

## Item 8: Development

### 8.1 DA0059/2022 - Extension to Animal Pound - Mudgee Waste Facility 31 Blain Road, Caerleon, Lot 107 DP 44920

REPORT BY THE TOWN PLANNER  
TO 13 OCTOBER 2021 ORDINARY MEETING  
GOV400088, DA0059/2022

#### RECOMMENDATION

##### That Council:

- A. receive the report by the Town Planner on DA0059/2022 - Extension to Animal Pound - Mudgee Waste Facility 31 Blain Road, Caerleon - Lot 107 DP 44920; and
- B. approve DA0059/2022 - Extension to Animal Pound - Mudgee Waste Facility 31 Blain Road, Caerleon - Lot 107 DP 44920 subject to the following conditions and statement of reasons:

#### APPROVED PLANS

1. The development is to be carried out in accordance with the following plans endorsed with Council's Stamp as well as the documentation listed below, except as varied by the conditions listed herein and/or any plan notations.

Title / Name:	Job No.	Drawing No.	Revision / Issue:	No. in set	Date [dd.mm.yyyy]:	Prepared by:
Site Detail	21.89	3	B	4	24-9-21	Not specified
Proposed and Existing Floor Plan	21.89	1	B	4	24-9-21	Reliable Drafting Service
Elevations and Section	21.89	2	B	4	24-9-21	Not specified

#### GENERAL

2. A total of five (5) car parking spaces are to be provided within the site of the development and comply with AS 2890.1: 2004 and the following requirements:
  - a) Each parking space is to have minimum dimensions of 5.5m x 2.4m;
  - b) Each disabled car parking space is to be in accordance with the provisions of AS 2890.6: 2009;
  - c) All car parking spaces are to be line-marked and provided with a hard standing, all weather compacted gravel surface and must be maintained in a satisfactory condition at all times;
  - d) Off street parking is to be encouraged by the placement of prominent signs indicating the available of parking.
3. The aisle widths, internal circulation, ramp widths and grades of the car park are to generally conform to the Roads and Maritime Services (RMS) guidelines and Australian

Standard AS 2890.1 – 2004. Details of compliance are to be shown on the relevant plans and specifications.

4. All vehicles are required to enter and leave the site in a forward direction at all times. Signage to this effect is to be appropriately located within the site.

#### **PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

5. Prior to release of the Construction Certificate, approval pursuant to Section 68 of the *Local Government Act 1993* for the installation of an On Site Sewer Management System is to be obtained from Mid-Western Regional Council.
6. Prior to the issue of a Construction Certificate, the developer shall pay a long service levy at the prescribed rate to either the Long Service Levy Corporation or Council, for any work costing \$25,000 or more.

*Note: The amount payable is currently based on 0.35% of the cost of work. This is a State Government Levy and is subject to change.*

*Note: Council can only accept payment of the Long Service Levy as part of the fees for a Construction Certificate application lodged with Council. If the Construction Certificate is to be issued by a Private Certifier, the long service levy must be paid directly to the Long Service Levy Corporation or paid to the Private Certifier.*

7. A schedule of existing and proposed fire safety measures is to be submitted to the Principal Certifying Authority with the application for the Construction Certificate.
8. Pursuant to clause 94 of the *Environmental Planning and Assessment Regulation 2000*, the existing building shall be brought into partial conformity with the following Performance Requirements of the BCA, Volume 1:
  - DP4 – Exits must be provided to allow occupants to evacuate safely, with their number, location and dimensions appropriate to the travel distance, the number, mobility and other characteristics of occupants, the function or use of the building, the height of the building and whether the exit is from above or below ground level.
  - DP6 – In order to allow occupants to safely evacuate the building, paths of travel to exits must have dimensions appropriate to the number, mobility and other characteristics of occupants; and the function or use of the building.
  - EP1.2 – Fire extinguishers must be installed to the degree necessary to allow occupants to undertake initial attack on a fire appropriate to the function or use of the building; and, any other fire safety systems installed in the building; and, the fire hazard.
  - EP4.1 – To facilitate evacuation, the building shall be provided with a system that ensures a level of visibility sufficient to enable exits, paths of travel to exits and any obstacles along a path of travel to an exit to be identified; and, activates instantaneously upon the failure of an artificial lighting system, to the degree necessary, appropriate to – the function of the building, the floor area of the building and the distance of travel to an exit.
  - EP4.2 – To facilitate evacuation, suitable signs or other means of identification, must, to the degree necessary, be provided to identify the location of exits; and, guide occupants to exits; and, be clearly visible to occupants; and, operate in the event of a power failure of the main lighting system for sufficient time for occupants to safely evacuate.

Plans and specifications demonstrating conformity shall be submitted to and approved by the certifying authority prior to the issue of a construction certificate for the building works.

## **PRIOR TO COMMENCEMENT OF WORKS – BUILDING**

9. No work shall commence until a Construction Certificate has been issued and the applicant has notified Council of:

- a) the appointment of a Principal Certifying Authority and
- b) the date on which work will commence.

Such notice shall include details of the Principal Certifying Authority and must be submitted to Council at least two (2) days before work commences.

10. The site shall be provided with a waste enclosure (minimum 1800mm X 1800mm X 1200mm) that has a lid or secure covering for the duration of the construction works to ensure that all wastes are contained on the site. The receptacle is to be emptied periodically to reduce the potential for rubbish to leave the site. Council encourages the separation and recycling of suitable materials.

