCH SERVICES. --- DIAL 1100 BEFORE YOU DIG ---
- THIS PLAN DOES NOT DEFINE BOUNDARIES.



- (B) EASEMENT TO DRAIN SWAGE 4 WIDE (DP1180460)
- (C) EASEMENT FOR OVERHEAD POWERLINES 20 WIDE VIDE AG778183
- (D) COVENANT - X914960
- (E) EASEMENT FOR UNDERGROUND POWERLINES 2 WIDE VIDE AG778183
- (F) EASEMENT FOR SUBSTATION 4.2 WIDE VIDE AG778183
- (G) EASEMENT FOR SUBSTATION 4.2 WIDE VIDE AG778183

**KEY:**

- SUBJECT LAND
- EXISTING FENCE LINES
- STORMWATER RETICULATION
- AND GRATED PITS
- APPARENT SERVICES TRENCH CONTAINING WATER, SEWER, STORMWATER & ELECTRICITY
- DENOTES PRIVATE OPEN SPACE
- MIN 3x5 AREA (15m<sup>2</sup>)
- DENOTES DRIVEWAY (SUBJECT TO FINAL DESIGN)
- DENOTES AREA OF LAWN (SUBJECT TO DESIGN)
- DENOTE FIRE HYDRANT COVERAGE (60m) IN ACCORDANCE WITH AS 2419.1



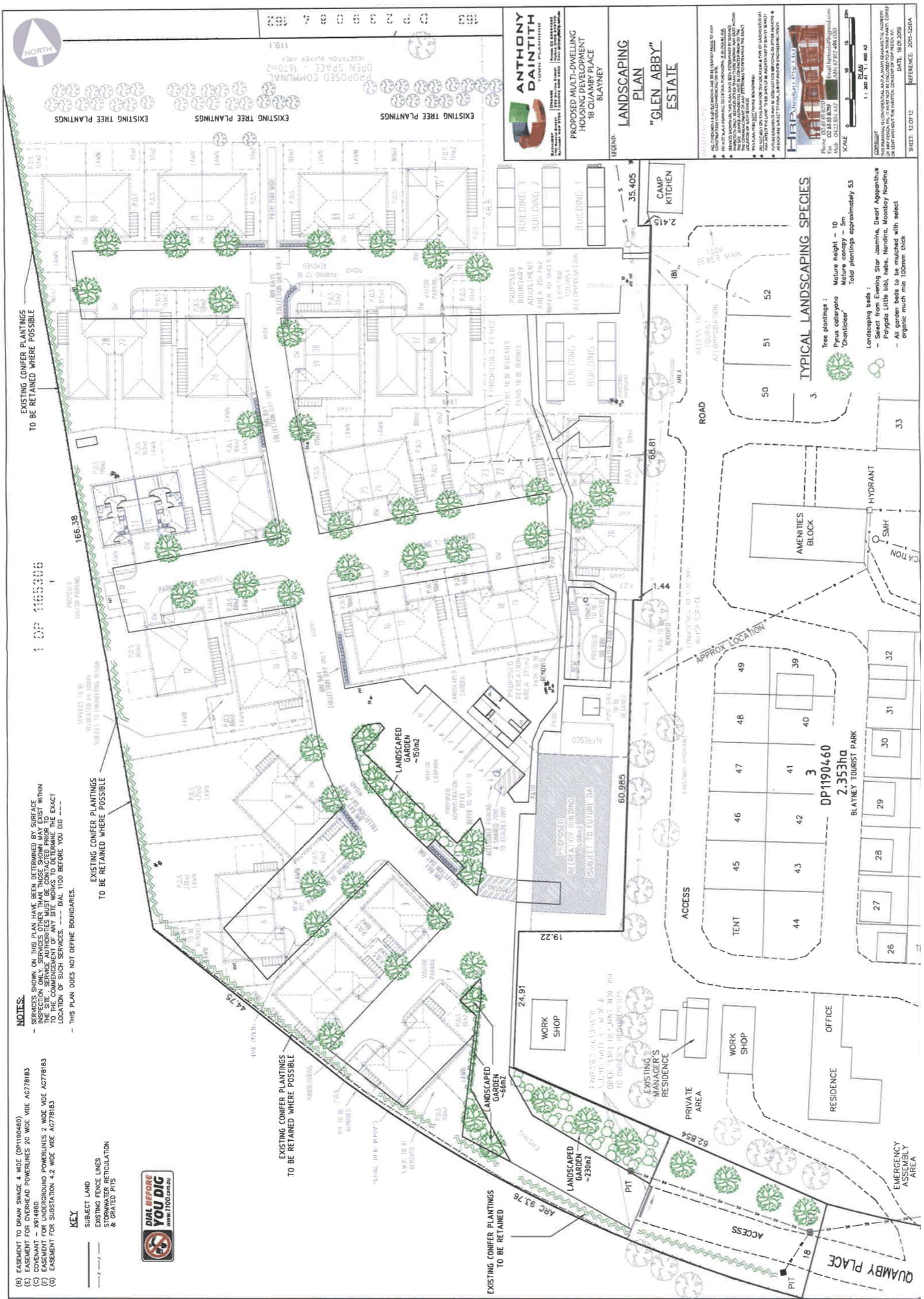
**ANTHONY DAINTHITH**  
 ARCHITECTS  
 18 QUAMBY PLACE  
 BLAYNEY

**PROPOSED MULTI-DWELLING HOUSING DEVELOPMENT**  
 18 QUAMBY PLACE  
 BLAYNEY

**PROPOSED HYDRANT COVERAGE**  
**"GLEN ABBY" ESTATE**

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**DATE:** 18.03.2018  
**SCALE:** 1:1000  
**PROJECT NO.:** 1803/001  
**CLIENT:** [Name]  
**ADDRESS:** [Address]  
**PHONE:** [Phone]  
**EMAIL:** [Email]  
**WEBSITE:** [Website]







**ANTHONY  
DAINTITH**  
TOWN PLANNING

## STATEMENT OF ENVIRONMENTAL EFFECTS

<b>CLIENT:</b>	<b>Max Osborne</b>
<b>PROPOSAL:</b>	<b>Multi Dwelling Housing &amp; Boundary Adjustment</b>
<b>ADDRESS:</b>	<b>20 Quamby Place, Blayney</b>
<b>DATE:</b>	<b>25 October 2017</b>





**DESCRIPTION:** Multi Dwelling Housing

**CLIENT:** Max Osborne

**Anthony Daintith Town Planning Pty Ltd**  
ABN 46 121 454 153  
ACN 121 454 153

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**QUALITY ASSURANCE**

This document has been prepared, checked and released in accordance with the Quality Control Standards established by Anthony Daintith Town Planning.

Version	Date	Description	By
1.0	25/10/2017	Approved	AD

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A handwritten signature in black ink, appearing to read "AD", positioned above the printed name and date.

