



**ATTACHMENTS TO REPORTS OF THE BLAYNEY SHIRE COUNCIL MEETING
HELD ON MONDAY 21 DECEMBER 2020**

PLANNING AND ENVIRONMENTAL SERVICES REPORTS

24 Development Application 87/2020 - Change Of Use And Internal Alterations - 27 Victoria Street, Millthorpe

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FOR INFORMATION

DATE REV. DRAWING
18.8.20 A FOR INFORMATION

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CLIENT

Mr. I. Gillings

PROJECT

Grand Western Lodge
27 Victoria Street, Millthorpe NSW 2798

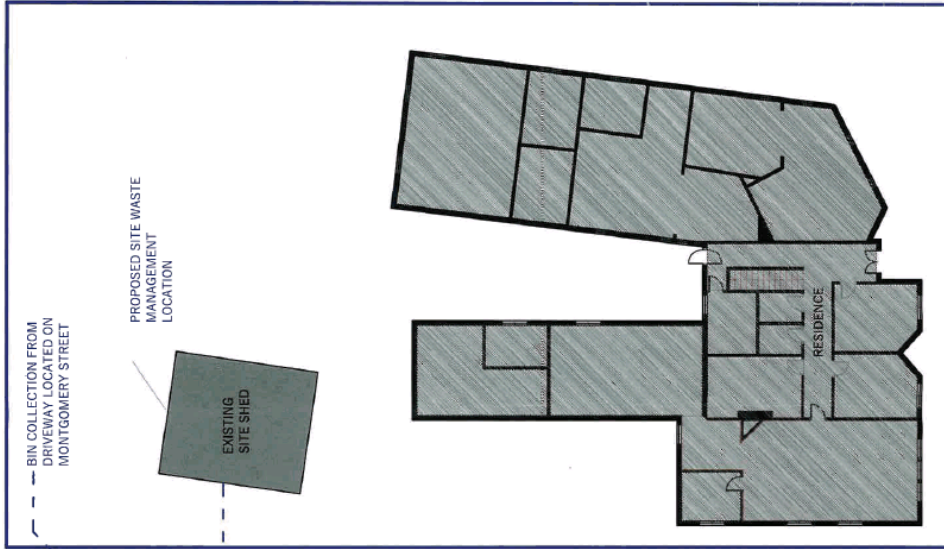
DRAWING TITLE

SITE & WASTE MANAGEMENT PLAN

SCALE: NTS JOB #: MLTP

DATE: 18.08.2020 DWG #: 000

DRAWN BY: PH ISSUE: A



PROPOSED WASTE MANAGEMENT - NOT TO SCALE



SITE LOCATION

- WASTE MANAGEMENT:**
1. BINS TO BE LOCATED ALONGSIDE EXISTING GARDEN SHED
 2. QUANTITY AND TYPE OF BINS TO REMAIN SAME AS EXISTING.
 3. BIN COLLECTION TO BE FROM THE SITE ENTRANCE (DRIVEWAY) ON MONTGOMERY STREET

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CLIENT

Mr. I. Gillings

PROJECT

Grand Western Lodge
 27 Victoria Street, Millthorpe NSW 2798

DRAWING TITLE

**GROUND FLOOR
 DEMOLITION PLAN**

SCALE: 1:100 @ A3 JOB #: MLTP

DATE: 03.06.2020 DWG #: 003

DRAWN BY: PH ISSUE: B



ALL EXISTING SERVICES TO BE RETAINED UNLESS OTHERWISE STATED.
 THE SERVICES LOCATION TO REMAIN AS EXISTING. SERVICES ENGINEER TO REVIEW AND CONFIRM IF ANY ADDITIONAL SERVICES ARE REQUIRED.
 ALL EXISTING SERVICES TO BE REMOVED WHERE NOTED IN EXISTING ASSESSMENT REPORTS.
 GOOD READY TO RECEIVE NEW FINISHES.
 ALL HIGHLIGHT WINDOWS ABOVE BEDROOM DOORS TO BE REMOVED AND DISPOSED.
 ALL STRUCTURAL DEMOLITION TO BE CERTIFIED BY QUALIFIED STRUCTURAL ENGINEER.

LEGEND

DEMOLITION SHOWN IN RED, DASHED
 FLOOR FINISHES TO BE
 DEMOLISHED SHOWN HATCHED

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DATE	REV.	DRAWING
14.6.20	A	FOR INFORMATION
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CLIENT

