

PLANNING REPORT

NSW AMBULANCE MUSEUM

Report to Southern Regional Planning Panel

Prepared by Claire Golder, Town Planner, Temora Shire Council

EXECUTIVE SUMMARY

This planning report has been prepared in response to the proposal by Temora Shire Council for the construction of the NSW Ambulance Museum, an information and education facility (museum), at 1 Hinde Street Temora. The site is zoned R1 General Residential. The land use of information and education facility is permitted with consent in the zone. The proposal involves the demolition of an existing shed, located on adjoining land at 33 Macauley Street Temora, to facilitate access to the site, and the construction of a two storey museum facility to display ambulance memorabilia for the viewing public as part of an addition to the existing Bundawarra precinct. The proposal also involves the provision of ancillary stormwater drainage within land at 19-21 Junee Road Temora, to direct stormwater from the proposed development to Junee Road.

The site is a 3043sqm battle-axe shaped lot, with an 87m long, 7m wide access handle from Hinde Street. The development site is located immediately to the north of the existing Bundawarra Centre, incorporating the existing ambulance museum, rural museum and visitor information centre. Other adjoining land uses are the Temora Motel and Temora Caravan Park, to the west, residential uses to the east and low density residential to the north. The subject land is a predominantly cleared.

The proposal is identified as Council related development over \$5 million under the State Environmental Planning Policy (Planning Systems) 2021. The proposal has a capital investment value of \$9 million.

The proposal was placed on public exhibition from 9 November 2022 to 9 December 2022 in accordance with the *Environmental Planning and Assessment Act 1979*, *Environmental Planning and Assessment Regulation 2000* and the Temora Shire Development Control Plan 2012.

One submission was received during the notification period. The submission raised concerns about overshadowing of the adjoining landowners backyard as a result of the development. In response, Council arranged for a photomontage of the proposed development to be prepared by the architect, from the perspective of the adjoining landowner. This was provided to the residents for their consideration. The landowner provided a further submission, suggesting that the relocation of their existing shed, at the cost of the applicant, would address their concerns regarding overshadowing. The applicant supports this concept in-principle.

The application is recommended for approval as the development as the proposed use is compatible with existing community and commercial uses in the vicinity, including the

existing ambulance museum, rural museum, visitor information centre, men's shed, community radio, Rural Fire Service community education centre, Temora Motel and Temora Caravan Park.

The scale of the building required to accommodate the expansion of the ambulance museum is a significant change from the currently vacant land. However, the building designer has provided reasonable approaches to reduce the bulk and scale of the development, through earthworks to place the building on a lower level and stepping the building back from adjoining houses. The development proposes large scale plantings to soften the appearance of the building. These plantings may commence immediately, to provide time for sufficient growth to screen the future building, which will be subject to securing grant funding to support construction. Further, the applicant has indicated their willingness to support the relocation of an existing shed on a neighbouring property in order to address the concerns of the neighbour. Therefore, the proposal does not unreasonably impact upon adjoining residential properties.

The proposal is recommended for approval, subject to conditions.

Assessment Report

DA No.	77/2022
Applicant	Temora Shire Council
Property	Lot 1 DP 811364, 1 Hinde Street, Temora Lot 706 DP 750587, 33 Macauley Street, Temora Lot 2 DP 557949, 19-21 Junee Road, Temora
Owner	William Speirs
Proposal	NSW Ambulance Museum, involving: • Demolition of existing shed • Construction of new two-storey building • Provision of ancillary stormwater drainage
Notification	Advertising of this application for a period of thirty-one (31) days was provided as part of the assessment process, from 9 November 2022 to 9 December 2022 • Notification letters to ten (10) adjoining/nearby landowners • Newspaper advertisements on Friday 11 November 2022 • Newspaper article on Friday 18 November 2022 • Social media awareness

Site Description

The development site is a 3043sqm battle-axe shaped lot, with an 87m long, 7m wide access handle from Hinde Street. The site is located on the southern fringe of the town of Temora.

The subject land is cleared and vacant, used for only minor storage purposes in association with the existing, adjoining ambulance museum.

Adjoining land is also used for community and commercial purposes, as well as residential purposes. Adjoining landuses to the south comprise the existing Temora Ambulance Museum, Rural Museum, Men's Shed, community radio station, Visitor Information Centre and Rural Fire Service Community Education Centre. To the west, is the Temora Motel and Temora Caravan Park. To the north is a large residential lot, with a dwelling facing Clarke Street. To the east are two residential properties.

The development site is connected to the existing ambulance and rural museum site, owned by Temora Shire Council (Lot 706 DP 750587) for future access purposes for visitors. It is also connected to the Temora Caravan Park site, managed by Temora Shire Council (Lot 2 DP 557949) for the purposes of providing stormwater drainage.

Figure 1 shows the location of the subject site, indicated edged heavy black, within the Temora Local Environmental Plan (LEP) zoning map. The zoning of the land is R1 General Residential.