**NOTE: ALL WASTE GENERATED FROM THE CONSTRUCTION PROCESS IS TO BE CONTAINED ON-SITE**

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

- a) stating that unauthorised entry to the work site is prohibited;
- b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours;
- c) the name, address and telephone number of the principal certifying authority for the work; and
- d) the sign shall be removed when the erection or demolition of the building has been completed.

12. If the work involved in the erection/demolition of the building:

- a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient; or
- b) building involves the enclosure of a public place.

A hoarding or fence must be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

13. The development site is to be managed for the entirety of work in the following manner:

- a) Erosion and sediment controls are to be implemented to prevent sediment from leaving the site. The controls are to be maintained until the development is complete and the site stabilised with permanent vegetation;
- b) Appropriate dust control measures;
- c) Construction equipment and materials shall be contained wholly within the site unless approval to use the road reserve has been obtained;
- d) Toilet facilities are to be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

**BUILDING CONSTRUCTION**

14. All building work must be carried out in accordance with the provisions of the National Construction Code, the *Environmental Planning & Assessment Act 1979* and Regulations and all relevant Australian Standards.
15. All plumbing and drainage work must be carried out by a licensed plumber and drainer and must comply with the *Plumbing Code of Australia*.
16. Construction work noise that is audible at other premises is to be restricted to the following times:
  - Monday to Saturday - 7.00am to 5.00pmNo construction work noise is permitted on Sundays or Public Holidays.
17. All mandatory inspections required by the *Environmental Planning & Assessment Act 1979* and any other inspections deemed necessary by the Principal Certifying Authority being carried out during the relevant stage of construction.
18. All stormwater is to discharge a minimum 3m from the building and disposed of in such a way as to not adversely affect the adjoining properties.
19. This approval does not provide any indemnity to the owner or applicant under the *Disability Discrimination Act 1992* with respect to the provision of access and facilities for people with disabilities.
20. All building work is to comply with the requirements of the *Access to Premises Standard*.
21. The list of measures contained in the schedule attached to the Construction Certificate are required to be installed in the building or on the land to ensure the safety of persons in the event of fire in accordance with Clause 168 of the *Environmental Planning and Assessment Regulation 2000*.
22. In the event of any Aboriginal archaeological material being discovered during earthmoving/construction works, all work in that area shall cease immediately and the Office of Environment and Heritage (OEH) notified of the discovery as soon as practicable. Work shall only recommence upon the authorisation of the OEH.

**PRIOR TO ISSUE OF THE OCCUPATION CERTIFICATE**

23. Prior to the occupation of a new building, or occupation or use of an altered portion of, or an extension to an existing building, an Occupation Certificate is to be obtained from the Principal Certifying Authority appointed for the erection of the building.
24. Prior to occupation or the issue of the Occupation Certificate the owner of the building must cause the Principal Certifying Authority to be given a fire safety certificate in accordance with Clause 153 of the *Environmental Planning and Assessment Regulation 2000* for each measure listed in the schedule. The certificate must only be in the form specified by Clause 174 of the Regulation. A copy of the certificate is to be given to the Commissioner of the New South Wales Fire Brigade and a copy is to be prominently displayed in the building.

## ONGOING

25. For every 12 month period after the issue of the Final Fire Safety Certificate the owner/agent of the building must provide the Council and the Commissioner of NSW Fire Brigades with a copy of an Annual Fire Safety Statement certifying that each specified fire safety measure is capable of performing to its specification.
26. Where any essential services are installed in the building a copy of the final Fire Safety Certificate (together with a copy of the current fire safety schedule) is to be given to the Commissioner of NSW Fire Brigades and Council. A further copy of the Certificate (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.
27. There being no interference with the amenity of the neighbourhood by reason of the emission of any "offensive noise", vibration, smell, fumes, smoke, vapour, steam, soot, ash or dust, or otherwise as a result of the proposed development.

## ADVISORY NOTES

1. The removal of trees within any road reserve requires the separate approval of Council in accordance with the policy "Tree Removal and Pruning - Public Places".
2. The land upon which the subject building is to be constructed may be affected by restrictive covenants. This approval is issued without enquiry by Council as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this approval. Persons to whom this approval is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.
3. Division 8.2 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) gives you the ability to seek a review of the determination. This request is made to Council and must be made within 12 months after the date on which you receive this notice. The request must be made in writing and lodged with the required fee; please contact Council's Development Department for more information or advice.
4. If you are dissatisfied with this decision section 8.7 of the EP&A Act gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice, pursuant to section 8.10(1)(b).
5. To ascertain the extent to which the consent is liable to lapse, refer to Section 4.53 of the EP&A Act.

## STATEMENT OF REASONS

The determination decision was reached for the following reasons:

1. The proposed development complies with the requirements of the applicable environmental planning instruments and Mid-Western Regional Development Control Plan 2013.
2. The proposed development is considered to be satisfactory in terms of the matters identified in Section 4.15 of the *Environmental Planning & Assessment Act 1979*.

## Executive summary

<b>OWNER/S</b>	Mid-Western Regional Council
<b>APPLICANT:</b>	Mid-Western Regional Council
<b>PROPERTY DESCRIPTION</b>	31 Blain Road, Caerleon; Lot 107 DP 44920
<b>PROPOSED DEVELOPMENT</b>	Extension to animal pound
<b>ESTIMATED COST OF DEVELOPMENT:</b>	\$180,000
<b>REASON FOR REPORTING TO COUNCIL:</b>	Council is the owner or manager of the land and the development exceeds a construction value of more than \$150,000.
<b>PUBLIC SUBMISSIONS:</b>	Nil.