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PROJECT

Grand Western Lodge
27 Victoria Street, Millthorpe NSW 2798

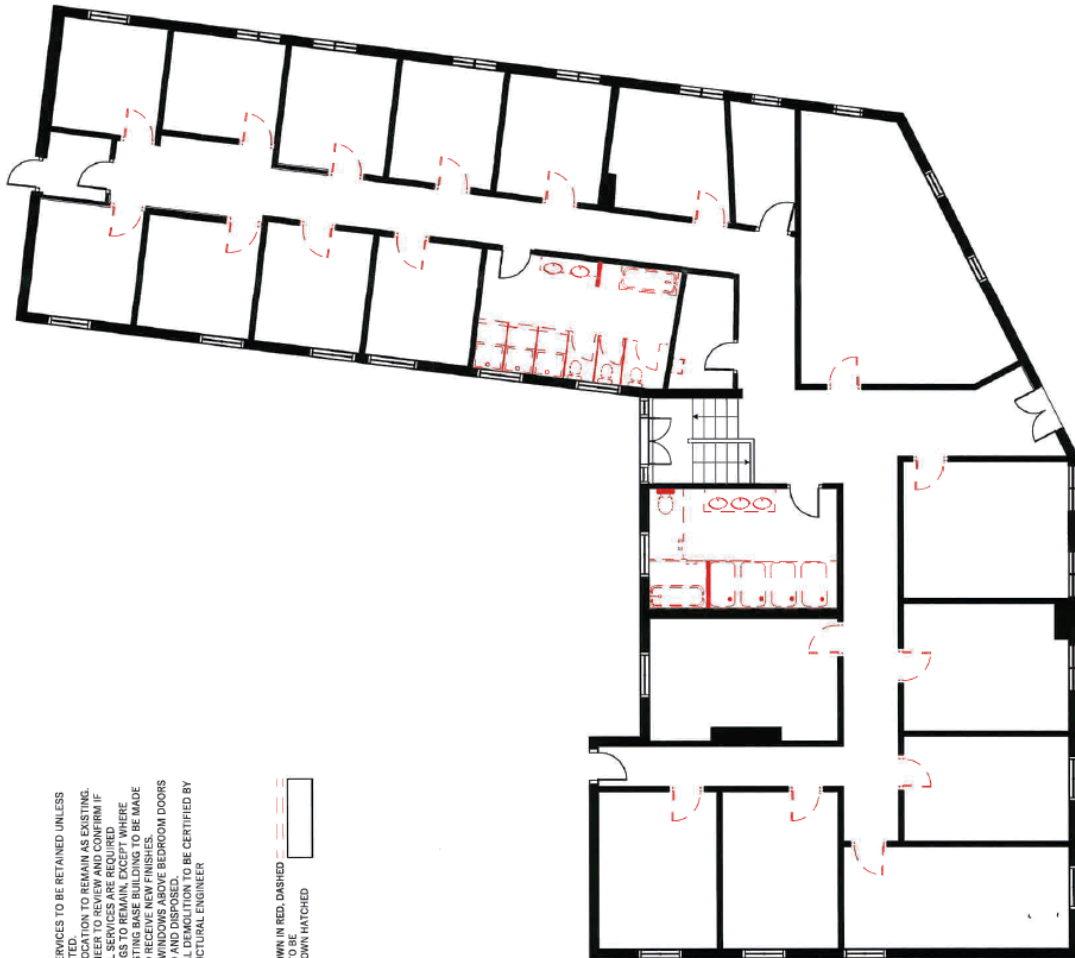
DRAWING TITLE

**LEVEL ONE DEMOLITION
PLAN**

SCALE: 1:100 @A3 JOB #: MLTP

DATE: 14.06.20 DWG #:004

DRAWN BY: PH ISSUE: B



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DEMOLITION TO REMAIN AS EXISTING.
SERVICES ENGINEER TO REVIEW AND CONFIRM IF ANY ADDITIONAL SERVICES ARE REQUIRED.
EXISTING CEILINGS TO REMAIN, EXCEPT WHERE NOTED. ALL EXISTING BASE BUILDING TO BE MADE GOOD TO ORIGINAL FINISHES.
ALL HIGHLIGHT WINDOWS ABOVE BEDROOM DOORS TO BE REMOVED AND DISPOSED.
ALL STRUCTURAL DEMOLITION TO BE CERTIFIED BY QUALIFIED STRUCTURAL ENGINEER

LEGEND



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CLIENT

Mr. I. Gillings

PROJECT

Grand Western Lodge
27 Victoria Street, Millthorpe NSW 2798

DRAWING TITLE

GROUND FLOOR GENERAL
ARRANGEMENT PLAN

SCALE: 1:100 @ A3 JOB #: MLTP

DATE: 15.06.2020 DWG #: 001

DRAWN BY: PH ISSUE: B



- GENERAL NOTES:
1. DIMENSIONS ARE COMPOSITE.
2. DRAWINGS TAKEN FROM ARCHITECTURAL DRAWINGS.
3. CONTRACTORS MUST VERIFY & CHECK ALL SITE CONDITIONS INCLUDING CEILING HEIGHTS AND LEVELS BEFORE COMMENCING WORK ON SITE OR PREPARING SHOP DRAWINGS.
4. READ IN CONJUNCTION WITH FURNITURE, FINISHES AND FIXTURE SCHEDULES, JOINERY DETAILS AND ARCHITECTURAL SPECIFICATION

NOT IN SCOPE

FOR INFORMATION

DATE	REV.	DRAWING
15.6.20	A	FOR INFORMATION
20.7.20	B	FOR INFORMATION

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Grand Western Lodge
27 Victoria Street, Millthorpe NSW 2798

DRAWING TITLE

LEVEL ONE GENERAL ARRANGEMENT
PLAN

SCALE: 1:100 @A3 JOB #: MLTP

DATE: 15.06.2020 DWG #: 001

DRAWN BY: PH ISSUE: B



- GENERAL NOTES:
1. THESE DOCUMENTS ARE COMPOSITE DRAWINGS TAKEN FROM ARCHITECTURAL DRAWINGS.
 2. CONTRACTORS MUST VERIFY & CHECK ALL SITE CONDITIONS INCLUDING CEILING HEIGHTS AND DIMENSIONS BEFORE COMMENCING WORK ON SITE OR PREPARING SHOP DRAWINGS.
 3. PLEASE CONSULT WITH FURNITURE SUPPLIERS AND FIXTURE SCHEDULES, JOINERY DETAILS AND ARCHITECTURAL SPECIFICATION

FOR INFORMATION

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3.6.20	A	FOR INFORMATION
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CLIENT

Mr. I. Gillings

PROJECT

Grand Western Lodge
27 Victoria Street, Miltorpe NSW 2798

DRAWING TITLE

GROUND FLOOR FINISHES + PARTITIONS

SCALE: 1:100 @ A3 JOB #: MLTP

DATE: 03.06.2020 DWG #: 005

DRAWN BY: PH ISSUE: B





Proposed Internal Alterations 27 Victoria Street, Millthorpe

STATEMENT OF ENVIRONMENTAL EFFECTS

Report No: 321059/SEE01

Final

20 August 2020

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Document reference: Document1

DOCUMENT AUTHORISATION					
Revision	Revision Date	Proposal Details			
Draft	19/08/20	Internal Alterations			
Final	20/08/2020	Internal Alterations			
Prepared By		Reviewed By		Authorised By	
E Elliott		E Elliott		E Elliott	

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1. INTRODUCTION

Premise has been commissioned to prepare a Statement of Environmental Effects (SEE) and submit a Development Application (DA) for Change of Use and Internal Alterations to the existing Grand Western Lodge located at 27 Victoria Street, Millthorpe (the Site).

The DA seeks consent for the change of use and internal alterations for the revitalisation of the Western Grand Lodge identified as 27 Victoria Street, Millthorpe.