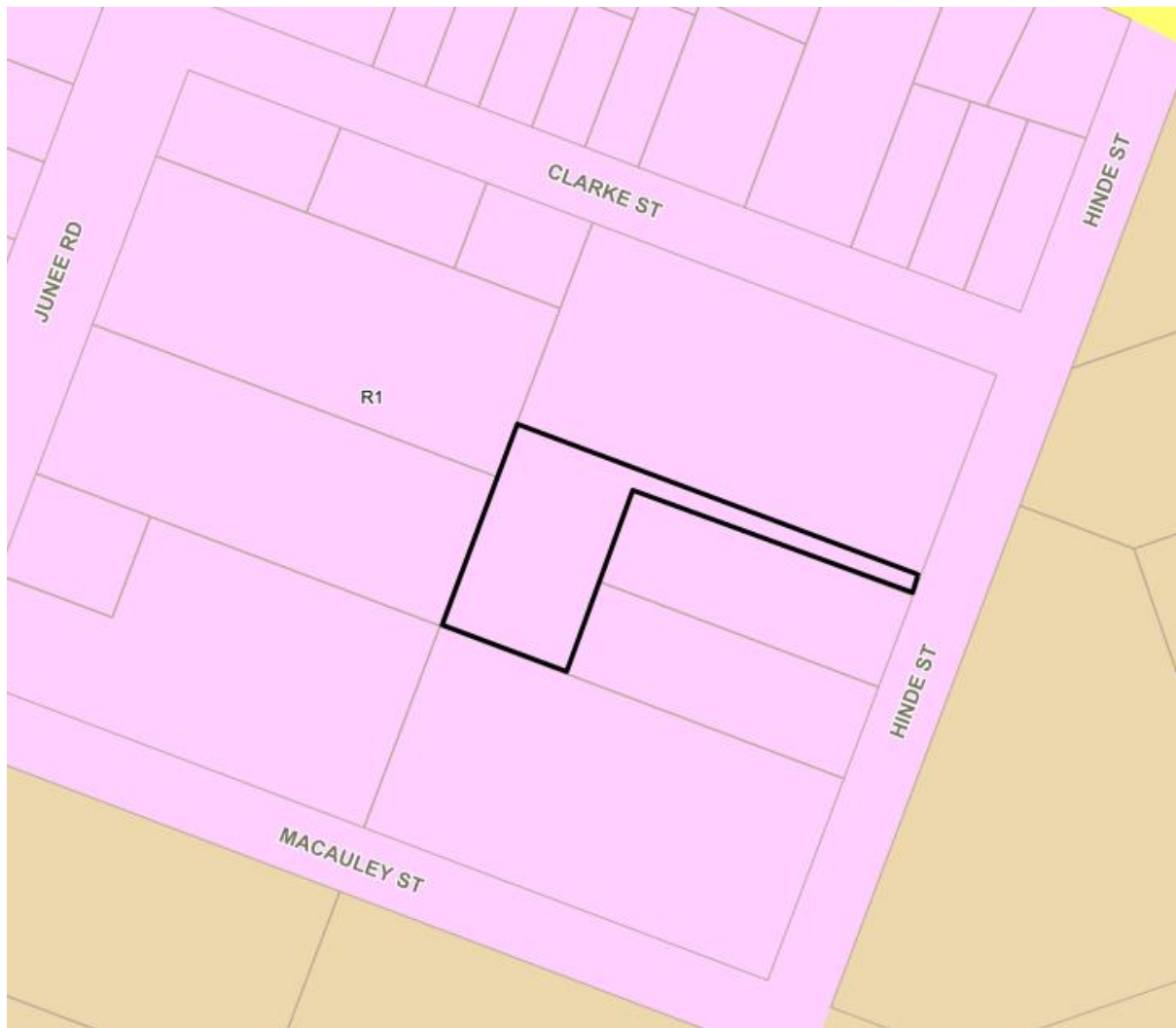


Figure 1: The location of the subject land, indicated edged heavy black, shown on the LEP zoning map.

Figure 2 shows an aerial image of the site.



Figure 2: Aerial image of the site, subject land indicated edged heavy black

Development Description

Specific details of the development are:

- Demolition of an existing storage shed to provide access to the construction site
- Construction of a two-storey building, with the ground floor comprising the main entrance, display areas of heritage vehicle collection and equipment, records storage and auditorium for film screening
- Lift and staircases
- First floor main exhibition space
- Ancillary loading access, amenities, storage and signage

The proposed construction materials are:

- Colorbond roof – shale grey
- Colorbond fascia, gutter and down pipes – basalt
- Insulated panels in basalt, bluegum and shale grey (matt colours)
- Masonry blockwork – grey
- Shopfront glazing at the front entrance

