



# DEVELOPMENT APPLICATION STATEMENT OF EFFECTS

## SILVER CITY HIGHWAY, BURONGA

**Prepared for Far West Local Health District.**

27 November 2019

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## SUPPORTING DOCUMENTATION

- A. Architectural Drawings prepared by NBRS Architecture.
- B. Survey plan
- C. Landscape Plans prepared by NBRS Architecture Landscape.
- D. Civil and Drainage Design prepared by Taylor Thomson Whitting Engineers.
- E. Traffic and Parking Report prepared by Taylor Thomson Whitting (NSW) Pty Ltd.
- F. Desktop Engineering Due Diligence Report Lot 914 Silver City Highway, Buronga prepared by Tonkin Consulting.
- G. Report on the Soil Investigation and Pavement Design for Lot 914 DP756961 Pitman Ave prepared by Civil Test Pty Ltd.
- H. Acoustic Report prepared by Resonate Consultants.
- I. Car Park Lighting Plan prepared by WE-EF Lighting Pty Ltd.
- J. Pre-Lodgement Meeting Minutes prepared by Currie & Brown.
- K. Cultural Engagement Report prepared by Barkandji Native Title Group.
- L. Southern Cluster HealthOne Services Statement prepared by NSW Government – Health – Far West Local Health District.
- M. Letter of support by NTSCORP.
- N. Land Title Search record

## 1.0 INTRODUCTION

- 1.1 This Statement of Environmental Effects (SEE) has been prepared by LJB Urban Planning Pty Ltd to support a development application (DA) made in accordance with 4.2 of the Environmental Planning and Assessment Act 1979. The DA is submitted to the Wentworth Local Council on behalf of Far West Local Health District.
- 1.2 The subject site is known as Lot 914 DP 756961 and is located on Pitman Avenue between the Silver City Highway and Friel Street, Buronga.
- 1.3 The subject site is vacant with no previous known use on the site.
- 1.4 It is proposed to construct a single storey community health care facility and two ancillary car parks to accommodate 41 car spaces and 1 wash bay/trailer space.
- 1.5 The proposed facility seeks to create an integrated primary and community health service for the local community within the Far West Local Health District (FWLHD). It will be the new hub health centre at Buronga with satellite services continuing at Dareton, Wentworth and Balranald.
- 1.6 The building will contain:
- 3 consulting rooms;
  - 1 dental consulting room;
  - 3 interview rooms;
  - 1 bariatric treatment room;
  - 2 group meeting rooms;
  - 1 gym;
  - Open plan offices and staff facilities; and
  - Reception, waiting areas and toilet facilities.
- 1.7 Two driveway crossovers will be provided along the Pitman Avenue frontage to provide separate ingress and egress points to access the staff and visitor car parking area. A single crossover will be provided along Friel Street to provide access to the fleet car park.
- 1.8 The development has been designed by NBRS Architecture in consultation with the following consultants:

**Table 1: List of Consultants**

Town Planning	LJB Urban Planning Pty Ltd
Architect	NBRS Architecture
Traffic Consultant	TTW Engineers
Hydraulic Engineers	TTW Engineers
Shadow Diagrams	NBRS Architecture
Perspectives	NBRS Architecture

Landscape Architects	NBRS Landscape Architecture
Acoustic Consultants	Resonate Consultants
Geotechnical Report	Tonkin Consulting and Civil Test Pty Ltd
Car Park Lighting	WE-EF Lighting Pty Ltd
Cultural Engagement Report	Barkandji Native Title Group

- 1.9 This report provides information on the subject site, the proposed development and undertakes an assessment against the relevant heads of consideration set out in the Environmental Planning and Assessment Act 1979.
- 1.10 The proposal provides an appropriate design response to the constraints and opportunities of this site, the development has had due consideration for the surrounding uses and given the single storey nature of the structure and east west orientation of the new building the development will not result in any adverse overshadowing or amenity impacts.
- 1.11 The building design and layouts ensure that any shadow, privacy, scale and noise emitted from the future operations have been considered holistically to minimise effects on adjoining properties. The proposed setbacks combined with landscaping will ensure that a buffer is provided between the site and adjoining uses.
- 1.12 The development of the scheme has been undertaken in accordance with Council's planning controls and the surrounding environment.
- 1.13 This development application will provide a high-quality health facility that will assist in treating patients to minimise the need for hospitalisation. The centre will be developed as a health centre 'hub' that will maintain strong connections with spoke services in Wentworth, Dareton, and Balranald. This will create a network of integrated health services across the Wentworth and Balranald Shires consistent with the NSW Government initiative to reduce the over-reliance on acute hospital based health care and provision of an integrated health system.
- 1.14 This proposal will improve and promote wellness and quality of life to residents both within Buronga and surrounding towns to ensure the most needed services are provided as close to home as possible.

## BACKGROUND

- 1.15 The township of Buronga has been chosen as the location for the proposed community health facility 'hub', the subject of this application.
- 1.16 Buronga is located within the Wentworth Shire LGA which is governed by the Far West Local Health District (FWLHD). Buronga is located within the 'Southern Cluster' which spans across the Wentworth Shire and Balranald Shire Local Government Areas. The southern cluster is identified in Figure 1 below.
- 1.17 The FWLHD covers the following areas in western NSW:



**Figure 1: Far West Local Health District (showing Southern Cluster in red)  
(Source: Southern Cluster HealthOne Services Statement)**

- 1.18 The FWLHD is the most sparsely populated LHD in NSW with 61% of its 30,000-population living in Broken Hill. The remainder of the population living in towns along the Darling Murray and Murrumbidgee Rivers with a high Aboriginal Population and the remainder in isolated villages in remote communities of 80-800 or on stations throughout the region.
- 1.19 Population in the Far Western region is declining, ageing and experiences poor health compared to the remainder of NSW. An improved and integrated health care system is needed within the southern cluster region to provide services that will improve health outcomes for patients and reduce the need for acute hospitalisations.
- 1.20 The NSW Government has committed \$180 million over six years to improve the NSW healthcare system across the state under the *NSW Integrated Care Strategy*. This was developed in response to the following strategic plans and projects:

#### Far West LHD Strategic Plan 2016-2021

- 1.21 The vision of this strategic plan is to achieve *excellence in rural and remote healthcare*. The priorities of the strategic plan are as follows:
  - *Enhancing our communities' access to evidence based, high quality, integrated health care;*
  - *Communicating effectively with all stakeholders*
  - *Establishing the LHD as an employer of choice;*
  - *Maintaining accountability for all resources available to the LHD; and*
  - *Collaborating effectively with all stakeholders who can help us to enhance the health of our communities.*

#### Far West LHD Integrated Care Project – Staying Healthy

- 1.22 The LHD Integrated Care Project has been designed to support the LHD and associated partners to provide an improved health care model that engages 25-55 year olds in the community to make lifestyle changes that would improve or maintain their health.
- 1.23 A project has been implemented in Broken Hill already and a similar project will be rolled out across the lower western sector, including the Southern Cluster region, in 2018/19.

#### NSW State Health Plan – Towards 2021

- 1.24 The NSW State Health Plan is the strategic framework for health plans across NSW. It provides the following three directions:
- *Keeping people healthy;*
  - *Providing world class clinical care; and*
  - *Delivering truly integrated care.*
- 1.25 The key directions can be achieved by the following four strategies:
- *Supporting and developing our workforce;*
  - *Supporting and harnessing research and innovation;*
  - *Enabling eHealth; and*
  - *Designing and building future-focused infrastructure.*

#### NSW Rural Health Plan – Towards 2021

- 1.26 The NSW Rural Health Plan seeks to create a stronger and more connected health system to local communities. The plan provides the following directions:
- *Healthy rural communities;*
  - *Access to high quality care for rural populations; and*
  - *Integrated rural health services.*
- 1.27 The three directions can be achieved through the implementation of the following strategies:
- *Enhance the rural health workforce;*
  - *Strengthen rural health infrastructure, research and innovation; and*
  - *Improve rural eHealth.*
- 1.28 It is evident from the existing strategies, plans and projects above that the NSW Government seeks to create a more integrated health system that will create healthy communities in rural NSW to minimise the need for acute hospitalisations.
- 1.29 The Buronga community healthy facility is proposed to be the 'hub' of the Southern Cluster HealthOne services.
- 1.30 Existing facilities exist across the Wentworth Shire and Balranald Local Government Areas and are in Dareton, Buronga, Wentworth and Balranald. The development of a health centre

'hub' at Buronga will connect the existing facilities together consistent with NSW Government's strategies above and provided an integrated health system across the Southern Cluster.