The key considerations relevant to the proposal are as follows:

- The primary objective is to facilitate the provision of short-term accommodation within Millthorpe which is within close proximity to several major mining projects.
- Further, the proposal will result in economic benefit deriving from the provision of additional accommodation facilities to workers which reside outside of Blayney Local Government Area (LGA) and who will.
- The rejuvenation of the Grand Western Lodge provides the occupation of a building which has remained vacant over the past 10 years whilst ensuring the fabric of the heritage item remains intact.
- The Site is located on land which is zoned RU5 Village of *Blayney Local Environmental Plan 2012* and is permitted with consent.
- The proposal is also subject to the *Blayney Development Control Plan 2018* (BDC) and is consistent with the relevant objectives and provisions outlined.
- The development is compatible with surrounding land uses.

This SEE has been prepared pursuant to Clause 50 and Part 1 of Schedule 1 of the *Environmental Planning and Assessment Regulation 2000* and an assessment against the relevant matters for consideration under Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* (EP& A Act).

The SEE is provided in the following format.

- **Section 2** of this report describes the subject Site and its locality.
- **Section 3** outlines the proposed development.
- **Section 4** details the planning framework applicable to the subject Site and proposed development.
- **Section 5** identifies the impacts of the proposed development.
- **Section 6** provides a conclusion to the SEE.

2. SITE ANALYSIS

2.1 SITE LOCATION AND CHARACTERISTICS

The Site is located at 27 Victoria Street, Millthorpe and is legally described as Lot 3 in DP11941. The Site comprises of one (1) parcel which exhibits a total area of 950m². The Site has a primary frontage to Victoria Street, a secondary frontage to Montgomery Street, with the rear of the Site abutting Pilcher Street.

Vehicular access to the Site is provided off Montgomery Street to the side which allows access to the existing garage on Site. At present, the Site comprises of an existing building which is identified as the Grand Western Lodge which has been vacant for over 10 years. The Site is located within walking distance to principal commercial and retail business such as Millthorpe Corner Store and Café, The Commercial Hotel and Rosebank Guesthouse.

The proposal pertains to the internal configuration of the building with no works proposed to the external façade of the building under this application.



Figure 1: Street Frontage

3. THE DEVELOPMENT

3.1 AIMS AND OBJECTIVES OF THE PROPOSAL

The proposal seeks to facilitate the provision of additional short-term accommodation through the regeneration of the Grand Western Lodge form. The following objectives are identified as forming the basis of the proposed development:

- Ensure minimal environmental and amenity impact;
- Support employment generating development;
- Ensure the proposal is compatible with surrounding development and local context.
- Ensure the development positively contributes to the amenity of the streetscape.

The Site and proposal are considered to meet the objectives of the above as it enables the regeneration of a building which has sat idle for over 10 years, whilst ensuring the development is on land zoned and utilised for accommodation purposes.

3.2 Development Description

The proposed development seeks consents for a Change of Use and Internal Alterations to an existing boarding house. In particular:

- Change of Use to a Hotel/Motel;
- Internal alterations to include:
 - Reconfiguration of bathrooms located on Ground Floor and Level 1;
 - Reconfiguration of room layout.

External works to the building are not proposed under this application.



Figure 4: Excerpt from Architectural Plans

4. STATUTORY PLANNING FRAMEWORK

4.1 Objects of the EP&A Act

In New South Wales (NSW), the relevant planning legislation is the *Environmental Planning and Assessment Act 1979* (EP&A Act). The EP&A Act instituted a system of environmental planning and assessment in NSW and is administered by the Department of Planning & Environment (DP&E). In 2017, the Act was amended to provide a range of updated objects. The objects of the EP&A Act are:

- (a) *To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) *To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) *To promote the orderly and economic use and development of land,*
- (d) *To promote the delivery and maintenance of affordable housing,*
- (e) *To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) *To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) *To promote good design and amenity of the built environment,*
- (h) *To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) *To promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) *To provide increased opportunity for community participation in environmental planning and assessment.*

The proposed development is not considered to be antipathetic to the above objects. It is consistent with the intended development of the locality within Millthorpe.

4.2 Section 4.15

Section 4.15(1) of the EP&A Act specifies the matter which a consent authority must consider when determining a development application. The relevant matters for consideration under Section 4.15(1) are addressed in Table below.

Section	Comment
Section 4.15(1)(a)(i) Any environmental planning instrument	Consideration of all relevant environmental planning instruments is addressed within Section 4.
Section 4.15(1)(a)(ii) Any proposed instrument	Not applicable to this application
Section 4.15(1)(a)(iii) Any development control plan	Consideration of the BDCP is addressed within Section 4 and provided in Appendix 1.
Section 4.15(1)(a)(iiia)	Not relevant to this application.

Any planning agreement	
Section 4.15(1)(a)(iv) The Regulations	Considerations of the regulations are addressed in Section 3.
Section 4.15(1)(b-3)	Refer to Section 5.

4.3 Subordinate Legislation

The EP&A Act facilitates the preparation of subordinate legislation, consisting of:

- Environmental Planning Instruments (EPIs) (including State Environmental Planning Policies (SEPP), Local Environmental Plans (LEP), and deemed EPIs; and
- Development Control Plans (DCP).

In relation to the proposed development, the relevant subordinate legislation includes:

- *State Environmental Planning Policy No. 55 Remediation of Land* (SEPP 55)
- *Blayney Local Environmental Plan 2012* (BLEP)
- *Blayney Development Control Plan 2018* (BDCP).

Their provisions as relevant to this proposed development are discussed in section 4.5 of this Statement.

4.5 Environmental Planning Instruments

4.5.1 SEPP 55

SEPP 55 requires the determining authority to consider whether the land subject to any development application is contaminated. Should the land require remediation, the determining authority, being Blayney Council, must be satisfied the land can and will be remediated prior to the utilisation of the land for development purposes.

No proposed earthworks or external built form is proposed which requires remediation of the land.

Further investigation is therefore not considered necessary.

4.5.2 BLEP

Blayney Local Environmental Plan 2012 (BLEP) is the primary environmental planning instruments which applies to the Site.