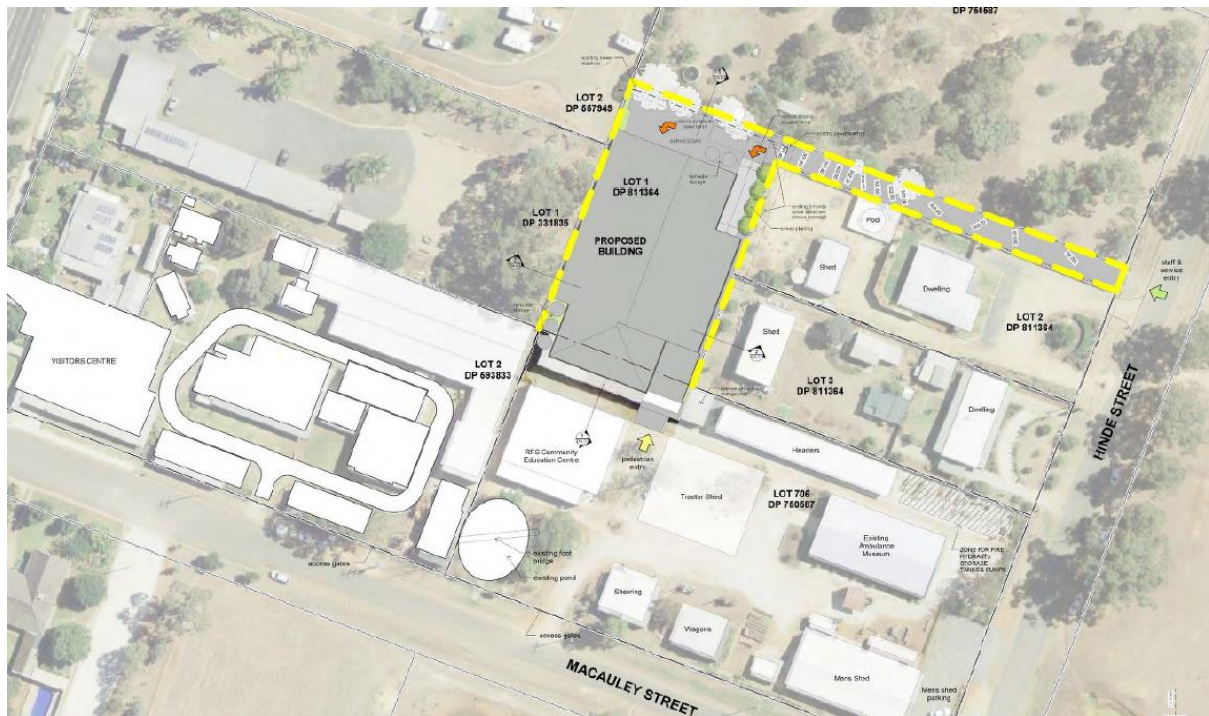


Figure 4: Proposed building footprint

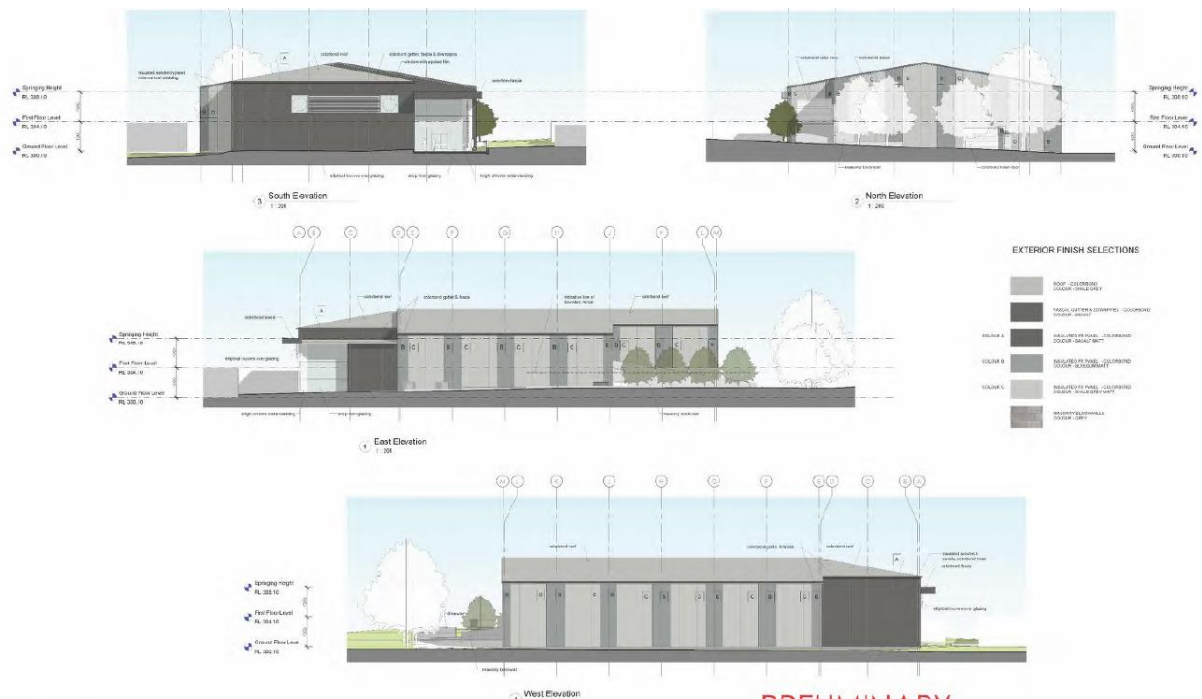


Figure 5: Proposed elevations

Assessment

The following matters are considered under section 4.15 of the Environmental Planning and Assessment Act, 1979, as part of the assessment of the proposal.

State Planning Controls

1. State Environmental Planning Policy (SEPP) (Industry and Employment) 2021 is relevant to this application.

The development application indicates the installation of new signage. However, this signage will only be able to be viewed from a limited perspective from a public place. The proposed new signage is considered to be satisfactory and in keeping with the proposed development and surrounding land uses. Therefore, no further consideration of this SEPP is required.

2. State Environmental Planning Policy (SEPP) (Planning Systems) 2021 is relevant to this application.

The development is identified as Regionally Significant Development, being Council related development over \$5 million. The development application will be determined by the Southern Regional Planning Panel.

3. State Environmental Planning Policy (SEPP) (Resilience and Hazards) 2021 is relevant to this application.

The application is considered under 4.6 Contamination and remediation to be considered in determining development application.

Council is not aware of any current or previous use of the land for potentially contaminating activities, industries or chemicals. The site has been used for only minor storage purposes in association with the existing Temora Ambulance Museum. Therefore, no further consideration of this SEPP is required.

4. State Environmental Planning Policy (SEPP) (Transport and Infrastructure) 2021 is relevant to this application.

The application proposes a new stormwater connection to a Classified Road (Junee Road). No new access for vehicles is proposed to Junee Road. All vehicle accesses will be from local roads – Hinde Street and Macauley Street. The new development is not expected to adversely affect the ongoing operations of Junee Road.

Riverina Murray Regional Plan 2041

The *Riverina Murray Regional Plan 2041* was published in January 2023. It establishes a framework for growth over the next 20 years for the Riverina Murray Region which includes Temora LGA.

The plan supports the protection of high-value environmental assets and aims to develop a strong and diverse economy with supportive communities. The plan considers Environment, Communities and places, and Economy.

A series of Objectives are to guide land use planning priorities and decisions.

Objectives that are relevant to this application are:

Objective 9: Plan for resilient places that respect local character and Objective 16: Support the visitor economy.

The proposal is consistent with these objectives.

Temora Shire Local Strategic Planning Statement

The purpose of the *Temora Shire Local Strategic Planning Statement* (LSPS) is to guide current and future land uses for over the next 20 years. The Statement sets out Temora Shire's land use planning priorities and actions over the short-medium term. It uses population data, future projections, housing needs, economic issues, transport, social issues, and environmental factors to explain current growth and change, and guide priorities and actions. The Statement identifies the planning priorities of the community, including agriculture, housing, aviation, employment, tourism, heritage, environment, amenity and liveability.

The proposal is consistent with the planning priorities and actions identified within the LSPS, as the project aligns with Planning Priority 2: Encourage a diverse local economy to meet local needs Action 2.1 Support a wide range of land uses that are permitted with consent, suitable within relevant zones and Planning Priority 3: Support emerging economic opportunities in aviation and tourism Action 3.2 Encourage boutique, artisan, creative, food, agricultural, aviation and heritage based tourism opportunities, through active promotion of the Canola Trail and support for new and existing businesses that align with this economic area.

Other legislation

Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* introduced the *Biodiversity Offsets Scheme* which is used to determine whether the *Biodiversity Assessment Method* is necessary to assess the impacts of a development proposal on threatened species, endangered ecological communities and habitats.

The site has an absence of vegetation, being an urban site with non-native grasses and weeds. No clearing of native vegetation is proposed as part of the development. There are no records of threatened species located on the site or immediately surrounding the site. Therefore, no further consideration of the Biodiversity Conservation Act 2016 is required.

Local Planning Controls

Zone and Zone Objectives

The site is zoned R1 General Residential under the Temora Local Environmental Plan (LEP) 2010.

The proposed use of **information and education facility**, being a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like, is permitted with consent in this zone.

The objectives of the R1 General Residential zone are:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To protect local groundwater aquifers from contaminating activities.

The proposal is consistent with the objectives of this zone, as it is a land use that provides facilities to meet the day to day needs of residents. appropriate to the area, with low noise and low traffic generation once construction is complete.

The proposal has been designed to minimise conflict with adjoining land uses by separating the proposed development from existing dwellings, with screening of the site through proposed planting of vegetation. The applicant also includes a 2.5m wide landscape screening buffer along part of the eastern development site boundary, consisting of suitable native trees. This is intended to achieve a softening of the visual impact of the development to an acceptable level. Once the trees mature, they will achieve a height of around 6-8 metres, which will largely screen the development from view.