- 1.31 The existing health facilities at Dareton and Wentworth are at capacity and lack space to expand services. There is currently no health facility in Buronga/Gol Gol and a room in the Midway centre, owned by Wentworth Shire Council, enables baby health checks and exercise groups only.
- 1.32 Buronga and Gol Gol contain the largest population, being 2,735 persons out of 9,164 persons in the Southern Cluster catchment which incorporates both the Wentworth Shire and Balranald Shire, this equates to 30% of the population.
- 1.33 The new facility in Buronga will be in the most populated area within the southern cluster and will provide the following core services:
- *Children and family;*
  - *Women's health;*
  - *Antenatal/post-natal care; and*
  - *Allied health services.*
- 1.34 Health facilities at Dareton, Wentworth and Balranald will continue and each facility will provide specific health care based on the needs on the community. Wentworth will provide a higher level of aged care primary health and support services, sub-acute patient services based on the ageing population of the suburb. Dareton will have a focus on Aboriginal and mental health and drug and alcohol.
- 1.35 The key proposed service changes are as follows:
- *Allied Health Services - partnering with allied health providers to enhance the access to services including physiotherapy; podiatry; occupational therapy; and speech pathology.*
  - *GP and Aboriginal Health - opportunity to enhance working with GPs and the Coomealla Health Aboriginal Corporation to ensure better collaboration and integration for shared care planning and navigating community members to the most appropriate health care provider or service. Services to be shared across communities.*
  - *Primary Health Registered Nurses Schools Based - There will also be opportunity to enhance the work with schools in the region with the development of the Primary Health Care Registered Nurses schools based (PHRNSB) roles.*
  - *Youth Wellbeing; Mental health; Sexual Health; Midwifery - The changing service models will be focused on community needs with a number of areas for service provision that can be enhanced.*
- 1.36 The provision of the new health centre 'hub' in Buronga will assist in achieving the strategic direction of the NSW Government and provide for improved healthcare in areas where it is most needed.



## 2.0 LOCALITY AND SITE DESCRIPTION

### Locality

- 2.1 The subject site is in the town of Buronga, which is in the local government area (LGA) of Wentworth Council. The Wentworth LGA is in the far south-west Riverina region of New South Wales and is adjacent to the Murray and Darling Rivers.
- 2.2 Wentworth Shire LGA contains the following towns:
- Arumpo;
  - Buronga;
  - Curlwaa;
  - Dareton;
  - Gol Gol;
  - Mouquong;
  - Palinyewah;
  - Pooncarie; and
  - Wentworth.
- 2.3 The site is located approximately 2kms to the north-east of Mildura, which is located on the southern side of the Murray River in Victoria. Buronga is approximately 1008kms to the west of Sydney and 550kms to the north-west of Melbourne.
- 2.4 Buronga had a population of 1,212 persons at the 2016 census.
- 2.5 The surrounding area consists of smaller towns/villages and a combination of residential lots, agricultural lands and wetlands. Figure 1, below, depicts the surrounding locality:

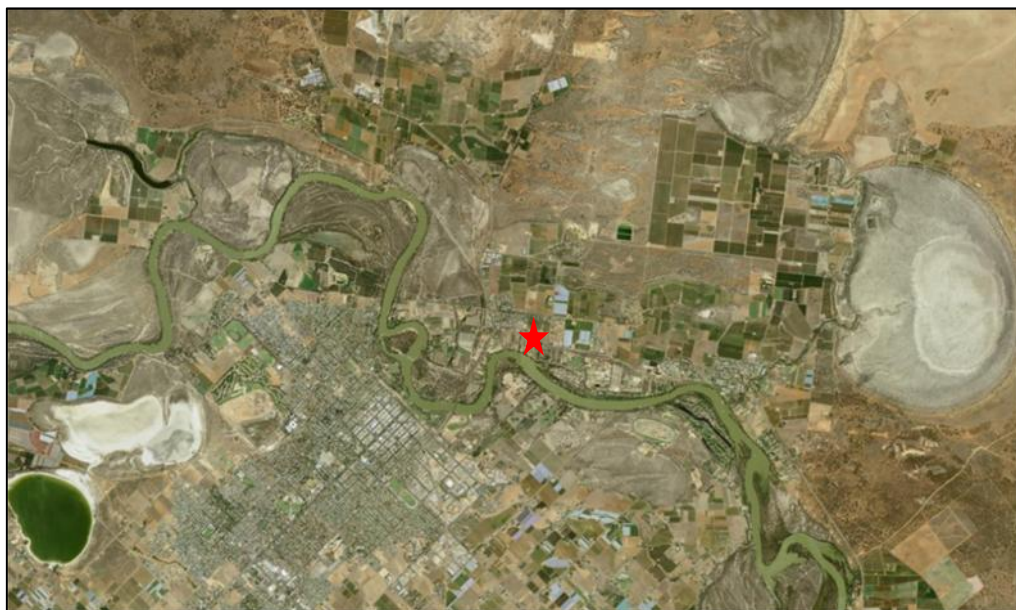
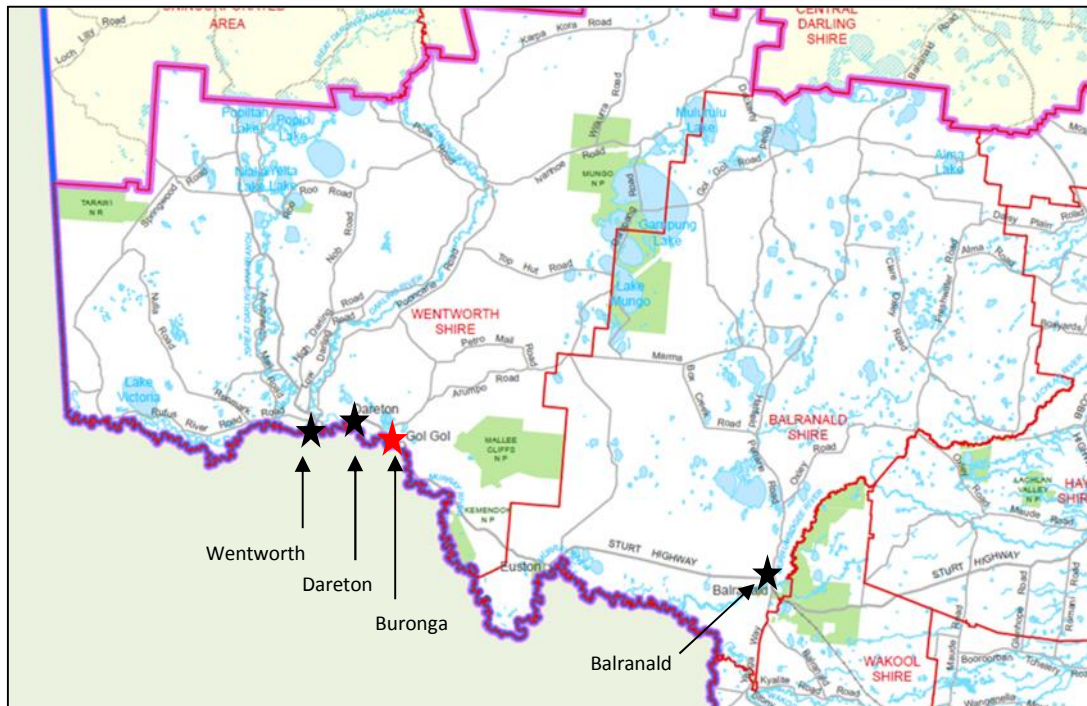


Figure 2: Aerial View of the Locality and Buronga is marked by the Red Star (Source: Six Maps)



- 2.6 Figure 2, below, outlines the Wentworth Shire and Balranald Shire Local Government Areas boundaries. The proposed health centre 'hub', proposed under this application, will be located in Buronga which is identified by the red star. Spoke health services will continue to be provided in Wentworth, Dareton and Balranald, all are identified by the black stars:



**Figure 3: Buronga Town's Position in Relation to the Wentworth Shire and Balranald Shire LGAs**

(Source: [https://www.elections.nsw.gov.au/NSWEC/media/NSWEC/Maps/2015%20Districts%20-%20High%20resolution/electoral\\_A3\\_web\\_region\\_final\\_MURRAY.pdf](https://www.elections.nsw.gov.au/NSWEC/media/NSWEC/Maps/2015%20Districts%20-%20High%20resolution/electoral_A3_web_region_final_MURRAY.pdf))

- 2.7 As outlined above, the subject DA relates to the development of the new health centre hub at Buronga. The other suburbs will contain spoke health services which will be designed to cater for the needs of the population within these centres.
- 2.8 The accompanying Southern Cluster HealthOne services Statement provides greater detail on the site location and services that will continue to be provided within the Wentworth and Balranald Shires.