The relevant provisions of the BLEP as they relate to the Site are considered below:

4.5.2.1 Zoning and Permissibility

The Site is zoned RU5 Village pursuant to the BLEP. The objectives of the zone are:

Objectives of zone

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To encourage and provide opportunities for population and local employment growth commensurate with available services.*
- *To minimise the impact of non-residential uses and ensure those uses are in character and compatible with the surrounding residential development*

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

*Centre-based child care facilities; Community facilities; Dwelling houses; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Schools; Tank-based aquaculture; **Any other development not specified in item 2 or 4***

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Helipads; Industries; Jetties; Marinas; Mooring pens; Moorings; Plant nurseries; Pond-based aquaculture Recreation facilities (major); Roadside stalls; Rural industries; Rural workers' dwellings; Sex services premises; Water recreation structures; Wharf or boating facilities

Currently, the is approved for the use as a boarding house. It is proposed to alter this use to a Hotel/Motel accommodation which is defined as:

hotel or motel accommodation means a building or place (whether or not licensed premises under the Liquor Act 2007) that provides temporary or short-term accommodation on a commercial basis and that—

*(a) **comprises rooms or self-contained suites**, and*

(b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles,

but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.

Note. Hotel or motel accommodation is a type of tourist and visitor accommodation—see the definition of that term in this Dictionary.

As the land use, is not explicitly listed as a permitted use, therefore it falls under the *Any other development not specified in item 2 or 4*.

4.5.3 BDCP

An assessment against the BDCP has been conducted against the relevant sections pertaining to the development. In overview, the assessment has found the proposed renovation satisfies the applicable DCP requirements, which is provided in Appendix 1.

5. IMPACTS, SITE SUITABILITY & THE PUBLIC INTEREST

Pursuant to Schedule 1 of the EP&A Regulation, this section of the report outlines the environmental impacts of the proposal and any measures required to protect the environment or lessen the harm to the environment.

The impacts have been identified through an assessment of the proposed development against the provisions of section 4.15(1)(b) and the former NSW Department of Urban Affairs and Planning's (nd) *Guide to Section 79C*.

This section also addresses consideration of Section 4.15(c) and Section 4.15(e) of the Act which relate to the suitability of the Site for the development and the public interest.

5.1 Context and Setting

The proposed internal alterations to an existing building identified as the Grand Western Lodge is consistent with the intended development of land within BLEP. The proposal will enable for the efficient and sustainable provisions of additional short-term accommodation to workers who do not reside within the Blayney LGA, whilst ensuring the revitalisation of a vacant building bring economic benefit to the area.

The proposed development is compatible with the surrounding land uses and would not exhibit any significant environmental impacts, or adversely impact on the amenity or operations of adjoining Sites.

Therefore, the proposal is considered compatible within its context and setting.

5.2 Transport and Traffic

The Site is highly accessible by car, rail and pedestrian, making it suitable for its intended operation. It is proposed residents who reside at the facility will be driven by bus to and from mining projects which will reduce any pressure upon on-street parking.

Furthermore, the Site's existing operations as a boarding house does not have a prescribed parking requirement under the BDCP2018. The development will preserve all existing access to the Site and would not exhibit any extensive increase to traffic generation.

An assessment against the provisions of the DCP, specifically D4.8 Exemptions to Off-Street Car Parking Requirements, is provided within Appendix 1.

5.3 Heritage

The Site is identified as containing a heritage item, known as the Grand Western Lodge. The Lodge was constructed in the early 1900's to respond to the demand for workers for rural development and to cater to the district many visitors who attended ploughing demonstrations and competitions.

The building exhibits Edwardian features, specifically the unusual key hole form windows and pictorial lead lighting glazing. Dominant architectural features are that of the two-storey veranda with cast iron balustrading and valance work.

The proposal does not include material works to the external façade. The works are wholly internal and fall under Section 57(2) of the Heritage Act, being exempt. Confirmation of this was provided by Heritage NSW.

5.4 Flora and Fauna

The development would have no flora & fauna impacts. No proposed changes to the external areas of the building are proposed under this application.

5.5 Acoustic

The existing operations of the Site was that of a boarding house. The proposed utilisation of the Site for short-term accommodation would not have any significant impacts on the surrounding residential receivers, however it is noted concerns may be raised on the access to the first floor balcony.

It is suggested access to the balcony by restricted after 8:30pm to limit noise emitted from the premise.

5.6 Waste

Waste associated with the proposed development will be managed in accordance with a Waste Management Plan which will be submitted with the construction certificate.

All waste generated will be recycled and disposed of accordingly.

5.7 Energy

The proposal is consistent with anticipated energy demand / requirements for the Site and locality.

5.8 Social and Economic Impact

The proposed rejuvenation of the Lodge will provided positive economic impacts to surrounding commercial and retail premises. There are no unacceptable or unintended social impacts of the revitalisation of the Lodge.

5.9 Suitability of the Site

The proposal supports the functionality of the Site as a provider of short-term accommodation which is consistent with the zoning under BLEP including the surrounding context. Accordingly, the Site is considered to be suitable for the redevelopment.

5.10 The Public Interest

The proposed development will facilitate the provision of new high-quality short-term accommodation which will respond to the demand of accommodation within the Blayney LGA.

Overall, the proposal provided the follow public benefits:

- Provision of short-term accommodation in close proximity to mining projects which enhances the viability of Millthorpe through the increase demand on commercial and retail services, which is of public benefit;
- A response to the need for the revival of a historic building which has sat idle and to ensure the building does not sit vacant for another significant period of time; and
- No significant impacts on surrounding properties in terms of access, views, vistas or acoustic privacy.

6. CONCLUSION

The proposed change of use and internal alterations located on 27 Victoria Street, Millthorpe is permissible with consent pursuant to the BLEP.

This SEE provided an assessment of the proposal against the relevant environmental planning framework, and identifies the proposal is consistent with the objectives and controls of the relevant instruments and policies. No significant adverse environmental, economic or social impacts have been identified or likely to arise from the development. Rather, the proposal provides the provision of access to additional short-term residential accommodation through the revival of a historic building which has previously operated as a boarding house.

It is considered the proposal should warrant positive assessment as the considerations under Section 4.15 of the EP&A Act have been satisfied in demonstrating compatible development with the surrounding environment.

Accordingly, it is recommended Council grant development consent to the proposal.