The proposal is a change from the currently vacant use of the land, however the proposal is consistent with other adjoining community and commercial uses. Therefore, the proposal is not inconsistent with the objectives of the zone.

Demolition

This development involves the demolition/removal of an existing structures on adjoining land, and consent has been sought as part of this application for this to occur.

Earthworks

Earthworks will be required as part of the future development of the site as part of future construction works. A geotechnical assessment has been completed in support of future development of the site. Infrastructure for stormwater management has been included as part of the Development Application, including three rainwater tanks and drainage pipe directing stormwater to Macauley Street and Junee Road, to manage impacts and prevent stormwater flooding of nearby properties and the proposed development.

Appropriate conditions will be imposed on the development relating to hours of construction, dust suppression and noise, however there may still be impacts on adjacent properties as a result of the development earthworks. It is considered that these impacts are transient in nature, will be short-lived, and given the controls proposed, should have minimal impact.

Essential Services

Water – the site is serviced by an existing reticulated water supply which will be augmented to service the proposed development.

Electricity – existing services are available, that the applicant will make arrangements for connection, in accordance with the electricity providers requirements

Sewer services – existing sewer services are available, and the applicant will make arrangements for connection

Stormwater – roof water will initially be collected and diverted to three onsite rainwater tanks. The tanks will be discharged to Junee Road via a new pipe to be installed within Temora Caravan Park land, managed by Temora Shire Council

Suitable vehicle access – vehicle access for construction, loading and unloading can be provided by the battle-axe access from Hinde Street. Future visitors to the development will access the site via the existing museum entrance from Junee Road.

Development Control Plan

The Temora Shire Council Development Control Plan 2012 is relevant to this application. The chapters relevant to this proposal are:

- Car Parking

The Bundawarra Centre is open 360.5 days per year, opening 9.30am – 5pm weekdays and 9.30am – 4pm on weekends and public holidays. Visitors to the centre are in association with the Visitor Information Centre, Rural Museum, Ambulance Museum, men's shed and community radio. Coach tours are accommodated by arrangement.

Existing parking for the Bundawarra Centre involves on-street angle parking on Junee Road, parallel parking along both sides of Macauley Street and parallel parking along both side of Hinde Street, with proximity to the Men's shed and Temora Community Radio station. The Men's Shed have their own parking area beside Hinde Street. There is one major open day each year, in association with the Rural Museum.

Existing on-street parking is deemed to be satisfactory. It is expected that the expansion of the Ambulance Museum will generate additional parking demand. However, existing arrangements are deemed to be satisfactory to the expected demand.

- Commercial Development

The objectives of these controls are to:

- ensure that commercial development is carried out in such a way as to protect and enhance the environmental quality of the Shire
- encourage development that reinforces the "country town" character of urban Temora - guide owners, developers and the wider community to the standards required by Council in the planning and design of commercial developments
- assist applicants in the compilation and submission of development applications - promote and encourage commercial development within the Shire of Temora
- maximise the utilisation of services for commercial development
- ensure the most efficient use of commercial land while safeguarding environmental factors through careful site planning

The development responds to the controls through building design, use of a range of high quality, aesthetically pleasing materials, complementary to existing adjoining buildings in association with the museum. The building has boundary setbacks compliant with the National Construction Code. The proposed use will not create a nuisance within the locality, construction materials can be suitably stored onsite and proposed car parking is deemed to be acceptable.

- Development Applications

The application for development has been made including all relevant information and plans.

- Engineering Standards

Roads and Access – The existing access driveway via battle-axe handle from Hinde Street provides suitable access for all vehicle delivery purposes. The site will have suitable manoeuvring space to allow vehicles to enter and leave in a forward direction. It is not proposed to seal the access driveway due to the low number of vehicle movements, however a suitable gravel access driveway will be installed.

New kerb and guttering and extension of footpath on the northern side of Macauley Street from the existing to the driveway providing access to the Men's shed is proposed.

The development can be connected to Council's existing sewer system

The development can be connected to existing water systems

Stormwater can be managed using three onsite rainwater tanks and new pipes directing stormwater to Macauley Street and Junee Road

- Notification of Development Application

The applicant has been notified to adjoining and nearby neighbouring landholders, as well as advertised to the public, in accordance with the Development Control Plan.

Likely Impacts

Environmental

- Natural

Vegetation

The proposal is located on cleared vacant urban zoned land.

Erosion risk during and post construction can be managed through relevant conditions of consent.

The proposed development includes the planting of screening vegetation along part of the eastern boundary.

Flooding and Stormwater

The site is not identified as being with a Flood Planning area, as shown by Figure 6. Runoff from the proposed building will initially be directed to three onsite rainwater tanks and then subsequently discharged via a new pipe to be installed along part of the Temora Caravan Park land (Lot 2 DP 557949), directing water to Junee Road. Surface water within the site will be directed to Macauley Street via a new pipe to be located within the existing museum land at 33 Macauley Street (Lot 706 DP 750587).



Figure 6: Temora Flood Study Map, with arrow indicating the development site

Land Contamination

The site is not identified as contaminated land. The property is cleared is not known to be listed on a Council register of potentially contaminated land. There has been no known historical usage that would cause the land to be contaminated.

Aboriginal Cultural Heritage

In accordance with the code, an on-line search was carried out of the *Aboriginal Heritage Information Management Service (AHIMS)* that is maintained by Heritage NSW. The search is part of the due diligence process and remains valid for 12 months.

A search of Lot 1 DP 811364 was performed on 18 October 2022. The search results are:

- There are no Aboriginal sites recorded in or near the selected location, and
- There are no Aboriginal places that have been declared in or near the selected location.

The development area does not possess landscape features that indicate the presence of Aboriginal objects. The development area has been disturbed, does not possess significant landscape features and no known Aboriginal objects are listed in *AHIMS*.

Biodiversity

The site is not mapped as being on the Biodiversity Values Map, as shown by Figure 7. The proposed development is considered not likely to significantly affect threatened species, as it is cleared urban land.