Council is in receipt of Development Application DA0059/2022 that seeks approval for an extension to the existing animal pound, located at Mudgee Waste Depot 31 Blain Road CAERLEON NSW 2850, Lot 107 DP 44920, received by Council on 12 August 2021.

The existing animal pound is located within the Mudgee Waste facility located on Blain Road to the north west of the Mudgee Township. The pound is located within a fenced off area at the eastern side of the entrance to the Mudgee Waste Facility. Figure 1 shows an aerial image of the existing pound and its surrounds.

The pound was approved under DA0383/2012 and currently contains a small office, toilet, pet food storage room and animal cage partitions. It is proposed to extend the existing building by an additional 85.4m<sup>2</sup> with the new floor space to contain an office area for Council rangers, reception area and kitchenette. The extension will be cladded with colorbond sheeting with the roof line and colours to match the existing building. The existing internal fence line will also be adjusted to accommodate the new extension. A full set of the proposed plans is available in Attachment 1.

The application was notified, in accordance with Mid-Western Regional Community Participation Plan 2019, for a period of 14 days, ending 7 September 2021. During the notification period, no submission/s were received.

The proposed development has been assessed in accordance with Council's Development Control Plan 2013 (DCP 2013) and the *Mid-Western Regional Local Environmental Plan 2012* (MWRLEP 2012). The proposed development is considered generally consistent with Council's planning controls.

The application has been referred to Council for consideration as it exceeds staff's *Delegation of Authority*, in that Council is the owner or manager of the land and the development exceeds a construction value of more than \$150,000.

The application is recommended for Approval.



Figure 1 - Aerial image of existing pound and surrounds (Source: Extract from plans provided with the application)

## Disclosure of Interest

Council is the applicant for the proposed development.

## Detailed report

The application has been assessed in accordance with **Section 4.15** of the *Environmental Planning & Assessment Act 1979*. The main issues are addressed below as follows.

### 4.15(1)(a) Requirements of Regulations and Policies

(i) Do any environmental planning instruments (SEPP, REP or LEP) apply to the land to which the Development Application relates?

STATE ENVIRONMENTAL PLANNING POLICY NO 55 – REMEDIATION OF LANDIt is noted that the land may be contaminated given the current and historic use of the overall site for waste disposal purposes. The proposal, however, is considered to be a non-sensitive land use and relates to a small extension for a use already in place. In this regard, the potential contamination status of the land is considered to not adversely impact on the continued use of the pound for this purpose. Therefore, no further investigations in relation to contamination are required.

### STATE ENVIRONMENTAL PLANNING POLICY (KOALA HABITAT PROTECTION) 2020

SEPP (Koala Habitat Protection) applies to the proposal as Mid-Western Regional Council is listed within Schedule 1 of the SEPP and the area of land associated with the proposal is greater than 1 hectare in size including adjoining land within the same ownership.

However, the proposal does not involve the clearing of any trees and therefore no further consideration is warranted.

## MID-WESTERN REGIONAL LOCAL ENVIRONMENTAL PLAN 2012 (MWRLEP 2012)

The following clauses of Mid-Western Regional Local Environmental Plan 2012 have been assessed as being relevant and matters for consideration in assessment of the Development Application.

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### Clause 1.2 Aims of Plan

The application is not contrary to the relevant aims and objectives of the plan.

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### Clause 1.4 Definitions

The proposal is defined in accordance with the MWRLEP 2012 as a:

***animal boarding or training establishment*** means a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than for the agistment of horses), and includes any associated riding school or ancillary veterinary hospital.

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### Clause 2.2 Zoning of Land to Which Plan Applies

The land is zoned SP2 Infrastructure (Waste Management Facility) and is therefore subject to the Plan.

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### Clause 2.3 Zone objectives and Land Use table

The land is zoned SP2 Infrastructure pursuant to MWRLEP 2012. The proposal, being an extension to an existing lawful animal boarding or training establishment is considered to be a suitable ancillary use to a waste or resource management facility and is therefore permissible with consent in the zone.

The objectives of the zone and how the proposal satisfies the objectives is addressed below:

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#### SP2 Infrastructure

1. *To provide for infrastructure and related uses.*

**Comment** The proposal provides for an infrastructure related use.

2. *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*

**Comment** The proposal is not incompatible with or that may detract from the provision of infrastructure.

3. *To protect the water storage of Windamere and Burrendong Dams.*

**Comment** Not applicable, the proposal will not impact on Windamere or Burrendong Dam.

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### Clause 4.3 Height of buildings

The subject site is not mapped for a maximum height limit.

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### Clause 5.4 Controls relating to miscellaneous permissible uses

The proposal does not include any of the listed uses contained under this clause.



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**Clause 5.10 Heritage Conservation**

No items of aboriginal significance or a heritage item are recorded on the site or in the vicinity. Notwithstanding this, a condition will be placed upon the consent ensuring that work is ceased should an item be discovered during construction.

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**Clause 5.21 Flood planning**

The subject site is not identified as being within the flood planning area in accordance with Council's maps and the Floodplain Study and Management Plan. No further consideration is necessary.

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**Clause 6.1 Salinity**

The proposal only involves minimal earthworks and is not expected to significantly affect the process of salinisation.