### Subject Site and Surrounding Development

- 2.9 The subject site is in the local government area of Wentworth Shire Council.
- 2.10 The subject site is known as Lot 914 DP 756961 and is located on Pitman Avenue between the Silver City Highway and Friel Street, Buronga.
- 2.11 The subject site has a 106.74m frontage along Pitman Avenue (southern boundary), 57.66m frontage to Friel Street (eastern boundary) and 21.93m frontage to Silver City Highway (western boundary).

- 2.12 The site has an area of 4,006m<sup>2</sup> and has a 4.29m fall from the north-east to south-east.
- 2.13 The subject site currently vacant and has not known previous uses.
- 2.14 The site is within the village of Buronga and the relationship of the site and the surrounding area is shown in the following image:



**Figure 4: Subject site and surrounds (Source: Six Maps)**

- 2.15 To the north of the site are four vacant lots with residential lots further to the north.
- 2.16 To the east are residential lots and further east are agricultural lands.
- 2.17 To the south, on the southern side of Pitman Avenues, is the 'St Michael Archangel Church' and the Buronga Public School. Further to the south are larger residential lots followed by the Murray River.
- 2.18 To the west of the site is a bus stop and further west is vacant land and agricultural lands followed by the Murray River.

### 3.0 PROPOSED DEVELOPMENT AND CONSULTATION TO DATE

- 3.1 This development application seeks consent for the construction of a single storey community health care facility and two ancillary car parks to accommodate 41 car spaces and 1 wash bay/trailer space.
- 3.2 The proposed facility seeks to create an integrated primary and community health service for the local community within the Far West Local Health District (FWLHD). It will be the new hub health centre at Buronga with satellite services at Dareton, Wentworth and Balranald. The hub will service all communities within the Wentworth Shire and Balranald Shire local government areas.
- 3.3 The building will contain:
- 3 consulting rooms;
  - 1 dental consulting room;
  - 3 interview rooms;
  - 1 bariatric treatment room;
  - 2 group meeting rooms;
  - 1 venepuncture room;
  - 1 gym;
  - Open plan offices and staff facilities; and
  - Reception, waiting areas and toilet facilities.
- 3.4 Two driveway crossovers will be provided along the Pitman Avenue frontage to provide separate ingress and egress points to access the staff and visitor car parking area. A single crossover will be provided along Friel Street to provide access to the fleet car park.
- 3.5 The dead trees within the site will be removed and the site will be suitably landscaped in accordance with the accompanying landscaped plans prepared by NBRS Architecture Landscape. It is noted that both car parking areas will be suitably landscaped along each frontage to minimise impacts when viewed from the street.
- 3.6 The development has been designed by NBRS Architecture Landscape; which accompanies this Development Application.
- 3.7 The following 3D perspectives provide further details of the proposed design:



**Figure 5: View from the corner of Silver City Highway and Pitman Avenue (Source: NBRS Architecture)**



**Figure 6: View from Pitman Avenue towards building entry (Source: NBRS Architecture)**

3.8 The drawings which accompany this application are listed below in Table 2:

**Table 2: Development Documentation**

Plan No.	Drawing Title	Date	Issue	Architect
130533-AR-DWG-DA02	Site Analysis	22/11/2019	3	NBRS Architecture



Plan No.	Drawing Title	Date	Issue	Architect
130533-AR-DWG-DA03	Demolition Plan	22/11/2019	3	NBRS Architecture
130533-AR-DWG-DA04	Site Plan	22/11/2019	5	NBRS Architecture
130533-AR-DWG-DA05	Ground Floor Plan	22/11/2019	3	NBRS Architecture
130533-AR-DWG-DA07	Roof Plan	22/11/2019	3	NBRS Architecture
130533-AR-DWG-08	Elevations 1	22/11/2019	3	NBRS Architecture
130533-AR-DWG-DA09	Sections	22/11/2019	3	NBRS Architecture
130533-AR-DWG-DA10	External Finishes	22/11/2019	4	NBRS Architecture
130533-AR-DWG-DA11	3D Perspectives	22/11/2019	3	NBRS Architecture
130533-AR-DWG-DA12	Solar Study	22/11/2019	3	NBRS Architecture

- 3.9 The following discussion provides a more detailed description of the key components of the application.

### Building Form & Configuration

- 3.10 The development proposes to demolish and remove existing fence, relocate street signage and remove three dead trees prior to the construction of the new building.
- 3.11 The works will involve the levelling of the site to enable the construction of the single storey community health facility towards the centre of the site.
- 3.12 Two new vehicular crossovers will be constructed along Pitman Ave and this will provide separate ingress and egress to the front entry as well as the staff and public car park. A total of 25 car spaces will be provided in this car park. Ambulances will also be able to enter and exit this main entry point.
- 3.13 One vehicular crossover will be constructed at the mid-point of the Friel Street frontage and will provide access to the fleet car park, located to the east of the new building. A total of 16 car spaces plus 1 car wash bay/trailer space.
- 3.14 A new electrical kiosk will be provided along Friel Street between the two new carparks and the on-site detention tank will be positioned within the landscaped setback to the west of the new building.
- 3.15 A new 1.8m security fence will be provided around the fleet car park but will remain open in style and retaining walls reducing in height from 1.4m to 400mm will be provided along the northern boundary. Lighting will be provided within the car parking areas and around the site to ensure safety.
- 3.16 The internal layout of the building will provide the following areas:
- 3 consulting rooms;
  - 1 dental consulting room;
  - 3 interview rooms;

- 1 bariatric treatment room;
- 2 group meeting rooms;
- 1 venepuncture room;
- 1 gym;
- Open plan offices and staff facilities; and
- Reception, waiting areas and toilet facilities.

3.17 The proposed landscape plans that accompany this application ensure that site is suitably landscaped and provides suitable screen planting along the car park boundaries to minimise view lines to hardstand areas from the public domain.

3.18 Figure 6, extracted from the accompanying NBRs Architecture drawings, illustrates the proposed development layout:

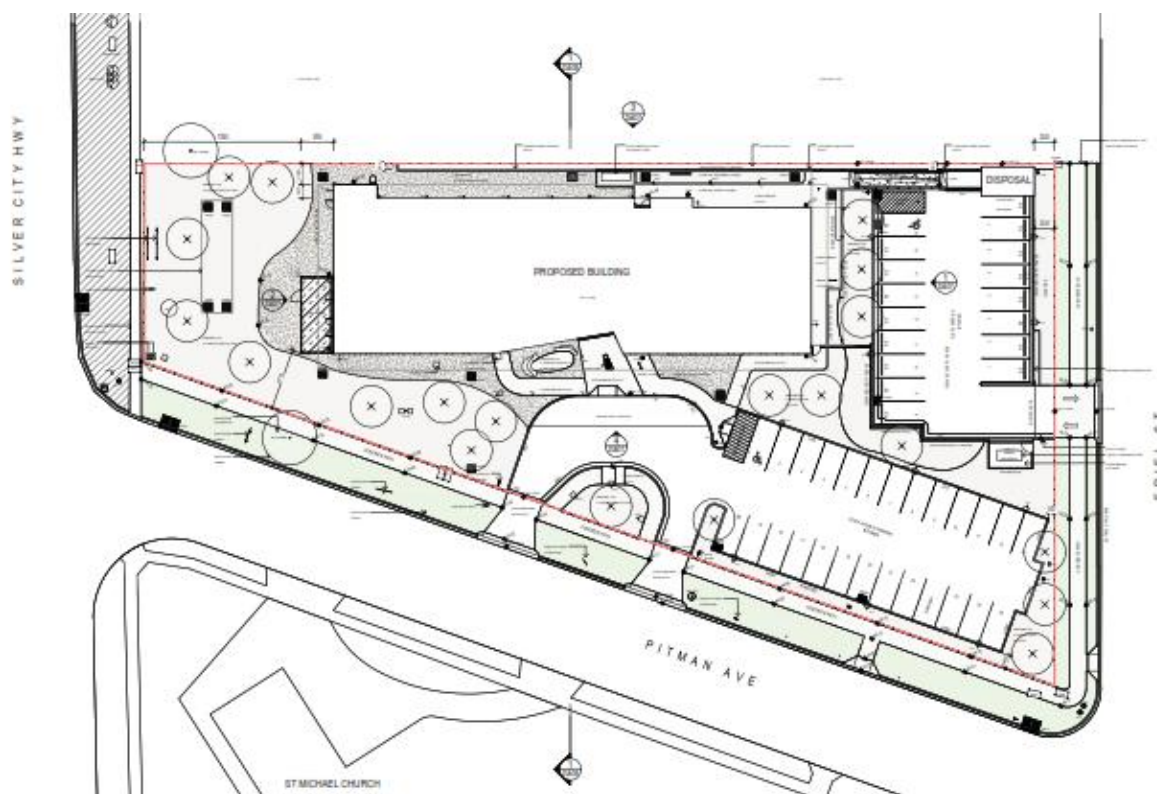


Figure 7: Site Plan (Source: NBRs Architecture)

### Materials & Finishes

- 3.19 A schedule of external finishes has been prepared by NBRs Architecture and accompanies this application.
- 3.20 The proposed finishes are suitable for the subject site and use. This is demonstrated in the 3D perspectives above in Figure 4 and 5.

