

Additional Documents Referenced in Assessment Report

- Item 1 – Site Locality Plan
- Item 2 – Additional Information
- Item 3 – Conflict of Interest Policy
- Item 4 – Public Notice and Neighbour Notifications



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DRAWING LIST	
CDA000	COVER SHEET
CDA010	SITE PLAN LAYOUT
CDA001	PART SITE PLAN - NORTH
CDA002	PART SITE PLAN - SOUTH
CDA003	DETAILS SHEET
CDA001	CHANNEL LONG SECTIONS
CDA000	EROSION AND SEDIMENT CONTROL PLAN AND DETAILS

<p>CLIENT</p>		<p>ARCHITECT</p> <p>DUNN & HILLAM</p>	<p>CONSULTANT</p> 
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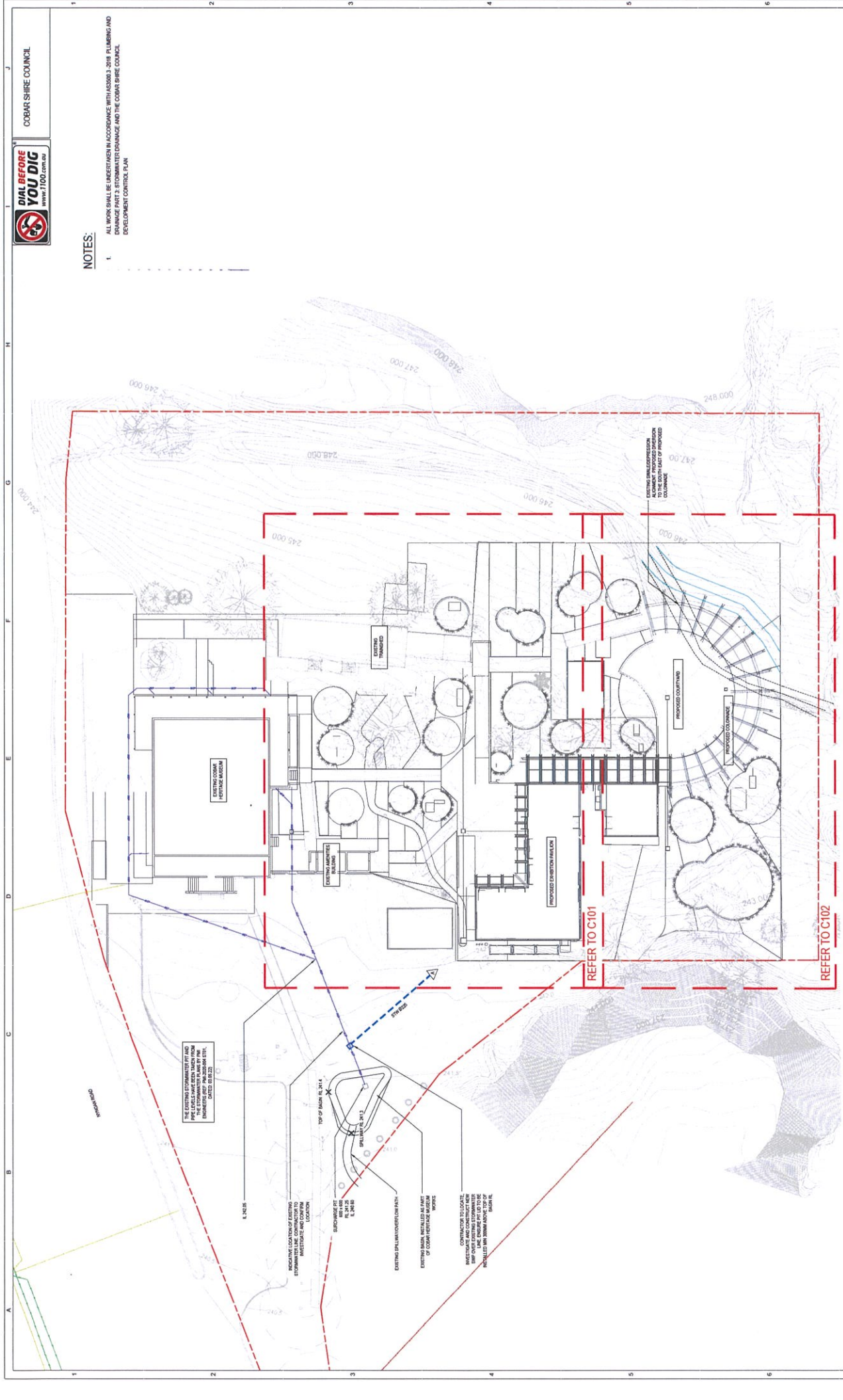
CONSULTANT