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**Clause 6.3 Earthworks**

The proposal involves only minor earthworks to prepare the site for the development. The works are not expected to generate any significant impacts as listed in Clause 6.3(3). Conditions of consent have been included to ensure any earthworks related activities are carried out appropriately and minimise impacts upon neighbouring properties.

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**Clause 6.4 Groundwater vulnerability**

The site is identified as groundwater vulnerable in accordance with Council's mapping. No broad excavation is needed to facilitate the proposal and no significant impacts upon those matters contained within clause 6.4(3) is expected as a result of the proposed development. Given the extent of excavation, it is considered that the development would not cause groundwater contamination, adversely affect any groundwater dependent ecosystems, will not cumulatively impact potable water supply, and therefore no special measures, or conditions of consent would be considered necessary.

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**Clause 6.5 Terrestrial biodiversity**

The development footprint is likely partially located within an area of 'Moderate Biodiversity Sensitivity'. However, no vegetation is proposed to be removed as a result of the proposed development and, therefore, the impacts to be addressed in accordance with this clause are not considered significant/relevant.

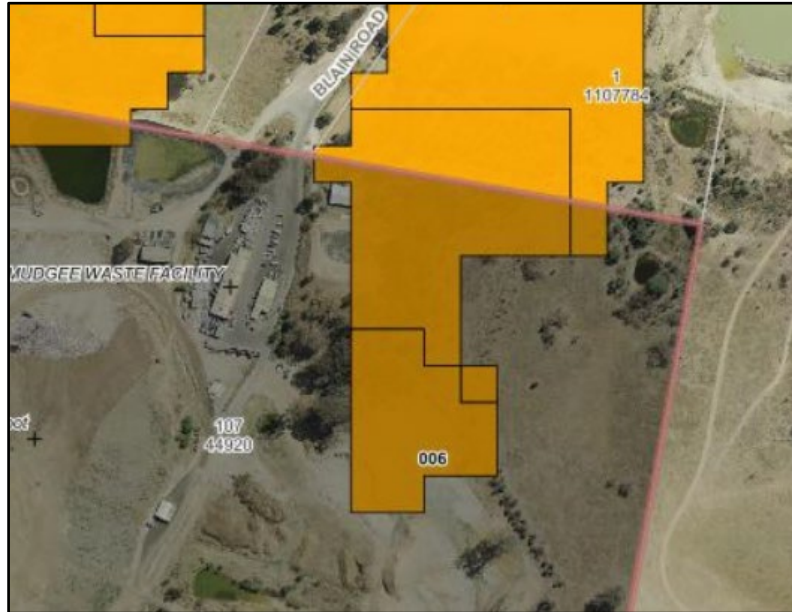


Figure 2 - Terrestrial Biodiversity mapping

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### Clause 6.8 Airspace operations – Mudgee Airport

The proposal will not penetrate the relevant height limits for safe operation of the Mudgee Airport.

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### Clause 6.9 Essential Services

All essential services that are relevant to the proposal are available or will be available as a result of the proposed development including the following:

- Water supply provided via existing water tank connected to Mudgee water supply.
- Electricity is already connected to the building.
- Sewage will be managed via an existing on-site waste disposal system.

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### Clause 6.10 Visually sensitive land near Mudgee

The building footprint is not located within the area identified within the visually sensitive land map.

#### 4.15(1)(a) Requirements of Regulations and Policies

##### (ii) Draft environmental planning instruments (EPI)

No draft environmental planning instruments apply to the land to which the Development Application relates.

##### (iii) Any development control plans

### MID-WESTERN REGIONAL DEVELOPMENT CONTROL PLAN 2013

An assessment is made of the relevant chapters and sections of the Mid-Western Regional Development Control Plan, 2013 (DCP 2013). Those chapters or sections not discussed here were considered not specifically applicable to this application or are discussed elsewhere in this report.

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### Part 4.7 Tree Preservation Order

No trees to be removed.

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### **Part 5.1 Car Parking**

An animal boarding or training establishment does not have any specific car parking requirements under this section and therefore car parking is assessed individually on its merits. The existing consent for the pound required 3 car spaces to be provided to cater for one ranger, one customer and a volunteer.

The applicant has advised that a maximum of 4 staff members and a maximum of 1-2 customers are expected on site at any one time. Accordingly a total of five spaces is considered to be suitable to meet the needs of the extended facility. Should there be a need for additional parking, members of the public could rely on the parking area adjacent to the development site for the waste facility.

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### **Part 5.2 Flooding**

Not applicable.

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### **Part 5.3 Stormwater Management**

Council's Development Engineer has provided comments and conditions concerning adequate disposal of stormwater.

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### **Part 5.4 Environmental Controls**

All the relevant considerations have been discussed elsewhere in this report or dealt with through conditions of consent.

#### **Section 7.11 and 7.12 Contributions**

### **MID-WESTERN REGIONAL CONTRIBUTIONS PLAN 2019**

Pursuant to Council's Contributions Plan 2019, the development is exempt from the payment of Section 7.11 or 7.12 contributions as it relates to "Public infrastructure to be carried out by or on behalf of any public authority including Council."

#### **Section 64 - Water/Sewer Developer Services Charges**

In accordance with the Developer Servicing Plans for Water and Sewer (August 2008), the development does not increase the demand or loading upon Council's infrastructure or require additional water, sewer or trade waste services to the land or building. No charges can therefore be applied under the plan.

#### **4.15(1)(a) Provisions of any Planning Agreement or Draft Planning Agreement – (1)(a)(iiia)**

No Planning Agreements are applicable.