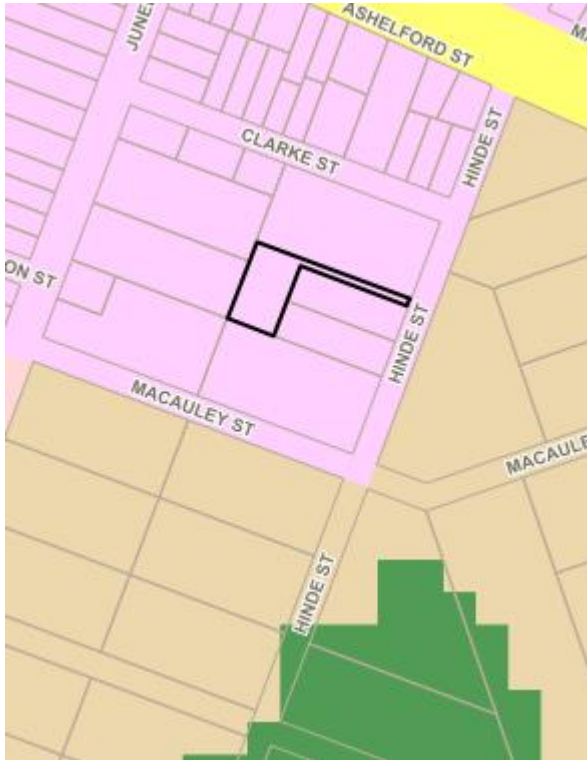


Figure 7: Natural Resources Sensitivity - Biodiversity Map of the site

Water and air quality

The site is not identified within the Natural Resources Sensitivity Water map or the Natural Resources Sensitivity Land Maps of the Temora LEP 2010.

Air quality impacts will require management during construction, to suppress dust generation. This will include strategic watering and suspending works during excessively dry and windy conditions.

Bushfire Risk

The site is not identified as Bushfire Prone land.

Noise

Noise impacts during construction will be managed through conditions to limit the timing of construction to approved construction hours.

The operation of the proposed development is not expected to generate any significant noise. Visitors will continue to access the facility from the Junee Road entry. Minimal loading and unloading of museum exhibits are expected. The siting, design and operation of

mechanical plant, such as air conditioning will be undertaken so as to not cause offensive noise.

Waste

Waste will mostly be generated during the construction phase of the project. The wastes are likely to include construction materials waste (e.g., wood pallets, cardboard) and domestic waste. There will be no putrescible waste as a result of the project. The waste types generated from the project are likely to be classified as general solid waste (non-putrescible) class under the Protection of the Environment Operations Act 1997.

The operating phase will not generate waste streams unless there is maintenance, repairs or replacement of equipment required.

Built

The development site is cleared. An existing shed on an adjoining lot, part of the existing museum, is required to be demolished to facilitate access to the new site. This demolition is considered to be relatively minor and is acceptable as part of the construction plan.

The development has been designed to minimise impact upon nearby residents, by providing as much separation as possible from the closest residences.

Traffic including vehicles movements generated at the site will only generate a relatively small level of increased impact on the local traffic conditions, once the expanded ambulance museum is operational.

Visual Impact

The proposal does represent a change to the urban landscape, as it is a change from cleared vacant land to a two storey building.

The applicant has provided the following details about the need for the building, its proposed design and the techniques to minimise the visual intrusion of the development to adjoining properties.

The site at 1 Hinde Street Temora was selected as the preferred site for the Temora Ambulance Museum for the following reasons:

- The site forms part of the Bundawarra Centre, a significant community facility housing the Temora Visitor Information Centre, Temora Rural Museum, several community organisations, a function centre and the existing Temora Ambulance Museum,
- Proximity to existing museum facilities
- Fairly level site, sloping away from existing dwellings, reducing the need for substantial earthworks
- Cleared landscape, reducing impact upon biodiversity
- Support from landowner for Council to purchase the site for the expansion of the Ambulance Museum

- Need to accommodate the significant influx of NSW Ambulance items donated to the museum, which are currently unable to be adequately displayed or archived, due to a lack of available space within the existing Ambulance Museum

A new purpose building facility will fulfill this need. To achieve this purpose, the internal spaces require 4m floor to floor height exhibition space, to incorporate lighting and building services.

The building design has been through several drafts to provide for a functional building whilst minimising the impact on its surrounds. The building has been reduced in size to as small as functionally feasible, through additional side setbacks and stepping of the building walls. The roof has been designed as a pitched roof, in order to limit overall height and locate the highest point of the building in the centre to minimise overshadowing impacts. The building has been cut into the site to a point as low as possible, whilst still managing surface and roof water discharge requirements, as well as accessible path requirements. These approaches are considered to be suitable in order to minimise the level of impact upon adjoining landowners.

It is acknowledged that the proposed use is substantially different from the current landuse of vacant urban land. However, it is appropriate that urban land is developed for urban purposes that are acceptable within existing site constraints and compatible with existing adjoining land uses. Existing land uses to the south and south-west are the rural and ambulance museums and other community uses. To the west and north-west is the motel and caravan park, operated for commercial accommodation purposes. To the north and east are residential uses, with dwellings varying in separation between 45m – 60m from the proposed new building.

The size and scale, or magnitude, of the project and impact on urban character is considered to be high for private property due to the introduction of a new building that is substantial in size and scale. However, this proposed use is an extension of an existing long-standing use of the site for museum and community purposes.

The sensitivity of private property to landscape change is considered moderate given the existing urban landscape which is a mixture of community, commercial and residential purposes. The proposal offers the inclusion of intervening vegetation between the closest dwelling and the new building. All dwellings adjacent the site are separated by either existing sheds or vegetation. New substantial vegetation proposed on part of the eastern boundary is intended to soften and screen the new building from the closest dwelling. Topography of the site assists with screening of the facility from dwellings to the east, as the development site is lower than these adjoining residences, as shown by Figure 8.