This document has been authorised by

Anthony Daintith (Principal)  
Date: 25 October 2017



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Proposal: Multi Dwelling Housing & Boundary Adjustment  
20 Quamby Place, Blayney

Page 2 of 26  
V1.0



## CONTENTS

<b>CONTENTS .....</b>	<b>3</b>
<b>1. BACKGROUND .....</b>	<b>4</b>
1.1 INTRODUCTION .....	4
1.2 APPLICANT AND OWNER.....	4
<b>2. SUBJECT LAND.....</b>	<b>5</b>
2.1 LOCATION AND TITLE.....	5
2.2 GENERAL SITE DESCRIPTION.....	6
2.3 SURROUNDING LAND USE.....	7
<b>3. PROPOSAL .....</b>	<b>9</b>
<b>4. TOWN PLANNING CONSIDERATIONS.....</b>	<b>12</b>
(A)(i) THE PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT .....	13
(A)(ii) ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT .....	17
(A)(iii) ANY DEVELOPMENT CONTROL PLAN .....	17
(A)(iiiA) ANY PLANNING AGREEMENTS.....	20
(A)(iv) ANY MATTERS PRESCRIBED BY THE REGULATIONS: .....	20
(A)(v) ANY COASTAL ZONE MANAGEMENT PLAN:.....	20
(B) THE LIKELY IMPACTS OF THE DEVELOPMENT: .....	21
(C) SUITABILITY OF THE SITE FOR THE DEVELOPMENT.....	24
(D) ANY SUBMISSIONS.....	25
(E) THE PUBLIC INTEREST.....	25
<b>5. CONCLUSION.....</b>	<b>26</b>
FIGURE 1: LOCALITY MAP .....	5
FIGURE 2: CURRENT LOT LAYOUT .....	5
FIGURE 3: AERIAL PHOTO .....	6
FIGURE 4: PROPOSED SITE PLAN .....	10
FIGURE 5: PROPOSED BOUNDARY ADJUSTMENT PLAN.....	11
FIGURE 6: ZONING MAP – BLAYNEY LEP 2012 .....	13
FIGURE 7: BLAYNEY LEP – MINIMUM LOT SIZE MAP .....	15
PHOTO 1: SUBJECT LAND LOOKING NORTH .....	8
PHOTO 2:SUBJECT LAND LOOKING SOUTH .....	8





## 1. BACKGROUND

### 1.1 Introduction

Mr Max Osborne of Mid West Concrete Pty Ltd has engaged Anthony Daintith Town Planning to prepare a Statement of Environmental Effects (SOEE), to support an application to Blayney Shire Council, for a proposed multi dwelling housing development at 20 Quamby Place, Blayney. It is also proposed to seek approval for a boundary adjustment of land that includes accommodation units on Lot 4 to be included with Lot 3 that includes the Caravan Park.

The site was previously used for the purposes of a temporary accommodation facility (all the infrastructure remains (roads and services)).

The purpose of this document is to:

- Describe the existing environment;
- Outline the proposed development;
- Consider relevant statutory matters; and
- Make conclusions and recommendations for Councils consideration.

The development application consists of the following components:

- Completed DA form;
- Statement of Environmental Effects; and
- Site and Building Plans.

### 1.2 Applicant and Owner

The applicant for the development application is Max Osborne C/- Anthony Daintith Town Planning, PO Box 1975, Orange NSW 2800.

The owners of the subject land are:

- Lot 3 DP 1190460 (Max David Osborne, Julie Anne Osborne and Mid West Concrete Pty Ltd)
- Lot 4 DP 1190460 (Mid West Concrete Pty Ltd)

The owners have provided their written consent to the application.



## 2. SUBJECT LAND

### 2.1 Location and Title

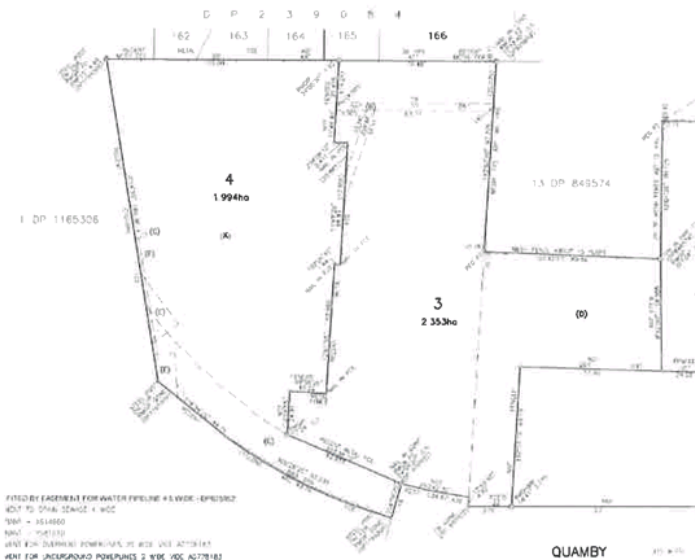
The subject land is identified as 20 Quamby Place, Blayney (refer to **Figures 1 & 2** below that depicts the site within the locality). Access to the site is off the end of

**Figure 1: Locality Map**



The land title description is Lots 3 & 4 DP 1190460.

**Figure 2: Current Lot Layout**



**Proposal: Multi Dwelling Housing & Boundary Adjustment**  
**20 Quamby Place, Blayney**

Page 5 of 26  
V1.0

Figure 3: Aerial Photo



The site was formerly used as a temporary accommodation village. All the road and utility infrastructure remains on the site as shown on the aerial photo above and development plans.

## 2.2 General Site Description

### Buildings

Lot 4 is the site of the former temporary accommodation village (now vacant). There are 5 tourist accommodation buildings (20 units) in the north east corner of the site. It is proposed that a boundary adjustment be undertaken that will put these buildings with the caravan park on Lot 3 to the east.

### Topography

The site falls from the west down to the east.

### Vegetation

The section relevant to this application is cleared of vegetation.



Waterways

There are no waterways traversing the site.

**2.3 Surrounding Land Use**

North

Residential development.

East

Caravan Park.

South

Primarily open grazing land with a single dwelling off the Mid Western Highway.

West

Vacant land and railway.

**Photos 1, 2, 3 and 4** provide a visual representation of the site.

Photo 1: Subject land looking north



Photo 2: Subject land looking south





### 3. PROPOSAL

The application seeks development consent for a multi dwelling housing (39 units) development on the subject land. The following site calculations provide an overview of the proposed development:

## SITE CALCULATIONS

● SITE AREA	1.994ha
● PROPOSED BOUNDARY ADJUSTMENT AREA (REFER TO SHEET 9)	2067m <sup>2</sup>
● PROPOSED COMMUNAL OPEN SPACE	1670m <sup>2</sup>
● AVAILABLE SITE AREA	1.62ha
● PROPOSED DRIVEWAY AREAS	3635m <sup>2</sup>
● PROPOSED UNITS FLOOR AREA	4015.7m <sup>2</sup>
● PROPOSED RECREATION BUILDING	400m <sup>2</sup>
● PROPOSED OFFICE BUILDING	60.5m <sup>2</sup>
● TOTAL BUILDING AREA	4476.2m <sup>2</sup>
● <u>PERCENTAGE OF SITE COVERAGE</u>	27.6%
● PARKING	– 1 GARAGE SPACE PER UNIT (39 SPACES) 0.25 VISITOR SPACE PER UNIT – 9.75 SPACES 11 VISITOR SPACES PROVIDED <u>TOTAL ON-SITE PARKING = 50 SPACES</u>

#### Landscaping

Landscaping will be carried to complement the scale of the proposed development. Landscaping is used throughout the site also to soften driveway and pedestrian pathways.