#### **Regulations –4.15(1)(a)(iv)**

### **ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000**

#### **Clause 94 – Consent authority may require buildings to be upgraded**

The proposal will involve works as described within Clause 94(1) and therefore 94(2) is to be considered.

94(2) requires Council to consider whether it would be appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia.

Council's Health & Building Surveyor has recommended a condition on the consent be included requiring upgrades to the building to bring it into partial conformity with the Building Code of Australia.

#### Likely impacts of the development – 4.15(1)(b)<sup>1</sup>

<sup>1</sup> Including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

##### **(a) Context and Setting**

The proposal is appropriate with regards to the surrounding context and setting.

##### **(b) Access, Transport and Traffic**

The implications of additional traffic and suitable access are discussed throughout this report. The proposal is considered appropriate.

##### **(c) Public Domain**

The development will not impact the public domain in terms of recreation opportunities, the amount, location, design, use and management of public spaces, or pedestrian linkages between public spaces.

##### **(d) Utilities**

All relevant utilities are available or can be made readily available to the site.

##### **(e) Heritage**

Not applicable.

##### **(f) Other Land Resources**

No impact expected on the conserving and the use of valuable land, such as productive agricultural land, mineral or extractive resources, or water supply catchments.

##### **(g) Water**

No significant impact expected.

##### **(h) Soils**

No significant impact expected. The land is not known to be affected by subsidence, slip or mass movement, subject to contamination, and will not result in significant soil erosion or degradation.

##### **(i) Air and Microclimate**

The development is not expected to impact air quality or microclimatic conditions.

##### **(j) Flora and Fauna**

Not applicable.

##### **(k) Waste**

Not applicable.

##### **(l) Energy**

Not applicable.

##### **(m) Noise and Vibration**

Noise impacts relating to the pound use such as dog barking etc. was considered under the original development application and appropriate conditions were included in accordance with the acoustic report provided at that time. The proposed additions relate to additional office space, kitchenette and reception area and are unlikely to result in any new unreasonable noise sources.

**(n) Natural Hazards**

The site is identified as bushfire prone. The application is considered to meet the objectives for Class 5 to 8 Buildings specified under Section 8.3.1 of Planning for Bushfire Protection 2019 as follows:

- Existing safe access to /from the public road system for firefighters is already in place.
- Emergency and evacuation procedures for occupants of the development are already in place.
- Existing fire hose reel connected to a pressure pump is available in the event of a fire.

**(o) Technological Hazards**

There are no known risks to people, property or the biophysical environment, resulting from technological or industrial hazards, or building fire risk.

**(p) Safety, Security and Crime Prevention**

Increased passive surveillance as a result of the proposed development.

**(q) Social Impact in the Locality**

Generally positive.

**(r) Economic Impact in the Locality**

Generally positive.

**(s) Site Design and Internal Design**

Adequate as discussed throughout this report.

**(t) Construction**

To comply with the BCA where relevant.

**(u) Cumulative Impacts**

Nil. There are no known impacts that have the potential to act in unison, in terms of space or time, or owing to their repetitive nature, that would produce an effect greater or different than the sum of the separate parts.

**Suitability of Site for Development – 4.15(1)(c)**

**(a) Does the proposal fit in the locality?**

Yes. There are no constraints posed by adjacent developments and there are adequate utilities and transport facilities in the area available for the development.

**(b) Are the Site Attributes conducive to Development?**

Yes. The site is not subjected to any natural hazards, and the project will not impact any critical habitat, threatened species, populations, ecological communities or endangered habitats on the site.

**Submissions made in accordance with Act or Regulations – 4.15(1)(d)**

**(a) Public Submissions**

The application was notified, in accordance with Mid-Western Regional Community Participation Plan 2019, for a period of 14 days, ending 7 September 2021. During the notification period, no submission/s were received.

The applicant lodged amended plans during the assessment process. However, the changes were not considered significant enough with regards to implications on adjoining neighbours and re-notification of the proposal was not considered necessary.

**(b) Submissions from Public Authorities**

No submissions were sought or received from public authorities.

### The Public Interest – 4.15(1)(e)

**(a) Federal, State and Local Government interests and Community interests**

No significant issues in the interests of the public are expected as a result of the proposed development.

*CONSULTATIONS***Health & Building**

Council's Health & Building Surveyor has not raised any concerns with the proposal, subject to standard conditions.

**Development Engineer**

Council's Development Engineer has not raised any concerns with the proposal subject to standard conditions.

**Heritage Advisor**

Not required.

## Community Plan implications

Theme	Looking After Our Community
Goal	Effective and efficient delivery of infrastructure
Strategy	Provide infrastructure and services to cater for the current and future needs of our community

## Strategic implications

**Council Strategies**

Mid-Western Regional Development Control Plan 2013.  
Mid-Western Regional Contributions Plan 2019.  
Mid-Western Regional Community Participation Plan 2019.  
Mid-Western Regional Development Servicing Plans.

**Council Policies**

Not applicable.

**Legislation**

Mid-Western Regional Local Environmental Plan 2012.  
Environmental Planning and Assessment Act 1979.  
Environmental Planning and Assessment Regulation 2000.

## Financial implications

Not Applicable.

## Associated Risks

The recommendation of staff is to approve the development subject to conditions provided above. Should Council refuse the development application, the applicant may seek a further review of this decision or appeal through the Land & Environment Court.