27 Victoria Street, Millthorpe

TRAFFIC AND PARKING MANAGEMENT REPORT

Report No: 321059/SEE01

Final

7 December 2020

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Document reference: Document1

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Revision	Revision Date	Proposal Details			
Draft	25/11/2020	Internal Alterations			
Final	07-12-2020	Internal Alterations			
Prepared By		Reviewed By		Authorised By	
E Elliott		E Elliott		E Elliott	

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1. INTRODUCTION

Blayney Shire Council (Council) has requested a Traffic and Parking Management Report pertaining to the Development Application (DA) for 27 Victoria Street Millthorpe. The DA pertains to internal alterations and additions to the Grand Western Lodge, which endeavours to revitalise the heritage building for the purpose of providing short term accommodation.

No external work is proposed which would increase the GFA of the building, impede on the heritage building or result in extensive environmental impacts to surrounding commercial and residential receivers.

The application was discussed at Council's general meeting on the 16th of November 2020. Council's Planning department recommend approval for the development, however, councillors raised concerns on parking grounds.

It is endeavoured the proposal is to be discussed at Council's next meeting on the 15th of December, 2020.

This Report endeavours to respond to the following matters addressed at Council:

- A description of the proposal and the expected hours of operation – **this is addressed within Section 2.1 of this report.**
- An Assessment of the traffic generation and expected vehicle parking demand – **this is addressed within Section 2.2 of this report.**
- Reasons why the lot(s) used for the proposed development cannot accommodate off street parking requirements – **this is addressed within Section 3.1.3 of this report.**
- An assessment of the impacts of on-street parking on the public road system and adjacent lots and their exiting or potential land uses – **this is addressed within Section 2.2 and 3.1.3 of this report.**

The following sections of this report respond to the above queries.

2. SITE ANALYSIS

2.1 SITE LOCATION AND CHARACTERISTICS

The Site is located at 27 Victoria Street, Millthorpe and is legally described as Lot 3 in DP11941. The Site comprises of one (1) parcel which exhibits a total area of 950m². The Site has a primary frontage to Victoria Street, a secondary frontage to Montgomery Street, with the rear of the Site abutting Pilcher Street.

Vehicular access to the Site is provided off Montgomery Street to the side which allows access to the existing garage on Site. At present, the Site comprises of an existing building which is identified as the Grand Western Lodge.

The proposal is for the Use of a Hotel/Motel as recommended by Council, with the predominate use for the provision of short-term accommodation to FIFO workers within the region. Access to the Site is for residents, with predominate access being between 5am-6:30am and 4:30pm-6pm seven days a week during shift change over for workers.

There is no bar or food service proposed which would require a License from Fair Trading.



Figure 1: Aerial Map (Six Maps 2020)



Figure 2: Montgomery Street



Figure 3: Montgomery Street



Figure 4: Pilcher Street

2.2 ROAD NETWORK

The surrounding road network within the vicinity of the Site includes Victoria Street which abuts the Lodge as its main frontage. Victoria Street provides dual lane traffic and is the main road servicing Millthorpe as it connects with the Mitchell Highway servicing Orange and Bathurst and functions as a sub-arterial road running in an east west direction. Montgomery Street services residents and is the secondary frontage for the Lodge, with Pilcher street utilised as the rear frontage and services residents.

Peaks times for the intersection of Victoria Street and Montgomery Street have been identified as the following:

- Monday to Friday – 7.30am – 9am and 2:30pm – 3.30 pm to coincide with Millthorpe Public School hours.
- Saturday and Sunday – 10am -2pm.

Further examination has identified residents who reside on Pilcher Street, Montgomery Street and Crowson Street who may utilise the intersection of Montgomery and Victoria Street, may walk to surrounding commercial and education establishments which would reduce the impact of traffic generation within the Site's vicinity.

The capacity of the road network is largely determined by the ability its intersections can cater for peak traffic flows. The RMS's "Guide to Traffic Generating Developments" indicates the following two-way peak hour traffic generation rates:

- Supermarkets: 15.5 and 14.7 vehicles per hour per 100m2 on Thursday afternoon and Saturday, respectively.
- Specialty retail: 4.6 and 10.7 vehicles per hour per 100m2 on Thursday afternoon and Saturday respectively; and
- Commercial: two vehicles per hour per 100m2 on weekday afternoons.

As the proposal is for short-term accommodation, it is therefore not classified as traffic generating development.

The Site is exempt for the provision of off-street parking requirements under Blayney Shire Councils DCP. The impacts on surrounding road system and adjacent lots would be minimal, as currently surrounding business have been witnessed parking along the Lodge's street frontage. It is also proposed, residents would park at the Millthorpe Bowls Club and overflow car park at Millthorpe Train Station to minimise any impact upon the Road Network.

3. COUNCIL DEVELOPMENT CONTROL PLAN

3.1 BLAYNEY DEVELOPMENT CONTROL PLAN

The Site is subject to the controls under the BDCP. Of note, Section D4 Access and Parking has been reviewed and highlights the areas which have been raised pertaining to parking and traffic.

3.1.1 D4.4 PARKING

1) Parking Location:

a) Minimising visual impact of off-street parking areas on street character, the amenity of the development and adjacent sites and providing screening that can minimise this impact (where appropriate).

b) Proximity of customer parking to customer entrances and proximity of staff parking to staff entrances including accessible parking and access.

c) Minimising impacts on any neighbouring dwellings/residential areas.

d) Addressing site conditions such as slope and drainage.

e) Ease of access to and from the street in a forward direction.

f) Separation of customer parking from courier and service delivery vehicle parking and/or loading and unloading facilities for safety and accessibility.

2) Operation Hours: Free and uninterrupted access to car parking areas should be maintained at all times during the hours of operation of the proposed development.

3) Stacked Parking: Generally stacked parking will not be acceptable unless there were special site considerations and parking management arrangements made to justify stacked parking.

4) Circulation: Larger car parking areas must provide rational circulation patterns and minimise the use of dead-end aisles.

RESPONSE: The Site in its current state depicts private off-street parking at the rear of the Site. Access is provided off Montgomery Street. It is proposed to allocate ***one (1) accessible parking spot*** at the rear of the property.