JHA

140-25 37th Street, 2nd Fl.
Long Beach
90803-2505
Australia

+61 (0)2 9427 1000
general@jha.com.au
www.jha.com.au

<p>PRELIMINARY ISSUE</p> <p>NOT TO BE USED FOR CONSTRUCTION</p>	DRAWN	N.R.	SCALE @ A1	<p>N.T.S</p> <p>JUNE 2023</p> <p>DRAWING No. REV</p> <p>230209 C-DA000 P5</p>
	CHECKED	M.B.		
	APPROVED	M.B.		
	CREATED			
	JOB No.			



NOTES:

1. ALL WORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH AS/NZS 3018:2018 PLUMBING AND DRAINAGE, AS/NZS 3000:2018 ELECTRICAL, AS/NZS 4576:2012 CONSTRUCTION AND THE COBAR SHIRE COUNCIL DEVELOPMENT CONTROL PLAN.

COBAR SHIRE COUNCIL



SITE PLAN LAYOUT
SCALE 1:250

REVISIONS / AMENDMENTS			REVISIONS / AMENDMENTS		
Rev	Date	Description	Rev	Date	Description
7	27.08.23	GRADED FOR REVIEW	M.B.		Verified
P1	27.08.23	GRADED FOR REVIEW	M.B.		
P2	27.08.23	GRADED FOR REVIEW	M.B.		
P3	27.08.23	GRADED FOR REVIEW	M.B.		
P4	27.08.23	GRADED FOR REVIEW	M.B.		
P5	27.08.23	GRADED FOR REVIEW	M.B.		

ALL AMENDMENTS TO BE SUBMITTED FOR REVIEW TO THE COBAR SHIRE COUNCIL. THE COBAR SHIRE COUNCIL WILL BE RESPONSIBLE FOR THE APPROVAL OF THE AMENDMENTS. THE COBAR SHIRE COUNCIL WILL BE RESPONSIBLE FOR THE APPROVAL OF THE AMENDMENTS. THE COBAR SHIRE COUNCIL WILL BE RESPONSIBLE FOR THE APPROVAL OF THE AMENDMENTS.

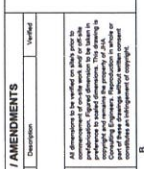
COBAR SHIRE COUNCIL
27.08.23
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27.08.23