SARAH HOPKINS  
TOWN PLANNER

LINDSAY DUNSTAN  
MANAGER, PLANNING

JULIE ROBERTSON  
DIRECTOR DEVELOPMENT

21 September 2021

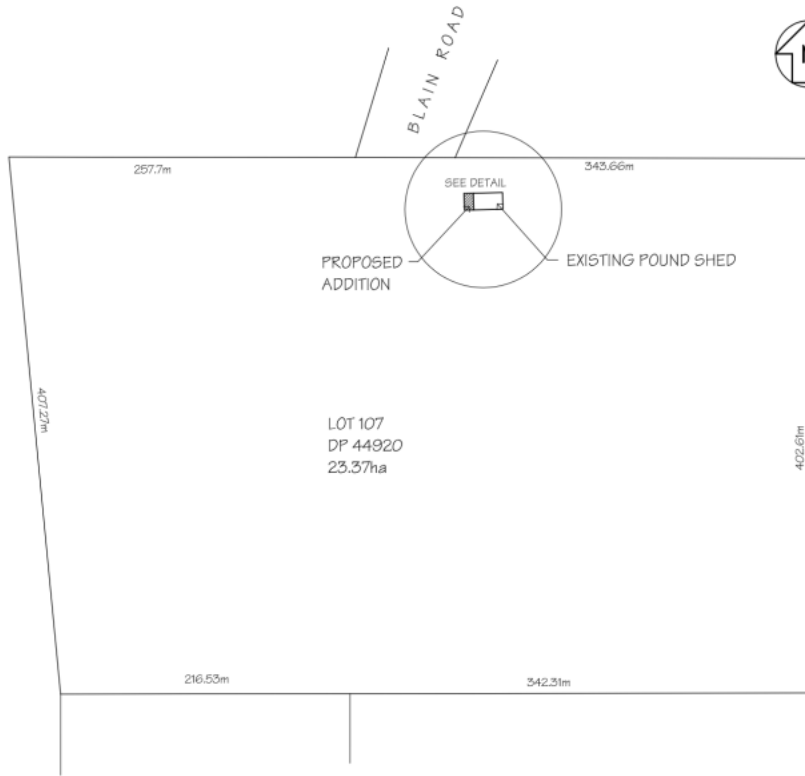
*Attachments:* 1. Development Plans.

APPROVED FOR SUBMISSION:

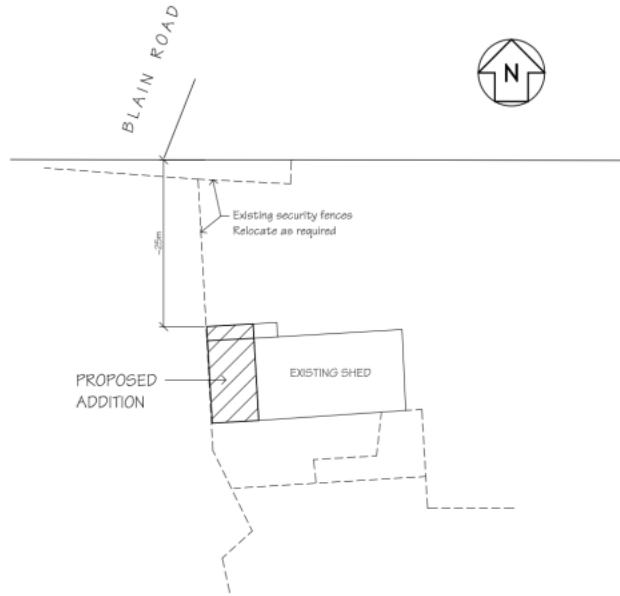
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GENERAL MANAGER