### **Construction Management**

- 3.21 A construction management plan will be prepared prior to commencement of work on the site. The plan will confirm the requirements to ensure the safe operation of construction activities on site and minimal environmental impact.
- 3.22 A sediment and erosion control plan will be prepared prior to commencing work and shall include details regarding:
- Location of sediment control fencing to minimise site runoff
  - Detail silt fencing, or other sediment control measures such as hay bales, sandbags
  - Protection of access points for construction traffic to minimise soil and other materials leaving the site.
  - Location of stockpiles and method of cover to minimise runoff
- 3.23 Construction activities on the site will be in accordance with Wentworth Shire Council's standard hours of construction. It is expected that this will form a condition on the DA consent.
- 3.24 Site fencing will be maintained during the works on the site.

### **Stormwater Drainage and Flooding**

- 3.25 The subject site is not identified as being flood affected.
- 3.26 A stormwater drainage plan has been prepared by TTW Engineers and accompanies this application.
- 3.27 The drainage design will direct all run-off towards a 76.8m<sup>3</sup> on-site detention pit to be located at the western end of the site. This will then be connected to Council's drainage system.
- 3.28 The site drainage has been designed to satisfy Council requirements and can comply with the Australian Standards.

### **Hours of Operation and Staff Numbers**

- 3.29 The proposed community health centre hub is proposed to operate as follows:
- Staff – 8.30am to 5.00pm (Monday to Friday); and
  - Clients – 9.00am to 5.00pm (Monday to Friday).
- 3.30 The approximate number of employees will be 41 full-time equivalent staff, providing on-site and in-reach services to the local community.
- 3.31 The consultancy services generally provided on-site will be scheduled for 45-minute to one-hour sessions, while group activities will comprise of one- to two-hour sessions. The facility will mostly be operated through scheduled appointments.



## Car Parking

- 3.32 The accompanying traffic report, prepared by Taylor Thomson Whitting (NSW) Pty Ltd, has concluded that the following:

*The traffic and parking requirements anticipated to be generated from this proposed development has been assessed and based on those results it was found that:*

- *The development proposal includes eight consulting rooms, one gym and two meeting rooms along with associated facilities.*
- *The proposed development could generate an overall parking demand of up to 36 spaces that includes 15 visitor parking spaces and 21 staff parking spaces.*
- *The proposed car parking provision of 25 vehicles is anticipated to accommodate 70 percent of average parking demand of the development, however at times an overspill of up to 11 parking spaces is expected which can be accommodated within on street parking to the eastern frontage of the site.*
- *An additional 16 parking spaces are provided for fleet vehicles, to cater for the operational requirements of the site separate to the staff and visitor parking demands.*
- *The development could generate up to 50 trips during morning peak hour which will be critical peak hour of the day.*
- *It is expected that anticipated trips over an hour in morning peak would not generate any significant impact on the surrounding traffic.*

*Based on the assessment provided within this report, the intent of the Development Proposal can be supported with regards to traffic and transport.*

- 3.33 Overall, the proposed development and car parking is suitable for the site and will not create any adverse impacts.

## Acoustic Impacts

- 3.34 Resonate Consultants were engaged to prepare an acoustic assessment for the proposed use and associated plant noise impact. This report accompanies this application.

- 3.35 The report considered the noise effects that are likely to be generated from the future air-conditioning condensers during both the day and night and concluded the following:

*An environmental noise emission assessment of noise emissions from mechanical plant for the proposed Buronga HealthOne facility has been conducted. Project specific noise criteria have been established in accordance with the Noise Policy for Industry (NPI) based on operator attended noise surveys conducted for this project.*

*Noise emissions from the mechanical plant have been predicted to the most potentially affected receivers. The predicted noise levels have been shown to comply with the acoustic criteria with no additional mitigation measures.*

- 3.36 The proposed development can meet the requirements.

## Summary of Pre-DA Meeting Minutes

- 3.37 The application was reviewed by Council at a pre-DA meeting on 20 August 2019. The following table provides a summary of Council comments, summarised by Currie & Brown, and outlines how the scheme has responded to Council discussions:

Table 5: Minutes of Pre-DA meeting 20 August 2019

NUMBER	COMMENT	RESPONSE
<b>1</b>	<b>Introduction</b>	
1.01	This meeting was called to discuss Council requirements for a DA for the proposed Buronga HealthOne development at Lot 914 Silver City Highway.	<i>Noted.</i>
1.02	Land acquisition is pending.	<i>Noted.</i>
1.03	Drawings were tabled for discussion – attached for reference.	<i>Noted.</i>
<b>2</b>	<b>2 Site</b>	
2.01	The position of the building on the site, has been determined by: <ul style="list-style-type: none"> <li>• Three street frontages, Silver City Highway, Pitman Avenue and Friel Street.</li> <li>• existing urban context,</li> <li>• clinical requirements,</li> <li>• site levels, safety,</li> <li>• solar aspect,</li> <li>• boundary condition,</li> <li>• fleet vehicle parking and</li> <li>• vehicular and pedestrian access points to the site from Friel Street and Pitman Avenue.</li> </ul>	<i>Noted.</i>
2.02	In accordance with WSC's DCP requirements for a medical centre, 52 car parking spaces are required on the site. As this is a community health centre, a Traffic Impact Assessment has been undertaken which has determined that a reduced number of parking spaces satisfies peak demands. This report will be submitted with the DA.	<i>Refer to accompanying traffic report.</i>
2.03	In accordance with the Traffic Impact Assessment, WSC have no concerns accommodating 10 on-street carparking spaces on Friel Street but, would not encourage on-street parking on Pitman Avenue. A footpath is required on Friel Street to accommodate on-street parking at that location. 1.8m wide footpaths required to Pitman Avenue and Friel Street.	<i>Noted.</i> <i>A 1.8m footpath has been provided along Friel Street, refer to accompanying architectural drawings.</i>
2.04	Although establishment of all required infrastructure for this	<i>Noted.</i>

NUMBER	COMMENT	RESPONSE
	development is the developer's responsibility, WSC will investigate any available opportunities for contributions to public domain works.	
2.05	The retaining structure at the Northern boundary of the site does not present any issues for WSC. Construction works must be confined to the subject site.	<i>Noted. All works will be within the subject site, refer to accompanying drawings.</i>
2.06	FWLH to provide adequate external lighting to the landscaped areas fronting Pitman Avenue. DA documents to show light spread. WSC will assess the area from a safety and security point of view.	<i>Noted. Refer to accompanying Lighting Plan prepared by WE-EF Lighting Pty Ltd. An assessment against CPTED has been undertaken in this SEE.</i>
2.07	HI will be responsible for the ongoing maintenance of the nature strip around the site.	<i>Noted.</i>
2.08	An OSD system is required and will be a DA condition, in lieu of a DCP requirement. Details of the proposed system may be submitted to Council for comment prior to DA submission.	<i>Noted. Details have been prepared and can be provided to Council for comment.</i>
<b>3</b>	<b>Development Approval Submission</b>	
3.01	WSC will accept the DA submission and commence assessment of the proposal, however, public notification will be delayed until finalisation of the land acquisition.	<i>Noted.</i>
3.02	As the community has raised concerns in relation to the location of this development, WSC suggested that the DA submission provide a background to the selection of the site, and the perceived relocation of services from Dareton.	<i>Background information and further discussion in this regards forms part of this SEE.</i>
3.03	Traffic Impact Assessment, acoustic report and geotechnical investigation reports to be submitted with DA. No need for a site history investigation.	<i>Noted. All required reports accompany this application.</i>
<b>4</b>	<b>Any Other Business</b>	
4.01	WSC are supportive of the scheme and feel that this development will be a positive contribution to the community.	<i>Noted.</i>

- 3.38 As demonstrated in the table above, the scheme has taken into consideration the comments provided by Council.
- 3.39 The final scheme demonstrates an appropriate building form with improved services for Buronga and surrounding townships in line with the NSW Government's health initiative.

## 4.0 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 ASSESSMENT

### 4.1 Consideration of Development Applications

4.1.1 The development application is not subject to the complying, prohibited, or advertised development provisions of the Act. There are no issues relating to endangered flora or fauna, watercourses, bush fire or aboriginal artefacts. The proposed development is submitted pursuant to the provisions of Section 4.2(1) and (2) of the Act which provides if an environmental planning instrument requires development consent to be obtained, a person must not carry out the development unless such a consent has been obtained and is in force. The relevant environmental planning instrument requiring development consent to be obtained is Wentworth Local Environmental Plan 2011.