#### Building Materials and Construction

The proposed development will be of brick construction on concrete slabs and footings designed to engineer's details. The external walls of the proposed buildings will be constructed of face brick and Colorbond roof sheeting. Window frames will be powder coated aluminium.

Specific details of the proposed external materials and finishes are detailed in the submitted architectural plans.



Vehicular access and car parking

Each of the dwellings will be provided with a single garage. There are visitor parking spaces provided throughout the site.

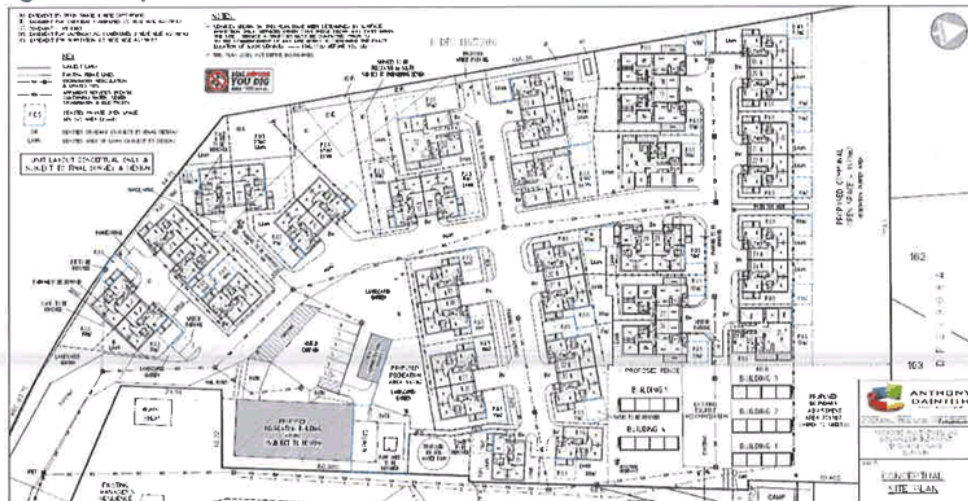
The existing driveway and car parking areas are constructed in bitumen.

Site Facilities

The following site facilities are proposed to be provided on site as part of the proposed development:

- Spaces for the storage of garbage bins at the rear;
- Clothes line in the private open spaces of each dwelling;
- Letter boxes to meet Australia Post Standards.

Figure 4: Proposed Site Plan



Boundary Adjustment

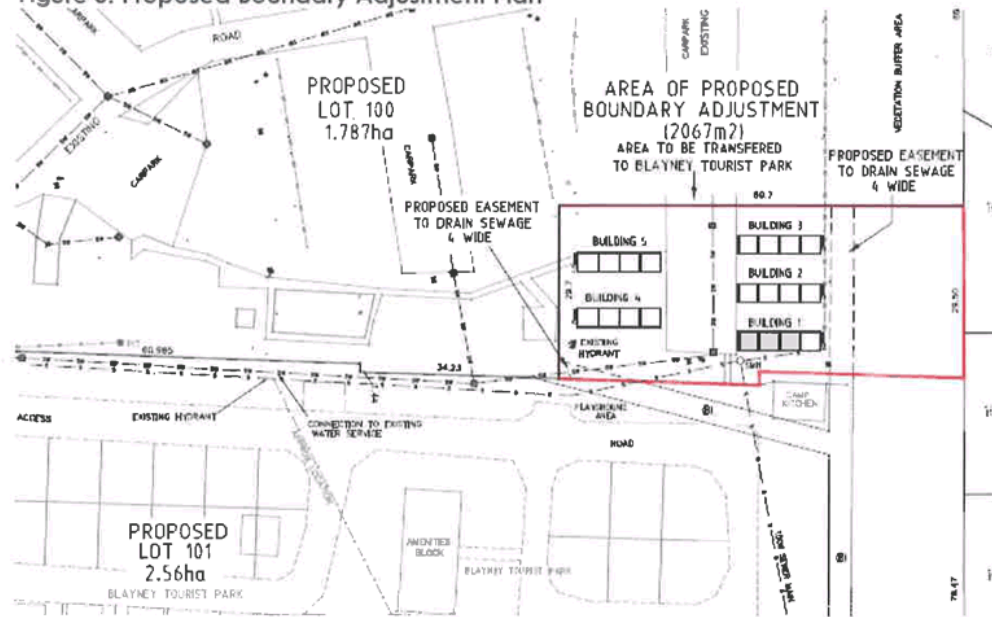
It is proposed to undertake a boundary adjustment of 2067m<sup>2</sup> from Lot 4 to Lot 3 which includes the 5 existing accommodation buildings.

The proposed Lots will be:

- Lot 100 – 1.787ha
- Lot 101 – 2.56ha



Figure 5: Proposed Boundary Adjustment Plan







#### 4. TOWN PLANNING CONSIDERATIONS

In determining the application, Council must take into consideration the relevant matters under Section 79C (1) of the *Environmental Planning and Assessment Act, 1979*.

##### **79C Evaluation**

###### *(1) Matters for consideration—general*

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

- (a) the provisions of:
  - (i) any environmental planning instrument, and*
  - (ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the draft instrument has been deferred indefinitely or has not been approved), and*
  - (iii) any development control plan, and*
  - (iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*
  - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*
  - (v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,**
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;*
- (c) the suitability of the site for the development;*
- (d) any submissions made in accordance with this Act or the regulations; and*
- (e) the public interest.*



**(a)(i) The provisions of any environmental planning instrument**

**LOCAL ENVIRONMENTAL PLANS**

**BLAYNEY LOCAL ENVIRONMENTAL PLAN 2012**

Zoning

The subject land is zoned R1 General Residential under the provisions of the *Blayney Local Environmental Plan 2012*.

**Figure 6: Zoning Map – Blayney LEP 2012**



Permissibility

Multi Dwelling Housing and boundary adjustment is permissible in the R1 General Residential zone.

Applicable LEP Clauses

**Zone R1      General Residential**

**1      Objectives of zone**

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.



2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Child care centres; Community facilities; Dwelling houses; Emergency services facilities; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home businesses; Home industries; Home occupations (sex services); Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential accommodation; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Sewerage systems; Shop top housing; Tourist and visitor accommodation; Water supply systems

4 Prohibited

Biosolids treatment facilities; Farm stay accommodation; Rural workers' dwellings; Sewage treatment plants; Water recycling facilities; Water treatment facilities; Any other development not specified in item 2 or 3

Comment

The proposed multi dwelling housing development is permissible subject to the consent of Council via the lodgement of a Development Application.

As detailed throughout this report, the proposed development can generally be shown to be consistent with the relevant objectives of the zone. The development will provide for the housing needs of the community whilst providing a variety of housing types and densities. There is a demand in Blayney for this type of housing.