ARCHITECT
DUNN & HILLAM

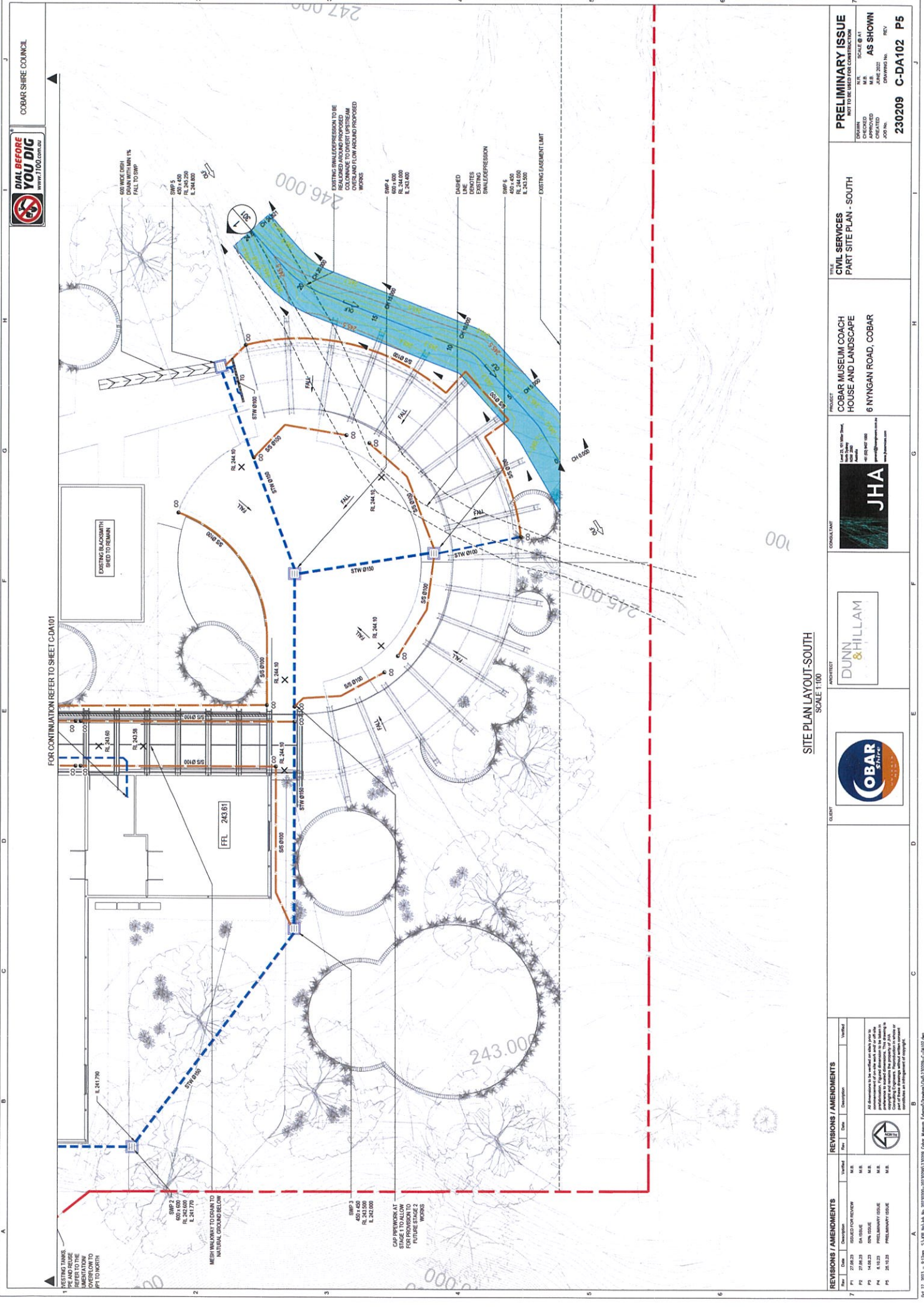


CLIENT

PROJECT
COBAR MUSEUM COACH HOUSE AND LANDSCAPE
6 NYNGAN ROAD, COBAR



PRELIMINARY ISSUE
SCALE @ A1
N.E. AS SHOWN
M.B. AS SHOWN
J.A. AS SHOWN
230209 C-DA100 P5



Garry Ryman

From: Kylie Smith
Sent: Tuesday, 31 October 2023 3:58 PM
To: Garry Ryman; Carly Hunter
Cc: Demi Smith
Subject: Museum DA Condition on operating hours

Good afternoon

Museum staff and I are comfortable if we can update our DA to amend the proposed operating hours to be between Monday to Saturday inclusive of 8am to 10pm and Sunday 8am to 5pm. The intension of these hours is to facilitate small museum tours and museum related activities and experience which may include presentations from visiting subject matter experts, film experience etc in keeping with proving access to the collection.

If you need future clarification please let me know.

Carly would you be so kind as to ask the project manager to advise the JRPP of this clarification and help us to make changes to any other document needed to reflect this.