4.1.2 In determining a development application, Section 4.15(1) of the Environmental Planning and Assessment Act provides that a consent authority is to take into consideration such of the following matters as are of relevance:

- (a) *the provisions of:*
  - (i) *any environmental planning instrument, and*
  - (ii) *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
  - (iii) *any development control plan, and*
  - (iiia) *any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
  - (iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*
  - (v) *(Repealed)*
- that apply to the land to which the development application relates,*
- (b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) *the suitability of the site for the development,*
- (d) *any submissions made in accordance with this Act or the regulations,*
- (e) *the public interest.*

4.1.3 An assessment of the proposal against these matters concludes the proposal is suitable for approval. This is demonstrated in the following assessment.

4.1.4 The Environmental Planning and Assessment Act 1979 requires the assessment of development proposals against the relevant 'heads of consideration' set out in Section 4.15(1) of the EPA Act. These are addressed below.

### 4.2 Planning Controls and Regulations

4.2.1 The relevant planning controls applicable to the development application are listed below:

- State Environmental Planning Policy No. 55

- Wentworth Local Environmental Plan 2011
- Wentworth Shire Development Control Plan 2011

4.2.2 Compliance with the provisions of the above-mentioned planning controls are discussed below.

#### State Environmental Planning Policy No. 55 – Remediation of Land

4.2.3 Clause 7 of State Environmental Planning Policy No. 55 – Remediation of Land requires the consent authority to consider whether land is contaminated prior to granting of consent to the carrying out of any development on that land.

4.2.4 The subject site is vacant and has no known previous uses. There is no evidence to suggest that the land is likely to be contaminated and therefore no remediation works will be required.

#### Wentworth Local Environmental Plan 2011

##### Zoning

4.2.5 The subject site is zoned RU5 Village. A Health Services Facility is permitted within the zone and is defined as:

**health services facility** means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following:

- (a) a medical centre,
- (b) community health service facilities,
- (c) health consulting rooms,
- (d) patient transport facilities, including helipads and ambulance facilities,
- (e) hospital.

4.2.6 The objectives of the RU5 Village Zone are addressed below:

- To provide for a range of land uses, services and facilities that are associated with a rural village.

4.2.7 The new community health centre will service the local community and provide the necessary and improved facilities within Buronga and well also provided services to surrounding townships.

- To promote development in existing towns and villages in a manner that is compatible with their urban function.

4.2.8 The building design will be highly compatible with the urban function and population of Buronga.

- To encourage well-serviced sustainable development.

4.2.9 The location of the development at the corner of Silver City Highway and Pitman Avenue is appropriate as it is in close proximity to existing bus services and is easily accessible from surrounding residential properties.

#### 4.2.10 Rainwater tanks will be installed.

- *To ensure there are opportunities for economic development.*

#### 4.2.11 The proposed community health centre hub will contribute to the economic growth of Buronga village, patients/clients may need to travel to this hub for more specialised treatment. In addition, the development will create 41 fulltime equivalent jobs within Buronga.

- *To deliver new residential and employment growth in Buronga and Gol Gol.*

#### 4.2.12 The proposed community health centre hub will service future residents within the Buronga and Gol Gol areas and will also provide employment opportunities, as discussed above.

#### 4.2.13 The health centre hub will also service other townships within the wider Wentworth Shire and Balranald Shire.

- *To ensure business and retail land uses are grouped within and around existing activity centres.*

#### 4.2.14 This site is suitable for the proposed community health centre being located along the Silver City Highway and is located near the Buronga Public School and residential areas.

#### 4.2.15 As discussed above, the proposed health services facility is highly compatible and permissible within the existing zone.

#### Height

#### 4.2.16 The WLEP 2011 has not adopted a maximum height control.

#### 4.2.17 Notwithstanding, the structure has a maximum height measured from the existing levels of the site to the top of the roof feature of 6.02 metres.

#### 4.2.18 The single storey building form is acceptable and will not create any adverse shadowing impacts as shown in the accompanying solar access drawings prepared by NBRIS Architecture.

#### Floor Space Ratio

#### 4.2.19 The WLEP 2011 has not adopted a maximum floor space ratio.

#### 4.2.20 Notwithstanding, the bulk and scale of new building combined with setbacks, materials and finishes and landscaping will be an appropriate built form that will be compatible with the surrounding locality.

#### 4.2.21 Refer to accompanying architectural drawings.

#### Heritage Conservation

#### 4.2.22 Clause 5.10 of the LEP outlines the requirements for development of a heritage item, development of a site within close proximity of heritage items and sites located within heritage conservation areas. The subject site is not heritage listed, is not located within conservation

area and is not located in close proximity to any listed heritage items, as demonstrated in the Heritage LEP Map extract below:

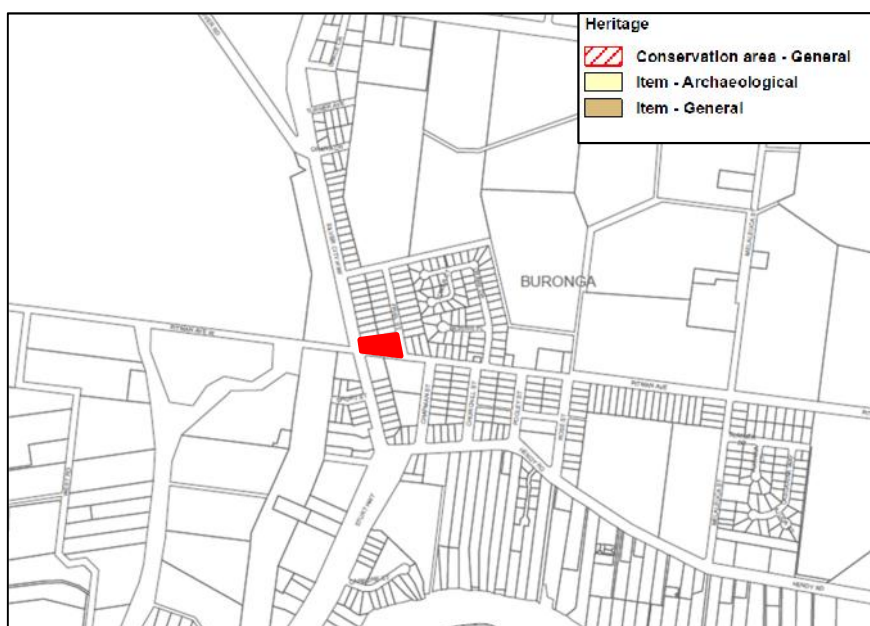


Figure 8: Heritage LEP Map - Site highlighted in red (Source: Wentworth LEP 2011)

- 4.2.23 This clause also has consideration for the conservation of Aboriginal objects and Aboriginal places of heritage significance.
- 4.2.24 The accompanying Cultural Engagement Report prepared by Barkandji Native Title Group Aboriginal Corporation has concluded that the site has been heavily disturbed and that there was no visual sign of Aboriginal Artefacts.
- 4.2.25 It is recommended that an unexpected finds protocol be put in place during site clearing works.
- 4.2.26 In addition, NTSCORP Limited on behalf of Barkardji Native Title Group Aboriginal Corporation has confirmed via a letter dated 23 October 2019 that it provides its 'in principle' support for the subject site being used for the purposes of a community health facility.

### Earthworks

- 4.2.27 Clause 7.1 of the LEP requires development consent for significant works. The accompanying reports have determined that the works can be undertaken safely:
- *Desktop Engineering Due Diligence Report prepared by Tonkin Consulting Ref No. 20181216 dated 29 September 2018; and*
  - *A Report on The Soil Investigation and Pavement Design for Lot 914 DP756961 Pitman Avenue, Buronga prepared by Civil Test Pty Ltd Report No. 3190369 – 2 Issue 2 dated 30 August 2019.*

### Essential Services



4.2.28 Clause 7.2 of the LEP states that development consent must not be granted unless services that are essential to the proposed development are available or the adequate arrangements have been made to make them available.

4.2.29 The following report has reviewed all services on site, and they are adequate or can be made adequate:

- *Desktop Engineering Due Diligence Report prepared by Tonkin Consulting Ref No. 20181216 dated 29 September 2018.*

#### Flood Planning

4.2.30 Clause 7.3 of the LEP identifies and provides requirements for sites within the 'flood planning area'. As shown on the following map, the subject site is not affected by the flood planning area:



Figure 9: Flood Planning Area extract with site highlighted in red (Source: Wentworth LEP 2011)

#### Terrestrial Biodiversity and Wetlands

4.2.31 Clause 7.4 and 7.5 of the LEP provide controls for land affected by terrestrial biodiversity and wetlands. The subject site is not identified on the LEP map as being affected by biodiversity or being within a wetland. These clauses do not apply.