**4.1 Minimum subdivision lot size**

(1) The objectives of this clause are as follows:

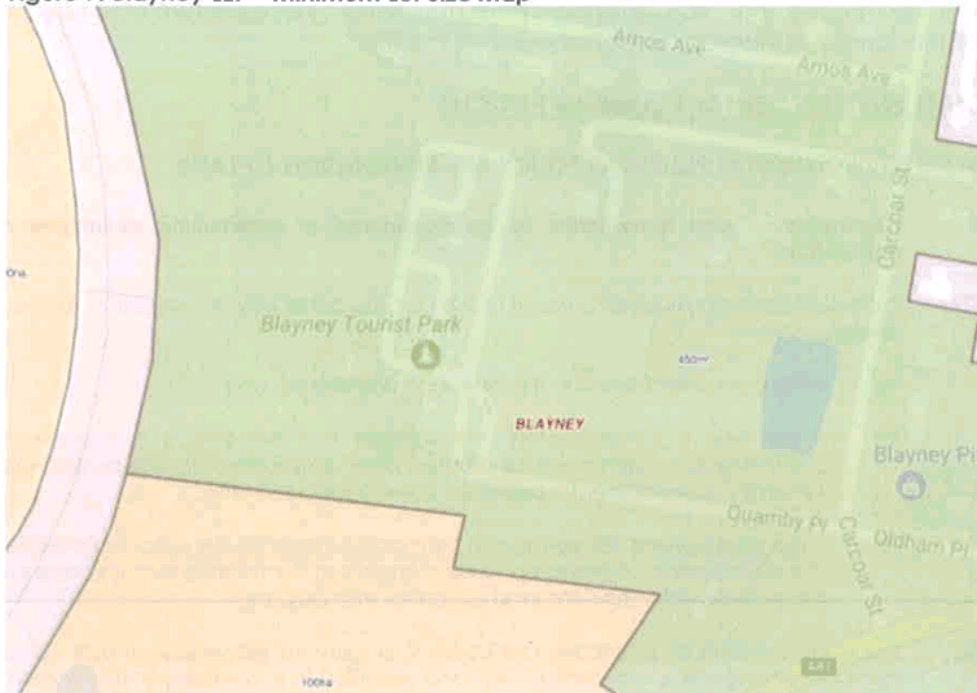
- (a) to minimise the cost to the community of:
  - (i) the fragmented and isolated development of rural land, and
  - (ii) providing, extending and maintaining public amenities and services,
- (b) to ensure that the character and landscape setting of an area is protected and enhanced by any development,
- (c) to ensure that development is undertaken on appropriately sized parcels of land commensurate with available services (including any associated sewerage system) and responds to any topographic, physical or environmental constraints,
- (d) to protect drinking water catchments from over-development that may impact on water quality and quantity in the catchment and drinking water systems.



- (2) *This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.*
- (3) *The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.*
- (4) *This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.*

Comments

**Figure 7: Blayney LEP – Minimum Lot Size Map**



Each proposed lot is greater than 450m<sup>2</sup> development standard.

**6.2 Stormwater management**

- (1) *The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.*
- (2) *This clause applies to all land in residential, business and industrial zones.*
- (3) *Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:*
  - (a) *is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and*



- (b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and
- (c) avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.

### Comments

It is considered that there will be no impact on stormwater management of the site as a result of the existence of the stormwater infrastructure built as part of the former temporary accommodation facility.

### **STATE ENVIRONMENTAL PLANNING POLICIES**

#### **STATE ENVIRONMENTAL PLANNING POLICY 55 – REMEDIATION OF LAND**

##### **7 Contamination and remediation to be considered in determining development application**

- (1) A consent authority must not consent to the carrying out of any development on land unless:
  - (a) it has considered whether the land is contaminated, and
  - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
  - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.
- (2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.
- (3) The applicant for development consent must carry out the investigation required by subclause (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.
- (4) The land concerned is:
  - (a) land that is within an investigation area,
  - (b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,



- (c) *to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land:*
- (i) *in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and*
- (ii) *on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).*

#### Comment

Pursuant to Clause 7 of the SEPP, the potential for contamination appears minimal. This is based upon an inspection of the site.

In terms of potential soil contamination, the subject land has been evaluated for:

- Evidence of previous mining activity;
- Evidence of existing and previous dip sites and other associated infrastructure;
- Evidence of orcharding; and
- Vegetative and other features which could indicate possible soil contamination.

Accordingly, it is recommended that a detailed investigation is not necessary or warranted in this instance.

#### **(a)(ii) Any draft environmental planning instrument**

There are no known draft local, regional or state planning instruments applicable to this proposal.

#### **(a)(iii) Any development control plan**

##### **DCP 5 – MEDIUM DENSITY HOUSING DEVELOPMENT**

##### Design Guidelines

##### **Density**

The site area of the subject land is 1.994ha.



<i>Dwelling Size</i>	<i>Site Area Required</i>
Bedsitter & 1 Bedroom	240 m <sup>2</sup>
2 Bedrooms	330 m <sup>2</sup>
3 + Bedrooms	400 m <sup>2</sup>

The development meets the maximum site density requirements.

#### **Private Open Space**

Each unit has been designed to meet the following private open space criteria (refer to the site plan for greater detail):

- ❑ Must have a minimum area of 50 m<sup>2</sup>, where:
  - The minimum dimension of any side is 2 metres;
  - One part of the Private Open Space is to have a minimum dimension of 5m by 5m.

#### **Setbacks**

The site has a small frontage to the end of Quamby Place. Accordingly, the front setback has been met. Otherwise side and rear setbacks meet the BCA.

#### **Design**

Each unit is single storey in height and have minimised direct overlooking into living areas and private open space areas where possible.

There have been certain architectural features incorporated into the design of the overall development to add interest and practicality.

#### **Heritage**

Not applicable.

#### **Streetscape Design**

There is no impact on the Quamby Place streetscape.



The units are a mix of duplex and single units and single storey. They have been sited to account of the road setback and service location left as a result of the former temporary accommodation village on the site.

#### **Fencing**

The proposed fencing will be within the complex and not viewed from Quamby Place.

#### **Subdivision**

There is no proposal to subdivide each unit at this stage.

#### **Privacy**

No issues with respect to privacy have been identified as a result of the development of this multi dwelling housing proposal. The stated principles have been incorporated into this design.

#### Engineering Controls

#### **Parking**

Each unit has been provided with one covered car space in the form of a single garage.

11 visitor car spaces have been provided (the requirement is 9.75 spaces under the DCP). A total of 50 car spaces are provided on the site.

#### **Access**

It is proposed to utilise the existing internal bitumen road network to service each individual unit.

#### **Off site infrastructure requirements**

The road and utility networks are already existing – the proposed development has been designed around these fixed points.

#### **Services and Utilities**

Reticulated water and sewer infrastructure along with stormwater systems are already existing onsite – it is proposed that each unit will be connected accordingly. No further upgrade is considered necessary.

There will be less loading on the system that the previous temporary accommodation facility.

Utilities such as electricity and telephone are existing.

Provision has been made for garbage service and letterboxes at the entrance of the site.





**(a)(iiia) Any Planning Agreements**

There are no known planning agreements affecting the property.