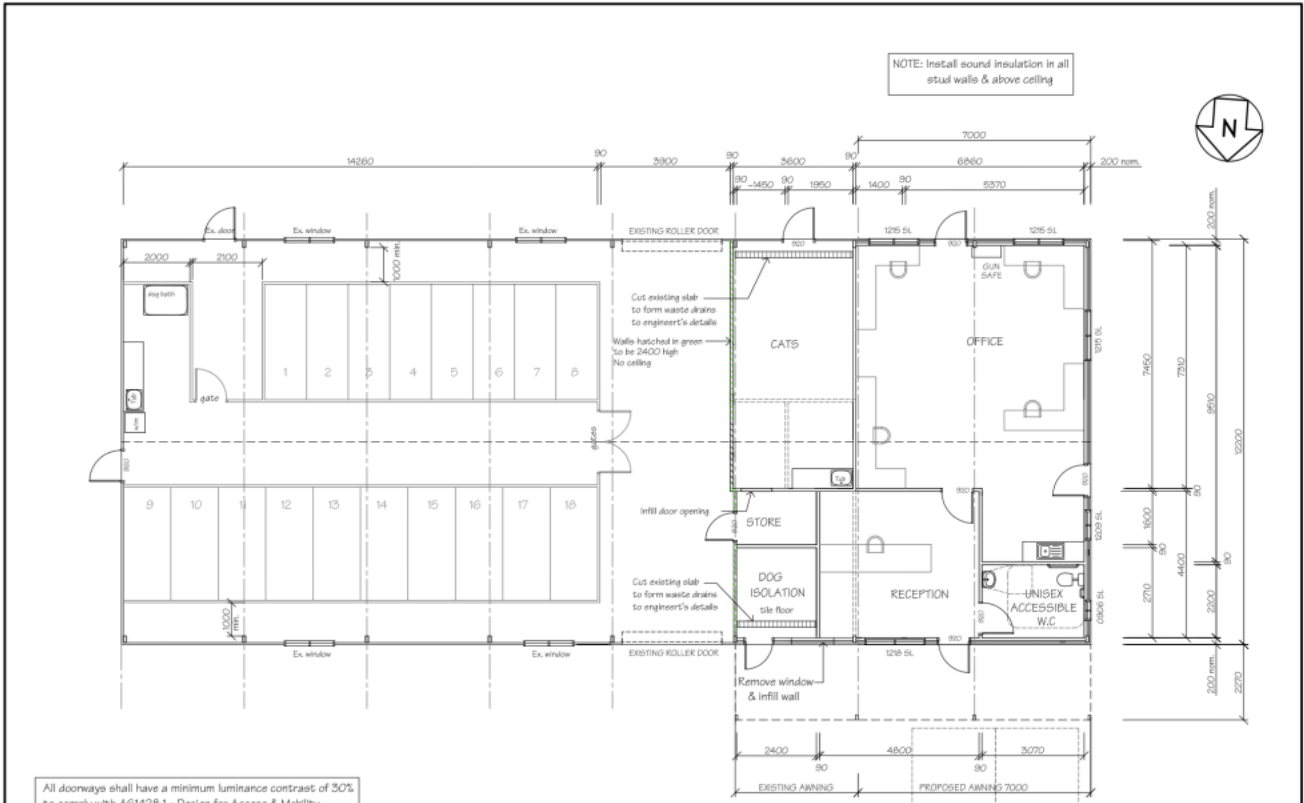
**SITE PLAN**  
 SCALE 1:2500



**SITE DETAIL**  
 SCALE 1:500

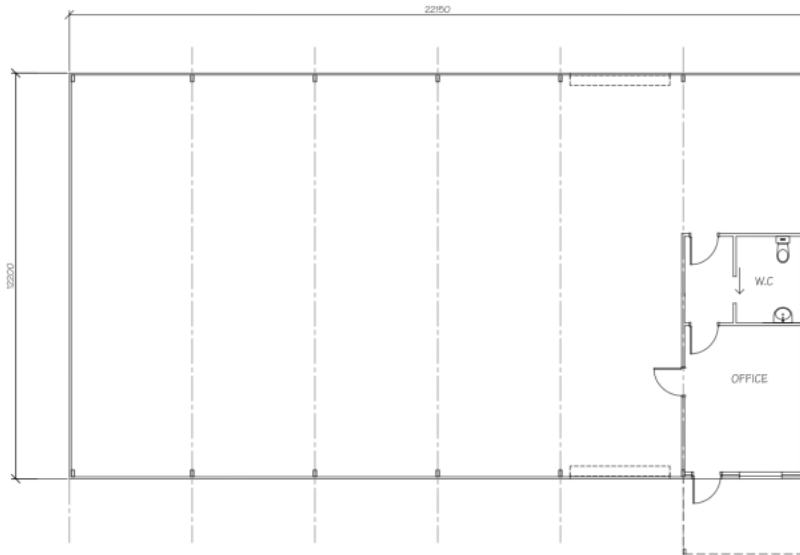
\* SEDIMENT & EROSION CONTROL MEASURES TO COUNCIL REQUIREMENTS ARE TO BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.  
 PROVIDE SEDIMENT FENCE ON DOWNHILL SIDE OF ALL EXCAVATIONS & STOCKPILES  
 PROVIDE A WASHDOWN BAY TO COUNCIL REQUIREMENTS.

Project:			
PROPOSED ALTERATIONS & ADDITION COUNCIL POUND 21 BLAIN ROAD, CAERLEON			
Job No.	DWG. No.	Amtd.	No. in set
21.89	3	B	4
Scale: AS SHOWN	Date: 24-9-21	File: 2189.dwg	



All doorways shall have a minimum luminance contrast of 50% to comply with AS1428.1 - Design for Access & Mobility  
Minimum width of the area of luminance shall be 50mm