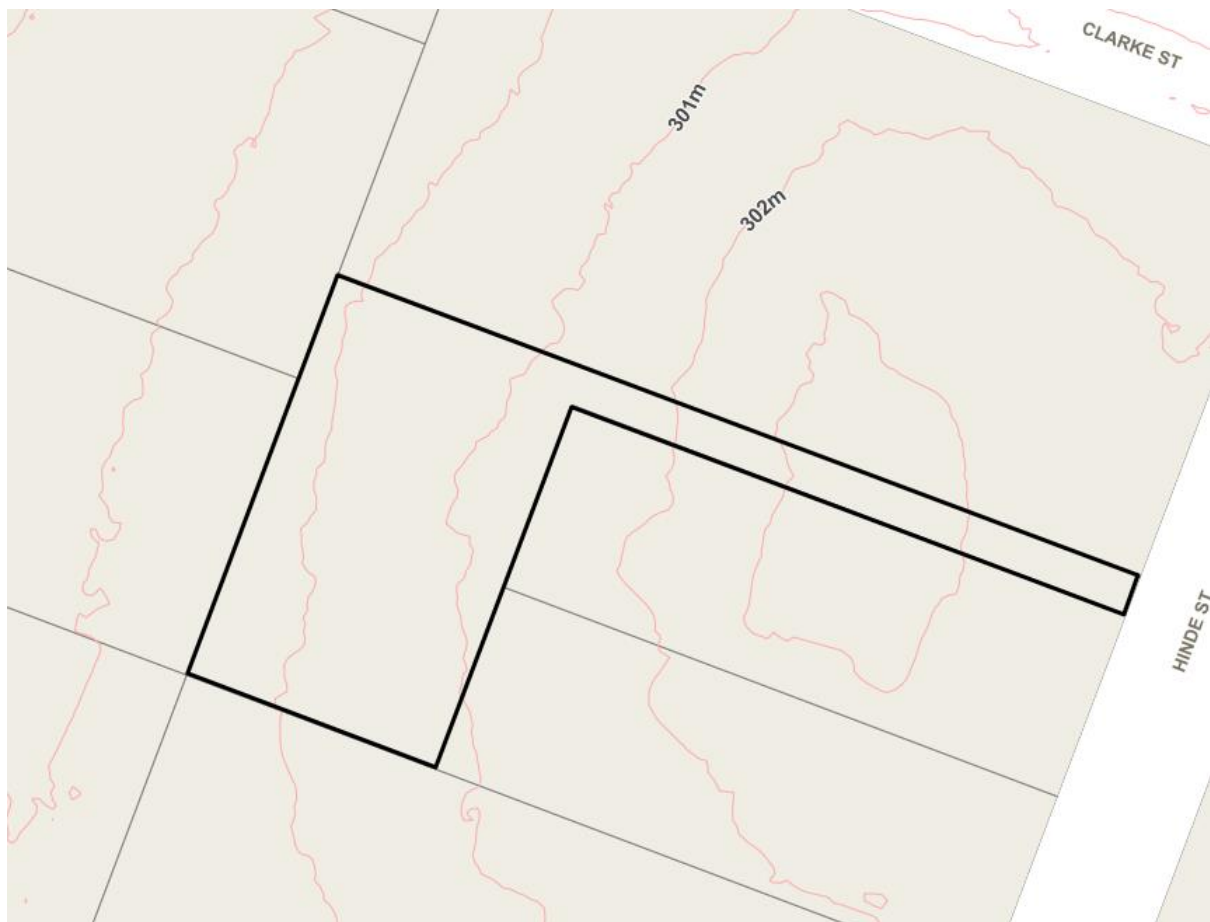


Figure 8: Topography of the site, showing the development site sloping down towards the west

The works will have limited visibility from public roads as the development will be sited behind existing buildings and sheds on all sides.

The applicant provides the following information about the means to minimise the level of visual impact of the proposed development:

- Separation of the development from neighbouring residences, to the extent that is practically possible based on the design brief
- Inclusion of new large growing vegetation to assist with screening the development, vegetation to reach a height of 8-10m. This vegetation is intended to be planted immediately after consent is received, in order to provide suitable growing time whilst funding opportunities for future construction are sourced.
- Choice of colours of fencing and buildings is designed to blend into the neighbourhood, not stand out.
- Although the development will be able to be seen; the combination of separation, design, vegetation screen planting and muted colours are proposed in order to limit the visual impact to an acceptable level in an urban setting.

Social

The social impacts of the development are positive with the potential to provide additional employment opportunities, over the construction period, and some sourcing of local goods and services, during construction, as well as future employment opportunities covering operation of the expanded facility. The provision of a regionally significant museum will generate an increase in visitors to Temora Shire, which contributes to the vibrancy of the local community, as well as demand for other visitor services including hospitality and accommodation.

Economic

The economic impacts of the development are positive with the opportunity to provide a regionally significant museum in Temora, as well as employment opportunities, supply of materials and demands for locally sourced services, such as accommodation, fuel and meals for workers and visitors, once the facility is operational.

Suitability of the Site

The suitability of the site relates to its location with proximity to the existing Ambulance Museum and Visitor Information Centre, the suitable size of the land, its compatible design and proximity to road infrastructure. The site is mostly cleared and there are no impacts on biodiversity or risks associated with flooding. Impacts upon neighbouring residential properties have been considered and managed through design, separation and vegetation screen planting.

Submissions

As a result of the notification of the development application, one written submission was received. Issues raised within the submission were:

- Concern about overshadowing of backyard
- Request for visuals of the museum from neighbour perspective

In response, Council arranged for a photomontage of the proposed development to be prepared by the architect, using a photograph of the view from the rear of the neighbouring landowner's dwelling and a site point surveyed by Council's engineering officer. The photomontage is shown by Photo 1.



Photo 1: Photomontage of the proposed development, viewed from 1A Hinde Street rear of dwelling.

Following receipt of the photomontage, the adjoining landowners provided a further submission, stating continued concerns relating to the expected impact of the proposed development on their property.

A summary of their concerns and comments is as follows:

- building scale
- overshadowing of rear yard area, preventing water from drying out on the land and making the yard unusable during wet weather. This is expected to impact on the operations of the home business conducted at the property, involving movement of vehicles and trailers for work purposes.
- impact on property values

The neighbouring landowners acknowledge the need for the building to be two storeys to accommodate the vision for the project. The neighbouring landowners acknowledge the importance of the project for the town and the state.

A proposed solution put forward by the neighbouring landowners to manage the impacts of the development involves relocation/rebuilding of the existing shed to be further back within the rear yard. The reasoning for this solution is that, if the shed were to be relocated, the overshadowing that will occur, due to the proposed development, will occur above the shed, rather than the open area. The proposed solution will provide an alternate space for

movement of vehicles and trailers that is not overshadowed and will be able to dry out following wet weather. The neighbouring landowners have advised that, if their request were supported and implemented, they would consider the level of impact from the proposed development to be acceptable. This request is made alongside the request to plant the proposed screening trees as soon as possible after any consent for development is issued.

Councillors have considered a confidential report regarding this request and have resolved the support the concept of the relocation of the existing shed on the neighbouring landowner's property, as a mitigation measure.

The request to relocate the existing shed to mitigate the impact of the proposed development, whilst not routine, is considered to be acceptable under the circumstances to provide a means for the affected landowners to continue to operate their business into the future, without being adversely impacted by the proposed development.

Public Interest

The proposal has public interest, with support from Council and the community for the provision of this facility in Temora.