**(a)(iv) Any matters prescribed by the regulations:**

**Government Coastal Policy**

Not applicable to Blayney LGA.

**Building Demolition**

Not applicable.

**Upgrading of Buildings**

Not applicable.

**Fire Safety**

Not applicable.

**Temporary Structures**

Not applicable.

**Deferred Commencement Consent**

Not applicable to this proposal.

**Modification or Surrender of Development Consent or Existing Use**

Not applicable.

**Ancillary Development**

Not applicable to this proposal.

**BASIX**

Not applicable to this proposal.

**(a)(v) Any coastal zone management plan:**

Nil.



## **(b) The likely impacts of the development:**

### **CONTEXT AND SETTING**

The surrounding area is characterised by residential development, grazing lands and the Blayney Tourist Park.

It is considered that the proposal is within the context of the locality and is compatible with the surrounding area and will have minimal impact in regards to:

- Adjacent properties
- Adjoining landuses
- Overshadowing
- Views and vistas

All buildings will be single storey and accordingly no overshadowing impacts are anticipated or negative impacts upon any significant views or vistas.

### **ACCESS AND TRANSPORT**

#### Access

There are no changes to the current arrangements (access off the end of Quamby Place). There is already an existing internal road network in place.

#### Traffic

There will be additional traffic generation as a result of the proposed units. However, the generation would be less than the former temporary accommodation facility that was approved on the site. Regardless, Quamby Place is of a satisfactory standard without the need for any upgrading.

#### Parking

One (1) car parking space has been allocated per unit (refer to the site plan). There is also visitor car parking provided across the site (11 spaces).

### **PUBLIC DOMAIN**

It is considered that the development will have a negligible impact on the public domain in terms of:

- Public recreational opportunities in the locality; and
- Amount, location, design, use and management of public spaces in and around the development.

### **VISUAL IMPACT**

The visual impact of the development from public places and the neighbouring dwellings is an important consideration in the planning of the proposed development.



There will be limited visual impact from Quamby Place as the development site is located at the rear of the site. The buildings are located a significant distance off the northern boundary.

#### **UTILITIES & SERVICES**

The buildings will be connected to the existing services that were installed as part of the former temporary accommodation facility.

#### **HERITAGE**

There are no heritage items located on the site.

#### **FLORA AND FAUNA**

No vegetation removal is proposed as part of the proposal. A detailed Flora and Fauna Study is not considered warranted in this instance.

No landscaping works are proposed.

#### **ENERGY**

As the buildings are for tourist accommodation a BASIX certificate is not required.

#### **NOISE AND VIBRATION**

##### Construction

The structures are built offsite, transported to site in a completed state, and installed on the pre-prepared sites. Accordingly, noise during construction would mostly originate from the required site works. However, all construction works will be undertaken during the daylight hours.

To mitigate impacts on the surrounding neighbours it is proposed that all works will be undertaken in strict compliance with Council conditions.

Hours of construction are proposed as follows:

- 7am - 6pm Monday to Friday
- 8am - 3pm Saturday
- No work on Sunday or Public Holidays

All construction machinery would be fitted with appropriate muffling devices to limit noise generation during construction. The construction period would be for a limited period, and thus any impacts would be limited to that time frame.



#### Operational

There is no significant operational noise sources identified.

#### **NATURAL HAZARDS**

There are no known flooding, bushfire or land subsidence issues in the general locality of the site.

#### **POTENTIAL CONTAMINATION**

There are no signs of potential contamination on the land. It is considered that a preliminary contamination assessment is not warranted in this instance (see previous discussion of SEPP 55).

#### **SAFETY, SECURITY & CRIME PREVENTION**

Negligible impact.

#### **SOCIAL & ECONOMIC IMPACTS IN THE LOCALITY**

The proposed development is unlikely to generate any negative social or economic impacts. Any impacts are expected to be positive via the development of employment in the locality and the benefit to the building industry via the developments construction.

The development will have a positive impact on the health and safety of the occupants in terms of:

- Lighting, ventilation and insulation;
- Building fire risk;
- Building materials and finishes;
- Access and facilities; and
- Compliance with the NCC.

#### **WASTE MANAGEMENT**

A waste management area will be identified near the entrance of the site to allow for Councils waste management service to enter and leave the site.

#### **CONSTRUCTION**

All construction work is to be undertaken in accordance with conditions of consent, stamped plans, NCC and Australian Standards.

Construction impacts are not anticipated to have an adverse impact on the locality. Works would occur during daytime hours, thus not impacting on the local amenity. The site would have temporary containment fencing erected and signage to warn and exclude the public from entering the site during the construction phase.



Erosion and sedimentation control measures would be implemented during construction to minimise any erosion risk at the site. All measures will be established prior to the commencement of site works and maintained for an agreed period after completion.

All waste generated during construction would be taken and disposed of at Council's Waste Disposal Facility.

Construction activities would be tailored to minimise the impact on site, with all disturbed areas rehabilitated as soon as practical. All construction machinery would be fitted with appropriate muffling devices to limit noise generation during construction. The construction period would be for a limited period, and thus any impacts would be limited to that time frame.

Refer to building plans for greater detail.

### **CUMULATIVE IMPACTS**

There are no identified cumulative impacts anticipated as a result of the construction of the proposed multi dwelling housing development and boundary adjustment.

### **(c) Suitability of the site for the development**

#### Does the proposal fit in the locality?

- There are no constraints posed by surrounding development to render the proposal prohibitive;
- The proposal is complimentary to the surrounding land use pattern and zoning;
- It is considered that the proposal will not create any unmanageable access or transport concerns in the locality;
- No impact on public spaces will eventuate as a result of the proposal proceeding;
- The transportable buildings can be connected to the available services;
- There are no issues in relation to air quality and microclimate; and
- There are no identified surrounding hazardous land uses or activities.

#### Are the site attributes conducive to development?

It is considered that the site is conducive to the development based on the following:

- The site is not affected by any known natural hazards;
- There are no heritage considerations;
- There is no known soil characteristics that would render the proposal prohibitive; and
- There are no flora and fauna considerations that will have an impact on the proposal.



**(d) Any submissions**

Council may notify the development to surrounding landowners.

**(e) The public interest**

It is considered that the proposed development, with appropriate conditions of consent, will not have any negative impacts on the amenity of the general public. The proposed development is considered to be only of minor interest to the wider public due to the relatively localised nature of potential impacts.



## 5. CONCLUSION

This report includes an analysis of the existing environment, details of the proposed multi dwelling housing development and consideration of applicable statutory requirements.

Based upon the investigations of the proposal it can be concluded that:

- The proposed development is permissible with the consent of Council.
- The impacts upon or by surrounding development will not be altered significantly as a result of the proposal;
- Adequate access & car parking provision can be provided;
- The development can be connected to existing services;
- The amenity of the area will not be adversely affected;
- The development will have a positive impact on the Blayney economy; and
- The proposal is generally consistent with the objectives and provisions of Councils LEP 2012.

The proposal is considered to be acceptable in terms of Section 79C of the *Environmental Planning and Assessment Act 1979*, and potential impacts are expected to be manageable.