It is not proposed to have stacked parking, large parking areas or the impediment on the streets character through the provision of parking.

3.1.2 D4.7 OFF STREET CAR PARKING

1) Each development must provide the number of off-street car parking spaces set out in the Table of Car Parking Requirements (below) plus any additional parking requirements in the Section on Mobility below – unless the proposed development meets the exemptions in accordance with Clause D4.8 (See clause 4.9).

2) Stacked/ tandem parking will not be acceptable (particularly for customer parking) unless there are special site considerations and parking management arrangements made to justify stacked parking.

RESPONSE: As the Site is subject to the provision of D4.8 Exemptions, this control does not apply.

3.1.3 D4.8 EXEMPTIONS TO OFF STREET CAR PARKING REQUIREMENTS

*Off-street parking will **generally be required for most new developments** and some adaptive reuse of existing buildings in accordance with the clause below. However, it may not be required for:*

2) Heritage Item: The proposed development involves the restoration and/or conservation of a listed heritage item in BLEP2012. This is an incentive and will only be applied where the applicant can demonstrate that the conservation of the item depends upon the use of this clause;

RESPONSE: The proposal involves the restoration and conservation of a listed heritage item pursuant to the BLEP2012. The application intends to revitalise the Grand Western Lodge to restore it to its use as a providing short-term accommodation to workers.

Compliance with this control is achieved.

3) Existing Building: The proposed development involves alterations and additions to an existing building, and the alterations and additions have a gross floor area of less than 25m² and do not encroach on existing off-street parking areas;

RESPONSE: The proposal does not intend to increase the gross floor area of the building and would not encroach on existing off-street parking areas located at the rear of the Site.

Compliance with this control is achieved.

4) Alternative Parking: The applicant can demonstrate that there is alternative parking on another public or private site (not the proposed development site) that is in close proximity to the development and can accommodate the parking requirements without affecting other users;

RESPONSE: Parking arrangements have been discussed and confirmed with Millthorpe Bowling Club who have kindly provided 12 spaces to the Lodge. Further, at-grade parking is provided at Millthorpe Train Station which is within 250m walking distance from the Site.

On-street parking can be provided on the Sites three (3) street frontages. The standard car length is approximately 5.4m pursuant to AS2890. Utilising this measurement, the following spaces may be provided:

- Victoria Street may provide three (3) to four (4) on-street spaces
- Montgomery Street may provide five (5) spaces
- Pilcher Street may provide three (3) spaces.

Through this provision, the provision of twelve (12) space at the Bowling club, and additional over-flow at Millthorpe train station would elevate the need for off-street parking.

Compliance is achieved with this control

5) Site Constraints: It is not physically possible to comply with the off-street parking requirements. The applicant will need to provide a Traffic and Parking Report that addresses the following matters:

a) A description of the proposal and the expected hours of operation;

b) An assessment of the traffic generation and expected vehicle parking demand (customer, staff and service vehicles);

c) Reasons why the lot(s) used for the proposed development cannot accommodate the off-street parking requirements

d) An assessment of the impacts of on-street parking on the public road system and adjacent lots and their existing or potential land uses.

RESPONSE: Due to the existing lot size, built form, and heritage nature of the Site, the Site can not provide additional off-street parking due to restrictive nature of the property. As the Site has three (3) street frontages, this may provide addition on-street parking, as discussed above.

Further it is proposed residents who reside at the Lodge will be provided with the transport to and from Orange, Bathurst, and local job sites to reduce the demand for on-street parking.

Compliance is achieved with this control.

4. IMPACTS, SITE SUITABILITY & THE PUBLIC INTEREST

Pursuant to Schedule 1 of the EP&A Regulation, this section of the report outlines the environmental impacts of the proposal and any measures required to protect the environment or lessen the harm to the environment.

4.1 Context and Setting

The proposed internal alterations to an existing building identified as the Grand Western Lodge is consistent with the intended development of land within BLEP. The proposed development is compatible with the surrounding land uses and would not exhibit any significant environmental impacts, or adversely impact on the amenity or operations of adjoining Sites.

Therefore, the proposal is considered compatible within its context and setting.

4.2 Transport and Traffic

The Site is highly accessible by car, rail, and pedestrian, making it suitable for its intended operation. It is proposed residents who reside at the facility will be driven by bus to and from mining projects which will reduce any pressure upon on-street parking.

Furthermore, the Site's existing operations as a boarding house does not have a prescribed parking requirement under the BDCP2018. The development will preserve all existing access to the Site and would not exhibit any extensive increase to traffic generation.

It is further proposed residents utilise the serviced bus transport provided by the Lodge which will provide access from Orange, Bathurst, and job sites. Additional parking is provided at the Millthorpe Bowling Club and at-grade parking at Millthorpe Train Station to ensure on-street parking which surrounds the Lodge does not impact on surrounding residents.

An assessment against the provisions of the DCP, specifically D4.8 Exemptions to Off-Street Car Parking Requirements, is provided within Section 3 of this report.

4.3 Blayney Shire Local Strategic Planning Statement

The Blayney Shire Local Strategic Planning Statement (LSPS) outlines a 20-year vision for planning within the Blayney Local Government Area (LGA). The LSPS identifies Millthorpe as a heritage-listed and vibrant village which attracts many people to reside within the area due to its strategic location being only 23km from Orange and 13km from Oran Airport. It is expected Millthorpe is set to increase its population due to the lifestyle and housing options it provides.

The LSPS states the increase of connectivity and diverse economic will establish new residents, businesses and industries to the region over the next 20 years, through the identification of six (6) planning priorities.

The priorities which are of importance to the proposal are:

- Planning Priority 2
 - o *Support sustainable growth in mining and agribusiness sectors within the Blayney Shire.*
- Planning Priority 4
 - o *Provide diverse housing choices and opportunities to meet the changing demographics and population needs*

The above strategies are interrelated with the proposed development on the following grounds:

- The proposal allows for the provision of short-term accommodation as it assist ion sustainable growth of mining sectors through the provision of accommodation to workers
- The proposal provides diver housing choice and opportunities to the changing demographic and population needs due to the locality of Millthorpe to surrounding mining Sites.

- Opportunity for the provision of affordable and flexible accommodation to workers who will also provide economic benefit to surrounding commercial business in Millthorpe.

