

CONDITIONS OF DEVELOPMENT CONSENT DEVELOPMENT APPLICATION 35-18/19

Construction Conditions

1. The development shall take place in accordance with the plans and documentation submitted with the application. A copy of these are held by Council as Plan No 35-18/19. Please note this approval is valid until 30 April 2024.
Reason: To clarify the extent of the consent.
2. The erection of the building the subject of this development consent **MUST** not be commenced until:
 - (a) detailed plans/specifications of the building have been endorsed with a construction certificate by:
 - (i) the Council, or
 - (ii) an accredited certifier, and
 - (b) the person having the benefit of the development consent:
 - (i) has appointed a principal certifying authority, and
 - (ii) has notified the Council of the appointment, and
 - (c) the person having the benefit of the development consent must lodge a notice of commencement form with Council prior to commencement of work at least two day prior to commencing the erection of the building.Reason: These are requirements of the Environmental Planning and Assessment Act and associated Regulations
3. Use of the site for the proposed development shall not take place until all conditions of this approval have been satisfied.
Reason: To ensure compliance to all requirements.
4. Prior to any works being undertaken in the road reserve a road opening permit is to be obtained from Council.
Reason: To ensure Council's infrastructure is maintained in accordance with relevant Australian Standards.
5. The constructed building and any associated utilities are to be contained wholly within the boundaries of the property. It is the responsibility of the owner/principal contractor to ensure compliance with the requirements of this condition.
Reason: To ensure works are contained on the site to which the consent has been issued.

6. Class 1b, 2, 3 or 4 Buildings

The following inspections are required and 48 hours notice is to be given to Council or an accredited certifier to enable an inspection to be conducted:

- a) at the commencement of building work, and
- b) after excavation for and prior to the placement of, any footings, and
- c) prior to pouring any in-situ reinforced concrete building element , and
- d) prior to covering of the frame work for any floor, wall, roof or other building element, and
- e) prior to covering all hot and cold water plumbing and sewer plumbing and drainage, and
- f) prior to waterproofing in any wet areas, for a minimum 10% of rooms with wet areas within a building, and
- g) prior to covering any stormwater drainage connections, and
- h) after building work has been completed and prior to any occupation certificate being issued in relation to the approval.

Please note that failure to comply with this condition may result in the Occupation Certificate not being granted.

Reason: To ensure compliance with the Environmental Planning & Assessment Regulation 2000, associated legislation and Council requirements.

7. Prior to the issue of a construction certificate, additional information including plans showing circulation spaces shall be provided confirming that the proposed layout for communal facilities meets the requirements of the Building Code of Australia and Australian Standard AS1428.1-2009 – Design for Access and Mobility.

Reason: To ensure compliance with the requirements of the relevant legislation and ensure that communal facilities are accessible.

8. All plumbing and drainage work to be carried out in accordance with AS3500 National Plumbing and Drainage Code.

Reason: To ensure compliance with the requirements of the relevant legislation.

9. Footing Details

Prior to the release of the Construction Certificate, plans are to be provided by a practising structural engineer of the proposed reinforced concrete footings.

Reason: To ensure compliance with the Environmental Planning & Assessment Regulation 2000, associated legislation and Council requirements.

10. Prior to release of the Construction Certificate, plans are to be submitted to Council for approval for the control of stormwater from the roof and hardstand areas.

Reason: To prevent any increase in the stormwater flows from the subject development towards lower properties.

11. The land may be subject to flooding and the development has been assessed using best available information concerning the likelihood of flooding at the date of determination. If the land is flooded, Council will not, pursuant to Section 733 of the Local Government Act 1993, incur any liability in respect of the granting of this consent.

Reason: To outline Council's position.

12. Builders/developers are to provide on-site waste bins for waste materials generated during construction, or they are to remove waste from the site on a daily basis.

Reason: To avoid a public health nuisance.

13. Building work shall not commence on the site before 7.00am Monday to Saturday and 8.00am on Sundays and cease by 8.00pm daily.

Reason: To ensure compliance with the requirements of the Protection of the Environment Operations Act 1997 and Regulations.

14. Completion of landscaping in accordance with the approved landscaping plan prior to commencement of the use of the site, and such landscaping is to be continuously maintained in accordance with the approved plan. Maintenance is the landowner's responsibility.

Reason: To ensure satisfactory completion and maintenance of landscaping.

15. Any waste or excavated material removed from the site is to be taken to an authorised site for disposal. No fill is to be deposited on other land without the prior consent of Council.

Reason: To ensure the responsible disposal of surplus landfill.

16. Provision of a driveway over the road table drain conforming to Council's specifications incorporating a 300mm diameter pipe.

Reason: To ensure that access is constructed to a satisfactory engineering standard.

17. Maintenance of access from Narrand Street or along any of the paper/Crown Road Reserves surrounding the subject property is the responsibility of the road users. Council will not maintain or upgrade these roads.

The road reserves surrounding your development are owned by the Crown. Council has agreed to have these road reserves transferred into their ownership, but their ongoing maintenance will be the responsibility of the developer. No works shall commence until this land has been transferred into Council ownership.

Reason: To clarify that Council will not be responsible for the maintenance or upgrade of road reserves to service the development.

18. Car Parking Capacity

A minimum of 35 car parking spaces and 3 bus parking spaces is required on the subject land.

Reason: To provide adequate on-site car parking commensurate with traffic generation of the development.

19. Loading

All loading and unloading associated with the development shall be carried out within the site.

Reason: To ensure that such operations do not interfere with use of the adjoining roadway and/or footpath.

20. Car Park Design

Car parking spaces, manoeuvring areas and access driveways are to be sealed, drained, line-marked, constructed and maintained to pavement designs prepared by a qualified engineer, which are to be submitted to and approved by Council prior to the release of the Construction Certificate for stage 2.

As part of the stage 1 works, all car parking and vehicle manoeuvring areas shall be constructed of an appropriate hardstand standard and shall be drained and formed to minimise opportunities for dust generation.

Reason: To ensure that car parking provided on-site is constructed to a standard commensurate with the type and levels of on-site vehicular use and commensurate with car parking demand.

21. Disabled Car Park

Provide at least two (2) car parking spaces on site for people with disabilities.

Reason: To ensure compliance with the Building Code of Australia and the Disability Discrimination Act 1992.

22. Advertising Signs

No advertising sign and/or structure other than that which is permissible without consent is to be erected as part of the approved development until a formal application has been submitted to Council and a Development Consent has been issued.

Reason: Unless shown as part of the development proposal, separate Development Consent is required for advertising signs and/or structures.

23. Staged Development

A Construction Certificate is to be obtained for each stage of the development where building works and/or infrastructure construction is required.

Reason: To ensure compliance with the Environmental Planning & Assessment Act and associated legislation.

24. Earthworks are to be wholly contained within the property/site. It is the responsibility of the landowner and/or the principal contractor to ensure compliance with this condition.

Reason: To ensure that the development does not encroach onto neighbouring lots.

25. A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:

- (i) showing the name, address and telephone number of the principle certifying authority for the work, and
- (ii) showing the name for the principle contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (iii) stating that unauthorised entry to the work site is prohibited.

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

This Condition does not apply to:

- (i) building work carried out inside an existing building, subdivision work or demolition work that is carried out inside an existing building, that does not affect the external walls of the building; or
- (ii) In relation to Crown building work that is certified, in accordance with Section 116G of the Environmental Planning & Assessment Act, to comply with technical provisions of the State's building laws.

Reason: This is a prescribed condition of the Environmental Planning and Assessment Act 1979 & Regulation 2000.

26. Toilet facilities are to be provided at, or in the vicinity of, the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

The provision of toilet facilities in accordance with this condition must be completed before the commencement of construction works.

Reason: This is a prescribed condition of the Environmental Planning & Assessment Act 1979 & Regulation 2000.

The structure(s) are to comply with the relevant requirements of the Building Code of Australia and the Environmental Planning and Assessment Act 1979.

Reason: To ensure compliance with the Building Code of Australia.

27. Hose reels are to be provided such that the nozzle end of the fully extended fire hose fitted to the reel and laid to avoid any partitions or other physical barriers will reach every part of the floor of the storey.

Reason: To ensure compliance with section E1.4 of the Building Code of Australia.

28. Portable fire extinguishers are to be provided in accordance with section E1.6 of the Building Code of Australia.

Reason: To ensure compliance with the Building Code of Australia.

29. Each habitable room is to be provided with:

- (a) in the kitchen area, a self contained heat alarm; and
- (b) in other rooms, self contained smoke alarms in accordance with specification E1.7 except that in the kitchen area heat detectors may be used.

Reason: To ensure compliance with the requirements of table 2.2 of the Building Code of Australia.

30. An exit sign must be clearly visible to persons approaching the exit and must be installed on or above or adjacent to each door serving as, or forming part of a required exit.

Reason: To ensure compliance with the Building Code of Australia.

31. Every exit sign must:

- (a) be clear and legible;
- (b) be illuminated at a level clearly visible at all times when the building is occupied by any person having the right of legal entry to the building; and
- (c) be installed so that if the normal power supply fails, emergency illumination is provided to the sign.

Reason: To ensure compliance with section E4.8 of the Building Code of Australia.

32. All essential fire or other safety measures must be maintained in accordance with BCA requirements.

Reason: To ensure compliance with the Building Code of Australia.

33. The owner shall supply to the Council an Annual Fire Safety Statement which is to state that each essential fire or other safety measure installed in the building has been inspected and tested by a competent person and that the service was or was not designed, installed and capable of operating at the required standard.

Reason: To ensure the ongoing maintenance of fire and safety equipment.

34. Noise is to be limited to 5dBA above background noise.

Reason: To ensure compliance with the Protection of the Environment Operations (Noise Control) Regulation 2017.

35. Under the provisions of Section 7.12 of the *Environmental Planning and Assessment Act*, Council requires the payment of a monetary contribution towards the provision of public services and amenities as provided for in the *Murrumbidgee Council 7.12 Development Contributions Plan 2017*. The contribution has been assessed, as of the date of this consent as follows:

Section 7.12: \$8,750.00 (being 1% of the estimated cost of development)

Contributions are due prior to any works commencing on-site and will be calculated or recalculated at the rate applicable under the plan current at the time of payment. A copy of the *Murrumbidgee Council 7.12 Development Contributions Plan 2017* is available for inspection at Council offices or by visiting Councils website: www.murrumbidgee.nsw.gov.au

Reason: To ensure that the development contributes towards the provision of public services and amenities.

36. Prior to the issue of an Occupation Certificate, a Plan of Management shall be prepared in support of the proposed development. The purpose of this Plan is to establish performance criteria for various aspects of the operations of the premises so as to minimise potential for impacts on the amenity of the surrounding neighbourhood. The Plan of Management shall address the following matters:

- (a) Site rules;
- (b) Site emergency and evacuation procedures;
- (c) Noise;
- (d) Behaviour of occupants;
- (e) Deliveries and waste removal and management;
- (f) Maintenance;
- (g) Security management;
- (h) Traffic, access and parking (including road sealing and dust control).

Once the Plan of Management has been approved by Council it will form a part of this consent.

37. Roads and Maritime Service Requirements

The development shall be constructed in accordance with the following Roads and Maritime Service requirements:

- (a) Access to the site shall be limited to one driveway only to service the proposed development and the existing dwelling;
- (b) The driveway shall be constructed as a two-way driveway allowing for vehicles to pass each other at the intersection of the driveway and Narrand Street. Consideration shall also be given to the swept path of the largest vehicle/s that will enter the site;

- (c) The driveway is to be sealed. As a minimum the seal shall extend for at least 20 metres from the edge of the carriageway of Narrand Street; and
- (d) Any gates on the driveway shall be recessed by 20 metres and designed to allow longer vehicles to stand clear of the carriageway if gates need to be opened.

Reasons for conditions:

1. Compliance with the Environmental Planning & Assessment Act 1979 and Building Code of Australia;
2. To ensure the local amenity is maintained and that the development does not hinder the proper and orderly use of the subject land and its surrounds.

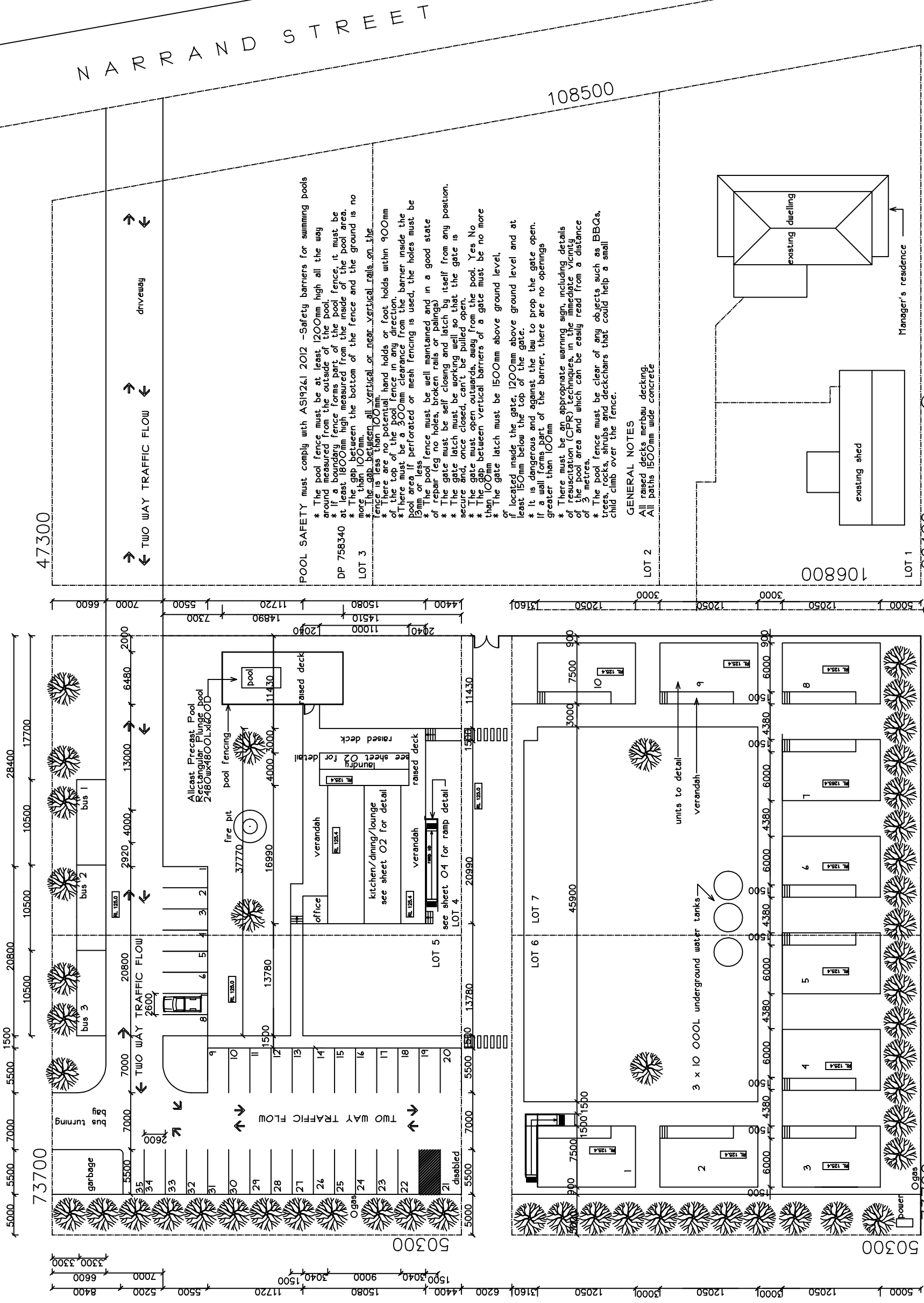
Other Approvals:

Local Government Act 1993 - approvals granted under s.78A(5)

- Sewer Drainage
- Stormwater Drainage
- Water Supply

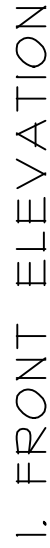
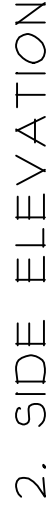
General terms of other approvals integrated as part of the consent:

- Nil



DESIGN & DOCUMENTATION BY		SHERENE BLUMER	
PROJECT		NEW ACCOMMODATION FACILITY	
LOCATION		20 NARRAND STREET DARLINGTON POINT NSW 2706	
CLIENT		LUKE PAYNE	
DRAWING		site plan	
DATE		25 FEB 2019	
AMENDMENT		SB	
NO.		01	
LEGEND		<div><div>c concrete</div><div>cpt carpet</div><div>ct ceramic tile</div><div>dp downpipe</div><div>z steel sheet</div><div>fb face brick</div><div>○ Solatube skylight</div><div>● smoke detector</div></div> <div>sewer</div> <div>water</div> <div>roofing to match existing</div>	
ALL DIMENSIONS AND NOTES ARE TO BE CONFIRMED BY BUILDER AND/OR OWNER BEFORE COMMENCING WORKS.		DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.	
ALL CONSTRUCTION WORK IS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT CODES AND GOVERNING BODIES.		TIMBER FRAMING IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL LIGHT TIMBER FRAMING CODE SAA 1684.	
CONCRETE SLABS AND FOOTINGS ARE TO BE IN ACCORDANCE WITH SAA 2870.1.		ANY DISCREPANCIES FOUND IN THESE DRAWINGS MUST BE REPORTED TO SHERENE BLUMER BEFORE WORKS BEGIN.	
ALL NATURAL GROUND LINES, SITE CUTS, INDICATED LEVELS, DRIVEWAYS, LIGHTPOLES AND ALL OTHER GRAPHICALLY REPRESENTED SYMBOLS ARE INDICATIVE ONLY AND MUST BE VERIFIED ON SITE BY THE BUILDER AND PROFESSION APPLICABLE BEFORE WORKS BEGIN.		COPYRIGHT SHERENE BLUMER B. Sc (ARCH) B ARCH 2019	

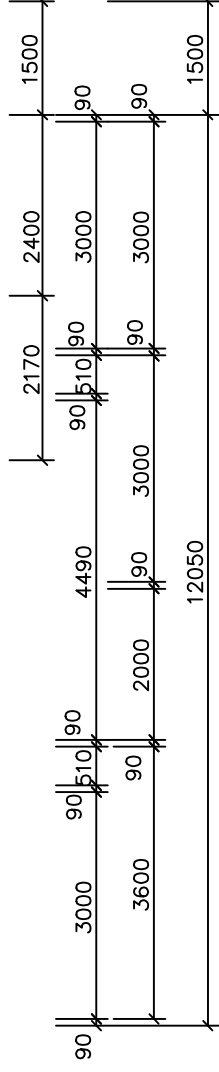
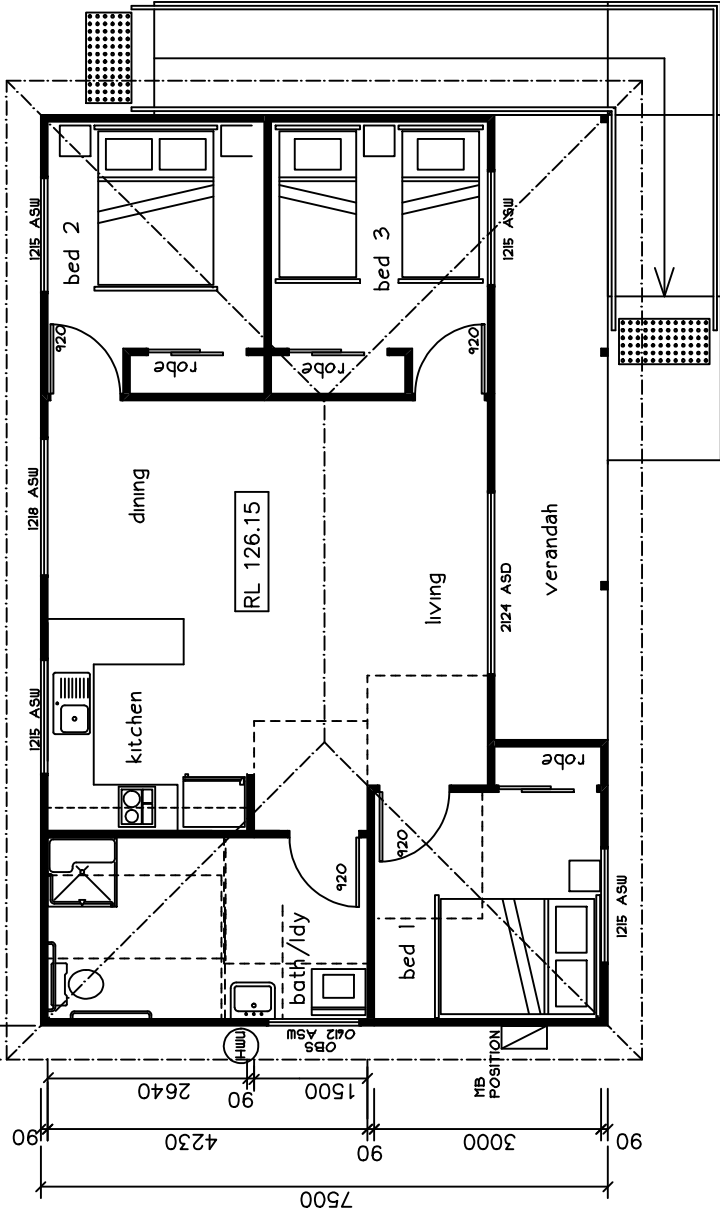
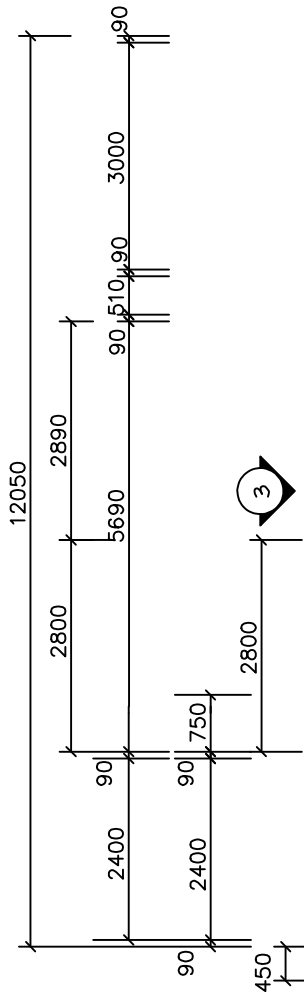
NOTE:
1. PROVIDE LIFT OFF HINGES TO WC
DOORS - TO BCA/NCC REQUIREMENTS
2. CONFIRM LEVEL ON SITE TO ALL
EXTERNAL DOORS IF STEPS ARE
REQUIRED - TO COMPLY WITH BCA/NCC



<p>ALL DIMENSIONS AND NOTES ARE TO BE CONFIRMED BY BUILDER AND/OR OWNER BEFORE COMMENCING WORKS.</p> <p>DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.</p> <p>ALL CONSTRUCTION WORK IS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT CODES AND GOVERNING BODIES.</p> <p>TIMBER FRAMING IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL LIGHT TIMBER FRAMING CODE SAA 1684.</p> <p>CONCRETE SLABS AND FOOTINGS ARE TO BE IN ACCORDANCE WITH SAA 2870.1.</p> <p>ANY DISCREPANCIES FOUND IN THESE DRAWINGS MUST BE REPORTED TO SHERENE BLUMER BEFORE WORKS BEGIN.</p> <p>ALL NATURAL GROUND LINES, SITE CUTS, INDICATED LEVELS, DRIVEWAYS, LIGHTPOLES AND ALL OTHER GRAPHICALLY REPRESENTED SYMBOLS ARE INDICATIVE ONLY AND MUST BE VERIFIED ON SITE BY THE BUILDER AND PROFESSION APPLICABLE BEFORE WORKS BEGIN.</p> <p>COPYRIGHT SHERENE BLUMER B. Sc (ARCH) B ARCH 2019</p>	NO.	AMENDMENT	DATE	PROJECT	DESIGN & DOCUMENTATION BY SHERENE BLUMER	
				NEW ACCOMMODATION FACILITY		
					LOCATION	12 WHITTON STREET GRIFFITH NSW 2680 PH: 02 69644465 MOBILE: 0438 295862 E-MAIL: sherene@blumer.net.au
	LEGEND				20 NARRAND STREET DARLINGTON POINT NSW 2706	
	c concrete				CLIENT	
	cpt carpet				LUKE PAYNE	
	ct ceramic tile				DRAWING	
	dp downpipe				SCALE	1:100@A3
	Z steel sheet				DATE	25 FEB 2019
	fb face brick				UNIT PLAN & ELEVATIONS	SB
● Solatube skylight					NUMBER	
● smoke detector					05	

AREAS
LIVING: 11,910m²
VERANDAGH: 12,405m²
TOTAL AREA: 40,315m²

NOTE:
1. PROVIDE LIFT OFF HINGES TO WC
DOORS - TO BCA/NCC REQUIREMENTS
2. CONFIRM LEVEL ON SITE TO ALL
EXTERNAL DOORS IF STEPS ARE
REQUIRED - TO COMPLY WITH BCA/NCC



FLOOR PLAN 1

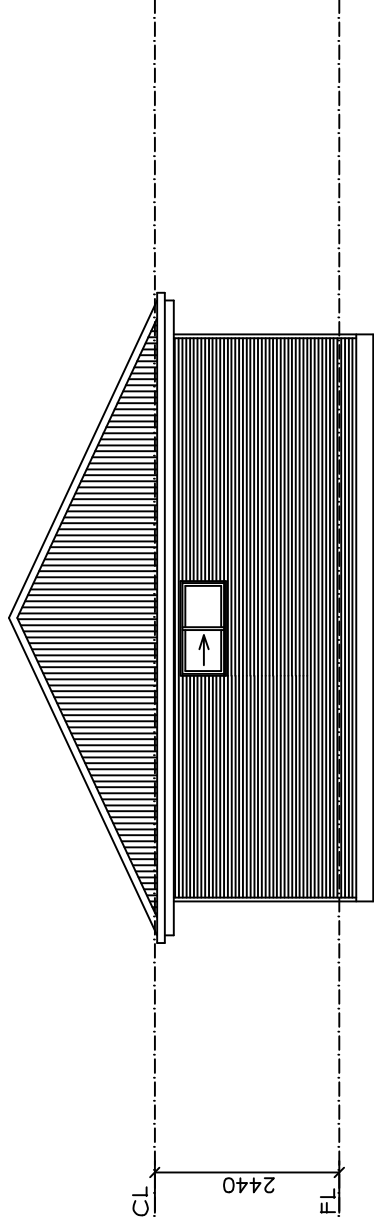
ALL DIMENSIONS AND NOTES ARE TO BE CONFIRMED BY BUILDER AND/OR OWNER BEFORE COMMENCING WORKS.
DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.
ALL CONSTRUCTION WORK IS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT CODES AND GOVERNING BODIES.
TIMBER FRAMING IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL LIGHT TIMBER FRAMING CODE SAA 1684.
CONCRETE SLABS AND FOOTINGS ARE TO BE IN ACCORDANCE WITH SAA 2870.1.
ANY DISCREPANCIES FOUND IN THESE DRAWINGS MUST BE REPORTED TO SHERENE BLUMER BEFORE WORKS BEGIN.
ALL NATURAL GROUND LINES, SITE CUTS, INDICATED LEVELS, DRIVEWAYS, LIGHTPOLES AND ALL OTHER GRAPHICALLY REPRESENTED SYMBOLS ARE INDICATIVE ONLY AND MUST BE VERIFIED ON SITE BY THE BUILDER AND PROFESSION APPLICABLE BEFORE WORKS BEGIN.

COPYRIGHT SHERENE BLUMER B. Sc (ARCH) B ARCH 2019

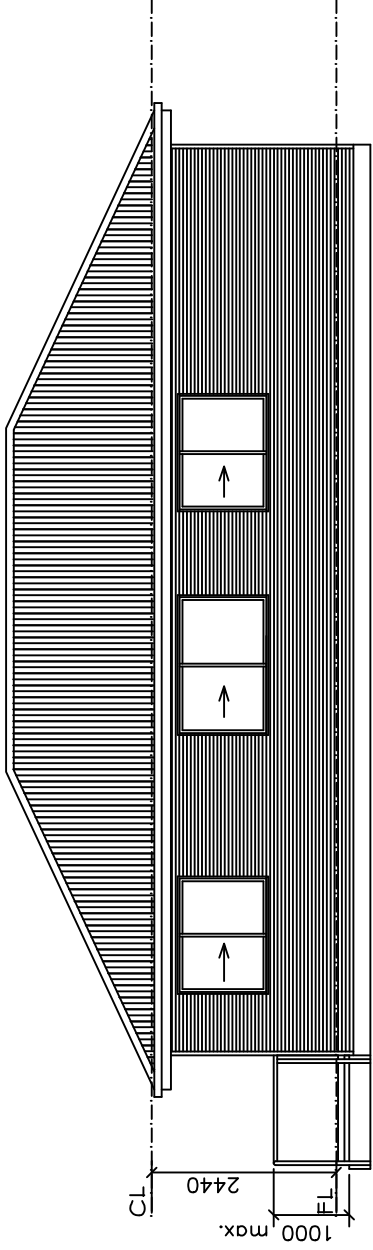
NO.	AMENDMENT	DATE
LEGEND		
c	concrete	denotes circulation space requirements to AS 1428.1 and the NCC
cpt	carpet	
ct	ceramic tile	
dp	downpipe	
z	steel sheet roofing	
fb	face brick	
○	Solatube skylight	
●	smoke detector	

PROJECT	NEW	ACCOMMODATION FACILITY
LOCATION	20 NARRAND STREET DARLINGTON POINT NSW 2706	
CLIENT	LUKE PAYNE	
DRAWING	ACCESSIBLE UNIT PLAN & ELEVATIONS	

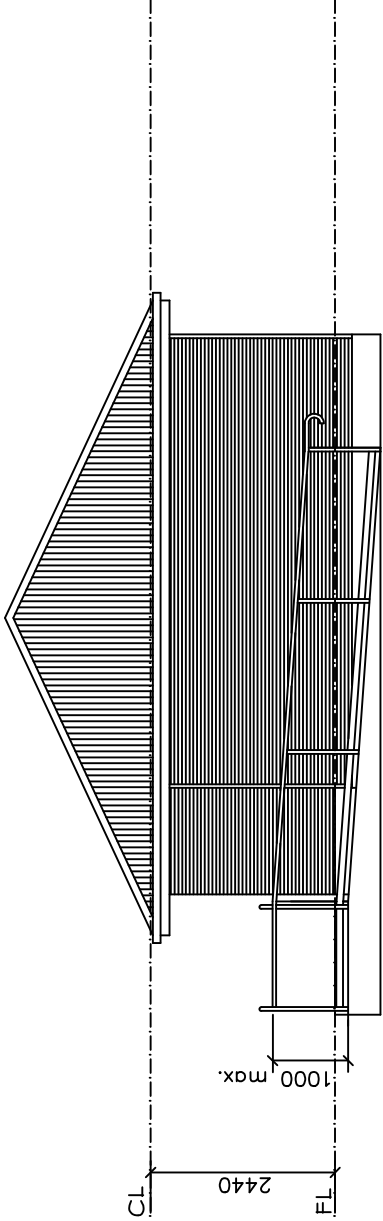
DESIGN & DOCUMENTATION BY			SHERENE BLUMER		
12 WHITTON STREET GRIFFITH NSW 2680			PH: 02 69644465		
MOBILE: 0438 295862			E-MAIL: sherene@blumer.net.au		
SCALE	1:100@A3	DATE	25 FEB 2019	DRAWN	SB
		NUMBER			06