**Accordingly it is recommended that the Development Application be approved subject to appropriate standard conditions**

15/36877

BLAYNEY NSW 2799

28/11/2017

Patsy Moppett

Senior Town Planner

Your Reference: IAPPD/36517


Dear Ms Moppett,

Re the development application for Quamby Place. I as a neighbour hold GRAVE concerns as what I will be left with if this development goes ahead.

All I see this as, is ugly low cost accommodation which will attract an undesirable tenant.

The place is an eyesore at the moment and I can only see this getting worse if this development goes ahead. I fear it will devalue surrounding properties. If the original application for a retirement village had gone ahead it may have been more acceptable.

Also, shown on the plan is a walkway between units 22 & 23 to the proposed COMMUNAL OPEN SPACE, (which by the way is not "PROPOSED", but is already open space as per the original Development Application for the Caravan Park many years ago), is of grave concern, as I foresee trouble with people using it as a short cut to get down town by climbing the fence to cut through my yard (not recently) but over the years it has been a big problem, but if this development goes ahead I see it as one HELL of a problem and I know from experience that the council will not help if this happens.

I hope these things are taken into consideration  when the application is being considered and in the unfortunate event that it is passed I request that the "MANPROOF FENCE" that stops at my boundary is continued right down at developers cost.

Yours faithfully



10/00011

28<sup>th</sup> November 2017

Blayney Shire Council  
91 Adelaide Street  
Blayney. NSW 2799

**Council Reference: IAPPD/36517**  
**Property Development: Lot 3 DP1190460 & Lot 1 DP1165306 – 18, 20**  
**Quamby Place, Blayney**

Dear Sir/Madam

**Objection to Development of Multi Dwelling Housing (39 Units)**

We wish to object to this proposal on the following grounds:

We feel that 39 dwellings are way too many for just under 2 hectares of land.

What are these dwelling to be used for? i.e tourist dwellings, retirement units  
**or**

Rental accommodation for the general public. If the latter is the case we are very concerned about the social impact this will have for us and our property, will it attract renters from a lower socioeconomic background who have no respect for other people's property. We feel that a development of this size and building materials will significantly devalue our property. We think this development will largely impact on the neighbourhood character and may look quite unsightly from our property.

There will be a vast increase in noise with so many dwellings in a small space. How will this noise be managed?

How far away from my boundary will these dwelling be and will there be adequate security because whilst there are pine tree around the perimeter of our property the fencing is quite in adequate. Will new boundary fences be put up?

We feel that this type of development will look bulky and over crowded for the area that it is to be built on, and somewhat out of character for the town of Blayney.

What would this mean for us if we decided to develop part of our property into residential blocks in the future?

In summary our main concern is the type of people this development could attract and would be majorly concerned it could turn into an undesirable community and hope that you understand our distress at the prospect of a development of this kind.

We can be contacted on the following numbers [REDACTED]  
[REDACTED]

Thank you for your time.

Yours sincerely



**SCHEDULE A**  
**CONDITIONS ISSUED WITH DEVELOPMENT APPLICATION NO. 121/2017**

**STATUTORY**

**REASON: To comply with legislative statutory requirements**

1. Development is to take place in accordance with the attached stamped plans (Ref No. DA 121/2017), documentation submitted with the application and subject to the conditions below, to ensure the development is consistent with Council's consent.  
*Note: Any alterations to the approved development application plans must be clearly identified **WITH THE APPLICATION FOR A CONSTRUCTION CERTIFICATE**. The Principal Certifying Authority (PCA) for the project may request an application for modification of this consent or a new application in the event that changes to the approved plans are subsequently made.*
2. The building work is to be staged as follows:
  - Stage 1: Units 1-5, and office
  - Stage 2: Units 6-9
  - Stage 3: Units 10-15
  - Stage 4: Units 35-39
  - Stage 5: Units 30-34
  - Stage 6: Units 16-22
  - Stage 7: Units 23-29
3. Prior to commencement of any works, a Construction Certificate is to be obtained for each stage, and where Council is not the PCA, a copy is to be submitted to Council.
4. The buildings shall be constructed and maintained in accordance with the requirements of the Building Code of Australia. In this regard, the following shall be indicated on the Construction Certificate plans :
  - a) details of the proposed dividing walls between the dual occupancy dwellings to indicate compliance with fire separation and noise insulation requirements;
  - b) the location of mains-powered smoke alarms in each dwelling;
  - c) the buildings being designed for a snow load in accordance with Australian Standard AS1170.3;
  - d) the provision of disabled person's access, sanitary facilities and carparking to the office building;
  - e) the office building complying with the Energy Efficiency provisions of Section J; and
  - f) the existing cabin buildings 4 & 5 being set back a minimum of 1.5 metres from the proposed new boundary.
5. The developer is to provide a clearly visible sign to the site stating:
  - a) Unauthorised entry to the worksite is prohibited;
  - b) Street number or lot number;
  - c) Principal contractor's name and licence number; or owner builders permit number;

- d) Principal contractor's contact telephone number/after-hours number;  
*Note: Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out.*

6. Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:
  - a) in the case of work for which a principal contractor is required to be appointed:
    1. The name of the licence number of the principal contractor, and
    2. The name of the insurer by which the work is insured under Part 6 of that Act,
  - b) in the case of work to be done by an owner-builder:
    1. The name of the owner-builder, and
    2. The name of the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information under this condition becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.
7. Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet, plus one additional toilet for every 20 persons employed at the site. Each toilet must:
  - i. be a standard flushing toilet connected to a public sewer, or
  - ii. have an on-site effluent disposal system approved under the Local Government Act 1993, or
  - iii. be a temporary chemical closet approved under the Local Government Act 1993.
8. The applicant is to submit to Council, at least two (2) days prior to the commencement of any works, a notice of commencement of building or subdivision works and Appointment of Principal Certifying Authority (PCA).
9. Prior to the issue of an occupation certificate for each stage of the development, certification from a competent fire safety practitioner that the fire hydrant installations and coverage to the dwellings complies with Australian Standard AS2419.1, shall be submitted to the Principal Certifying Authority & Council.
10. Prior to the occupation or use of the buildings in each stage an Occupation Certificate is to be obtained and where Council is not the PCA a copy is submitted to Council.

### **SUBDIVISION – BOUNDARY ADJUSTMENT**

#### **REASON: To comply with legislative statutory requirements**

11. The applicant shall apply to Council for the issue of a Subdivision Certificate for the approved subdivision (boundary adjustment), and submit the final plan of survey of the subdivision and two (2) copies for Council's endorsement.

*Note: Council will only consider issuing a subdivision certificate in relation to this subdivision when it is satisfied that all conditions of development consent have been complied with and the appropriate fee paid.*

### **CONSTRUCTION**

#### **REASON: To comply with legislative statutory requirements**

12. All excavation and backfilling associated with the erection of the buildings must:

- a) be executed safely and in accordance with appropriate professional standards, and
- b) be properly guarded and protected to prevent them from being dangerous to life or property.

13. The applicant is to prepare and implement a Traffic Management Plan that provides necessary direction to traffic or pedestrian movement through or past the work site. The Traffic Management Plan is to be prepared by a suitably qualified person in accordance with the provisions of the relevant Australian Standards and is to be submitted to Council for approval PRIOR to its implementation.