In overview, the proposal intends to assist the LSPS to achieve its strategic goal in ensuring a connected community is achieved through economic growth whilst ensuring the heritage nature and character of Millthorpe is maintained.

5. CONCLUSION

In summation, the main points pertaining to traffic and parking implication of the proposed development are as follows:

- The Site is identified for the provision of short-term accommodation which is not listed as traffic generating development.
- The Site is subject to the exemption of parking provision under the BDCP Control D4.8.
- Additional parking is provided through Millthorpe Bowling Club and Train Station.
- Provision of additional mode of transport from Orange, Bathurst, and local job site for residents to reduce on-street parking demand.
- Surrounding road networks and intersection can cater for the future demand of the proposed development may produce.
- No extensive impacts on surrounding receivers would be produce due to the nature of the development.
- No issues on parking grounds where raised within Councils report, except for the provision of an accessible parking spot which will be provided.

Accordingly, it is recommended Council grant development consent to the proposal.

Ms Claire Johnstone,
Senior Town Planner
Blayney Council's

1st October 2020

Reference: IAPPD/58500
Proposed Internal Alterations to 27 Vitoria Road, Millthorpe.

Thankyou for the opportunity to comment on this planning application.
As residents of Millthorpe, we strongly oppose the application on the grounds that its approval will irrevocably vandalise a perfect neighbourhood returning benefit to a new owner who is not even part of the Millthorpe community.

Objections:
Associated drawings. These drawings indicate 19 accommodation rooms are proposed, all relying on shared bathroom and toilet facilities. This is NOT therefore, motel/hotel accommodation. It is short term lodging accommodation.

The following paragraph numbers refer to the paragraph numbers used in the application:

1. (Bullet points 1 and 2) It is further noted that the proposed alterations to the property are intended to provide basic accommodation for workers at mining projects in the region of Millthorpe. That is, it is intended to provide lodging accommodation. Since that is not motel/hotel use, we query if any change of Use is really necessary?

2.1 End of first paragraph significantly discounts the frontage to Pilcher Street, which is *exclusively* a residential street. The so-called "abutment to Pilcher Street" is in fact an extensive frontage of at least sixty feet.

Contrary to claims in the proposal, the site has NOT been vacant for over ten years. It has been home to an elderly resident that entire time.

Increasing the habitation of the property from one resident to at least *19 residents* MUST have a significant impact upon residents and residential property values in Pilcher Street and Montgomery Street, and potentially other streets. It is to be noted particularly, that the property is only able to provide *off-street parking for two vehicles*. That is to say, at least a large number of vehicles will need to be parked in the street or at another location. Another location is NOT mentioned in the application.

Even were another location available, there is no means of enforcing it's use.

Street parking in Montgomery Street, outside the subject property, is fully utilised already by visitors to Millthorpe and local people frequenting shops. Street Parking in Vitoria Street is similarly used. Moreover, part of the Vitoria Street frontage to the property is further restricted by a no-stopping area for reasons of the blind curve in the road outside the property.

These important constraints mean that at least 17 vehicles will be street parking in Pilcher Street, irrevocably changing the attractive and sleepy old world streetscape, with inevitable damage to grass verges and taking away from rate payers and other residents the usual street amenities.

5.2 The applicant seeks to mitigate loss of quiet neighbourhood by Pilcher Street residents by proposing a bus to take the miners to work. There are important deficiencies in this plan that are of grave concern to us.

First, use of a bus to take the proposed residents to their work in no way alleviates the parking issues. The bus is not proposed to take the miners' vehicles to their jobs, it will take their owners, who will necessarily leave their vehicles parked in Millthorpe, most of them in Pilcher Street.

The use of the bus cannot be made obligatory in this country and although it might be convenient for some lodgers, it is extremely unlikely all will make use of it. Therefore, rate payers and residents who live in proximity to the site will be made to endure a noise problem and a safety problem

Mining shifts begin early morning, late afternoon and late at night. Three times a day, residents of our sleepy street will now have to live with the starting of engines and moving off of vehicles, slamming of doors and everything that goes with up to 19 vehicles setting off and arriving. All residents of properties at the eastern end of Pilcher Street, where the frontage of the proposed property lies, are elderly and retired or semi retired. All have found a quiet neighbourhood in which to spend their retirements. The proposal to turn our street into a commercial precinct by importing a workforce who commence and return from their work shifts at such hours is an intolerable imposition, especially given that the principle beneficiary of the plan will be a sole new out-of-towner.

Furthermore, there is a safety issue with so much additional traffic setting off and arriving for a change of shift in the mid-afternoon. These streets are frequented by children at those times, many quite young, walking and riding their bikes from school. There is a made footpath on only one side of the street and that is outside the subject site. Children on bicycles will be sharing the street with troop movements and that is highly inappropriate, especially in an easy and relaxed family neighbourhood like Millthorpe.

CHANGE OF USE

We strenuously opposes permission to operate a hotel on the premises and therefore we oppose any Change of Use that furthers that opportunity. Once again, hotels are associated with high traffic, parking issues, not to mention noise. All of these are extremely inappropriate where the subject property is situated. Moreover this small town is already adequately served by two hotels and a bowling club, not to mention a motel and manyBnBs.

The charm of Millthorpe and its success as a tourist destination relies on its preservation as a quiet small town within close proximity of larger towns.

Approval of this development will be an extremely unfortunate outcome for Millthorpe and to protect against that, we therefore urge rejection of the application on all these grounds.

Signed by

From:

Sent: Tuesday, 6 October 2020 9:51 AM

To:

Subject: 27 Victoria Street - Concerns

Hi Dan,

Hope you are well. Thank you for your return call last week regarding the DA application for The Grand Western Lodge.

Due to our close proximity to the building we have the following concerns about the change of use for the building:

- Noise from the verandah at unsociable hours - due to shift work this could be early morning and evening
- Noise from bus loading/diseembarkation early in the morning for shift workers - will the bus load in Montgomery Street?
- Will there be an in-house manager to control noise and any curfews imposed
- Parking issues if some residents opt to drive instead of catch the bus

We would love to discuss these issues with you as well as ask a few more questions. Thanks for your time and help in advance.