4.2.32 There are no other provisions in the LEP relevant to the subject application.

## Wentworth Shire Development Control Plan 2011

4.2.33 The DCP supplements the LEP by providing detailed reasoning, guidelines and controls relating to the decision-making process. Together these documents form the land use planning and development controls for the Wentworth local government area.

4.2.34 The following chapters apply to the development:

- Chapter 2 Plan Objectives;
- Chapter 3 General Development Controls;
- Chapter 6 Commercial Development Controls; and
- Chapter 8 Site Specific Provisions.

4.2.35 It is noted that there are no specific provisions for a 'health service facility'. However, the relevant provisions within Chapter 6 and 8 have been discussed below.

4.2.36 The following table provides a summary of the requirements within Section 1, 2, 3, 6, and 8, applicable to this development application:

Table 3: Assessment against requirements of Wentworth DCP 2011.

CI. CONTROL	COMMENT	
<b>Chapter 2 Development Control Plan Objectives</b>		
<b>1 General Development Objectives</b>		
- Employment uses should be sensitively designed and located to minimise conflict.	The proposed community health facility will be single storey, will provide acceptable setbacks and does not create adverse shadow, refer to accompanying solar study drawings.  The proposed landscaping will soften the development when viewed from the public domain and suitably screen car park areas while maintaining sightline to and from the new building to maintain high levels of natural surveillance.  Overall, the development has been designed to minimise conflicts with adjoining uses.	☑
- Non-residential land uses shall not impact upon the amenity of the area or surrounding sensitive land uses. This would include, for example, local shops and commercial premises, schools, childcare centres, places of worship, open space and recreation.		
- Commercial uses in existing Village zone shall be clustered to minimise car trips and promote focus on pedestrian and cycle ways to improve on sustainable living,	The location of the new community health facility is appropriate refer to accompanying Southern Cluster HealthOne Services Statement, this document supports the chosen site within Buronga.  In addition, justification has been provided in this SEE.	☑
<b>2 Locality Objectives – Buronga and Gol Gol</b>		

CI. CONTROL	COMMENT	
2.1 Vision		
An environmentally sustainable approach to urban development.	The community health centre will be located centrally within Buronga and within the centre of Buronga.	<input checked="" type="checkbox"/>
A safe, convenient and attractive neighbourhoods.	The community health centre will provide improved services to the local community and wider areas within the Wentworth Shire and Balranald Shire.	<input checked="" type="checkbox"/>
A coherent urban system of compact walkable neighbourhoods.	The community health centre will be located opposite the Buronga Primary school near Silver City Highway where bus stops are located.	<input checked="" type="checkbox"/>
A site responsive approach to urban development.	The new development will promote a sense of community within Buronga and provide for improved community health.	<input checked="" type="checkbox"/>
2.2 Social and Community		
Quality access to services locally, in Wentworth Shire including the provision of new local facilities and services in Buronga and Gol Gol to enable the development of an integrated and connected community.	The community health facility will service Buronga and Gol Gol as well as surrounding townships within the wider Wentworth Shire and Balranald Shire Local Government Areas. This development will create a more connected community.	<input checked="" type="checkbox"/>
Social equity and broad community benefit where the development of Buronga and Gol Gol must not compete with or displace the provision of limited Council and government resources.	The development will provide improved community services in a central location to service both Buronga and Gol Gol communities as well as wider areas within the Wentworth Shire and Balranald Shire.	<input checked="" type="checkbox"/>
Early life and lifelong learning with access to appropriate services for young children and families regardless of socio-economic status with childcare (covering preschool, long day care and outside school hours care), child health programs and supportive family programs.	The community health centre will provide core services for: <ul style="list-style-type: none"> <li>• Children and family services;</li> <li>• Women's health;</li> <li>• Antenatal/post-natal care;</li> <li>• Allied health services;</li> <li>• Dentistry services; and</li> <li>• Meeting rooms for mother's group and other local community groups.</li> </ul> The services to be provided will benefit the local community.	<input checked="" type="checkbox"/>
Partnerships that are socially sustainable based on consideration of the recurrent funding implications of community infrastructure.	The community health centre is an NSW Government initiative.	<input checked="" type="checkbox"/>

CI. CONTROL	COMMENT	
One identity for Buronga and Gol Gol including the development of a cohesive and linked community bringing together the older established areas of Buronga and Gol Gol with the newly developing areas.	Noted. The community health centre will service both communities and is centrally located to also connect to other townships within the Wentworth and Balranald Shires.	<input checked="" type="checkbox"/>
Monitoring and ongoing consultation reflecting the long-term development of Buronga and Gol Gol.	Noted.	<input checked="" type="checkbox"/>
<b>Chapter 3 Development Control Plan General Development Controls</b>		
<b>5 Vehicular Access and Parking</b>		
<b>5.1 Parking Layout, Servicing and Manoeuvring</b>		
The layout and design of access, parking and service areas should address the needs of the site occupants and visitors as well as respecting the amenity of the area.	Refer to accompanying Traffic Report, the proposed car parking layout, servicing and design complies with Australian Standard and the number of car spaces is reasonable given the peak demand assessment.	<input checked="" type="checkbox"/>
Provision should be made for various modes of transport for employees and visitors to the site.	Showers are provided for staff should they opt to cycle to work.  Bicycle parking spaces are proposed adjacent to the main entry.	<input checked="" type="checkbox"/>
Where non-residential development is within or adjoining a residential zone, locate and design parking areas, servicing areas and the means of access/egress to: - minimise conflict between non-residential, residential and pedestrian traffic; - provide off-street parking and servicing of premises; - respect the character of the existing residential areas and streetscape character by means of siting, design and landscaping.	There is sufficient on-site parking within the site and on Friel Street when the peak demand increases, refer to accompanying traffic report.	<input checked="" type="checkbox"/>
<b>5.2 Specific Land Use Requirements</b>		
Medical centre/health consulting Rooms: <ul style="list-style-type: none"> <li>3 spaces per consulting room; plus 1 space for each 2 employees.</li> </ul> Note: 41 fulltime staff are proposed.	Based on these rates the following would be required: <ul style="list-style-type: none"> <li>9 Consulting Rooms = 27 Spaces; and</li> <li>Spaces for each 2 employees = 21</li> </ul> <b>Total = 48 car spaces.</b>  41 car spaces are proposed. This reduced provision is acceptable based on the 'timetable parking demand assessment' within the accompanying Traffic Report.  At times there will be greater parking requirements, however, the length of Friel Street can absorb the spill-over parking demands along the street during peak times of	<input checked="" type="checkbox"/>

CI. CONTROL	COMMENT	
	up to 11 car spaces. This variation has been suitably justified.	
<b>6 Crime Prevention Through Environmental Design</b>		
<p>(a) Lighting</p> <p>Lighting plays a vital role in crime prevention and personal safety as you can see and respond to what is around you and ahead of you. Moreover, others can see you, which further reduce the likelihood of a crime being committed.</p> <p>Pedestrian pathways, lane ways and access routes in outdoor public spaces should be lit to the minimum Australian Standard (AS 1158). Lighting should be consistent in order to reduce the contrast between shadows and illuminated areas. Lighting should be designed in accordance with AS4282 – Control of the obtrusive effects of outdoor lighting</p>	<p>Refer to the accompanying Lighting Plan, development can comply and will provide adequate lighting of the car parks and around the building to reduce crime and improve safety of future staff and community.</p>	☑
<p>(b) Fencing</p> <p>If fencing is too high or made of inappropriate materials it reduces the opportunity for casual surveillance of the street and for users of the public domain to see what activities are taking place on your site. This then further increases the likelihood of a crime being committed.</p> <p>Should be no higher than 1.2m. If higher then should be open style.</p>	<p>The fleet car park area will be fenced in an open style design to a height of 1.8m.</p> <p>The fencing will enable sightlines to the new building from Friel Street and from the new building to the street maintaining a high level of natural surveillance.</p>	☑
<p>(c) Car parking</p> <p>Poorly designed car parks whether underground or not can be a dangerous environment for their users. Through the provision of some basic design elements, such as lighting and signage, these spaces can be made safer.</p>	<p>Refer to accompanying Traffic Report, the car park design and bicycle spaces comply with the Australian Standards.</p> <p>Lighting within the car park area will provide safety to employees, visitors and community.</p> <p>Car parking will be signed appropriately to direct staff and visitors.</p> <p>Accessible car spaces are located near the main entry.</p>	☑
<p>(d) Entrapment spots &amp; blind corners</p> <p>Entrapment spots and blind corners provide opportunities for perpetrators of crime to hide and or commit crime.</p>	<p>The rear of the building is secure to avoid entrapment and all pathways are direct from the car park to building.</p> <p>Fleet services will have there own secure entry point from the car park to the rear of the building.</p>	☑
<p>(e) Landscaping</p> <p>Trees and shrubs that are inappropriately located can easily</p>	<p>Refer to accompanying landscape plan, the design is appropriate to ensure high levels of</p>	☑