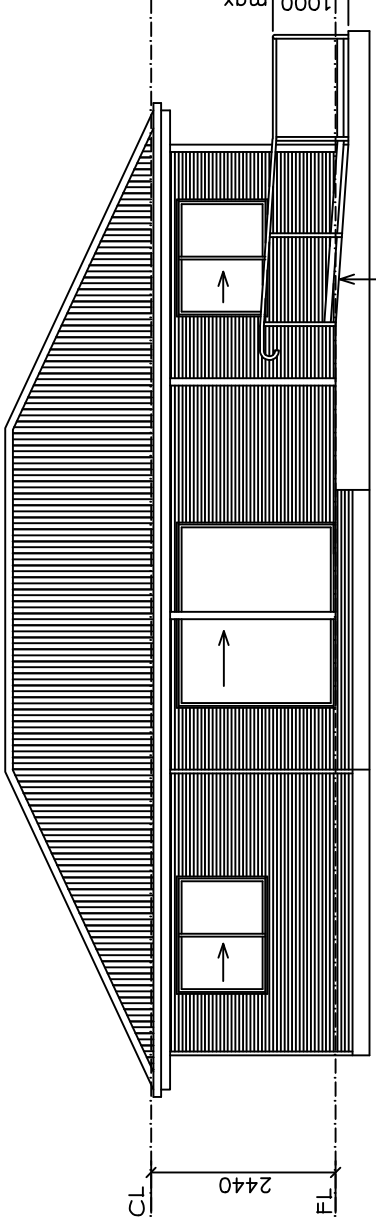
4. SIDE ELEVATION



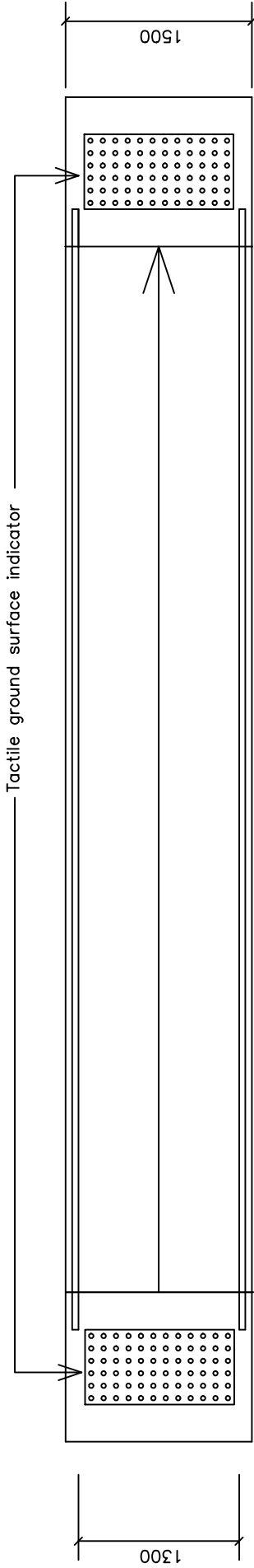
3. REAR ELEVATION



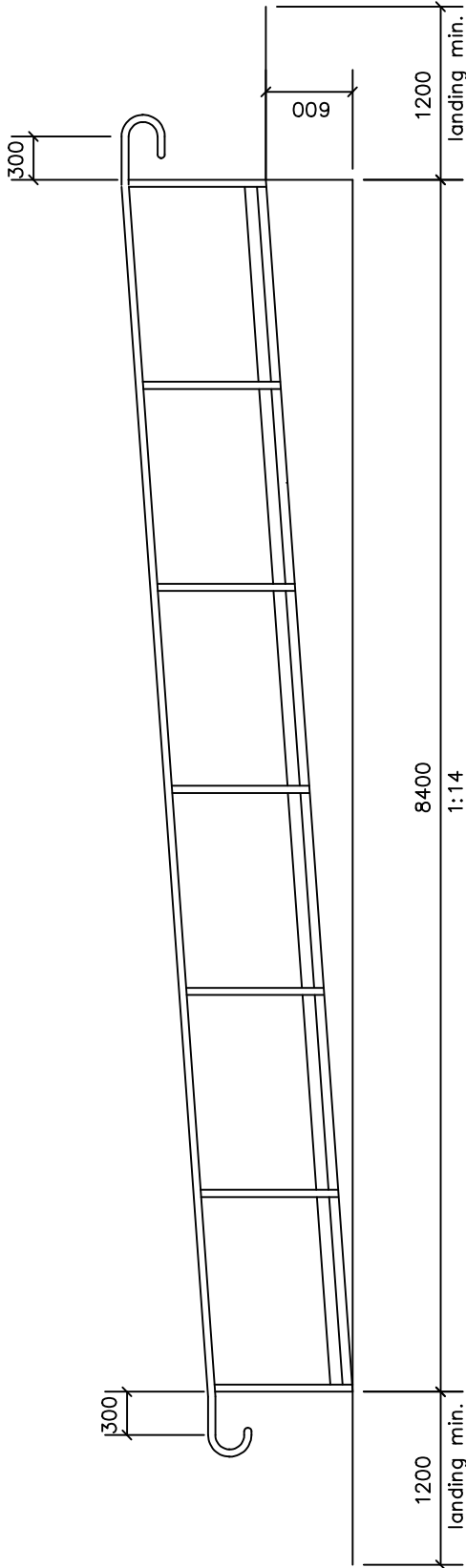
2. SIDE ELEVATION



1. FRONT ELEVATION

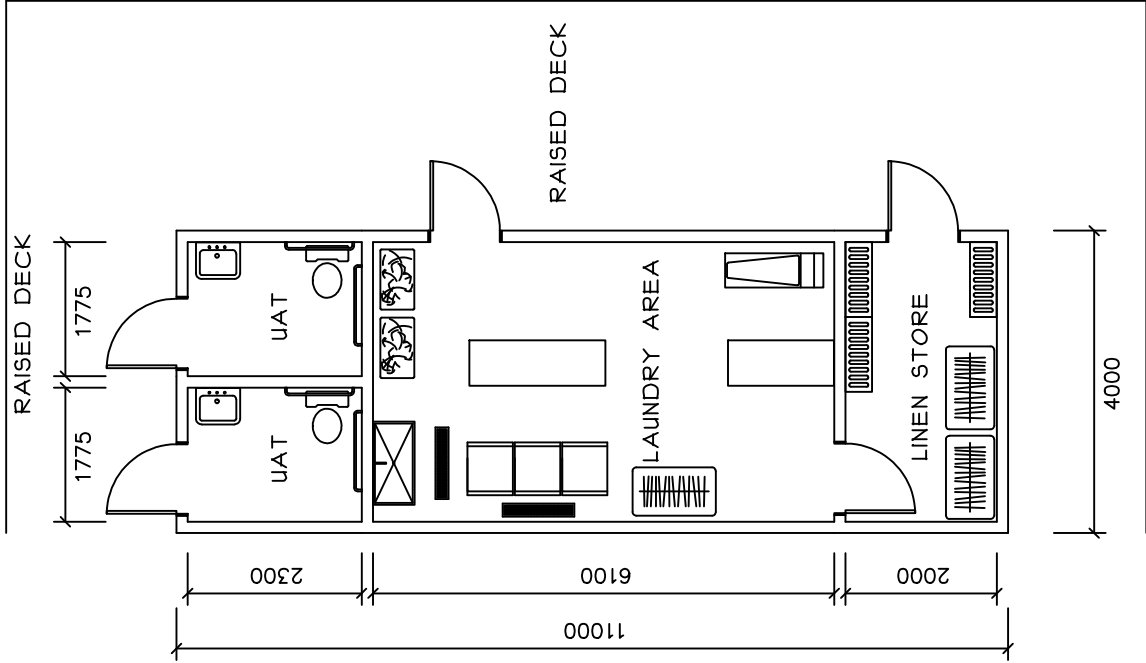
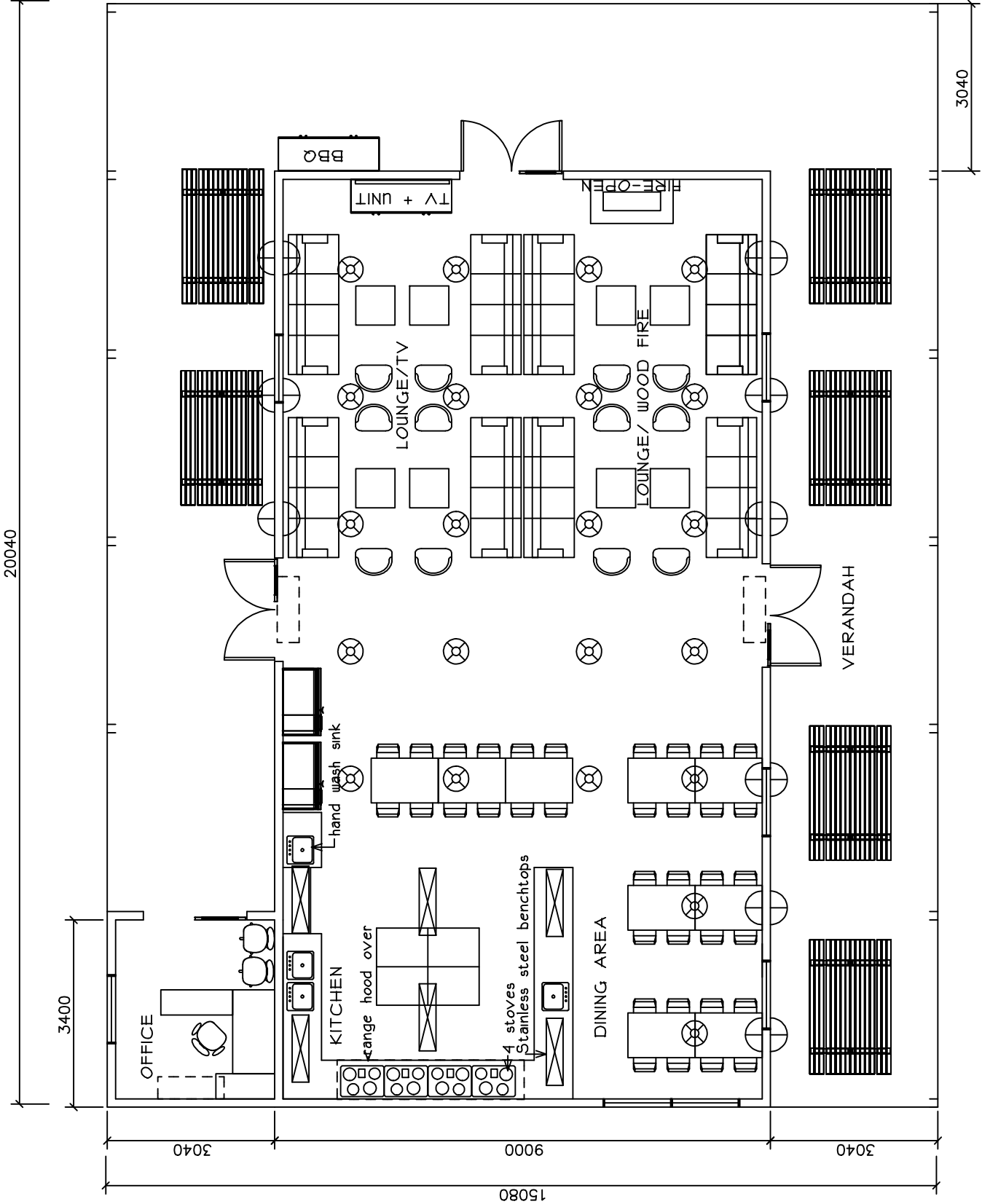


RAMP DETAIL PLAN



RAMP DETAIL ELEVATION

ALL DIMENSIONS AND NOTES ARE TO BE CONFIRMED BY BUILDER AND/OR OWNER BEFORE COMMENCING WORKS. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY. ALL CONSTRUCTION WORK IS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT CODES AND GOVERNING BODIES. TIMBER FRAMING IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL LIGHT TIMBER FRAMING CODE SAA 1684. CONCRETE SLABS AND FOOTINGS ARE TO BE IN ACCORDANCE WITH SAA 2870.1. ANY DISCREPANCIES FOUND IN THESE DRAWINGS MUST BE REPORTED TO SHERENE BLUMER BEFORE WORKS BEGIN. ALL NATURAL GROUND LINES, SITE CUTS, INDICATED LEVELS, DRIVEWAYS, LIGHTPOLES AND ALL OTHER GRAPHICALLY REPRESENTED SYMBOLS ARE INDICATIVE ONLY AND MUST BE VERIFIED ON SITE BY THE BUILDER AND PROFESSION APPLICABLE BEFORE WORKS BEGIN.				NO.		AMENDMENT	DATE	PROJECT	DESIGN & DOCUMENTATION BY			
								NEWACCOMMODATION FACILITY	SHERENE BLUMER			
								LOCATION	12 WHITTON STREET GRIFFITH NSW 2680			
								CLIENT	PH: 02 69644465			
								DRAWING	MOBILE: 0438 295862			
								RAMP DETAILS	E-MAIL: sherene@blumer.net.au			
									SCALE	DATE	DRAWN	NUMBER
									1: 50@A3	25 FEB 2019	SB	04



DESIGN & DOCUMENTATION BY			SHERENE BLUMER		
PROJECT			NEW ACCOMMODATION FACILITY		
LOCATION			20 NARRAND STREET DARLINGTON POINT NSW 2706		
CLIENT			LUKE PAYNE		
DRAWING			KITCHEN/OFFICE LAYOUT & LAUNDRY/LINEN/TOILET LAYOUT		
DATE			25 FEB 2019		
AMENDMENT			SB		
NO.			1:100@A3		
LEGEND			SCALE		
c concrete			DATE		
cpt carpet			DRAWN		
ct ceramic tile			NUMBER		
dp downpipe			02		
z steel sheet roofing					
fb face brick					
o Solatube skylight					
● smoke detector					
[---] Split system A/C					
[---] Double GPO with 2 USB Charge ports					
[---] pendant lights					
[---] task lights					

ALL DIMENSIONS AND NOTES ARE TO BE CONFIRMED BY BUILDER AND/OR OWNER BEFORE COMMENCING WORKS.
DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.
ALL CONSTRUCTION WORK IS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT CODES AND GOVERNING BODIES.
TIMBER FRAMING IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL LIGHT TIMBER FRAMING CODE SAA 1684.
CONCRETE SLABS AND FOOTINGS ARE TO BE IN ACCORDANCE WITH SAA 2870.1.
ANY DISCREPANCIES FOUND IN THESE DRAWINGS MUST BE REPORTED TO SHERENE BLUMER BEFORE WORKS BEGIN.
ALL NATURAL GROUND LINES, SITE CUTS, INDICATED LEVELS, DRIVEWAYS, LIGHTPOLES AND ALL OTHER GRAPHICALLY REPRESENTED SYMBOLS ARE INDICATIVE ONLY AND MUST BE VERIFIED ON SITE BY THE BUILDER AND PROFESSION APPLICABLE BEFORE WORKS BEGIN.

The Mayor,

Ruth McRae.

c/- Murrumbidgee shire council

Jerilderie NSW 2700

Dear Ms McRae,

Development application: Freedom rural pty ltd

Da35-18/19-Backpackers & tourist

Accommodation village

20 Narrand street, Darlington Point

I wish to object to the proposal on the following grounds.

Security and safety issues

I have a major concern with the idea of approximately 40 backpackers residing next to my property. What are the ramifications of this? People wondering around disorderly all hours of the night! Who will deal with this? Extra police or the neighbours?

Noise pollution

This is a quiet area, I believe that 40 young people living next door to my property will defiantly create noise pollution which would be very hard to tolerate! Again, who will deal with this, myself and other neighbours?

Decrease in value of my home/ Property

I feel if the Backpackers development goes ahead that the value of my property will be severely affected. No one will be interested in purchasing next door to a Backpackers village.

Summary

You have to understand my objection is a major concern. As I rate payer, I feel I have the right to remain living in a quiet area. If this development proceeds, this will CHANGE!

Regards,

Derek Dykman

e-mailed

21 MAR 2019

Susan Appleyard

From: BAMBERRY Chris D <Chris.BAMBERRY@rms.nsw.gov.au>
Sent: Monday, 11 March 2019 3:26 PM
To: Susan Appleyard
Cc: Development South West; MORGAN Maurice W
Subject: 20 Narrand St Darlington Point - Pre-DA Comments - SWT19/00022

Hi Susan,

Roads and Maritime Services have reviewed the preliminary plans for the proposal at 20 Narrand St Darlington Point. As discussed on site, our primary concern is for safe and efficient access to the site which is located on a road train route on the fringe of the urban area of Darlington Point. The following preliminary comments are provided below:

- Access to the site shall be limited to one driveway only to service the proposed development and the existing dwelling. This is consistent with the plans provided which show one driveway which is located at the approximate location of the existing driveway.
- The driveway will be constructed as a two way driveway allowing for vehicles to pass each other at the intersection of the driveway and Narrand Street. The plans show sufficient width on the access road but consideration should be given to the sweep paths of the largest vehicles that will enter the site.
- The driveway is to be sealed (as appears to have been indicated on the plans). As a minimum the seal should extend for at least 20m from the edge of the carriageway of Narrand Street.
- Any gates on the driveway shall be recessed by 20m and designed to allow longer vehicles to stand clear of the carriageway if gates need to be opened.

Happy to discuss if anything requires further explanation or if you require any additional information.