It is in the public interest to support development that provides an overall benefit to the community, which responds to the intentions of planning controls, provides investment, is located on a suitable site, responds to the constraints and features of the site, is sufficiently serviced and mitigates against the adverse impacts associated with the development.

Equally important, it is in the public interest to protect existing residents and the wider community from development that is unsuitable, that will have overall adverse impacts upon their livelihood, and where these adverse impacts cannot be overcome.

In relation to this proposal, there is an overall benefit to the public in supporting the development of the Ambulance Museum, as the proposed use is suitable for the site. Measures to reduce the impacts of the proposal on those located closest to the expended facility have been included within the development application.

Council has indicated their support of the concept of relocation of the existing shed of the neighbouring landowner, in order to address predicted impacts of the development on the business operations carried out at the neighbouring property.

CONCLUSION

The proposal represents an expansion of an existing land use for the development site to incorporate vacant urban land immediately adjacent to the existing museum complex. The proposed development of an information and education facility is permitted with consent in the R1 General Residential zone.

The design has been developed to consider and minimise the level of impact upon surrounding properties and in particular to consider the impacts of the proposed development on nearby residents in relation to visual impact and building scale. The commitment to planting vegetation screening buffers that will grow to a maximum height of

between 8 and 10 metres, will provide a softening of the development appearance. The applicant has sought to step the development away from the closest residential dwellings, which are considered to be the most sensitive receptors. The specific concerns of an adjoining neighbour are proposed to be addressed through the relocation of their rear shed, to provide a useable area of open space for vehicle movements and parking.

The provision of the NSW Ambulance Museum in Temora Shire provides additional economic benefits of a diversifying visitor economy, generating demand for supporting services in hospitality and accommodation.

The proposal for the construction of the NSW Ambulance Museum at 1 Hinde Street Temora is supported.

RECOMMENDATION

That approval be given to Temora Shire Council to demolish an existing shed at Lot 706 DP 750587, 33 Macauley Street Temora and construct an information and education facility (museum) at Lot 1 DP 811364, 1 Hinde Street, Temora, with ancillary stormwater drainage within part Lot 2 DP 557949, 19-21 Junee Road, Temora.

Conditions of Consent:

Administrative

1. The applicant shall carry out the proposal, and works shall be undertaken, generally in accordance with the information supplied to Council, detailed as follows:
 - (a) The Development Application 77/2022 dated received on 9 November 2022, submitted to Temora Shire Council
 - (b) Development Plans prepared by Havenhand and Mather Architects Sheet numbers DA.01 – DA.08
 - (c) The Statement of Environmental Effects, dated October 2022, prepared by Integrated Consulting
 - (d) Design Specification prepared by Trevor R Howse Pty Limited
 - (e) Geotechnical investigation, prepared by McMahon Earth Science
 - (f) Photomontage prepared by Havenhand and Mather Architectsunless otherwise specified by the conditions of this consent.
2. The use not commencing until such time as **ALL** the requirements of the conditions of this consent have been carried out to the reasonable satisfaction of Temora Shire Council, as signified in writing.
3. The builder must at all times maintain on the job, a legible copy of the plans and specifications bearing the stamp and building permit of Council.

4. A notice bearing the lot number and the builders name and license number shall be prominently displayed at the front of the land from the time the development application is submitted to Council until the building is complete.
5. The building works shall be carried out in conformity with the provisions of the Environmental Planning and Assessment Act, 1979, and the Regulations made thereunder, in accordance with the plans and specifications approved by Council. No departure from the approved plans and specifications shall be made unless the prior approval of Council has been obtained in writing.
6. Toilet facilities are to be provided, at or in the vicinity of the work site, on which a building is being erected.
7. All building works must be carried out in accordance with the provisions of the National Construction Code, previously the Building Code of Australia, in particular the Design Specification prepared by Trevor Howse Pty Limited.
8. All practicable measures must be taken to prevent and minimise harm to the environment as a result of the construction and operation of the development.
9. All operations and activities occurring at the premises must be carried out in a manner that will minimise dust at the boundary of the premises.
10. Construction works may only be carried out between 7.00 am and 6.00 pm on Monday to Friday, 8am and 5pm on Saturday and no construction is to be carried out at any time on a Sunday or a public holiday, without prior consent from Council.
11. Screening trees shown on the site plan must be planted within six (6) months of the date of this consent and prior to the issue of a construction certificate.

Prior to Construction

12. A Construction Certificate must be obtained from Council or an Accredited Certifier prior to work commencing.
13. Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate shall:
 - (a) appoint a Principal Certifying Authority and notify Council of the appointment (if Council is not appointed), and
 - (b) notify Council of their intention to commence the erection of the building (at least 2 days notice is required).
13. In order to ensure the structural adequacy of the structure, additional details in regard to the following matters shall be submitted to and approved by the Certifier prior to the issue of a Construction Certificate.
 - (a) Structural drawings prepared and signed by a suitably qualified engineer certifying compliance with the relevant Australian Standard.

During Construction

14. Twenty four (24) hours notice is to be given by the Builder to Council to enable inspections to be carried out and Compliance Certificate issued at each of the following steps -
 - (a) Excavation for pier, strip footings and slabs with steel if required, before pouring concrete.
15. The applicant shall be responsible for compliance with the requirements of SafeWork NSW.
16. The applicant shall minimise the creation of dust due to vehicles movements onsite through reduced construction vehicle speed and dust suppression using a water truck, where required.
17. Construction limits and exclusion zones clearly identified prior to work commencing.
18. If, during construction, a potential site of Aboriginal heritage or potential Aboriginal object, is uncovered, all work in the vicinity of that area shall cease.
19. If any Aboriginal object is discovered and/or harmed in, on or under the land, while undertaking the proposed development activities, the proponent must:
 - (a) Not further harm the object
 - (b) Immediately cease all work at the particular location
 - (c) Secure the area so as to avoid further harm to the Aboriginal object
 - (d) Notify OEH as soon as practical on 131555, providing any details of the Aboriginal object and its location
 - (e) Not recommence any work at the particular location unless authorised in writing by OEH.
20. In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and the NSW Police and OEH contacted.
21. Critical Stage Inspection: Council to be given 24 hours notice for the following inspection where nominated: -
 - (a) All footing excavations, with steel in position, before concrete is poured;
 - (b) All concrete floors and raft slabs, with steel and damp proof membrane in position before concrete is poured;
 - (c) Sewer drains before being covered;

- (d) Wall and roof framing before being lined.
 - (e) Wet area flashings after internal linings are installed;
 - (f) Stormwater drains before backfilling;
 - (g) Final inspection on completion BEFORE occupation.
22. Signage: Site signage shall apply and must be erected on site in a prominent, visible position for the duration of the construction.
- (a) Stating the unauthorised entry to the site is not permitted;
 - (b) Showing the name of the builder or another person responsible for the site and a telephone number at which the builder or other persons can be contacted outside working hours; and
 - (c) The name, address and telephone contact of the Principal Certifying Authority for the work.