CI. CONTROL	COMMENT	
reduce surveillance opportunities and provide entrapment spots and blind corners.	natural surveillance.	
(f) Communal/public areas Communal or public open space areas that do not have adequate natural surveillance are a risk to personal safety.	The waiting area and reception area are centrally located and provide high levels of natural surveillance to the front of the new building.	<input checked="" type="checkbox"/>
(g) Movement predictors Movement predictors are routes which people move through on a regular and predictable basis such as a pedestrian underpass. Careful design is needed to ensure that they are not included in a development or are appropriately treated where included to reduce the risk. Through site links are another type of movement predictor, however, unlike underpasses these can provide a benefit to the community if designed appropriately to ensure safety.	As discussed above, the car park design combined with the entry to the building avoid entrapment spots and ensure high levels of natural surveillance.	<input checked="" type="checkbox"/>
h) Entrances Entrances to all types of development that are not visible from the public domain provide an opportunity for perpetrators of crime to hide and or commit crime. Entrances to all types of development need to be clearly visible and legible so that the users can obtain entry quickly and expediently.	The main entrance is easily identifiable and centrally located along Pitman Avenue.	<input checked="" type="checkbox"/>
<b>7 Disability Access Standards</b>		
To provide equitable access within all new developments and ensure that substantial building work carried out on or intensified use of existing buildings provides upgraded levels of access and facilities for all people.	Able to comply with the DDA, BCA and Australian Standards.	<input checked="" type="checkbox"/>
<b>Chapter 6 – Commercial Development Controls</b>		
<b>6 Design of Commercial Development</b>		
<b>6.1.1 Design</b>		
The materials proposed to be used in building are to be specified in terms of texture and colour and a statement of their performance under prevailing and likely environmental conditions submitted with the development application. Major buildings in the commercial area are to be designed by qualified architects.	The materials and finishes are of a high quality. Refer to accompanying finishes schedule within the accompanying architectural drawings.	<input checked="" type="checkbox"/>
Reflectivity of external glass to be less than 10%.	Able to comply.	<input checked="" type="checkbox"/>
<b>6.1.2 Site Analysis</b>		
Require site analysis plan.	Refer to accompanying architectural drawings.	<input checked="" type="checkbox"/>
<b>6.1.3 Site Arrangement</b>		

CI. CONTROL	COMMENT	
Maximum 70% site coverage.	The site coverage of the building (897m <sup>2</sup> ) and car parking areas/driveways (1215m <sup>2</sup> ) is approximately 53%.	☑
Setbacks for commercial buildings for road frontage boundaries are to be assessed individually.	The building will have the following setbacks: <ul style="list-style-type: none"> <li>• front setback – 6.7m from Pitman Ave;</li> <li>• secondary street setback = 17.2m from Silver City Highway;</li> <li>• secondary street frontage = m from Friel Street;</li> <li>• rear setback = 2.36 to 3.8m to rear boundary.</li> </ul>	☑
Where the building abuts a residential zone the residential set back controls will apply to that commercial development.	The rear setback to the building varies between 2.36m to 3.8m. The setback is appropriate and provides opportunity for landscaping between the boundary and the single storey building.  In addition, the east west orientation of the development and its location on the northern side of Pitman Ave ensures there is no adverse shadow will be cast, refer to accompanying architectural drawings and solar study.	☑
Setbacks to side boundaries are to be in accordance with the Building Code of Australia.	Noted. All setbacks can comply with the BCA requirements.	☑
6.1.4 Height of Buildings		
There are no height controls under the Wentworth LEP 2011. Consideration will be given to the following:		
<ul style="list-style-type: none"> <li>• the external appearance and materials used on the exterior of the proposed development.</li> </ul>	The architectural design of the building will incorporate a mix of fibre cement facade cladding in various tones combined with metal panels, painted steel, glazing, slat aluminium fencing and louvres.  The sloping roof combined with the above elements results in a highly pleasing building form that is durable while minimising bulk and scale when viewed from the public domain.	☑
<ul style="list-style-type: none"> <li>• the relationship of the proposed building to the streetscape or landscape.</li> </ul>	The maximum height of the building is 6.02m.  The height of the new development is consistent with nearby residential properties and the church opposite.  The site location is on the eastern side of Silver City Highway and more developed area of Buronga. Although vacant it is well buffered from nearby wetlands, Murray Rivet and agricultural lands. The site location is	☑



CI. CONTROL	COMMENT	
	appropriate.	
<ul style="list-style-type: none"> <li>the effect of the proposed building on public amenity.</li> </ul>	<p>The height and setbacks of the new building ensure adjoining properties are not detrimentally affected by shadow.</p> <p>The accompanying acoustic report and traffic report have determined the development will not adversely affect adjoining properties by way of acoustic noise and traffic/parking.</p>	☑
<ul style="list-style-type: none"> <li>the effect of the proposed building on wind patterns</li> </ul>	The single storey height of the building will not create adverse wind conditions.	☑
<ul style="list-style-type: none"> <li>the effect of the proposed building on overshadowing especially public places.</li> </ul>	<p>Refer to the accompanying solar study drawings within the architectural drawings.</p> <p>Majority of shadow at 9am and 3pm will fall within the site.</p>	☑
<ul style="list-style-type: none"> <li>the effect of the proposed building on views from public places.</li> </ul>	<p>As the site is vacant there will be reduced views across the site when heading west along Pitman Avenue. However, this is reasonable as any development of the site will have the same implications.</p> <p>However, at the corner of Pitman Ave and Silver City Highway views to the west are uninterrupted.</p> <p>The redevelopment of the site is reasonable as the social and community improvements will be significant within the Buronga village.</p>	☑
<ul style="list-style-type: none"> <li>the effect of the proposed building on any item environmental heritage in the vicinity.</li> </ul>	The site is not located near any item of environmental heritage, refer to LEP discussion above.	☑
<ul style="list-style-type: none"> <li>the effect of reflections from the exterior of the proposed building on roads, public places and buildings in the vicinity.</li> </ul>	The proposed materials and finishes are not likely to create unacceptable reflections. A condition can be imposed should consent be granted to control glare.	☑
<b>6.1.5 Landscaping</b>		
Consideration should be given to tree planting to provide a sense of scale and to provide shade and amenity.	Refer to accompanying Landscape Plan. Tree planting and landscaping will be appropriate.	☑
Any car parking forward of the building line should be screened by a landscape screen maintained to 1.2m high or a suitable form of screening.	Noted. All car parking setbacks have been suitably screened, refer to accompanying Landscape Plan.	☑
A bank guarantee based on an agreed cost quote for the replanting and maintenance of the landscaping for a period of 12 months will be required to be lodged with Council with the Construction Certificate. Subject to satisfactory	Noted	☑

CI. CONTROL	COMMENT	
completion and maintenance of the landscaping the guarantee will be released 12 months after completion of the development.		
6.1.6 Car Parking (See Also Appendix 1 Diagram D14)		
Car parking to comply with Chapter 3 Part 5.	The proposed number of car parking spaces has been determined to be satisfactory, as discussed above.	<input checked="" type="checkbox"/>
All vehicles are to enter and leave the site in a forward direction.	All vehicles can enter and leave the site in a forward direction.	<input checked="" type="checkbox"/>
6.1.7 Pedestrian Paving		
Pedestrian footpaths along the frontage of any commercial development must be improved and details of this work and for landscaping and paving between the building line and property boundary must be provided to Council.	New 1.8m wide footpaths are proposed along Pitman Avenue and Friel Street, they will be constructed to Council standards.	<input checked="" type="checkbox"/>
6.1.9 Water Pollution (See Appendix 1 Diagram D15)		
Council seek to minimise water pollution caused by new development.	Refer to the accompanying civil drawings and the Erosion and Sediment Control Plan.	<input checked="" type="checkbox"/>
<b>Chapter 8 – Site Specific Provisions</b>		
<b>8.1 Buronga and Gol Gol</b>		
2 Buronga and Gol Gol Landscaping		
New development must consider and implement the outcomes of the landscape masterplan within the specific site or precinct planning. A 2.5m shared pathway is nominated along the front of the subject site.	Noted. Refer to accompanying Landscaping Plan. 1.8m wide footpaths will be provided along Pitman Avenue and Friel Street.	<input checked="" type="checkbox"/>
4 Social and Community Infrastructure Development		
Council has nominated the following outcomes within the Buronga and Gol Gol areas: <ul style="list-style-type: none"> <li>All public infrastructure such as footpaths, pedestrian crossings, park facilities, public buildings and commercial facilities are to comply with AS1428 and AS4586 or other design controls adopted by Council;</li> <li>Extension of the existing Midway Centre to provide a more multifunctional community centre providing a minimum of 3 multipurpose community meeting/activity rooms and at least three sessional office spaces for government services;</li> <li>The main retail/commercial precinct to be provided in Buronga based on an assessment of the social, economic and environmental factors relevant to the development of retail and commercial facilities;</li> </ul>	The community health centre hub will provide the community with additional meeting rooms and this may assist in reducing the need for additional rooms within the Midway Centre.  In addition, the community health centre will provide additional social services to meet the changing needs of the community and hopefully reduce the number of hospitalisations required each year.	<input checked="" type="checkbox"/>