Regards

Chris Bamberry

Development Assessment Officer
South West Region | Regional & Freight
T 02 6923 6588

www.rms.nsw.gov.au

Every journey matters

Roads and Maritime Services

193-195 Morgan Street Wagga Wagga NSW 2650



Before printing, please consider the environment

IMPORTANT NOTICE: This email and any attachment to it are intended only to be read or used by the named addressee. It is confidential and may contain legally privileged information. No confidentiality or privilege is waived or lost by any mistaken transmission to you. Roads and Maritime Services is not responsible for any unauthorised alterations to this email or attachment to it. Views expressed in this message are those of the individual sender, and are not necessarily the views of Roads and Maritime Services. If you receive this email in error, please immediately delete it from your system and notify the sender. You must not disclose, copy or use any part of this email if you are not the intended recipient.

19/02825
DA35-18/19

General Manager
Murrumbidgee Council
PO Box 5
Darlington Point NSW 2706

Dear Sir,

Proposed Development	DA 35-18/19 Backpacker and Tourist Accommodation Village
Applicant	Freedom Rural Pty Ltd
Location	20 Narrand St, Darlington Point

I refer to your letter dated 14 March 2019 regarding comments for the above proposal.

Department of Industry, Lands and Water (the Department) has reviewed the letter, together with the submitted application and objects to the proposed development.

Whilst investigating the Development Application it is noted that Crown Road being Narrand St and the Crown Roads located between lots 1-7 Sec 6 DP 758340 as shown on the map at Attachment A, are Crown roads. These roads appear to be the primary access for a development. These roads will be required to be maintained to service the development.

Please note that the Department does not permit any road construction works on Crown roads. I take this opportunity to suggest that Council transfer the roads shown on the map at Attachment A to their management. This is a relatively short process and will not attract a fee in this instance.

Alternatively the applicant could apply to close and purchase the Crown Roads. Details of the process can be found at the following link
<https://www.industry.nsw.gov.au/lands/access/roads>

If the applicant and council can satisfy the department that no impact to Crown land will result from the proposed development and / or, the development application is modified to ensure the proposal does not impact Crown land and / or, the Crown roads are either transferred to Council's control or closed and purchased by the proponent, then the objection will be formally withdrawn and no further action or consultation would be required.

Should you require any further information, please do not hesitate to contact Ryan Mattingly at the Wagga Wagga Office by phone on 02 6937 2712 or ryan.mattingly@crownland.nsw.gov.au.

Yours sincerely



Ryan Mattingly

Snr Property Management Officer
Department of Industry, Crown Lands and Water Division



Application to transfer Crown road/s

Use this form to apply for consideration to transfer a Crown road to another roads authority.

Contact us

For more information, please contact us at:

NSW Department of Industry—Lands & Water
PO Box 2155
DANGAR NSW 2309

Phone: 1300 886 235

Fax: 02 4925 3517

Email: cl.enquiries@crowmland.nsw.gov.au

Web: industry.nsw.gov.au/lands

Lodgement

Email the completed form to: cl.enquiries@crowmland.nsw.gov.au

or

Mail to:

NSW Department of Industry
PO Box 2155
DANGAR NSW 2309

Roads Authority details

Council Name	Murrumbidgee Council		
Contact Officer	John Scarce, General Manager		
Contact Officer Declaration	<input type="checkbox"/> I lodge this application under instruction from council and have attached a letter from council (with council letterhead) giving consent to Department of Industry – Lands & Water to transfer the Crown road described in this application to council. Signed: _____ Date: _____		
Postal Address	PO Box 96 Jerilderie, NSW 2716		
Phone	03 5886 1200	Mobile	
Email	johns@murrumbidgee.nsw.gov.au		
Reference			

Description of Crown road to be transferred

Property Name			
Property Address			
Town / Locality	Darlington Point	LGA	Murrumbidgee
Parish	Waddi	County	Boyd
General Description of Road (include adjoining Lot/DP number)	Crown Road Reserve bordering Lots 3, 4, 5, 6 & 7, Section 6, DP758340 as identified on the enclosed map.		
Area (m ² /ha)	1,162m ² (approx.)		
Requested road transfer area shown by	red outlined	colour on the attached diagram	

Crown road transfer information

Reasons for requesting Crown road transfer: To facilitate the development of Lots 3, 4, 5, 6 & 7, Section 6, DP758340 for a proposed backpacker and tourist development.	
Is there a Development Application in progress or approved over the Crown road?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is there a subdivision application in progress or approved over the Crown road?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the Crown road constructed or formed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the road to be used in compensation for a road opening?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Have adjoining landholders been identified and notified of the transfer request? Please provide copies of any consents of adjoining / affected landowners.	<input type="checkbox"/> Yes - provide responses below <input checked="" type="checkbox"/> No
No adjoining landowners have been notified of the proposed transfer request. Notwithstanding, these neighbours were consulted as part of the Development Application process.	

Supporting documentation checklist

- ☒ Copy of letter with council letterhead, giving consent for Crown road to be transferred to council.
- ☒ Diagram identifying Crown road requested for transfer

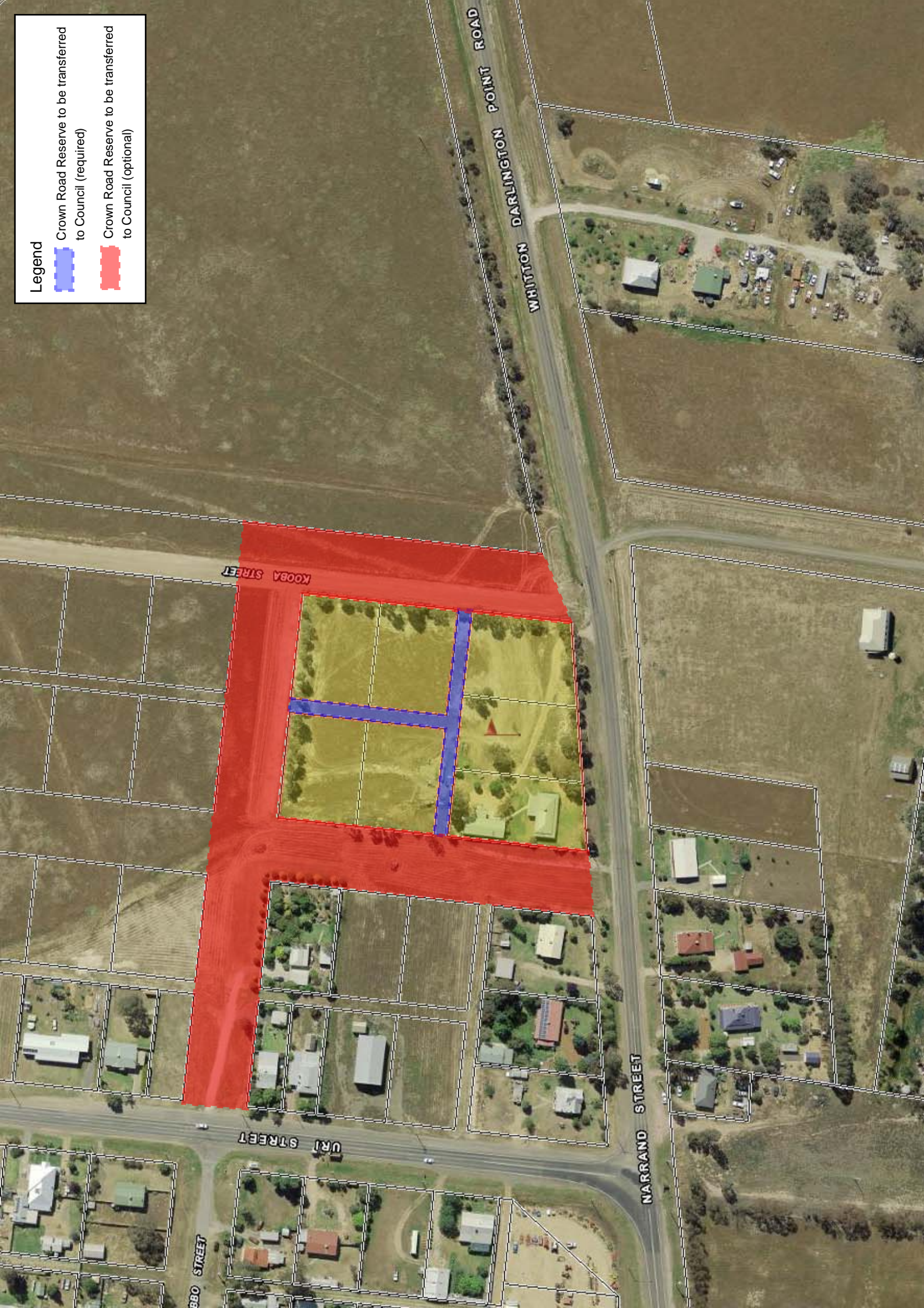
© State of New South Wales through Department of Industry 2018. The information contained in this publication is based on knowledge and understanding at the time of writing (May 2018). However, because of advances in knowledge, users are reminded of the need to ensure that the information upon which they rely is up to date and to check the currency of the information with the appropriate officer of the Department of Industry or the user's independent adviser.

Legend

Crown Road Reserve to be transferred
to Council (required)



Crown Road Reserve to be transferred
to Council (optional)



**Conditions of Development Consent
Development Application No. 39-18/19**

1. The development shall:
 - (a) take place in accordance with the plans held by Council as Plan No 39-18/19 and documentation submitted with the application; and
 - (b) not proceed if not commenced before 30 April 2024.

Reason: To clarify the extent of the consent.

2. A Construction Certificate is to be obtained from Council or an accredited private certifier to verify that if all building work is carried out in accordance with those endorsed detailed plans and specifications it will fully comply to all of the provisions of the Building Code of Australia (BCA).

Reason: This is a prescribed condition of the Environmental Planning & Assessment Act and associated Regulations.

3. The erection of the building the subject of this development consent **MUST** not be commenced until:
 - (a) detailed plans/specifications of the building have been endorsed with a construction certificate by:
 - (i) the Council, or
 - (ii) an accredited certifier, and
 - (b) the person having the benefit of the development consent:
 - (i) has appointed a principal certifying authority, and
 - (ii) has notified the Council of the appointment, and
 - (c) the person having the benefit of the development consent must lodge a notice of commencement form with Council prior to commencement of work, at least two day prior to commencing the erection of the building.

Reason: These are requirements of the Environmental Planning & Assessment Act and associated Regulations

4. Use of the site for the proposed development shall not take place until all conditions of this approval have been satisfied.

Reason: To ensure compliance to all requirements.

5. The constructed building and any associated utilities are to be contained wholly within the boundaries of the property. It is the responsibility of the owner/principal contractor to ensure compliance with the requirements of this condition.

Reason: To ensure works are contained on the site to which the consent has been issued.

6. The use of the existing building is not to commence until such time as an Occupation Certificate is issued from Council or an accredited private certifier.

Reason: This is a requirement of the Environmental Planning & Assessment Act 1979.

7. Class 1 or 10 Buildings

The following inspections are required and 48 hours notice is to be given to Council or an accredited certifier to enable an inspection to be conducted:

- a) at the commencement of building work, and
- b) after excavation for, and prior to the placement of, any footings, and
- c) prior to pouring any in-situ reinforced concrete building element, and
- d) prior to covering of the frame work for any floor, wall, roof or other building element
- e) Prior to covering all hot and cold water plumbing and sewer plumbing and drainage
- f) prior to waterproofing in any wet areas, for a minimum 10% of rooms with wet areas within a building, and
- g) prior to covering any stormwater drainage connections, and
- h) after building work has been completed and prior to any Occupation Certificate being issued in relation to the approval.

Please note that failure to comply with this condition may result in the Occupation Certificate not being granted.

Reason: To ensure compliance with the Environmental Planning & Assessment Regulation 2000, associated legislation and Council requirements.

8. All plumbing and drainage work to be carried out in accordance with AS3500 National Plumbing and Drainage Code.

Reason: To ensure compliance with the requirements of the relevant legislation.

9. The stormwater from the development is to be connected directly into Council's stormwater system as per Council's standards and specifications.

Reason: To provide an adequate pipe connection to Council's stormwater system.

10. Prior to the issue of the Occupation Certificate, stormwater construction is to conform to approved plans.

Reason: To ensure adequate drainage is provided.

11. The shed/garage shall not be used for commercial or industrial use or as a habitable residence at any time.

Reason: To ensure the garage is not used for unauthorised purposes.

12. The land may be subject to flooding and the development has been assessed using best available information concerning the likelihood of flooding at the date of determination. If the land is flooded, Council will not, pursuant to Section 733 of the Local Government Act 1993, incur any liability in respect of the granting of this consent.

Reason: To outline Council's position.

13. Builders/developers are to provide on-site waste bins for waste materials generated during demolition and construction or they are to remove waste from the site on a daily basis.

Reason: To avoid a public health nuisance.

14. Building work shall not commence on the site before 7.00am Monday to Saturday and 8.00am on Sundays and cease by 8.00pm daily.

Reason: To ensure compliance with the requirements of the Protection of the Environment Operations Act 1997 and Regulations.

15. Any waste or excavated material removed from the site is to be taken to an authorised site for disposal. No fill is to be deposited on other land without the prior consent of Council.

Reason: To ensure the responsible disposal of surplus landfill.

16. A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:

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

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

This condition does not apply to:

- (i) building work carried out inside an existing building, subdivision work or demolition work that is carried out inside an existing building, that does not affect the external walls of the building; or
- (ii) In relation to Crown building work that is certified, in accordance with Section 116G of the Environmental Planning & Assessment Act, to comply with technical provisions of the State's building laws.

Reason: This is a prescribed condition of the Environmental Planning & Assessment Act 1979 and Regulation 2000.

17. The structure(s) are to comply with the relevant requirements of the Building Code of Australia and the Environmental Planning & Assessment Act 1979.

Reason: To ensure compliance with the Building Code of Australia.

Reasons for conditions:

- 1. Compliance with the Environmental Planning & Assessment Act 1979 and Building Code of Australia;
- 2. To ensure the local amenity is maintained and that the development does not hinder the proper and orderly use of the subject land and its surrounds.

Other Approvals:

Local Government Act 1993 approvals granted under s.78A(5):

- Sewer Drainage
- Stormwater Drainage
- Water Supply

General terms of other approvals integrated as part of the consent:

- Nil

MURRUMBIDGEE COUNCIL

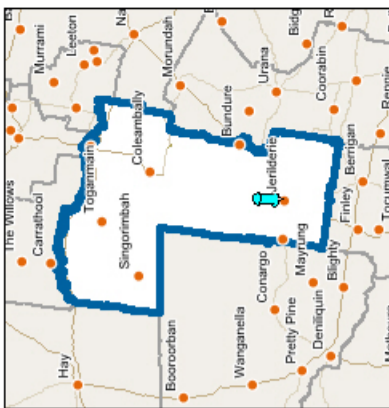
25 Powell Street Site Plan



LEGEND

- PROPERTY
- Parcel
 - Parcel (unmatched)
 - Property
- State Forest
- Lake
- Waterway
- Road
- Railway
- Bridge
- Transmission Line
- Airport