Occupation Certificate

23. Occupation Certificate Required: A Final Occupation Certificate must be issued by the Principal Certifying Authority prior to occupation or use of the development. In issuing an occupation certificate, the Principal Certifying Authority must be satisfied that the requirements of Part 6, Section 6.9 of the Environmental Planning and Assessment Act, 1979 have been satisfied.

Access Traffic, Parking, Roads & Footpaths

24. Dust Free Driveway: Access driveway shall be constructed to a dust free standard, and maintained in good, dust free condition.
25. Driveways: All internal driveways will be constructed to a width suitable for the vehicles anticipated to use the site.
26. Drainage: All internal driveways and pavement areas are to be suitably drained.
27. Vehicle Movement: All vehicles are to be able to enter and leave the site in a forward direction.
28. Building materials and equipment must be stored, in a neat and tidy manner, wholly within the work site unless an approval to store them elsewhere is held.
29. The work site must be left clear of waste and debris at the completion of the works.

Landscaping

30. The landscape area for visual screening shall be a minimum 2 metres in width as shown on Plan DA.04. Tree species shall be drought resistant and be able to grow to a minimum 8 metres in height at maturity.

Services

31. Stormwater Disposal: Roof waters shall be collected and conveyed to Council's Stormwater disposal system. A hydraulics design shall be submitted to and approved by Council as part of the Construction Certificate application.
32. Backflow Prevention: A backflow prevention (reduced pressure zone) device shall be installed in accordance with AS 3500.1, clause 4.4.
33. Sewerage Connection: All connections to or alteration to any sewerage lines must be carried out by a Licensed Plumber/Drainer.
34. Waste Storage during Construction: Provision shall be made on site for the proper storage and disposal of waste such that no builders waste shall be left in the open. Specific attention should be given to items which are subject to relocation by the action of wind.
35. Waste Disposal: all debris and any waste fill is to be removed from the site and disposed of at Temora Garbage Depot, in the building refuse section of the garbage depot. Please note that a separate fee applies for disposal of waste at Council's waste depot.
36. Sewerage Connection: All connections to or alteration to any sewerage lines must be carried out by a Licensed Plumber/Drainer.

Demolition

37. Demolition Works: Demolition of existing building or structures is to be carried out in a manner so that the risk of injury to the health and safety of site personnel and public persons will be minimised.
38. Identify and locate service supply mains – Water, Electricity and notify the controlling authority to disconnect such services prior to demolition.
39. All debris is to be removed from the site and disposed of at Temora Garbage Depot, in the building refuse section of the garbage depot. Please note that a separate fee applies for disposal of waste at Council's waste depot.

Design

40. Access: All doorways throughout the building must have a minimum opening clearance of 850mm to comply with Disability (Access to Premises – Buildings) 2010 Schedule 1 Part D3.2
41. Exits: Any exits must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exits, or access to it.

42. Exit Signs: Illuminated exit signs shall be erected above each exit door acting as a required exit and any paths of travel as indicated.
43. Required Exit: A door in a required exit of in a path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900mm and 1200mm from the floor.
44. Emergency Lighting: An emergency lighting system must be installed in the building in accordance with the requirements of Part E4.2 of the Building Code of Australia.
45. Scalding: The Hot Water System to the bathroom is to be set not to exceed 50°C to prevent accidental scalding of children and the infirm. The licensed Plumber is to complete the attached certificate of compliance for the completed installation.
46. Sanitary Facilities: An accessible (disabled) unisex sanitary facilities shall be provided as per the Disability (Access to Premises – Buildings) 2010 Schedule 1 Part F2 and shall comply with AS 1428.1/2009 – Design for Access and Mobility.

Fire Safety

47. Portable Fire Extinguishers: Portable Fire Extinguishers containing an extinguishing agent suitable for the risk being protected must be installed in the building. Portable fire extinguishers satisfy this requirement if they are installed in accordance with Australian Standard 2444 and water type extinguishers are located adjacent to required exits and extinguishers provided for fires other than Class A fires, are suitably located adjacent to their relevant risk.
48. Fire Hose Reel System: A fire hose reel system is to be installed complying with Australian Standard 2441 and Clause E1.4 (b) of the National Construction Code of Australia.
49. Fire Hydrant: A fire hydrant installation complying with AS:2419.1-2017 shall be installed to service the entire building. A design by an accredited fire engineer shall be submitted to the certifier as part of the Construction Certificate
50. Annual Certificate: The owner of the building shall submit to Council an “Annual Fire Safety Statement: (Form 1) by 1 July, each subsequent year after obtaining a “Fire Safety Certificate” for the building from Council.
51. The “Annual Fire Safety Statement” shall comply with the provisions set out in the Environmental Planning & Assessment Regulation 2000. Forms for this purpose can be collected from Council’s office.
52. Fire Requirements: Prior to the certifying authority issuing an Occupation Certificate to authorize a person to commence occupation or use of the building, the certifying must be satisfied that a final Safety Certificate has been issued for the building.

Energy Efficiency

53. Artificial Lighting: Artificial Lighting within the building must be controlled in accordance with Part J6.3 of the Building Code of Australia.

Signage

54. Any signage for this development shall be subject to a future development application.

Developer Contributions Plan

55. Pursuant to Section 7.12 of the Environmental Planning and Assessment Act 1979, the monetary contribution applicable as a S7.12 development levy is to be paid to Temora Shire Council prior to the issue of Construction Certificate. The contribution is current as at the date of this consent and is levied in accordance with the Temora Shire Section Developer Contributions Plan 2019, which may be viewed during office hours at Council's Offices, 105 Loftus Street, Temora, or on Council's website www.temora.nsw.gov.au.
56. The contribution payable will be calculated in accordance with the contributions plan current at the time of payment, and will be adjusted at the time of payment in accordance with the Consumer Price Index (CPI) (All Groups Index for Sydney) published by the Australian Bureau of Statistic (ABS). Contribution amounts will be adjusted by Council each financial year.

Prior To Release of Occupation Certificate

57. Inspection of management and maintenance of vegetation screening including supplementary watering of plants, to the satisfaction of Council.