CI. CONTROL	COMMENT	
5 Built Environment		
The proposed future development of Buronga and Gol Gol creates opportunities to raise awareness of environmental issues, improve access to the Silver City and Sturt Highways, improve the existing pedestrian/cycleway network and develop a series of multi-use corridors to benefit the whole of community.	1.8m wide footpaths will be provided along Pitman Avenue and Friel Street, to Council requirements. This will improve access to adjoining sites.	<input checked="" type="checkbox"/>
5.2 Design of Commercial Development		
5.2.1 Design		
The materials proposed to be used in building are to be specified in terms of texture and colour and a statement of their performance under prevailing and likely environmental conditions submitted with the development application. Major buildings in the commercial area are to be designed by qualified architects.	Complies. Refer to discussion above under Chapter 6.	<input checked="" type="checkbox"/>
External glass to be less than 10% reflectivity index.	Able to comply. Refer to discussion above under Chapter 6.	<input checked="" type="checkbox"/>
5.2.2 Site Analysis		
Require site analysis plan.	Refer to accompanying architectural drawings.	<input checked="" type="checkbox"/>
5.2.3 Site Arrangement		
Maximum 70% site coverage.	Complies. Refer to discussion above under Chapter 6.	<input checked="" type="checkbox"/>
Setbacks for commercial buildings for road frontage boundaries are to be assessed individually.	Complies. Refer to discussion above under Chapter 6.	
Where the building abuts a residential zone the residential set back controls will apply to that commercial development.	Complies. Refer to discussion above under Chapter 6.	<input checked="" type="checkbox"/>
Setbacks to side boundaries are to be in accordance with the Building Code of Australia.	Complies. Refer to discussion above under Chapter 6.	<input checked="" type="checkbox"/>
5.2.4 Height of Buildings		
The Wentworth Local Environmental Plan 2011 does not set the height limit for commercial developments. Consideration is given to effects of the building on streetscape, landscaping, public amenity, wind, shadows, views, heritage etc.	Complies. Refer to discussion above under Chapter 6.	<input checked="" type="checkbox"/>
5.2.5 Landscaping		
Any car parking forward of the building line should be screened by a landscape screen maintained to 1.2m high or a suitable form of screening.	Complies. Refer to discussion above under Chapter 6.	<input checked="" type="checkbox"/>
A bank guarantee based on an agreed cost quote for the replanting and maintenance of the landscaping for a period of 12 months will be required to be lodged with Council with	Noted.	<input checked="" type="checkbox"/>

CI. CONTROL	COMMENT	
the Construction Certificate. Subject to satisfactory completion and maintenance of the landscaping the guarantee will be released 12 months after completion of the development.		
5.2.6 Pedestrian Paving		
Pedestrian footpaths along the frontage of any commercial development must be improved and details of this work and for landscaping and paving between the building line and property boundary must be provided to Council.	Noted. Refer to discussion above under Chapter 6.	<input checked="" type="checkbox"/>
5.2.9 Water Pollution (See Appendix 1 Diagram D15)		
Council seek to minimise water pollution caused by new development.	Complies. Refer to discussion above under Chapter 6.	<input checked="" type="checkbox"/>
5.3 CPTED		
Design to implement CPTED.	Complies. Refer to discussion above under Chapter 3.	<input checked="" type="checkbox"/>

4.2.37 There are no other relevant controls applicable to this development proposal.

### 4.3 The Likely Impacts

#### Building Form

- 4.3.1 It is considered that the proposed Buronga health centre building is an appropriate built form that will not create any adverse impacts on adjoining properties regarding shadow, privacy, noise, traffic, bulk and scale and view loss.
- 4.3.2 The building is a single storey structure and the setbacks ensure sufficient landscaping is provided to all boundaries.

#### Provision of Health Services within Dareton, Wentworth and Balranald

- 4.3.3 The new building location is appropriate based in the NSW Government to improve the rural healthcare system through an integrated model across the Wentworth and Balranald Shires (Southern Cluster). This is further supported by the lack of any government health care centres in the Buronga and Gol Gol area, which contain the largest population, being 30%, within the Southern Cluster.
- 4.3.4 Local communities may be concerned with the integrated healthcare system across the Southern Cluster and the reduced number of existing services within Dareton, Wentworth and Balranald. The accompanying 'Southern Cluster HealthOne Services Statement' outlines how Dareton, Wentworth and Balranald will continue to provide spoke services that will be integrated with the main health centre 'hub' proposed under this application.
- 4.3.5 Health Services will continue as currently provided in Wentworth and Balranald. Services provided in Dareton will be reduced however all reduced services will be provided by the new central hub in Buronga. Dareton will continue to provide spoke services to cater for the needs

of the local community including Mental Health, Drug & Alcohol, Adult Dental, Dental Therapist for children, Immunisation and Aboriginal transport. All other health care facilities will be provided in Buronga. Dareton and Buronga are suitably located for the sharing of higher quality services. Access to the services will be available with Travel between Dareton and Buronga generally as follows:

- By vehicle – 15min to 20min depending on traffic
- Bus services – approx. 21 min travel time. Service running from Dareton at approx. 1.29pm and returning from Buronga at approx. 2.55pm, Monday to Friday\*

\* Current service at the time of writing this report.

- 4.3.6 The provision of quality and integrated services within these communities is important to ensure the ongoing provision of a high quality of patient care, providing the necessary Health care in the short, medium and long term.

#### **4.4 The Suitability of the Site for the Development**

- 4.4.1 The proposed development is appropriate and is a suitable site and location for the future community health centre 'hub' within the southern cluster due to the Buronga and Gol Gol area containing the highest population and lack of current health services.
- 4.4.2 The site is suitable for the proposed Health Services Facility and will not adversely affect adjoining properties by way of traffic, noise, privacy and scale.
- 4.4.3 Given the population of Buronga and Gol Gol representing 30% of the population in the Southern Cluster catchment, it is appropriate to locate these services on this site.

#### **4.5 Submissions**

- 4.5.1 The proposed development will require public notification.
- 4.5.2 Any submissions received at the close of the public exhibition period will be considered by the applicant. However, this Statement of Effects has sought to address all potential issues that may arise.

#### **4.6 The Public Interest**

- 4.6.1 It is in the public interest to ensure the delivery of appropriate health care to our regional communities.
- 4.6.2 The proposed community health centre 'hub' within Buronga is in the public interest as it will assist in achieving the NSW Government strategic plans with regards to improved and integrated health care.
- 4.6.3 Nearby towns of Dareton, Wentworth and Balranald will continue to be appropriately serviced with based on the needs of each community, which is outlined in the accompanying 'Southern Cluster HealthONE Services Statement'.

- 4.6.4 It is in the public interest to improve the rural health system and this integrated approach will ensure that the Buronga 'hub' and spoke services at Dareton, Wentworth and Balranald are designed to meet the needs on the communities.
- 4.6.5 The proposed development is not contrary to the public interest.

## **5.0 CONCLUSION**

- 5.1 This development application will provide a high-quality health facility that will assist in treating patients to minimise the need for hospitalisation.
- 5.2 The centre will be developed as a health centre 'hub' that will maintain strong connections with spoke services in Wentworth, Dareton, and Balranald. This will create a network of integrated health services across the Wentworth and Balranald Shires consistent with the NSW Government initiative to reduce the over-reliance on acute hospital based health care and provision of an integrated health system.
- 5.3 This proposal will improve and promote wellness and quality of life to residents both within Buronga and surrounding towns to ensure the most needed services are provided as close to home as possible.
- 5.4 The relevant planning controls have been considered in the forgoing assessment i.e.:
- State Environmental Planning Policy SEPP 55
  - Wentworth Local Environmental Plan 2011
  - Wentworth Shire Development Control Plan 2011
- 5.5 Accordingly, it is recommended that the proposed community health services facility in Buronga be approved.



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