14. Prior to the commencement of any works on Council or Roads and Maritime Services (RMS) controlled land including a public road, the applicant is to affect Public Liability Insurance to the minimum amount of \$20 million. This insurance is to note Council's interest and is to remain current for at least the period from the issue of the Construction Certificate until the issue of a Compliance Certificate or final inspection report for the works. Documentary evidence of the currency of the cover is to be provided to Council prior to the commencement of works within the road reserve.

15. Unless the development is deemed as exempt, the applicant is to obtain a Construction Certificate for engineering works pursuant to Section 6.3 (e) of the Environmental Planning and Assessment Act 1979, as amended from either Council or an accredited certifying authority, which compliments the detail provided in the development consent, that the proposed works are in accordance with *WBC Guidelines for Engineering Works*, prior to any subdivision works commencing.

*Note 1: No building, engineering or excavation work is to be carried out in relation to this development until the necessary construction certificate or certificates have been obtained.*

*Note 2: YOU MUST NOT COMMENCE WORK UNTIL YOU HAVE RECEIVED THE CONSTRUCTION CERTIFICATE, even if you made an application for a Construction Certificate at the same time as you lodged this development application.*

*Note 3: It is the responsibility of the applicant to ensure that the development complies with the provisions of the Building Code of Australia in the case of building work and the applicable Council Engineering Standards in the case of subdivision works. This may entail alterations to the proposal so that it complies with these standards.*

16. The applicant is to submit three (3) copies of engineering plans, specifications and calculations in relation to Conditions 25, 26, 42, 43 & 44. Further, the works are to comply with *WBC Guidelines for Engineering Works*.
17. The developer is to submit a soil and water management plan for the site in accordance with *WBC Guidelines for Engineering Work*.  
No building, engineering, or excavation work, or topsoil stripping or vegetation removal, is to be carried out in relation to this development until such time as the plan has been approved by Council and the measures detailed in the plan are in place prior to works commencing.  
The measures detailed in the plan are to remain in place until all landscaping is completed.
18. All engineering works must be constructed in accordance with the approved plans and *WBC Guidelines for Engineering Works*. In this regard these works are to be completed to the satisfaction of Councils Director of Infrastructure Services prior to the occupation of any stage of the development.  
*Note: Where Council is the Certifying Authority in relation to engineering works fees will be payable in accordance with Council's Revenue Policy.*
19. The applicant is to submit to Council an electronic copy of the works as executed plans for the works required by Conditions 25, 26, 42, 43 & 44, in AutoCAD 2000 format. Further, the works are to comply with *WBC Guidelines for Engineering Works*.  
*Note 1: The provision of a table on the works as executed plan which details: the distance from the centre of the downstream manhole/pit to each sideline, house connection, and dead end; the depths to invert; and the length of such sidelines.*  
*Note 2: The provision of information on the works executed plan which details: road levels, road crossfalls & longitudinal grades*
20. The developer is to furnish documentary evidence that arrangements have been made satisfactory to the relevant electrical authority and the relevant telecommunications authority, for the provision of electrical power, and telephone lines, OR underground electrical power and telephone lines respectively, to fully serve the development, prior to the issuing of a Construction Certificate by Council or an accredited certifying authority.  
*Optional note: Dangerous Goods - the Construction Certificate plans and specifications will need to be approved by the Dangerous Goods Branch, NSW Industrial Relations, prior to the commencement of any work.*
21. The creation and registration of an easement for stormwater within Lot 3 DP 1190460 and in favour of Lot 4 DP 1190460;
22. The creation and registration of an easement for stormwater within Lot 4 DP 1190460 and in favour of Lot 3 DP 1190460;

23. The creation and registration of an easement for stormwater within Lot 2 DP 1190460 and in favour of Lots 3 & 4 DP 1190460;
24. The applicant is to arrange an inspection of the development works by Council's Engineering Department, at the following stages of the development. This condition applies notwithstanding any private certification of the engineering works.

	COLUMN 1	COLUMN 2
A	Road Construction	<ul style="list-style-type: none"> <li>* Following site regrading, and prior to installation of footway services;</li> <li>* Excavation and trimming of subgrade;</li> <li>* After compaction of sub-base;</li> <li>* After compaction of base, and prior to sealing;</li> <li>* Establishment of line and level for kerb and gutter placement;</li> <li>* Subsoil Drainage;</li> <li>* Road pavement surfacing;</li> <li>* Pavement test results (compaction, strength).</li> </ul>
B	All Development & or Subdivision Works	* Practical completion.

25. Quamby Place is to be designed in accordance with *WBC Guidelines for Engineering Works* as an urban cul-de-sac.
26. The intersection of Quamby Place and Carcoar Street is to be reconstructed, to include widening of Quamby Street to 8m. Works are to be carried out in accordance with the provisions of *WBC Guidelines for Engineering Works*. Full details of proposed works are to be submitted to and approved by Council prior to issue of the Construction Certificate for Stage 5.
27. A 6m wide vehicular crossing over the footway adjacent to the ingress/egress point is to be designed and constructed in accordance with *WBC Guidelines for Engineering Works* as part of stage 1.  
 These works are to be completed to the satisfaction of Council's Director of Infrastructure Services prior to the occupation of stage 1 of the development.  
*Note 1: If other hard standing, dust free and weather proof surfaces are proposed instead of concrete, written approval is to be obtained from Council that the proposed alternative is acceptable.*  
*Note 2: This condition may require the piping and filling of a section of the open drain fronting the property, including headwalls and safety railing.*
28. The existing access to the subject land from Lot 3 DP 1190460 is to be closed and access to the property is only to occur via the existing access driveway off the end of Quamby Place into Lot 4 DP 1190460.



29. Access to the subject land is to occur only via the access from Quamby Place, and no other entrance, exit, access, gate, grid or driveway is to be constructed without the prior consent of Council.
30. The proposed combined entrance and exit is to have a width of 6 metres at the property line.
31. Off street car parking is to be provided for the development:
  - a) Accessible car parking is to be in accordance with the provisions of AS1428.1-2009.
  - b) All car parking spaces are to be line-marked and sealed with a hard standing all weather material, and maintained at all times.
  - c) All internal roads shall be constructed of hard standing, all-weather material and shall be maintained at all times.
32. Off-street visitor and/or staff car parking is to be provided at Stage 1, when the office is constructed. Should additional staff be employed, additional car parking may be required to be provided on site.
33. The footway crossings, driveways, loading and unloading areas, manoeuvring areas and parking areas, are to be designed/redesigned so that an 8.8m service vehicle may perform a left turn into the site, turn around, and exit the site in a forward direction without crossing the road centreline. A plan drawn to scale showing all parking and manoeuvring areas is to be submitted to Council for approval prior to issue of the Construction Certificate.  
*Note: All vehicle turning movements are to be based on the Austroads design vehicle.*
34. Two (2) car parking spaces, separately delineated and individually marked, shall be provided for persons that are access impaired, at Stage 1. The car parking spaces together with continuous paths of travel to the main entry of the premises, or reasonable equivalent are to be constructed in accordance with AS 1428.
35. Entrance / exit points are to be clearly signposted and visible from both the street and the site at all times.
36. All vehicles entering or leaving the subject property shall be driven in a forward direction.
37. All vehicular manoeuvring and parking areas are to have exterior lighting installed. The exterior lighting shall be designed and installed so that no obtrusive light will be cast onto any adjoining property.  
*Note: Compliance with Australian Standard AS4282 "Control of the Obtrusive Effects of Outdoor Lighting" will satisfy this condition.*