Overview Map



Printed: 7/03/2019



MAP SCALE
1 : 500

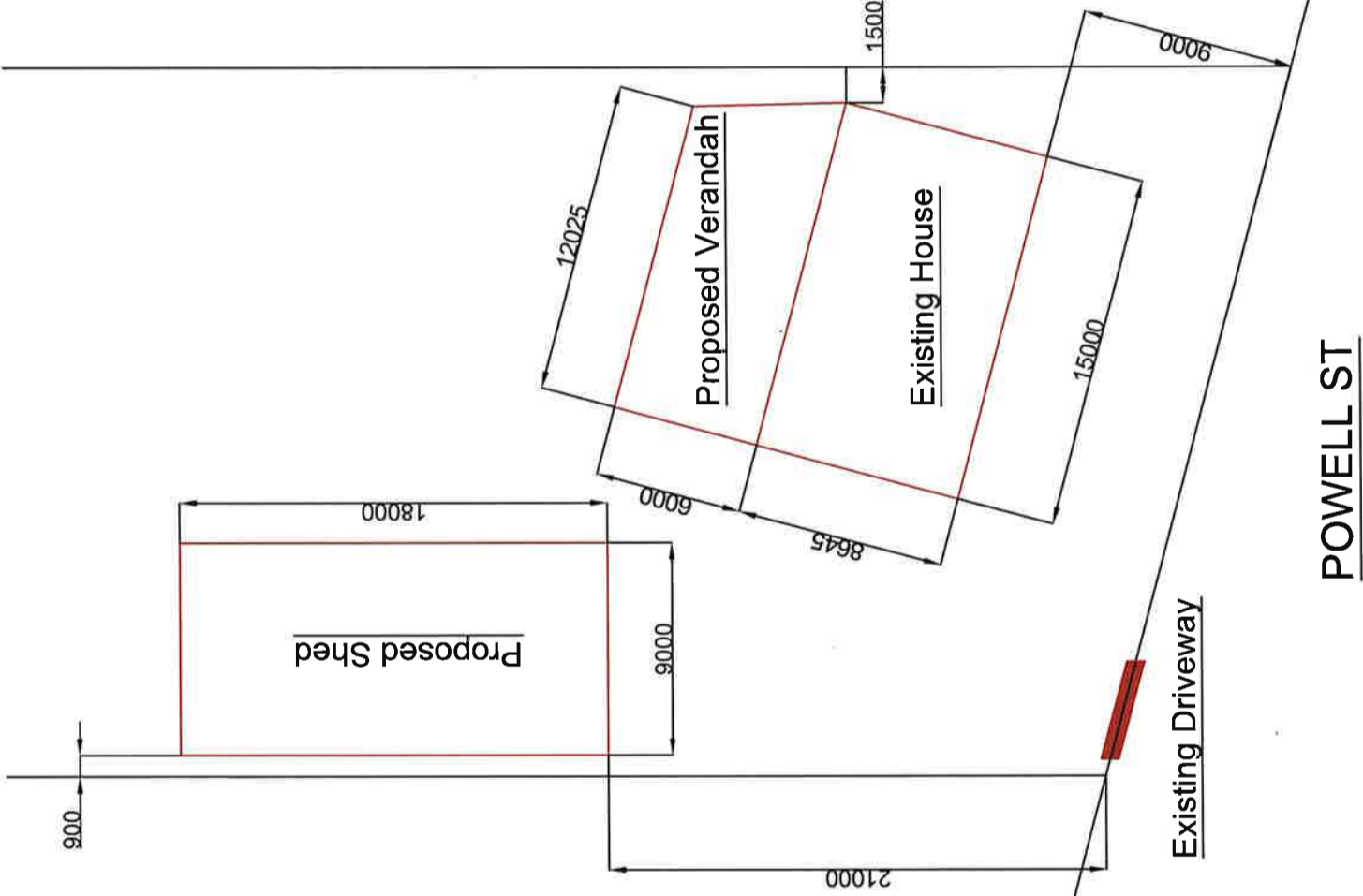


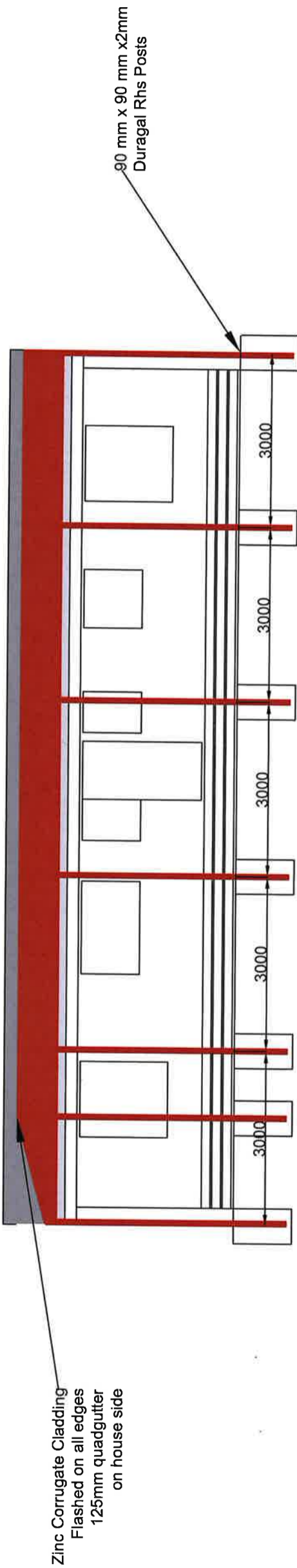
Murrumbidgee
COUNCIL

Jerilderie Office
35 Jerilderie Street
PO Box 96
JERILDERIE NSW 2716
Telephone 03 5886 1200

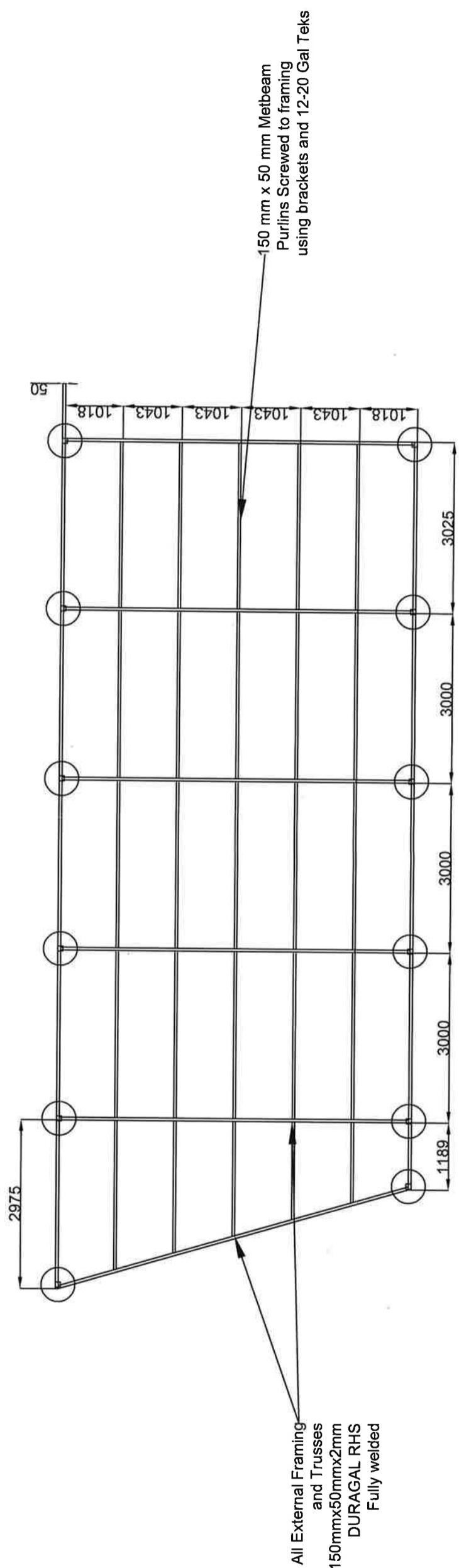
Site Plan

John and Faith Bryce
Lot 10 DP 69
25 Powell ST
Jerilderie NSW 2716
Proposed Verandah Extension
And Shed



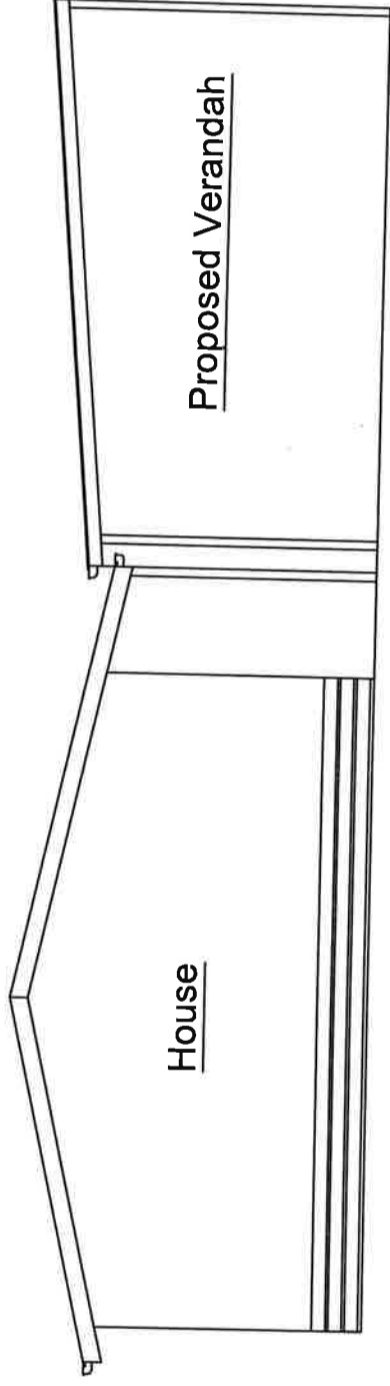


Footing Diagram

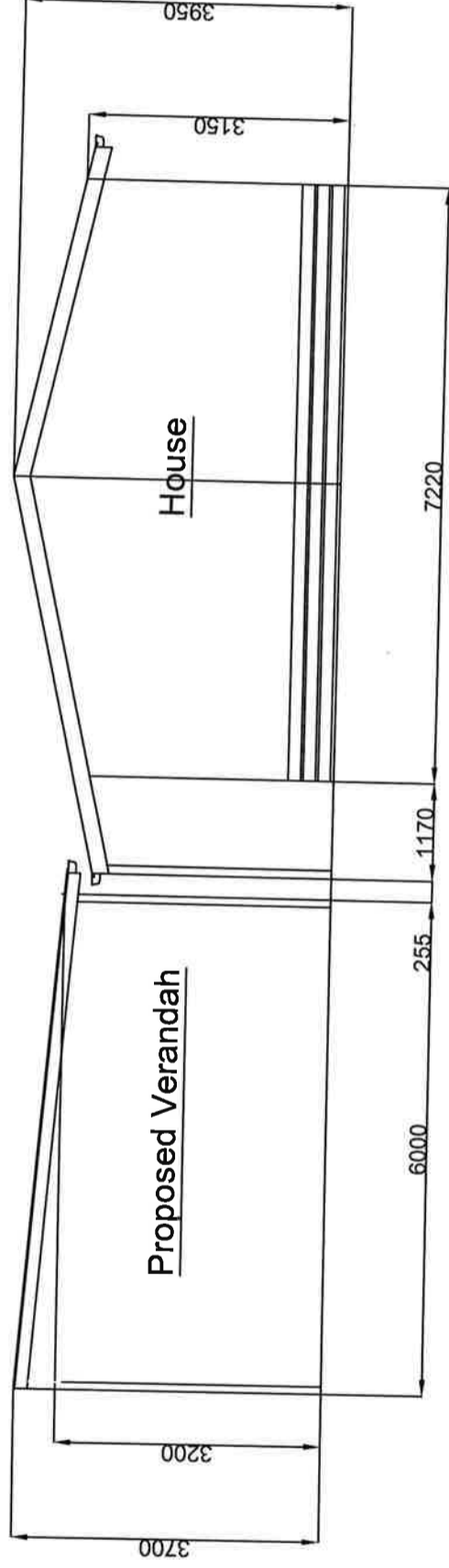


Truss and Purlin Diagram

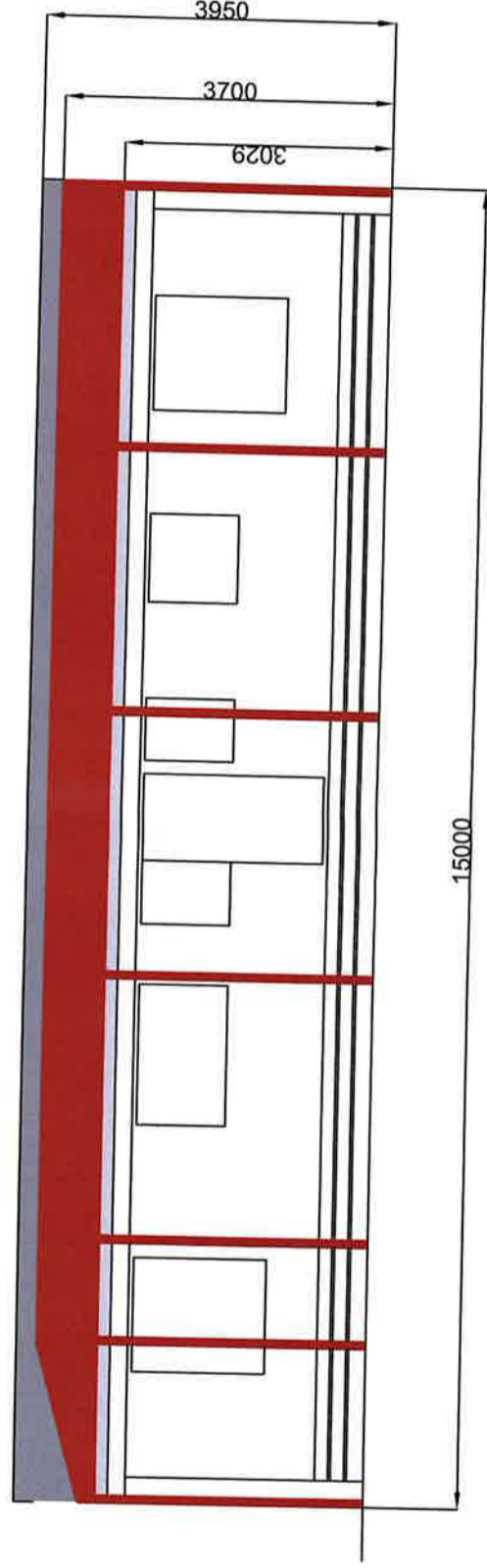
John and Faith Bryce
Lot 10 DP 69
25 Powell ST
Jerilderie NSW 2716
Proposed Verandah Extension



East Elevation

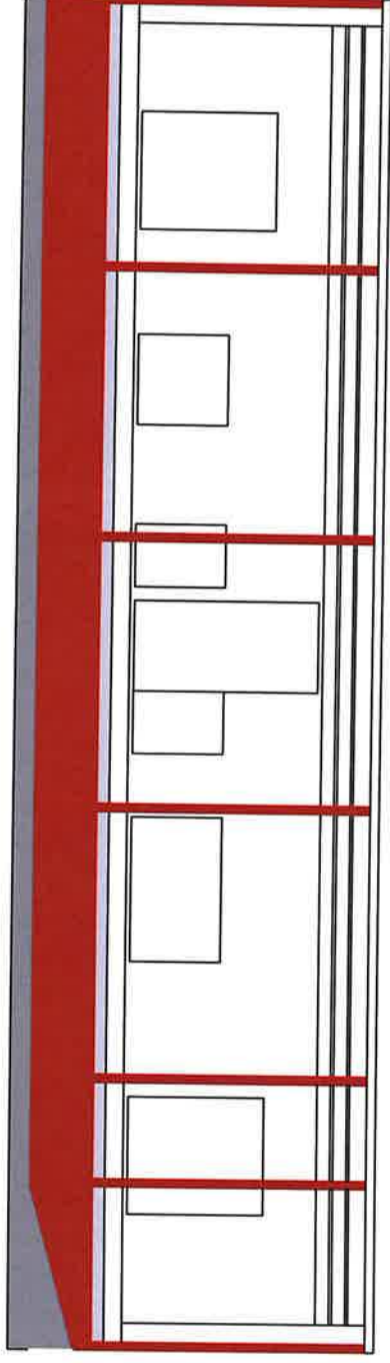


West Elevation



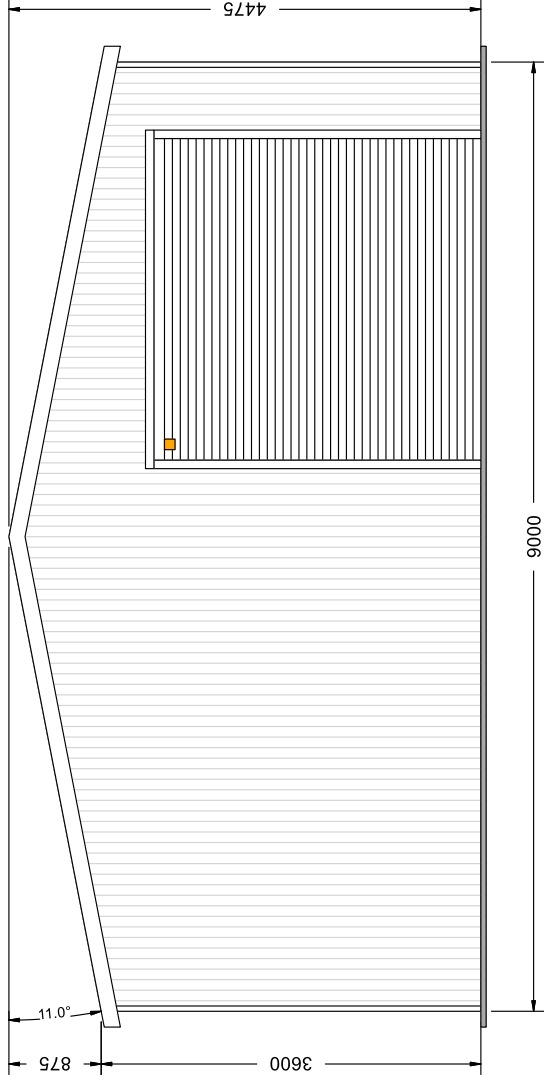
North Elevation

John and Faith Bryce
Lot 10 DP 69
25 Powell ST
Jerilderie NSW 2716
Proposed Verandah Extension