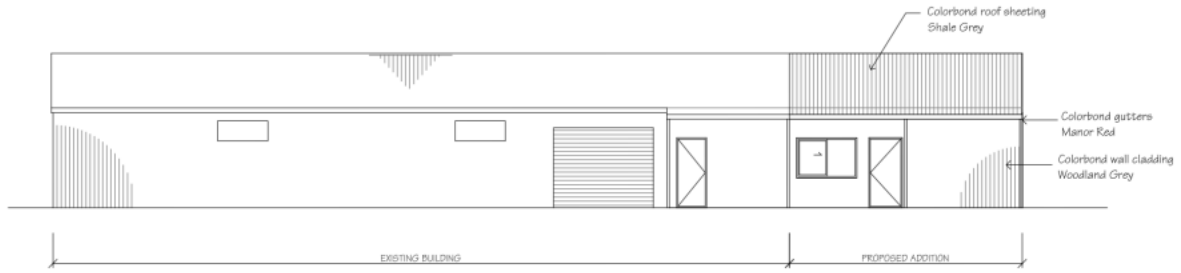
**PROPOSED FLOOR PLAN**  
SCALE 1:100



**EXISTING FLOOR PLAN**  
SCALE 1:100

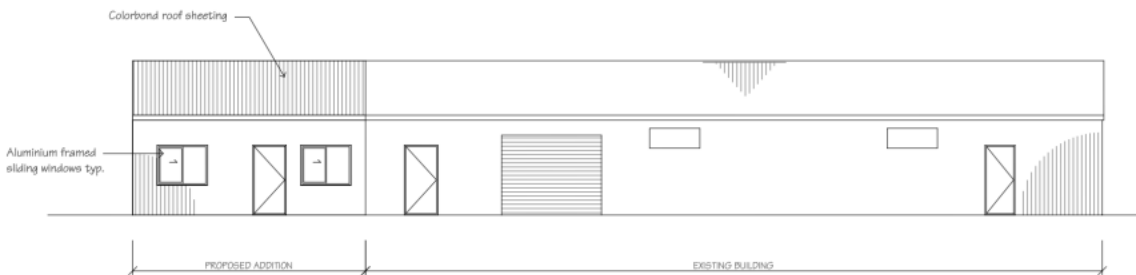
- Section 2 BCA requirements - Council owned - 21 Blain Rd. Bridgus**  
(to be read in conjunction with Section 3 report)
- Insulation (office area only)**
    - Floor (light colour with SA-D-4): reflective coating
    - Ceiling: R1.5
    - External walls: R2.0 and sarking
    - Internal walls (adjoining shed): R2.0
    - Floor: R1.1 (Kooltherm F3 board) (office area only)
  - External windows & glass doors (office area only)**
    - All figures: U<math>0.8</math> & S<math>40</math>-6-80
    - Glassing to comply with AS2047
  - Draught sealing (office area only)**
    - External door to have foam seal around perimeter, draught stopper along bottom edge and self-closer
    - Bathroom exhaust fan to be fitted with a self-closing damper
  - Air conditioning (office area only)**
    - Package AC units to comply with MEPS
    - Minimum COP/EER of 2.50
    - Any AC unit with a heating or cooling capacity of more than 2kW to have a time switch controller (refer to spec. of BCA for details)
  - Internal lighting & power control**
    - Office area - maximum illumination power density of 4.5 W/m<sup>2</sup>
    - Staff toilet areas - maximum illumination power density of 5 W/m<sup>2</sup>
    - Shed areas - maximum illumination power density of 2 W/m<sup>2</sup>
    - Office area lighting to be separately controlled from shed areas
  - External lighting**
    - All new external lighting to be controlled by either a daylight sensor or time switch and where total perimeter lighting exceeds 1000 lum a minimum of 95% of light fittings to be LED as to be controlled by a motion sensor
    - Facade lighting or illuminated signs to be controlled by a time switch or daylight sensor
  - Hot water supply**
    - Heated sanitary water systems to be designed and installed as per part 2c NCC vol. 3
  - Metering of gas / electricity**
    - Electricity and gas meters (as required) are to be installed
    - Sub-metering is not required

<p>SCALE 1:100 at A2 size</p>	<p>Presentation:</p> <p><b>RELIABLE DRAFTING SERVICE</b></p> <p>Kate Foody ph. 65 371116 12 Alexander Street Mob. 0402608213 EGLINTON 2795 A.B.N. 60 167 131 984 email kate@draftingservice.net.au</p>	<p>Project:</p> <p><b>PROPOSED ALTERATIONS &amp; ADDITION COUNCIL POUND 21 BLAIN ROAD, CAERLEON</b></p> <p>Client:</p> <p>MID WESTERN REGIONAL COUNCIL</p>	<p>Floor Areas:</p> <p>EXISTING BUILDING: 270.2m<sup>2</sup> PROPOSED ADDITION: 85.4m<sup>2</sup> PROPOSED AWNING: 15.9m<sup>2</sup></p>	
			<p>Job No:</p> <p><b>21.89</b></p>	<p>DWG. No.</p> <p><b>1</b></p>



**NORTH ELEVATION**

SCALE 1:100



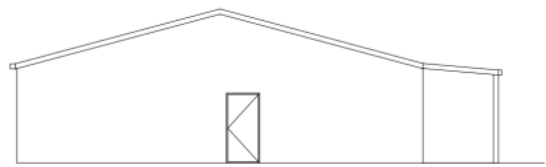
**SOUTH ELEVATION**

SCALE 1:100



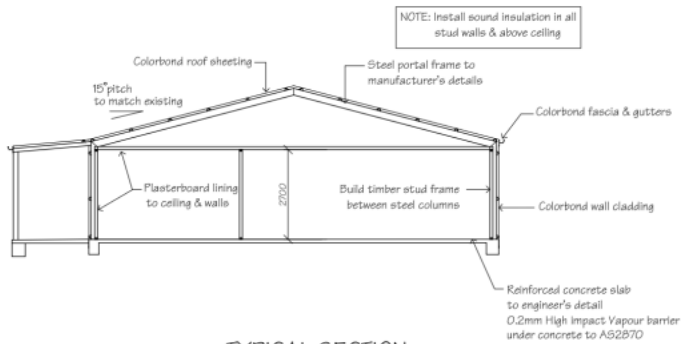
**WEST ELEVATION**

SCALE 1:100



**EAST ELEVATION**

SCALE 1:100



**TYPICAL SECTION**

SCALE 1:100

Project: PROPOSED ALTERATIONS & ADDITION COUNCIL POUND 21 BLAIN ROAD, CAERLEON			
J&B No. <b>21.89</b>	DWG. No. <b>2</b>	Amtd. <b>B</b>	No. In set <b>4</b>
Scale: AS SHOWN	Date: 24-9-21	File: 2189.dwg	