## **UTILITIES**

### **REASON: To comply with Council's statutory requirements**

38. The developer is to relocate any utility services if required, at the developer's cost.
39. The applicant is to ensure that the water service to each proposed dwelling is provided. Any alterations that are necessary are to be at the applicants cost. The applicant is to arrange an inspection with Central Tablelands Water to ensure each dwelling has a separate water supply within their respective boundaries.
40. Plumbing work is to be carried out so that each proposed dwelling has a separate and distinct house drainage service connected to Council's sewer main within the boundaries of that lot, in accordance with the Local Government (Approvals) Regulation 1999.
41. The construction of sewer mains is to occur, such that there is a separate and distinct sewer connection for each proposed dwelling, in accordance with the Local Government (Approvals) Regulation 1999 and in accordance with *WBC Guidelines for Engineering Works*.  
*Note: The developer is to construct a 150 mm sewer riser at each property junction; each riser is to be constructed so that riser cap finishes 150 mm above the finished surface level of each allotment created.*
42. A sewer extension is to be constructed to serve the development. The developer is to construct a 150 mm sewer riser at each property junction; each riser is to be constructed so that the riser cap finishes 150 mm above the finished surface level of each allotment created.  
*Note: This work will be carried out at full cost to the developer, either by Council or the developer.*

## **DRAINAGE**

### **REASON: To comply with Council's statutory requirements**

43. The developer is to construct inter allotment drainage to drain all lots not draining naturally to a public road. The drainage system is to include grated inlet pits with a 100 mm diameter pipe connection to all such lots. All drainage works are to comply with the provisions of AS/NZS 3500 and *WBC Guidelines for Engineering Works*.
44. All road and inter allotment drainage is to be conveyed to a legal point of discharge, in accordance with *WBC Guidelines for Engineering Works*.

## **ENVIRONMENTAL**

### **REASON: To comply with Council's statutory requirements**

45. All the required commitments shown on BASIX Certificate No: 873993M dated 6 November 2017, and on the approved plans, are to be implemented prior to the issue of an Occupation Certificate for each stage.

46. All rubbish and debris associated with the development, including that which can be windblown, must be contained on site in a suitable container at all times. The container shall be erected on the development site prior to work commencing.  
Materials, sheds or machinery to be used in association with the development must be stored and stacked wholly within the worksite unless otherwise approved by Council.  
*Note 1: No rubbish or debris associated with the development will be placed or permitted to be placed on any adjoining public reserve, footway or road.*  
*Note 2: Offenders are liable for prosecution without further warning.*
47. The applicant shall maintain adequate sediment and soil erosion controls in accordance with *WBC Guidelines for Engineering Works*, (reference the Council's website).
48. There shall be no burning of waste material, felled trees or other material on the site.

#### **BONDS AND s7.11 CONTRIBUTIONS**

##### **REASON: To comply with Council's statutory requirements**

49. Payment per lineal metre is to be made for the inspection of the Quamby Place during construction. The amount applicable will be dependent upon the date on which payment is made and will be as per Council's adopted fees and charges for the financial year in which payment is made.
50. Contributions are to be paid to Council towards the provision or improvement of amenities or services (residential works) under the *Blayney Local Infrastructure Contributions Plan 2013* (see Council's web site).  
As a guide the contributions to be paid are currently \$6,101 per new dwelling. The amount payable would be recalculated on the basis of the contribution rates that are applicable at the time of payment in accordance with Council's Operational Plan at the time of payment.  
Evidence of payment of the contributions is to be provided to the Principle Certifying Authority prior to the issue of the Construction Certificate of each stage.
51. The applicant shall provide evidence from Central Tablelands Water that contributions towards water head works pursuant to Section 305 of the Water Management Act, 2000, and the Development Servicing Plan (Section 64), were either paid previously as relating to the former Cadia camp on the site, or that they are payable before the Construction Certificate is issued for each stage of DA121/2017. If applicable, the amount applicable will be dependent upon the date on which payment is made and will be as per CTW's adopted fees and charges for the financial year in which payment is made.
52. Payment is to be made to Council prior to commencement of engineering works, of a bond of \$3,852.00 for security deposit on the kerb and gutter and footpath.

*Optional note: The bond held on the kerb and gutter and footpath is fully refundable upon completion of all works and upon inspection by Council to ensure that any damage to Council infrastructure has been repaired. The bond will not be refunded in the event that damage done to Council's infrastructure is not repaired to its satisfaction.*

53. The developer is to lodge a bank guarantee with Council equal to 130% of the total civil construction costs at practical completion to be held by Council for a minimum period of thirty-six (36) months. The bond must be lodged with Council prior to the issue of the Construction Certificate for Stage 1.

#### **AMENITY**

##### **REASON: To comply with Council's statutory requirements**

54. A colour scheme for the multi dwelling development is to be submitted to Council and approved, prior to the issue of the Construction Certificate for each stage.
55. Construction or demolition only be carried out between 7.00 am and 6.00 pm on Monday to Friday, and 8am to 5pm on Saturdays. No construction or demolition is to be carried out at any time on a Sunday or a public holiday.  
*Note: The principal contractor shall be responsible to instruct and control their sub-contractors regarding the hours of work.*

#### **SECTION 68**

##### **REASON: To comply with Council's statutory requirements**

56. All drainage and plumbing work be carried out in accordance with the current *Plumbing and Drainage Code of Practice* by a licensed plumber and drainer.
57. A works as executed plan drawn to the scale of 1 in 200 of drainage is to be submitted to Council at the time of inspection.
58. Prior to the approval of the Construction Certificate for each stage of the development, the applicant must make application under s68 to Council for drainage works associated with each new dwelling. Fees shall be applicable as per Councils Operational Plan at the time of lodgment.

#### **ADVICE AND NOTES**

##### **Inspection Schedule**

The Principal Certifying Authority is required to ensure all work is carried out in accordance with the consent, Building Code of Australia (BCA), and relevant standards, which is done during inspections at nominated stages of the work. The "Inspection Schedule" lists the mandatory and other required inspections that must be carried out by Blayney Shire Council during construction of the work.

As the Principal Certifying Authority, Council must be contacted to undertake inspections of the various stages of construction as follows:

- a. Internal and external sanitary drainage.
- b. Slab/footing inspection when steel is laid prior to the pouring of concrete.
- c. Frame inspection
- d. Hot and cold water prior to internal lining.

- e. Waterproofing prior to tilling.
- F. Final/stormwater inspection at time of completion of all works.

**Notice of Commencement**

Notice of commencement of building works – The attached form needs to be completed and faxed or mailed to Council at least 2 days before any work commences on the site.

**Reference to the Building Code of Australia**

A reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant construction certificate is made.