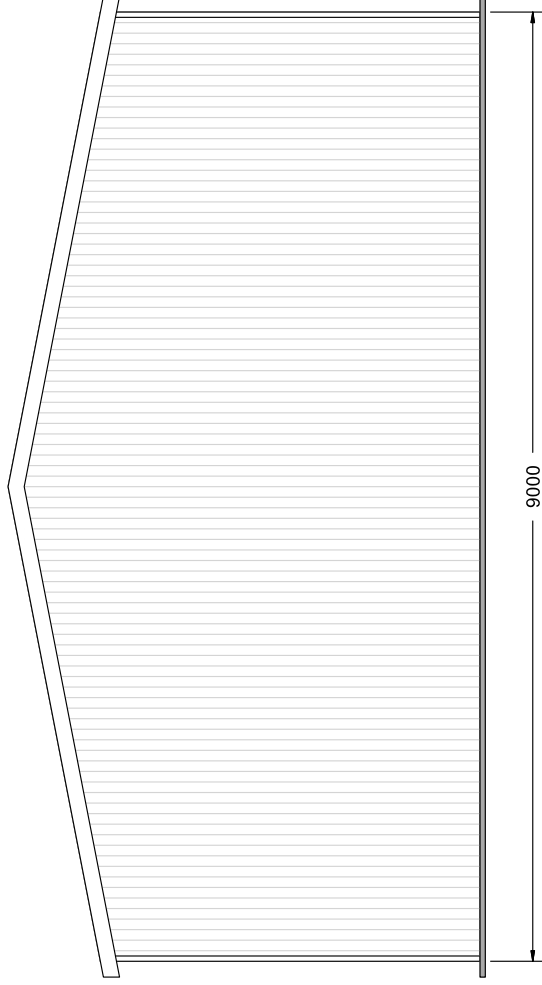


CONCRETE SLAB
100MM thick
F72 Mesh
Plastic Underlay

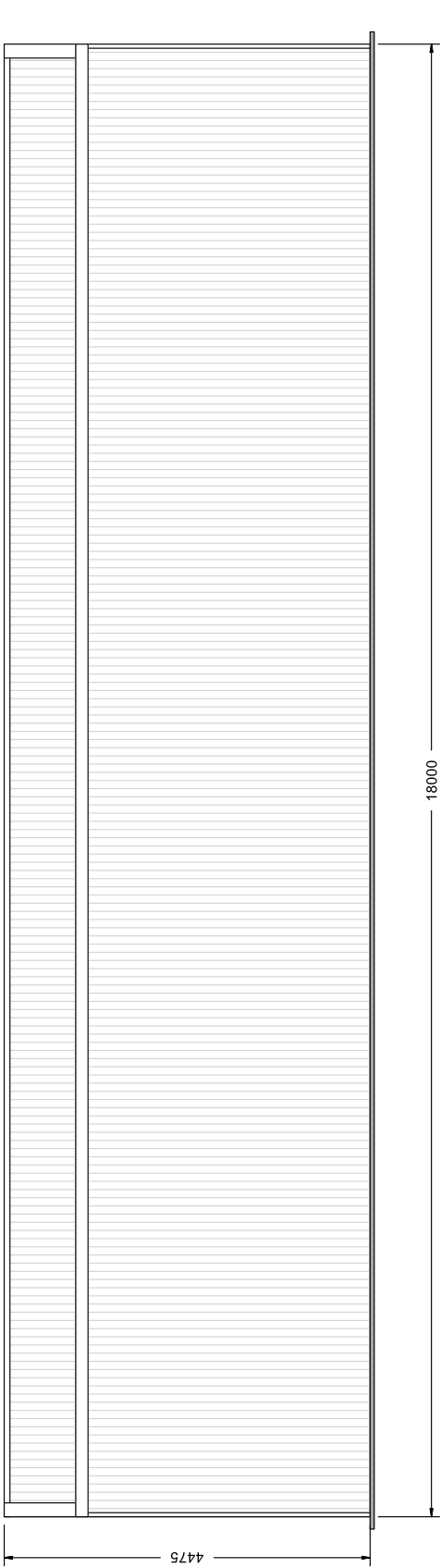
John and Faith Bryce
Lot 10 DP 69
25 Powell ST
Jerilderie NSW 2716
Proposed Verandah Extension



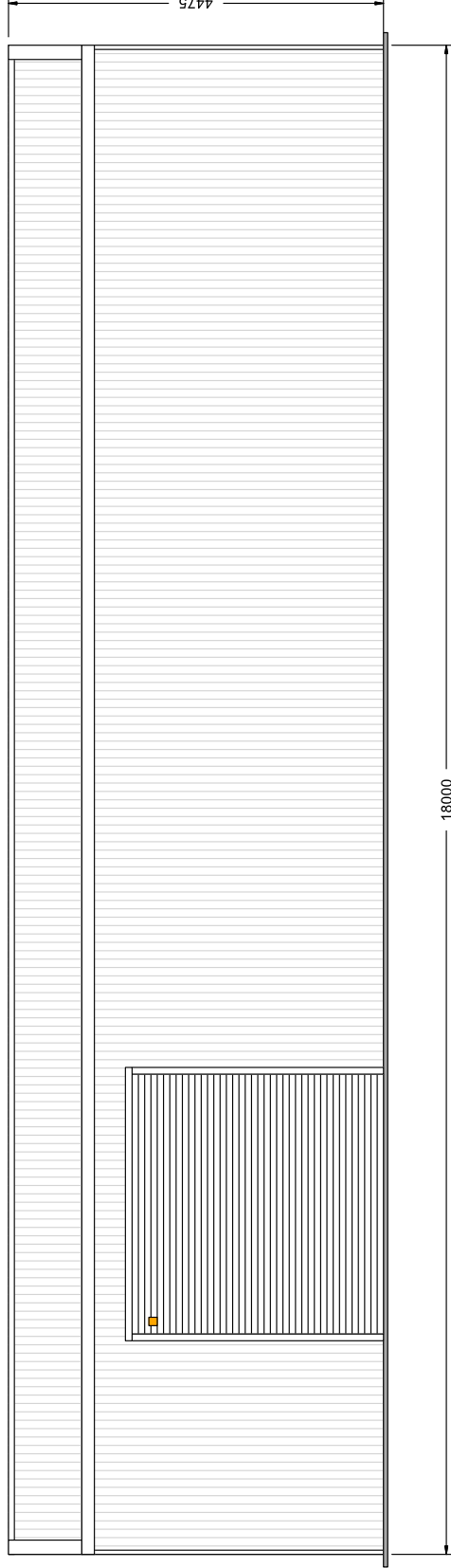
FRONT ELEVATION (South Elevation) fronting Powell Street



REAR ELEVATION (North Elevation)



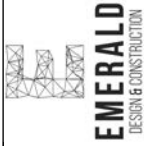
LEFT ELEVATION (West Elevation)



RIGHT ELEVATION (East Elevation)



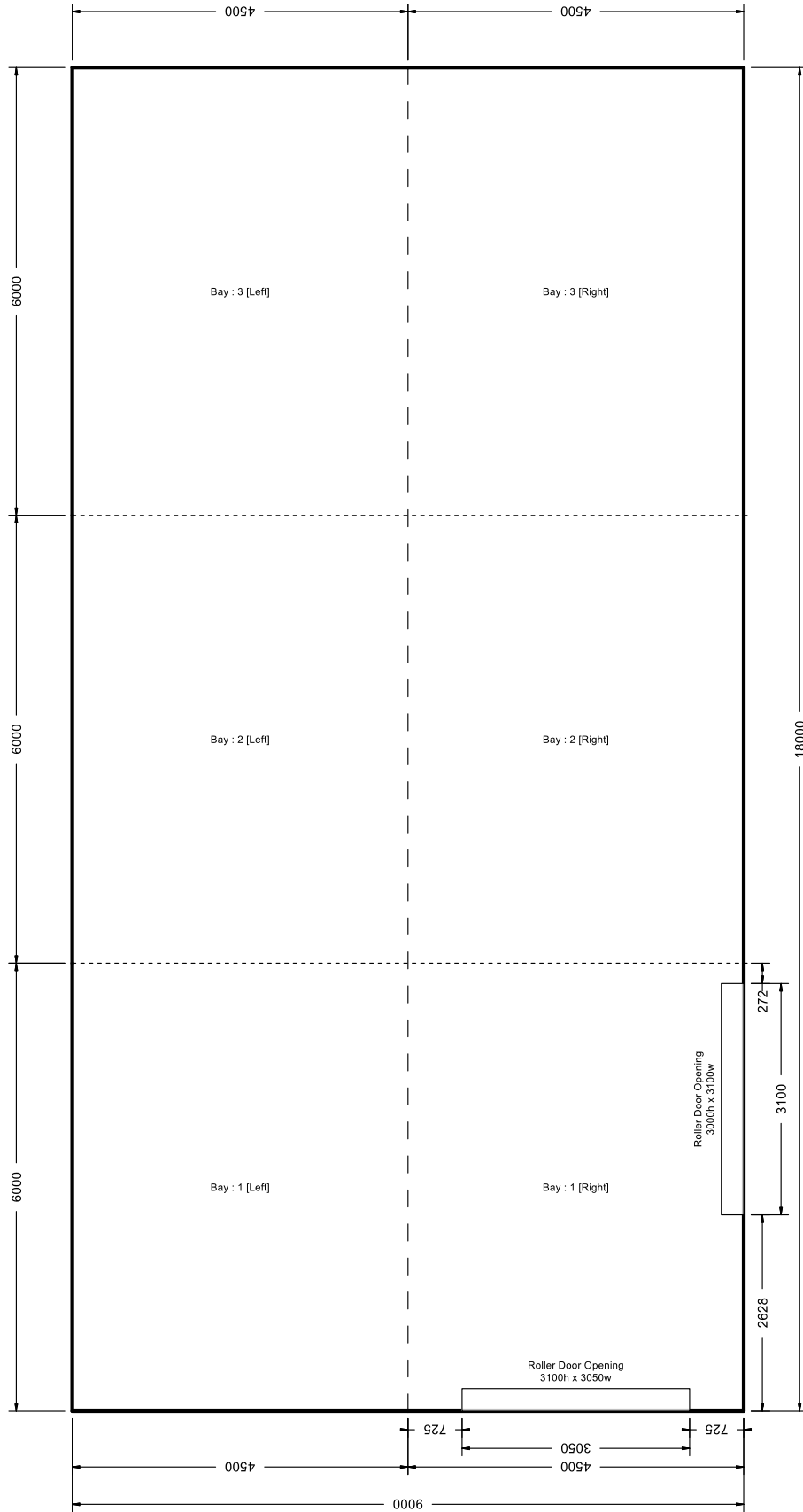
151 Smeaton Grange Road,
Smeaton Grange, NSW, 2567
Phone: 02 4648 7777
Fax: 02 4648 7700
Email: sales@bestsheds.com.au



CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Being Measured By
APOL 11002 TAP EC44117 (MC)
Signature:  Date: 14/03/19

Customer Name: John Bryce
Site Address: 25 Powell St
Jerilderie,
NSW, 2716

Drawing Title: Side Elevations
Scale: 1:83.545
Date :09-03-2019
Job Number: 403774
Page: 2 of 9



FLOOR PLAN



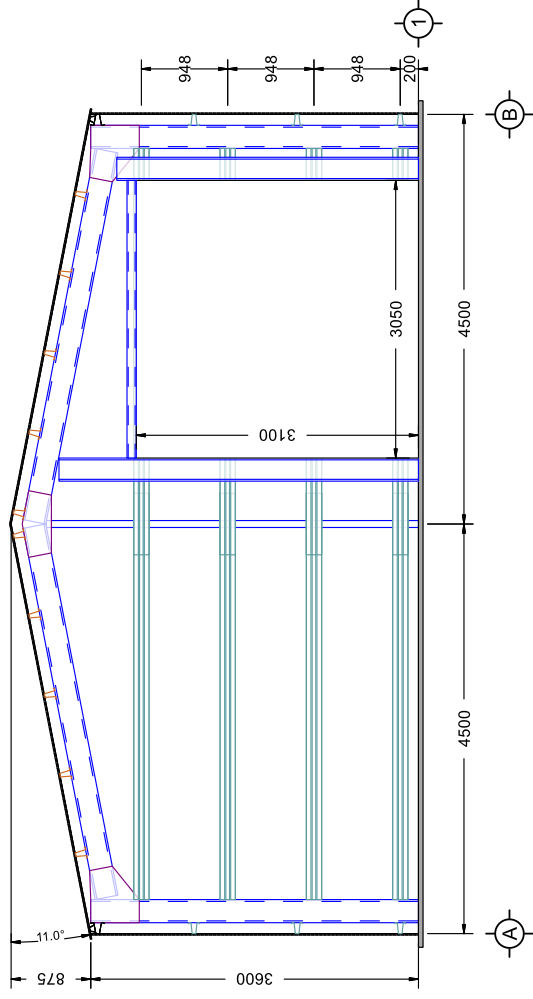
151 Smeaton Grange Road,
Smeaton Grange, NSW, 2567
Phone: 02 4648 7777
Fax: 02 4648 7700
Email: sales@bestsheds.com.au



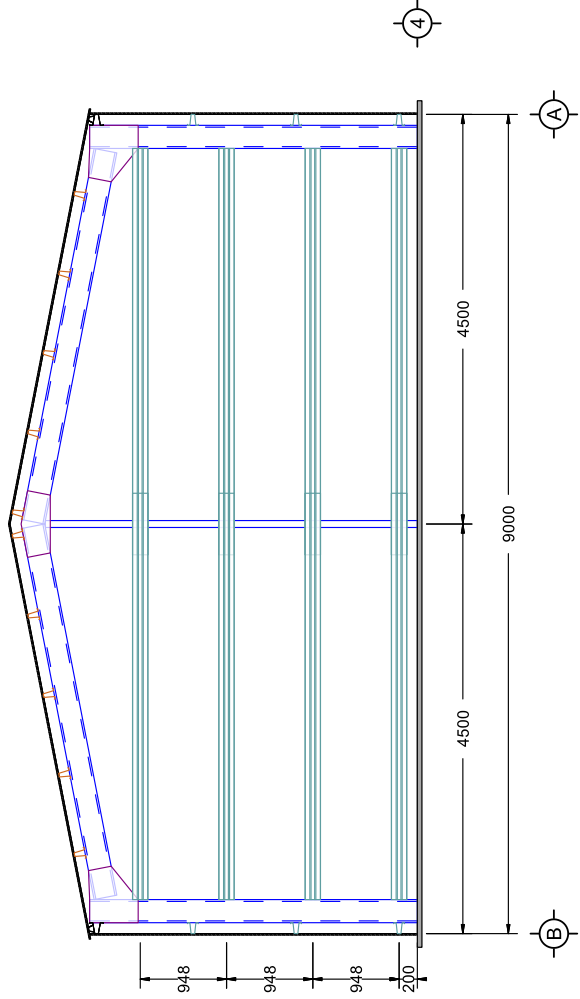
CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Being Measured For
APOL 11002 TWP ECA4117 (NCC)
Signature:  Date: 14/03/19