Reasons for Conditions

Statutory and legislative requirements and public interest.

Approved Plans

1. Development is to take place in accordance with:

Plan/Doc No.	Plan/Doc Title	Prepared by	Issue	Date
321059/SEE01	Statement of Environmental Effects	Premise	Final	20 August 2020
000	Site & Waste Management Plan	Ferndale Design	A	18 August 2020
003	Ground Floor Demolition Plan	Ferndale Design	B	03 June 2020
004	Level One Demolition Plan	Ferndale Design	B	14 June 2020
001	Ground Floor General Arrangement Plan	Ferndale Design	B	15 June 2020
001	Ground Floor Finishes & Partitions	Ferndale Design	B	03 June 2020
006	Level One Floor Finishes & Partitions	Ferndale Design	B	02 June 2020
007	Ground Floor RCP	Ferndale Design	B	15 June 2020
008	Level One RCP	Ferndale Design	B	15 June 2020
009A	Typical Bathroom	Ferndale Design	B	31 May 2020
009B	Typical Bathroom	Ferndale Design	B	31 May 2020
010	Typical Bedroom	Ferndale Design	A	10 May 2020

As amended in accordance with any conditions of this consent.

Note: Any modifications to the proposal shall be the subject of an application under Section 4.55 of the Environmental Planning and Assessment Act, 1979.

Prescribed Conditions

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

3. 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.

4. Where any excavation work on the site extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- a) Protect and support the adjoining premises from possible damage from the excavation, and
- b) Where necessary, underpin the adjoining premises to prevent any such damage.

Prior to Issue of a Construction Certificate

5. The applicant is to submit three (3) copies of engineering plans, specifications and calculations in relation to Condition 10. Further, the works are to comply with *WBC Guidelines for Engineering Works*.

Prior to Works Commencing

NIL

During Construction

6. Renovation or demolition work can 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.

7. 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.

8. All excavation and backfilling associated with the erection/demolition of the building 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.

9. Demolition work shall be carried out in accordance with Australian Standard AS2601-1991: The Demolition of Structures, and NSW SafeWork requirements.

10. A minimum of 1 space, separately delineated and individually marked, shall be provided for persons that are access impaired. 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.

11. All vehicular manoeuvring and parking areas are to be paved (in concrete/bitumen) and permanently line marked, in accordance with *WBC Guidelines for Engineering Works*.

12. The developer is to relocate any utility services if required, at the developer's cost.

Section 68 Requirements

13. All plumbing and drainage work shall be carried out by a licensed plumber and drainer and to the requirements of AS/NZS 3500 and the Plumbing Code of Australia.

14. Prior to the commencement of plumbing and drainage works, the responsible plumbing contractor is to submit to Council a "Notice of Works" under the Plumbing and Drainage Act 2011.

15. Forty – eight (48) hours notice shall be given to Council for inspection of the following:

- a) Internal and external drainage lines, prior to backfilling. The licensed plumber/drainer shall be on site at the time of the inspection, and the drainage lines shall be charged; and
- b) The completed building before use.

Prior to Issue of an Occupation Certificate

16. Prior to the issue of an Occupation Certificate, the licensed plumber shall submit to Council a Sewer Service Diagram and a Certificate of Compliance in accordance with the requirements of NSW Fair Trading.

17. Prior to the issue of an occupation certificate, all of the work as listed in the Upgrading Schedule in the Fire & Life Safety Audit Report by BCA Logic Reference No.111443-BCA-r1 dated 6 December 2019, shall be completed to the satisfaction of Council. In this regard, details of the proposed radiant heat attenuation window

screens to be installed on the western elevation windows less than 3 metres from the side boundary shall be submitted to Council prior to installation. In addition, a fire safety and emergency evacuation procedures plan complying with AS3745 shall be implemented for the premises, with evacuation diagrams provided throughout the building.

18. Prior to the issue of an occupation certificate, all of the measures listed in the Access Report by NW Access Consultancy, Reference No. 20/ACC/1649 dated 10 August 2020, shall be implemented to the satisfaction of Council. In addition, an accessible car parking space complying with AS/NZS2890.6 shall be provided on the property, with an accessible path of travel complying with AS1428.1 provided from the space to the rear entry door of the building, two ground floor bedrooms, an accessible bathroom and the common room on the ground floor.

19. Prior to the issue of an occupation certificate, a wet area certificate to confirm compliance with AS3740, from the contractor responsible for the waterproofing of the renovated bathrooms, shall be submitted to Council.

20. Prior to the occupation or use of the building an Occupation Certificate is to be obtained, from Council. In this regard, an interim or final fire safety certificate for the fire safety measures installed in the building must be submitted with the application for an Occupation Certificate.

21. Exit and Emergency signs are to be the traditional 'back box' version.

22. The contrasting stair nosings to the main original traditional stair should be a burnished bronze to achieve the appropriate contrast with the restored colour and finish on the stair.

23. The traditional Tradco switches and plates are to be a bronze finish.

Ongoing Matters

24. Access to the first floor verandah shall be restricted to the satisfaction of Council until the verandah is made structurally adequate. Once the verandah is structurally adequate, no residents are to occupy the verandah after 0830pm, 7 days a week.

25. The Access Report by NW Access Consultancy, Reference No. 20/ACC/1649 dated 10 August 2020, shall be complied with on an ongoing basis to ensure that the building remains accessible by people with a disability.

26. Occupant Transportation and Car Parking

- Occupants of the hotel / motel shall be predominantly transported to and from the accommodation by bus and/or public transport;
- No more than 9 vehicles (including buses) are to be parked on-street at any one time.
- Additionally;
 - If more than 9 resident vehicles require parking, those vehicles must be parked in an off-street car park.

- Any resident vehicle parked in the public streets shall not be parked in the same spot for longer than a 24 hours;
 - Any vehicle with a trailer must be parked in an off-street car park.
 - Any vehicle longer than 6m must be parked in an off-street car park.
- The manager or owner is to keep a register of residents/occupants which do not travel or arrive to the hotel / motel accommodation by bus and/or public transport recording where their vehicle will be parked. The register shall include other information as advised by Councils Planning Department. The register shall be made available for inspection by Council within 24 hours of such a request.