Regards

Kylie



Kylie Smith

Director Corporate & Community Services

Cobar Shire Council | 36 Linsley Street (PO Box 223) | Cobar NSW 2835

P: (02) 6836 5821 EXT:

E: kylie.smith@cobar.nsw.gov.au | W: www.cobar.nsw.gov.au



ACE IT ♦ Accountability ♦ Communication ♦ Effective Leadership ♦ Integrity ♦ Teamwork

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Karen Warren

From: Garry Ryman
Sent: Friday, 22 December 2023 9:36 AM
To: Karen Warren
Subject: FW: COBAR MUSEUM - HERITAGE DUE DILIGENCE REPORT

From: Janine Ohlsen <janineohlsen7@gmail.com>
Sent: Friday, 30 June 2023 1:41 PM
To: Neil Webster <neil.webster@pwa.nsw.gov.au>
Subject: Re: COBAR MUSEUM - HERITAGE DUE DILIGENCE REPORT

Dear Neil,

My apologies for the delay in sending you the Aboriginal Cultural Assessment for the Great Cobar Museum which was conducted on Thursday 16th March 2023.

Present for the assessment was Peter Griffiths and myself Janine Ohlsen who are both Ngiyampaa traditional owners and Cobar LALC members.

We were also joined by Architect Ashley Dunn.

After an assessment of the requested area we found no evidence of aboriginal cultural items or significance .

Thankyou for engaging with the local Ngiyampaa traditional owners and custodians of Ngiyampaa country as well as the Cobar LALC during this project.

I will also send photos that were taken on the day.

Once again, my sincere apologies for the delay in sending you our report.