Customer Name: John Bryce
Site Address: 25 Powell St
Jerilderie,
NSW, 2716

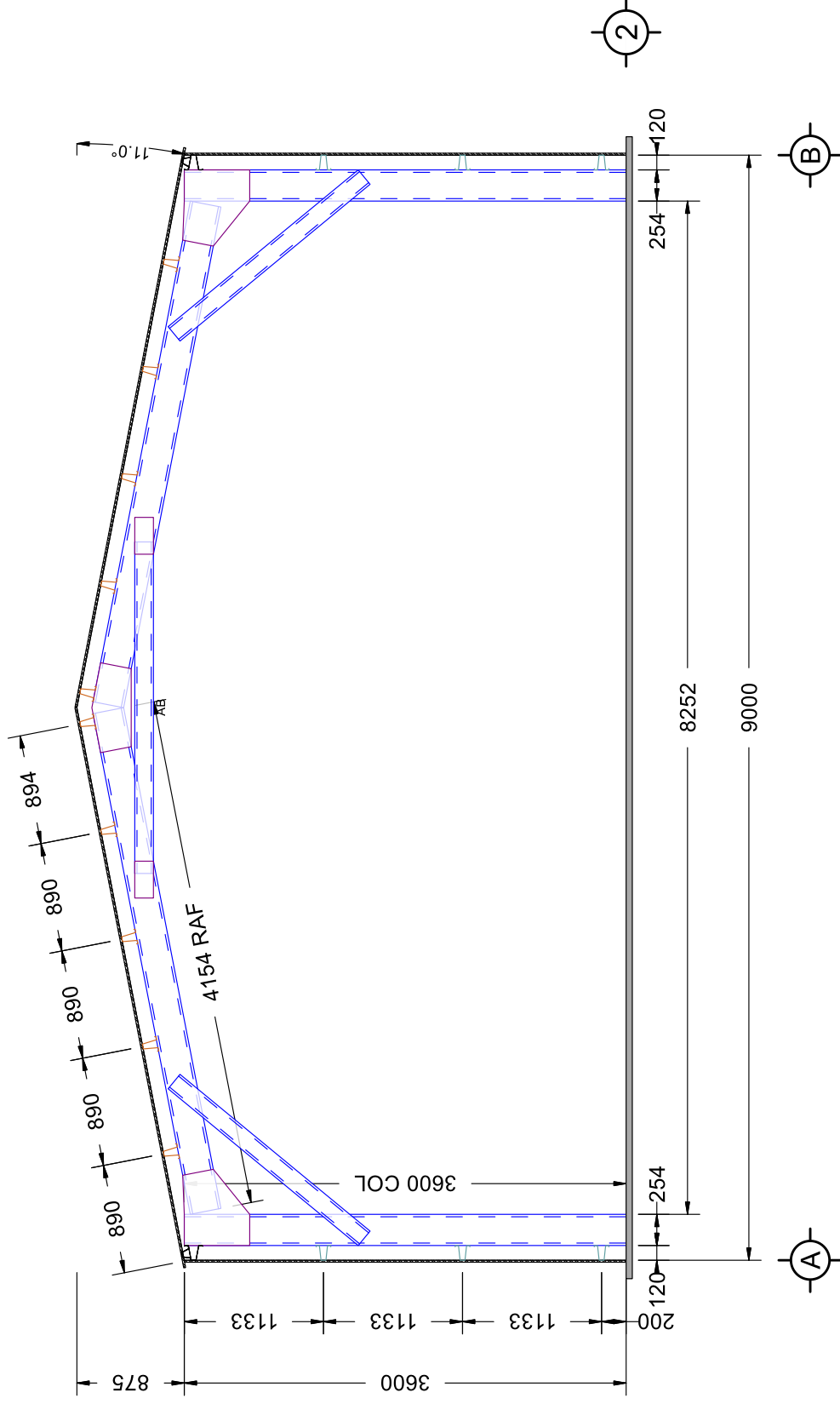
Drawing Title: Floor Plan
Scale: 1:87.681
Date :09-03-2019
Job Number: 403774
Page: 3 of 9



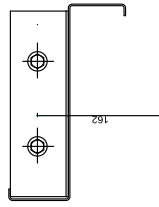
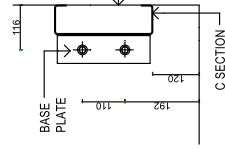
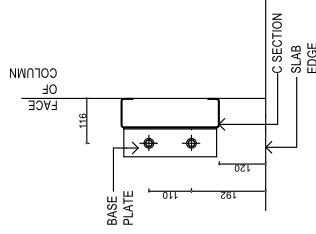
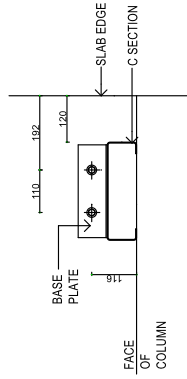
FRONT ELEVATION (South Elevation) fronting Powell Street



REAR ELEVATION (North Elevation)

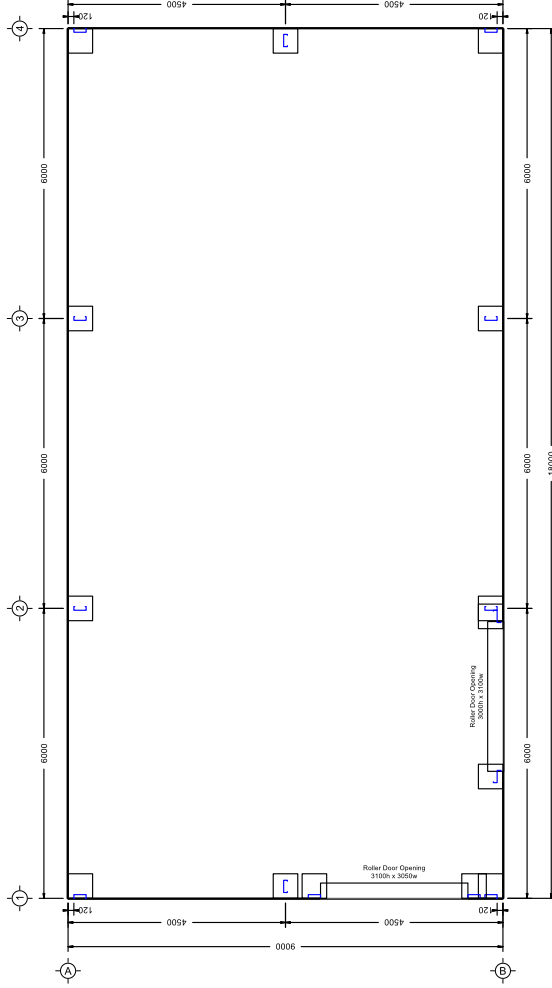


INTERMEDIATE ELEVATION

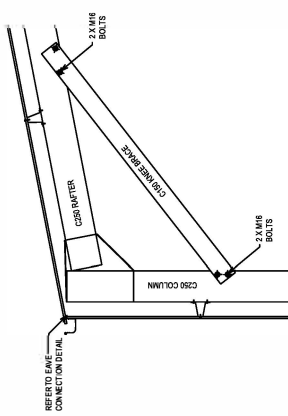


Side Wall Roller Door Post

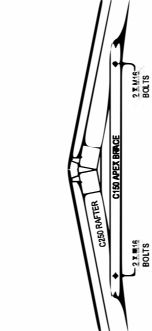
End Wall Roller Door Post



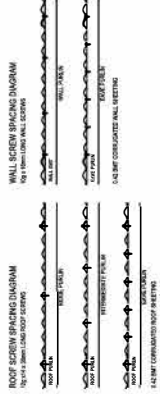
FLOOR PLAN



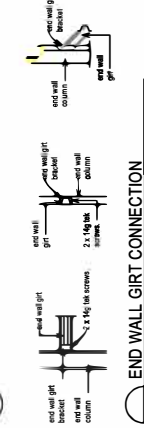
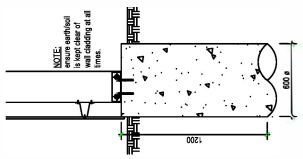
6 KNEE BRACE DETAIL



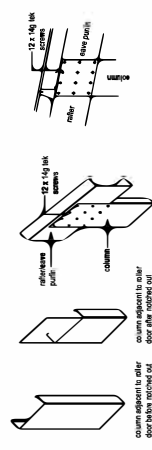
7 APEX BRACE DETAIL



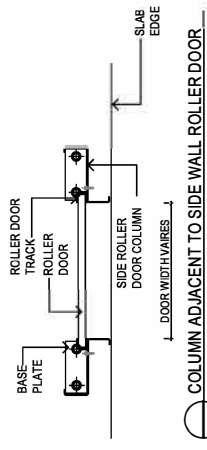
8 CALDDING FIXING DETAILS



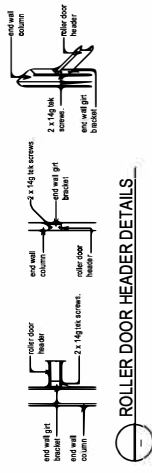
END WALL GIRT CONNECTION



9 COLUMN ADJACENT TO END WALL ROLLER



10 COLUMN ADJACENT TO SIDE WALL ROLLER DOOR



11 ROLLER DOOR HEADER DETAILS

Mrs Angelina Smith

2 April 2019

Mr John Scarce
General Manager
Murrumbidgee Council
PO Box 96
JERILDERIE 2716

Dear Mr Scarce

Development Application (DA) 39- 18/19

Following consideration, as the adjoining part owner and western neighbour (Lot 9 DP 69) I wish to reserve my decision on the above application seeking clarification on the following

1. The distance from the boundary line – 900mm

I believe this has something to do with firewalls and given that a similar development was required to be 2.4m from the boundary. I am wondering what the required firewall specifications and distances are and how, if left at 900mm, it impacts on any future development that may occur on our property?

2. Location of the northern wall

The statement on page 4 of the SEE beginning...*Adjoining the proposed shed is a building that contains no windows and will therefore not cause issues of overlooking. The proposed shed is generally located in the same position as the existing shed and will not alter any existing views...*

In previous conversation with both myself, and my husband, it was proposed that the northern wall of the new shed would start from the location of the pre-existing shed's northern wall, an estimated 30 to 50cms south of the small pre-existing dwellings northern wall, that is the walls will not be in alignment. The site plan now presented shows the northern wall starting in alignment with the southern wall of the next northerly pre-existing dwelling.

Though only estimated, this would move the proposed shed at least 2.5m further north, impacting light, sunshine and ambience on the north facing windows in the pre-existing dwelling and the east facing windows in the pre-existing middle building.

Is the exact location of the northern wall of the proposed shed able to be confirmed?

If confirmed, and to be relocated further north, then could you please reapply assessment of Context and Settings, item 1, 2, 3 and Privacy, Views and Overshadowing item 2, 3, 4.

3. Storm Water

Given that both proposed developments have significant roof span, in the Statement of Environmental Effects (SEE) page 6 of 6, under Waste and Storm Water Disposal, the question ...How will storm water (from roof and hard standing areas) be disposed of?...is left unanswered.

Additionally, the proposed development block has a naturally occurring east to west slope, with potential to impact upon our property, so can the question of proposed management of storm water disposal please be answered and details provided?

4. Visual Impact/Heritage Precinct

The proposed shed is **3.6m high to the gutter, overall 4.475m high at the roof apex** and 18 m long. It has been mentioned in discussion that the slope of the block could increase the height by another 20cm making it overall almost 4.5m in height.

In the HIS page 5 of 6 ...the statement is made that ...*the development will not be so substantial that there is an impact...*

To put the size of the proposed building into context, the small pre-existing dwelling shown to the west in the HIS page 5, is **2.9m to the gutter** and approx 5m square. I am unable to measure to the roof apex but it may be 3.5m.

I am sure the pre-existing dwelling will be completely dwarfed by the shed's proposed 4.475m height and 18m length and that it will have visual impact at least from the south-east.

It is thought that the pre-existing nissen hut, built c1950s, on the other side of our driveway, to the west, is of a similar height. The nissen hut is architecturally softer, being domed, of a lighter gray and screened from the south by a pre-existing mural.

I note on page 1 of the provided Heritage Impact statement (HIS) that the building to be demolished is described as detracting from the streetscape. When viewed directly from the south, and the south/westerly aspect, the present shed is either significantly obscured, by the existing dwelling and /or established plantings or not visible.

Even when viewed from a south/easterly aspect, photo page 5 HIS, the existing building is significantly screened/obscured. This is important when the size of the proposed development is taken into account. Once existing vegetation is removed, a minimum of 10 to 12 meters in a southerly direction, apart from the dark gray colour and retention of existing plantings to the south, there is no mention of the replanting of any screening vegetation along the western boundary. By its very nature, the height/size of the building must have visual impact.

Even with replanting from our side, vegetation will take considerable time to re-establish given the present weather conditions and water issues.

The visual impact of the new proposal is described as **some**, page 2 HIS, and though subjective, I would view the visual impact as **significant**, given the overall size of the proposal is, at least 4.475m high, not 3.6m as stated in the SEE page 2 and 18m long.

Could you please clarify the assessment of Context and Settings, item 1, 2, 3 and Privacy, Views and Overshadowing item 2, 3, 4.

I would also make comment on the statement on page 4 of the SEE beginning...*Adjoining the proposed shed is a building that contains no windows and will therefore not cause issues of overlooking. The proposed shed is generally located in the same position as the existing shed and will not alter any existing views...*

The small pre-existing dwelling, that is 'adjoining', certainly has no east facing windows but has both north and south facing windows and access to sunlight will be impacted, as will views, which could be further impacted if there was a relocation of the northern wall.

I agree with the need to have shedding and store possessions safely but is there no opportunity for the proposed shed to be sympathetic with the existing dwelling, given it is to be erected in our heritage precinct?

I feel that the new shed is of a proposed size and style that will

- Impact the usage of the dwellings by ourselves and our guests,
- Impact the ambience of our environment and the heritage precinct
- have a negative economic impact, either through potential property resale or business opportunity.

The ambience of the heritage precinct is used as a promotional tool by us, and I imagine others, today, and you would hope, into the future.

Any development undertaken on our property has been guided by its impact on the heritage precinct and though guidelines may have changed, if this development is to be deemed to have no or minor impact than review of the whole heritage precinct and what is hoped to be achieved should be undertaken.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Gaila Smith', with a stylized flourish at the end.

Gaila Smith
(Mrs) A Smith

Stronger Communities Fund		Civicview No	Jerilderie Budget	Expend to date	Coleambally Budget	Expend to date	Darlington Poi Budget	Expend to date	Return to Fund	Still to be Expended
32	Jerilderie Community Gym	17437756	43,358.97	43,358.97						
31	Jerilderie Tennis Club	10045447	45,454.55	45,454.55						
23	Jerilderie Tennis Club	10045448	44,708.69	44,708.69						
24	Jerilderie CWA	10045454	18,003.61	18,003.61						
34	Jerilderie Cricket Club	17437535	21,500.00	17,453.20						4,046.80
36	Jerilderie Football Club	17437635	39,674.00	39,674.00						
22	Jerilderie Pre School		44,098.40							44,098.40
35	Jerilderie Swimming Club	10045451	5,859.73	5,859.73						
37	Jerilderie Public School P & C	10045435	49,280.00	49,280.00						
30	Jerilderie Arts & Talent Society	10045442	9,868.22	9,868.22						
78	Jerilderie Tennis Club	10045458	27,272.73	27,272.73						
78	Jerilderie Tennis Club	10045458	1,340.00	1,340.00						
76	Jerilderie Public School P & C	10045473	7,946.36	7,946.36						
75	Jerilderie Men's Shed	10045459	50,000.00	50,000.00						
77	Jerilderie RSL Sub Branch	17437641	4,577.27	4,577.27						
79	St Joseph's Parent's and Friends Inc	10045457	35,374.74	35,374.74						
16	Sweatbox Community Gym	10045443			30,340.00	30,340.00				
3	Coleambally Pistol Club	17437761			46,538.00	41,463.60				5,074.40
17	Coleambally Clay Target Club	17437762			45,260.00	45,260.00				
4	Coleambally Pre School	10045453			7,233.44	7,233.44				
5	Coleambally Pre School	10045450			11,412.73	11,412.73				
14	Coleambally Lions Club	10045441			7,520.00	7,520.00				
15	Coleambally Lions Club	10045444			4,632.65	4,632.65				
1	Coleambally Chamber of Commerce	10045438			10,116.20	10,116.20				
19	Coleambally Chamber of Commerce	10045439			4,250.00	4,250.00				
20	Coleambally Chamber of Commerce	10045440			21,122.73	21,122.73				
10	Riverina Vintage Machinery Club	10045449			41,000.00	41,000.00				
7	Coleambally Community Club	10045436			45,454.55	45,454.55				
18	Coleambally Central School P & C	10045455			50,000.00	50,000.00				
2	Coleambally Water Ski Club				0.00					
11	Coleambally Golf Club Inc	10045445			44,600.00	44,600.00				
12	Coleambally Golf Club Inc	10045446			25,450.00	25,450.00				
13	St Peters Primary School	10045452			28,172.73	28,172.73				
9	Coleambally Mens Shed	10045456			44,463.19	44,463.19				
8	Murrumbidgee Experimental Farm	10045437			45,454.55	45,454.55				
69	Coleambally Pre School	10045464			13,594.55	13,594.55				
69	Coleambally Pre School	10045467			12,272.73	12,272.73				
72	Coleambally Lions Club	10045470			5,835.00	5,835.00				
7	Coleambally Community Club	10045476			21,909.09	21,909.09				
67	Coleambally Central School P & C	10045461			18,840.00	18,840.00				
74	St Peters Primary School				5,000.00	5,000.00				
68	Coleambally Darlington Point Country Education	10045460			3,000.00	3,000.00				
66	Coleambally Motorcycle Club Inc	10045478			50,000.00	50,000.00				
53	Coleambally Pony Club	10045477			6,642.86	6,642.86				
71	Fusion Drop in Centre	10045466			4,545.45	4,545.45				
73	St Peters Catholic Church	10045465			6,363.64	6,363.64				
70	Coleambally Tennis Club	10045475			50,000.00	50,000.00				
21	Anglican Parish of Coly/Darlington Point	17437755					17,423.59	17,423.59		
46	Darlington Point Mens Shed	17437455					45,454.55	45,454.55		
47	Darlington Point Lions Club						20,000.00	20,000.00		
82	Darlington Point Mens Shed	17437456					8,547.55	8,547.55		
80	Apex Club of Darlington Point	10045472					12,659.00	12,659.00		
81	Darlington Point Club Ltd	10045474					45,454.55	45,454.55		
81	Darlington Point Club Ltd	10045468					36,363.64	36,363.64		
81	Darlington Point Club Ltd	10045469					25,650.00	25,650.00		
83	Darlington Point Public School P & C	10045463					43,928.00	43,928.00		

[illegible]

ACTIVE

Date raised	Item	Action required	Responsible Officer	Target completion date	Update
15 Mar 2018	Library Development Grant Funding - Griffith City Library Multipurpose Room	<ul style="list-style-type: none"> Building alteration project 	Karen Tagliapietra	Dec 2018 Early 2019	<p>15/03/2018: In progress. Project experienced some delays. Target completion date extended to Dec 2018</p> <p>18/10/2018: In progress. DA modification approved, plans and specification document being redrawn.</p> <p>28/03/2019: Builder appointed. Commencement date yet to be scheduled.</p>
15 Mar 2018	Library Development Grant Funding - Youth Space for Hay Shire Library	<ul style="list-style-type: none"> Building extension project 	Robyn Howard	Dec 2018	<p>15/03/2018: In progress. Hay Shire Library awarded additional \$200,000 from Stronger Country Communities.</p> <p>18/10/2018: Building has commenced to extend the Library 9m to create new Youth area and Storeroom. Aim for December completion. Next step: furnishings.</p> <p>28/03/2019: Minor furnishings yet to be installed. Overall, project completed on time and under budget. Planning official launch in May.</p>

Date raised	Item	Action required	Responsible Officer	Target completion date	Update
15 Mar 2018	My Heritage multisite licensing	<p>Contact Anne Nevins (Manager, Berrigan Shire Libraries) to clarify:</p> <ul style="list-style-type: none"> a) Whether Ancestry.com allows multisite licensing b) If the Library Edition provides limited access, compared to an individual subscription; and, c) Pricing 	Sue Killham	15 Oct 2018	<p>18/10/2018: Multisite licensing is possible if the license is purchased by one entity. Eg: a single Council with multiple branch libraries. Sue to contact My Heritage to see if the same applies if purchased by Western Riverina Libraries as an entity.</p> <hr/> <p>28/03/2019: Awaiting confirmation from My Heritage.</p>
15 Mar 2018	Retirement of WRL Computer Hardware - Hardware/software Licensing	<p>Clarify with GGC's IT Department:</p> <ul style="list-style-type: none"> d) The information required by Dell to transfer ownership of the computers from GCC to the host Council; e) Whether computers purchased for WRL were delivered preloaded with Windows software, or whether the software was loaded by GCC after purchase; and, f) If there is a way to avoid wiping computers of their operating system. 	Karen Tagliapietra	Apr 2018	<p>27/04/2018: Clarification emailed to Committee.</p> <hr/> <p>Jun 2018: Carrathool Shire computer ownership/licensing transferred</p> <hr/> <p>Jun 2018: Hay Shire computer returned</p> <hr/> <p>18/10/2018: Narrandera: No action. Sue to check replacement schedule.</p> <p>Murrumbidgee: To follow up.</p> <hr/> <p>28/03/2019: Jerilderie computer returned. Narrandera outstanding.</p>

APPENDIX B Regional Library Manager's Report

1. 2019-20 Western Riverina Libraries Budget

The 2019-20 Western Riverina Libraries Budget is attached separately.

Most variations were consistent with previous years' budgets.

Notable changes:

- Two additional Libero licences were purchased, one for Griffith and one for indyreads (more information on indyreads below). While this increased the total Libero hosting and maintenance fee, dividing this fee among a greater number of licenses reduced the cost of individual licenses from \$2,000 to \$1,800.
- The update of WRL's fines and reminder system has seen a reduction in the number of reminder text messages being sent as most items are now returned within the automatic renewal period. Thus the SMS messaging figure has been reduced from \$5,000 to \$3,500.
- The cost of WRL Membership cards has reduced from \$1.10 to \$0.32 each.

2. indyreads

In December 2018 the State Library of NSW announced a statewide rollout of the indyreads eContent platform to NSW public libraries.

The indyreads platform will contain an opening collection of approximately 6000 statewide licensed eBook titles sourced from Australian independent publishers, a selection of titles in languages other than English as well as international content including: small press and indie genre fiction, reference, modern literary, classic fiction and non-fiction titles. Public libraries will also be able to upload their own eContent such as publications by local authors.

The State Library will manage the acquisition of commercially published content with the aim of developing a collection of statewide licensed eBook titles which complements existing public library collections. The State Library will also develop marketing material and user guides for public libraries to use.

Indyreads is free of charge, however, a SIP2 license is required to give a library's members access to the platform. Thus the requirement for an additional Libero licence for Western Riverina Libraries.

The State Library initially indicated that indyreads would be rolled out to all NSW public libraries by May 2019, however, WRL has yet to receive notification as to when the platform will be configured for our system.

3. Western Riverina Libraries Librarian's Meeting – 25 Feb 2019

On Monday 25 Feb 2019, WRL Librarians from Griffith, Carrathool, Hay and Narrandera met in Griffith to discuss:

WRL collections stocktake

WRL branches intend to conduct stocktake across the region in 2019 and 2020.

Griffith City Library staff conducted a RFID stocktake of Griffith City Library and Griffith and Murrumbidgee Mobile Library in January/February 2019.

Based on Lessons Learned by Griffith City Library staff, the following schedule and estimated duration for stocktakes across the region was agreed upon by Librarians in attendance:

Location	Method	Target year	2017/18 holdings	Estimated duration
Carrathool	RFID	2019	18,114	2 days
Narrandera	RFID	2019	28,975	3 days
Hay	Manual rolling stocktake	2020	20,975	As planned
Jerilderie	RFID	2020	13,552	2 ½ days

Training/further discussion

- WRL website refresher training
- Upcoming Libero software updates revealed at Libero User Group, including:
 - WebOPAC redesign to improve the user experience and customer engagement
 - Increased Library performance reporting and graphing functionality
 - Improved and automated digital resource integration with the catalogue
- Collaborative programs and services opportunities to improve membership and circulation across the region
- Attendance at NSW Public Libraries Association conference: SWITCH 2019
- New and/or unique projects across the region:
 - Storytime Pods at Hillston and Hay libraries
 - Narrandera Youth Space technology fit out, including: virtual reality; video conferencing; gaming and animation programming software and hardware
 - Hay library's new children's and youth space fit out
- 2019 WRL book buying trip to Melbourne confirmed for 26-28 June

4. South West Zone Librarian's Meeting – 13 Mar 2019

Susan Killham, Narrandera Library, Helen Underwood, Carrathool Shire Library, and Karen Tagliapietra, Griffith City Library, attended the South West Zone Librarian's Meeting on 13 March 2019.

Agenda items of note:

SWZ Draft Strategic Plan See Appendix C .	<ul style="list-style-type: none">• The SWZ Secretary is seeking feedback on the draft SWZ Strategic Plan.• The WRL Committee is invited to comment.• Regional Library Manager will compile and forward any responses
---	---

Public Libraries Consultative Committee Update	<p>The PLCC has endorsed the following:</p> <ul style="list-style-type: none"> • Revised Privacy Guidelines for NSW Public Libraries • Revised Children's Policy Guidelines Libraries for NSW Public Libraries • Revised Standards and Guidelines for NSW Public Libraries (Living Learning Libraries) 7th ed. Released Dec 2018
SWZ Digital Library Update	<p>In comparison to the corresponding period in 2017, over July – Dec 2018 the following circulation increases were seen across the Zone:</p> <ul style="list-style-type: none"> • eAudio loans increased by 55% to 38,718 • eBook loans increased by 26.9% to 29,089 • Zinio loans increased by 32.8% to 12,547 <p>WRL's financial contribution to the SWZ Digital Library equates to 13.26% of the total platform fees. WRL's usage of the resources compares well. 2017/18 loans:</p> <ul style="list-style-type: none"> • eAudio – 7,723 loans – 12.15% of SWZ loans • eBook – 7,210 – 13.21% of SWZ loans • eMag – Began recording loan data in 2018/19
Libraries Australia Licencing	<p>The National Library has advised the NSW Public Libraries Association that there will be a change to licencing/fee calculations in the 2019/20 financial year.</p> <p>Traditionally NSW public libraries' Libraries Australia subscription has been managed by consortia (resulting in a discount) through the NSWPLA. Apparently, the new fees will be calculated per Library service according to various criteria regarding Libraries Australia usage, and also include new fees for platforms such as Trove. If it goes ahead, NSWPLA has been advised that a consortia discount will no longer be offered. NSWPLA has indicated that due to the complexity of the fee calculations for each library service it will no longer be practical for them to administer a consortia subscription.</p> <p>Exact details on the new subscription model have not been circulated among public libraries. However, WRL should be prepared for a price change to the Libraries Australia subscription in 2019/20. The Regional Library Manager will advise as soon as further details/price changes are known.</p>

NSW Public Library Associations

Draft Strategic Plan

2019 – 2021

Our Vision

To be a strong and united voice for South-West Zone Public Libraries

We Value

- Mutual respect and trust
- Professionalism and integrity
- Transparency and inclusiveness
- Creativity and imagination
- Participation and considered actions

Our Strategy 2017 – 2021

Our strategy has two primary focal areas:

- Identity
- Advocacy

NSWPLA SOUTH-WEST ZONE STRATEGY MAP

Our Strategic Priorities

Identity	Advocacy
Include and support all South-West Zone libraries	Support NSWPLA advocacy campaigns
Participate in South-West Zone and broader NSWPLA activities	Promote our libraries locally through the development of skills, leadership and advocacy
Expand the service capability of South-West Zone libraries	Advocate for full South-West Zone engagement

Strategic Priority: Identity

OBJECTIVES	ACTIVITIES	TIMEFRAME	PERFORMANCE INDICATOR	RESPONSIBILITY
Include and support all South-West Zone libraries	Ensure that the South-West Zone mailing list is current and inclusive	Ongoing – reported annually at the April meeting	All South-West Zone libraries receive communications	South-West Zone Secretary and all Zone libraries
	Provide the option of virtual attendance at South-West Zone meetings and events	Ongoing – reported annually at the April meeting	Virtual attendance at South-West Zone meetings and events is available	South-West Zone Secretary
Participate in South-West Zone and broader NSWPLA activities	South-West Zone library managers advocate for the appointment of at least one councillor as an NSWPLA delegate.	Ongoing – reported quadrennially in NSW local government election years.	All South-West Zone councils appoint NSWPLA councillor delegates	South-West Zone library managers
	South-West Zone library managers advocate for council to support attendance of library staff and councillors at Zone and broader NSWPLA activities	Ongoing – reported annually at the April meeting	Increased participation by councillors and library staff in South-West Zone and broader NSWPLA activities	South-West Zone library managers
	The South-West Zone contributes motions to the NSWPLA Annual General Meeting	Ongoing – reported annually at the April meeting	South-West Zone motions are included in the NSWPLA Annual General Meeting agenda as appropriate	South-West Zone library managers and councillors
	South-West Zone councils send delegates to the annual NSWPLA SWITCH conference and Annual General Meetings	Ongoing – reported annually at the April meeting	Increased representation of South-West Zone councils at annual SWITCH conferences and Annual General Meetings	South-West Zone library managers, councillors and councils
Expand the service capability of South-West Zone libraries	Review opportunities for collaborative initiatives such as the South-West Zone Digital Library	Agenda item at every South-West Zone Librarians Meeting	New initiatives discussed and/or implemented	South-West Zone Secretary

	Review the need for special interest South-West Zone groups	Agenda item at every South-West Zone Librarians Meeting	Outcomes report about the need for special interest South-West Zone groups provided	South-West Zone Secretary and all Zone library managers	
	Maximise collaborative Zone-wide training opportunities for South-West Zone library staff	Agenda item at every South-West Zone Librarians Meeting	At least one South-West Zone training session held annually	South-West Zone Secretary and all Zone library managers	
	Review opportunities for resource and skills sharing across South-West Zone libraries	Agenda item at every South-West Zone Librarians Meeting	Opportunities for resource and skills sharing across South-West Zone libraries identified and implemented	South-West Zone library managers	

Strategic Priority: Advocacy

OBJECTIVES	ACTIVITIES	TIMEFRAME	PERFORMANCE INDICATOR	RESPONSIBILITY
Support NSWPLA advocacy campaigns	Support NSWPLA advocacy campaigns at the individual library/council level	Ongoing – reported annually at the April meeting	South-West Zone Councils and libraries are engaged with NSWPLA advocacy campaigns	South-West Zone library managers
	Encourage community support for NSWPLA advocacy campaigns as appropriate	Ongoing – reported annually at the April meeting	South-West Zone communities are aware of and engaged with NSWPLA advocacy campaigns	South-West Zone library managers
	Develop Zone-wide support strategies for NSWPLA advocacy campaigns as appropriate	Ongoing – reported annually at the April meeting		
Promote our libraries locally through the development of skills, leadership and advocacy	The South-West Zone establishes a leadership and mentoring program	Ongoing – reported annually at the April meeting	At least one South-West Zone mentor/mentee program is run annually	South-West Zone library managers
	South-West Zone libraries maximize opportunities to enter NSWPLA Awards (i.e. Colin Mills Scholarship; Kath Knowles Emerging Leaders Award; Innovation in Outreach Services Awards; Multicultural Excellence Awards)	Ongoing – reported annually at the April meeting	Every South West Zone Library enters at least one NSW Awards program annually	South-West Zone library managers
	The South-West Zone develops a succession plan	Ongoing – reported to the April 2020 meeting	Draft succession plan developed	South-West Zone library managers
Advocate for full South-West Zone engagement	Encourage representation at South-West Zone meetings by all member councils	Ongoing – reported annually at the April meeting	Increased representation of South-West Zone councils at South-West Zone meetings (target 100%)	South-West Zone library managers

	Develop a buddy system between “active” South-West Zone library managers and “inactive” South-West Zone library managers to increase participation	Ongoing – reported annually at the April meeting	Increased participation by library managers in South-West Zone activities and events	South-West Zone library managers
	Develop a buddy system between “active” South-West Zone councillors and “inactive” South-West Zone councillors to increase participation	Ongoing – reported annually at the April meeting	Increased participation by councillors in South-West Zone activities and events	South-West Zone councillors
	Increase engagement and awareness at management levels in South-West Zone councils	Ongoing – reported annually at the April meeting	Council managers, directors and general managers have greater awareness of and engagement with their libraries	South-West Zone library managers
	Increase engagement and awareness of staff at all levels in South-West Zone libraries	Ongoing – reported annually at the April meeting	Increased participation by library staff at all levels in South-West Zone activities and events	South-West Zone library managers
	Identify the most effective communication channels to promote South-West Zone member engagement	Reported at the October 2019 meeting	Report outlining the most effective identified communication channels to promote South-West Zone member engagement	South-West Zone Secretary and all Zone library managers
	Compile a Welcome Pack for new South West Zone councillors, general managers and library managers	Reported at the October 2019 meeting	Welcome Pack compiled	South-West Zone Secretary
	Compile a South-West Zone email list that includes councillors	Reported at the October 2019 meeting	Email list finalised	South-West Zone Secretary