Kind regards

Janine Ohlsen
Peter Griffith

Ngiyampaa traditional owners and Cobar LALC members



AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : muesum

Client Service ID : 850829

Garry Ryman

Date: 21 December 2023

36 Linsley Street

Cobar New South Wales 2835

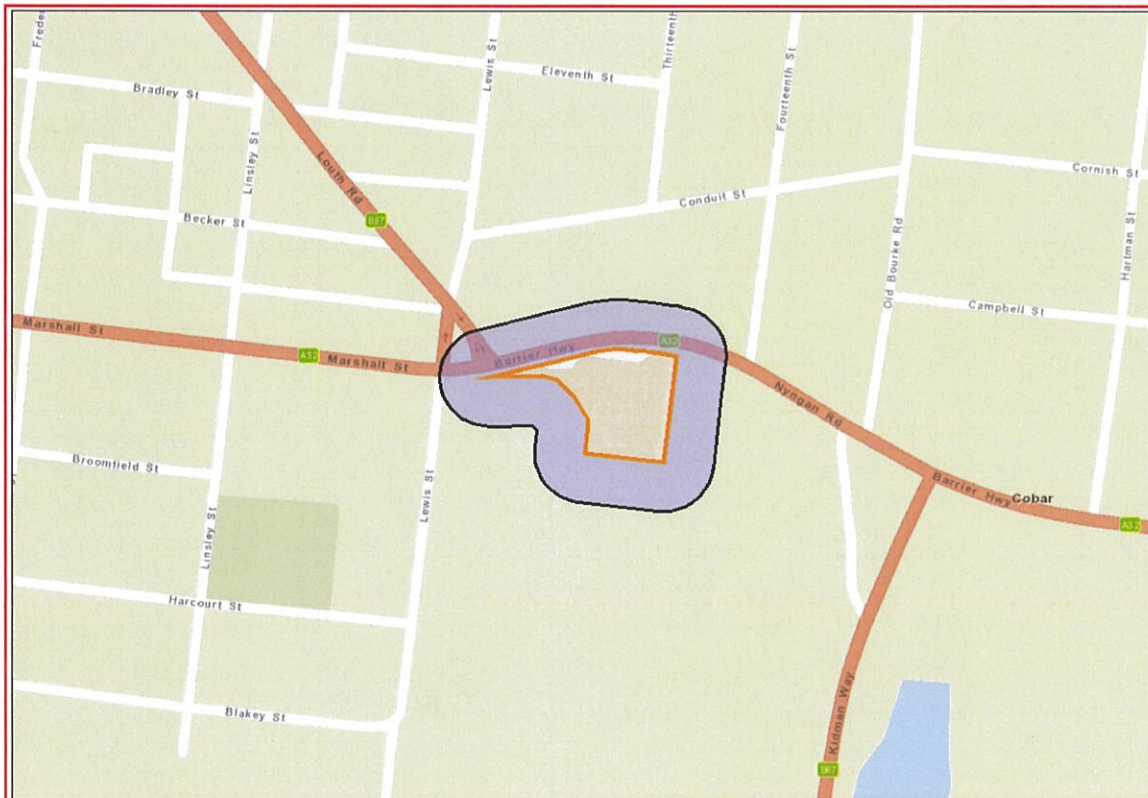
Attention: Garry Ryman

Email: garry.ryman@cobar.nsw.gov.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 181, DP:DP1036962, Section : - with a Buffer of 50 meters, conducted by Garry Ryman on 21 December 2023.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette](https://www.legislation.nsw.gov.au/gazette) (<https://www.legislation.nsw.gov.au/gazette>) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

CLAUSE 5- SUPPLY OF TRAILERS (T3-22-11)

FILE: T3-22-11

ATTACHMENT: NO

AUTHOR: *Director of Engineering, Charles Taveira*

32.03.2023 **RESOLVED:** Under clause 178 of the Regulation, Council resolves to enter into direct negotiations with any person or persons with the intention to enter a contract. Due to the lack of responses, Council has resolved not to invite fresh tenders.

Clr Payne / Clr Maxwell

CARRIED

CLAUSE 6 – COUNCIL RELATED DEVELOPMENT
APPLICATION CONFLICT OF INTEREST POLICY

FILE: P5-110

ATTACHMENT: NO

AUTHOR: *Director of Planning & Environmental Services, Garry Ryman*

33.03.2023 **RESOLVED:** 1) That the draft Conflict of Interest Policy for Council-related Development Applications be placed on public exhibition for a period of twenty-eight (28) days and a further report be presented to Council.

2) That voting on this matter be recorded on the basis of an automatic division as required by legislation.

Clr Payne / Clr Lea- Barrett

CARRIED

A Division was called.

For

Against

Clr Abbott

Clr Chaplain

Clr Lea- Barrett

Clr Marsden

Clr Maxwell

Clr Payne

Clr Prince

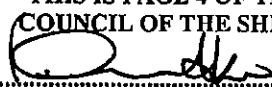
Clr Simpson

Clr Sinclair

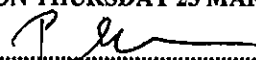
Clr Toomey

Clr Winders

THIS IS PAGE 4 OF THE MINUTES OF THE ORDINARY MEETING OF THE
COUNCIL OF THE SHIRE OF COBAR HELD ON THURSDAY 23 MARCH 2023



GENERAL MANAGER



MAYOR

CLAUSE 7- TRUCK WASH USER FEES

FILE: A10-30

ATTACHMENT: NO

AUTHOR: *Charles Taveira, Director of Engineering Services*

55.04.2023 RESOLVED: That truck wash user fees from 01 May 2023 be set as follows:

1. Charge of \$27.50 (including GST) for the purchase of an AV Data key with no refunds offered.
2. Charge of \$1 per minute (including GST) for timed usage of the truck wash
3. User fees being subject to price escalation through the normal annual budget process.

Clr Payne / Clr Neale

CARRIED

CLAUSE 8 – COUNCIL RELATED DEVELOPMENT APPLICATIONS CONFLICT OF INTEREST POLICY

FILE: P5-110

ATTACHMENT: YES (PAGE 109-116)

AUTHOR: *Garry Ryman, Director of Planning & Environmental Services*

56.04.2023 RESOLVED: 1. That Council adopt the Conflict of Interest Policy for Council-related Development Applications.

2. That voting on this matter be recorded on the basis of an automatic division as required by legislation.

Clr Payne / Clr Maxwell

CARRIED

A division was called.

For
Clr Abbott
Clr Lea- Barrett
Clr Prince
Clr Marsden
Clr Maxwell
Clr Neale
Clr Payne
Clr Simpson
Clr Toomey
Clr Winders

Against

COUNCIL RELATED DEVELOPMENT APPLICATION CONFLICT OF INTEREST POLICY ASSESSMENT REPORT

GREAT COBAR MUSEUM PAVILION Lot 181 in DP1036962

Proposal	Demolition of Existing Pavilion and Construction of a New Pavilion, External Exhibition and Landscape at the Great Cobar Museum.
Land	Lot 181 in DP1036962

Cobar Shire Council at its Ordinary Meeting held on 27 April 2023 adopted its "Conflicts of Interest for Council-Related Development Applications Policy."

The purpose of the report is to document my review of the draft development application submission received from Claire Waddington, Planner, SJB Planning on 21 July 2023 relative to the subject Policy and issue a draft Conflict of Interest Management Statement. The draft statement will be the basis of consultation with Council's General Manager prior to a final statement being issued.

The proposed Great Cobar Museum project is a kind of development in the policy that requires conflict of interest management controls to be applied.

The subject land being Lot 181 in DP1036962 is classified as operational land and therefore Section 47E of the Local Government Act 1993 is not relevant in respect of this proposal. This means there is no legislative restriction in terms of determining the subject application under delegation.

As noted in the Policy the minimum public exhibition period in legislation for a council-related development application is twenty-eight (28) days. This requirement should be reflected in the Management Statement.

Management control options as noted in the Policy may include; use of independent consultants and/or private certifiers, shared services arrangements with a neighbouring council and public reporting or key milestones. These management controls may be applied to;

The assessment and determination of the application,
Post development applications and processes, and
The regulations and enforcement of approved development.

In considering management controls in respect of assessment and determination of the subject application my preliminary position is that from Table 1 in the Policy, the application best fits as a Major DA. At the time of preparing this report the Capital Investment Value of the project has not been confirmed, pending further advice from NSW Public Works in its capacity as the project manager acting on behalf of the land owner.

At this stage it is predicted that based on the work contemplated in the application package, the legislative definition of "Capital Investment Value", my interpretation of NSW Planning Circular PS 21-020 and the submitted Altus Group Reports that the Capital Investment Value is likely to exceed \$5 million dollars.

On this basis the proposed development would be regionally significant development with the application to be determined by the Western Regional Planning Panel.

It is noted that in-house resources are available to prepare an assessment report for consideration by the Western Regional Planning Panel making it unnecessary to require the use of independent planning consultants or staff from a neighbouring council.

Given that the cost of the proposed development will exceed \$2 million certification work associated with the project cannot be carried out by Council certifiers. There is no need to include as a management control as the legislation prevails.

Routine reporting in accordance with current procedures and legislation as relevant to all development matters should be sufficient to manage potential conflict of interest in respect of the subject application.

The matters considered in this assessment report have been included within the Management Statement in Appendix 1. Once issued in its final form, the Management Statement will be provided for publication on the NSW Planning Portal with lodgement of the Development Application for the proposed work at the Great Cobar Museum.

Listed in Appendix 2 are the documents provided in the development application submission and considered in the preparation of this report.



Garry Ryman

Director of Planning and Environmental Services

4 August 2023

APPENDIX 1

Draft Management Statement

Cobar Shire Council Conflict of Interest Management Statement prepared by Garry Ryman, Director of Planning and Environmental Services.

Project Name	Great Cobar Museum – Demolition of existing pavilion, construct of new pavilion, external exhibition and landscape work.
Development Site	Lot 181 in DP1036962
Potential Conflict	Council related development application – Major Development Application
Management Controls	<p>Cobar Shire Council is managing potential conflicts in this project as follows:</p> <ul style="list-style-type: none">- Application subject to public exhibition for a minimum of twenty-eight (28) days by Public Notices in the Cobar Weekly and Cobar Shire Council Website.- Applications to be assessed and peer reviewed by persons not involved in the preparation of the application.- Peer review of the assessment by the Director of Planning and Environmental Services or delegate.- Application to be determined by the elected council in the case of there being any unresolved submissions objecting to the proposed development.
Contact Details	<p>Anyone with concerns about council fulfilling its obligations should report their concerns in writing to the General Manager.</p> <p>Email: mail@cobar.nsw.gov.au Office: 36 Linsley St, Cobar NSW Post: PO Box 224 Cobar NSW 2835</p>

APPENDIX 2

Development application submission documentation list.

Documentation List			
Architecturals			
Drawing Number	Drawing Title	Current Rev.	Date
DA01-000	Cover Sheet	None	Thu, 20 Jul 2023
DA01-100	Site Plan	None	Thu, 20 Jul 2023
DA01-101	Ground Floor Plan	None	Thu, 20 Jul 2023
DA01-102	Roof Plan	None	Thu, 20 Jul 2023
DA01-103	Site Plan – Overflow Parking Management	None	Thu, 20 Jul 2023
DA01-201	Sections	None	Thu, 20 Jul 2023
DA01-301	Elevation – North and South	None	Thu, 20 Jul 2023
DA01-302	Elevations – East and West	None	Thu, 20 Jul 2023
Supporting Documentation			
GDL23024	Group DLA – Access Report		Jul 2023
GDL220243	Group DLA – BCA Report		Jul 2023
31/22	Traffic Impact Assessment Report – Lyle Marshall & Partners		Jul 2023
C-DA Series	Civil Services – JHA Engineers		Jul 2023
220262	Acoustic Report for Development Application – JHA Engineers		Jul 2023
B21595	Geotechnical Investigation Report – Macquarie Geotech		Aug 2022
39598-ER01_B	Site Contamination Report – Barnson		Jul 2023
-	Aboriginal Impact Assessment – Wade Ryan Contracting		Jul 2023
J669	Landscape Plan – Somewhere Landscape Architects		Jul 2023
-	Heritage Summary Report – Peter Freeman Heritage Consultant		Jul 2023
2018127R.DWG	Site Survey – Langford & Rowe		Jun 2022
71130.103447.000	DA Cost Summary Report Stage 1 & 2 – Altus Group		Jul 2023

Garry Ryman

From: Peter Vlatko
Sent: Tuesday, 8 August 2023 8:33 AM
To: Garry Ryman
Cc: mail CSC
Subject: RE: Great Cobar Museum draft Management Statement - Council Related Development Application Conflict of Interest

Thanks Garry and I approve

<transparent logo.png> Peter Vlatko
General Manager
Cobar Shire Council | 36 Linsley Street (PO Box 223) | Cobar NSW 2835
P: (02) 6836 5812 | F: (02) 6836 3964 | M:0419 281 115
E: peter.vlatko@cobar.nsw.gov.au <mailto:peter.vlatko@cobar.nsw.gov.au> | W: www.cobar.nsw.gov.au
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-----Original Message-----

From: Garry Ryman <garry.ryman@cobar.nsw.gov.au>
Sent: Tuesday, August 8, 2023 8:00 AM
To: Peter Vlatko <peter.vlatko@cobar.nsw.gov.au>
Cc: mail CSC <mail@cobar.nsw.gov.au>
Subject: FW: Great Cobar Museum draft Management Statement - Council Related Development Application Conflict of Interest

Hi Peter,

I spoke to Neil yesterday and he agrees that the CIV if calculated by reference to Circular etc will be over \$5million.

Therefore my recommendation is that the draft Statement be accepted.

If you approve I will prepare the Final version and forward to Claire at SJB Planning.

Regards
Garry

<transparent logo.png> Garry Ryman
Director of Planning & Environmental Services Cobar Shire Council | 36 Linsley Street (PO Box 223) | COBAR NSW 2835
P: (02) 6836 5838 | F: (02) 6836 3964 | M:0408 695 026
E: garry.ryman@cobar.nsw.gov.au <mailto:garry.ryman@cobar.nsw.gov.au> | W: www.cobar.nsw.gov.au
<<http://www.cobar.nsw.gov.au>> <<https://www.facebook.com/profile.php?id=100064769796100&ref=hl>> <<https://www.instagram.com/cobarshire/>>



COBAR SHIRE COUNCIL

PUBLIC NOTICE

NOTICE OF PROPOSED DEVELOPMENT

Section 3.40 of the *Environmental Planning & Assessment Act 1979*.

The following development application has been received for consideration by Cobar Shire Council as the consent authority.

PROPOSAL: Demolition of existing Pavilion and Construction of a new Pavilion.
Construction of an External Exhibition Building and Landscaping.

PROPERTY: 6 Nyngan Rd, Cobar - Great Cobar Museum

APPLICANT: SJB Planning

APPLICATION No. DA23/038

EXHIBITION PERIOD: 23 August 2023 – 21 September 2023

The application and any plans and specifications relating to the development, to which this notice refers, is in the custody of Cobar Shire Council and may be inspected on the Cobar Shire Council website for a period of twenty eight (28) days from Wednesday, 23 August 2023.

You are invited to make a written submission addressing any concerns or comments you feel require consideration by Council. Submissions in writing should be addressed to the General Manager, quoting DA23/038. Closing date for receipt of submissions is COB Thursday, 21 September 2023.

Peter Vlatko
GENERAL MANAGER

www.cobar.nsw.gov.au
mail@cobar.nsw.gov.au
Cobar Shire Council
PO Box 223
COBAR NSW 2835

VIEW Club members get taken on a tour of USA

Ladies were treated to a virtual tour of three USA cities when Anna Vlatko shared her recent holiday experiences at the Cobar VIEW Club's August meeting last week.

Anna's comprehensive talk, filled with amusing anecdotes and factual information, took members around Los Angeles, along Rodeo Drive, through a rather wet experience at Universal Studios and on to Las Vegas with its beautiful casinos and very expensive hotels with amazing interiors.

Anna was impressed with New York and said their visit to the Twin Towers memorial proved heart wrenching.

The Empire State Building, Times Square, the Trump Building, a baseball game and horse and carriage ride through Central Park were brought to life for everyone with Anna's lively reporting skills and great photos.

Items discussed during the meeting in general business included organising the club's Father's Day raffle, an outing to the Miners Memorial in October, Oaks Day luncheon and the possibility of holding a Blue Illusion fashion parade.

Jean Poulter won the lucky door prize and Anita Neate took home the raffle prize.—*contributed*



Cobar VIEW Club president Enid English with the monthly speaker Anna Vlatko at the group's luncheon meeting last Tuesday at the Empire Hotel. Anna spoke about the sights she saw on a recent family holiday to the USA.

Helix's aggressive exploration plan for Canbelego

Helix Resources Limited has announced it will push ahead with an aggressive exploration work program at Canbelego.

The Canbelego Mineral Resource is a joint venture of Helix Resources and Aeris Resources Limited.

Helix Managing Director Mike Rosenstreich said they had gained a tremendous amount of knowledge about the style and signature of the high-grade copper resource at Canbelego.

"Now, we want to apply those unique insights to adjacent prospects such as the Western Lodes and earlier stage targets to find more copper," Mr Rosenstreich said in a recent ASX Announcement.

"The Company is also keen to get a preliminary understanding of the potential mining economics at Canbelego.

"There are several processing plants in the area within conceivable haulage distances and we need to be prepared to respond to inquiries regarding commercialisation opportunities which have started with the release of the new Canbelego Resource in June 2023."

Aeris has elected not to contribute to the work program and Helix will sole fund the exploration efforts, which will dilute Aeris' equity interest in the JV project.

Aeris however remains supportive of the project and of continuing to advance the Canbelego Mineral Resource to a preliminary mining study.

Go to www.cobarweekly.com.au to see more photos not included in this edition of the Cobar Picnic Races



Public Notice

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PROPERTY:

6 Nyngan Rd, Cobar - Great Cobar Museum

APPLICANT:

SJB Planning

APPLICATION NO:

DA23/038

EXHIBITION PERIOD: August 23, 2023 - September 21, 2023

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You are invited to make a written submission addressing any concerns or comments you feel require consideration by Council. Submissions in writing should be addressed to the General Manager, quoting DA23/038. Closing date for receipt of submissions is COB Thursday September 21, 2023.

mail@cobar.nsw.gov.au
PO Box 223, Cobar, 2835

Peter Vlatko
General Manager

VISIT OUR WEBSITE

www.cobarweekly.com.au



Neighbour Notification
Great Cobar Museum – Pavilion and Exhibition Space

PPSWES-193

Cobar Shire Council Reference: DA23/038

Planning Portal Reference: PAN-360406

