
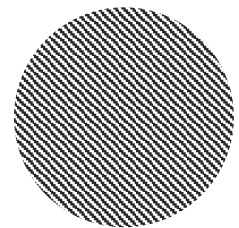


<b>Wentworth Shire Council Conflict of Interest Risk Management Statement</b>	
<b>Project Name</b>	Demolition of existing buildings - 23-29 Murray Street Lot 2 DP 1227871 Wentworth
<b>Portal / DA Number</b>	DA2025/020 & PAN - 508355
<b>Potential conflict</b>	Demolition of existing buildings on Council owned land. This application is identified as (OLD COUNCIL CHAMBERS & LIBRARY) 23-29 Murray Street Lot 2 DP 1227871 Wentworth.
<b>Assessed level of Risk</b>	<b>Medium</b>
<b>Management Strategy</b>	<p><b>Council is managing potential conflicts of interest in this matter as follows:</b></p> <ul style="list-style-type: none"> <li>• All plans and supporting documents will be added to Councils website for 28 day public notification</li> <li>• Assessment of Development Application will be carried out by Councils Health and Planning Team.</li> </ul>
<b>Contact</b>	Anyone with concerns about Council fulfilling its obligations should report their concerns to Council at <a href="mailto:council@wentworth.nsw.gov.au">council@wentworth.nsw.gov.au</a>
<b>Approved by General Manager</b>	<p>KEN ROSS</p> 



JACKSON  
PLANNING



# Statement of Environmental Effects

Demolition of existing buildings  
23-29 Murray Street, Wentworth



# EXECUTIVE SUMMARY

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Proposal	Demolition of existing buildings
Street Address	23-29 Murray Street, Wentworth
Formal Land Description	Lot 2 in Deposited Plan 1227871
Zone	RU5 - Village
Miscellaneous Provisions	Nil
Relevant State Environmental Planning Policies	No policies applicable

# SUBJECT SITE AND SURROUNDING AREA

## Site Description

The subject site comprises one parcel of land commonly known as 23-29 Murray Street, Wentworth and more formally as Lot 2 in Deposited 1227871. It has an area of approx. 2551 square metres (sqm), a frontage of 50.7 metres (m) to Murray Street. The site contains an existing office (WSC council chambers and Library), however the buildings are now unused. No environmental constraints or natural hazards affect the land, and all reticulated services are available as the site is within an urban area.

The site is situated within an established mixed-use area of Wentworth, adjacent to the existing Wentworth Shire Offices to the north and residential uses to the south and west.

An aerial image of the site and surrounding area and site photos are contained below.



Figure 1: Subject site and surrounding area (Source: Landchecker Jan 2020)



*Figure 2: Photo showing buildings to be demolished*



*Figure 3: Photo showing buildings to be demolished*

## PROPOSAL

# DESCRIPTION

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This application is for the demolition of all existing buildings on the land, as per the demolition plan included. The buildings are being removed to allow future development associated with Murray House Wentworth Aged Care.

# PLANNING

## CONTROLS AND ASSESSMENT

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### Wentworth Local Environmental Plan 2011 (LEP)

The Subject site is within the RU5 – Village

The objectives of the zone are:

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- *To promote development in existing towns and villages in a manner that is compatible with their urban function.*
- *To encourage well-serviced sustainable development.*
- *To ensure there are opportunities for economic development.*
- *To deliver new residential and employment growth in Buronga and Gol Gol.*
- *To ensure business and retail land uses are grouped within and around existing activity centres.*

Removing the existing buildings will allow for the site to be redeveloped to provide for additional development which will be compatible with the locality, which supports the objectives of the zone.

### State Environmental Planning Polices (SEPP)

There are no SEPP's applicable to this application.

### General Assessment

#### Visual Impacts

There are no landscaping changes proposed on the site, the proponent is proposing to retain a large portion of the existing vegetation.

**Open Space**

Not applicable.

**Overshadowing and Privacy**

Not applicable.

**Noise**

Not applicable.

**Erosion Control Measures**

It is anticipated that erosion control measures will be included as conditions on any decision issued.

**Economic and Social Impacts**

The proposal will provide for the redevelopment of the site, leading to economic activity for the locality. This is considered to have positive local economic and social impacts.

**Environmental Benefits**

Due to the nature of this development, no significant environmental benefits are envisaged.

**Disabled Access**

Not applicable for this application.

**Security, Site Facilities and Safety**

Not applicable for this application.

**Waste Management**

All demolished materials will be immediately removed from the site, and it is anticipated that conditions will be included on any decision issued to this effect.



**National Construction Code**

Not applicable for this application.

**Traffic**

Not applicable for this application.

**Stormwater/flooding**

Not applicable for this application.

## CONCLUSION

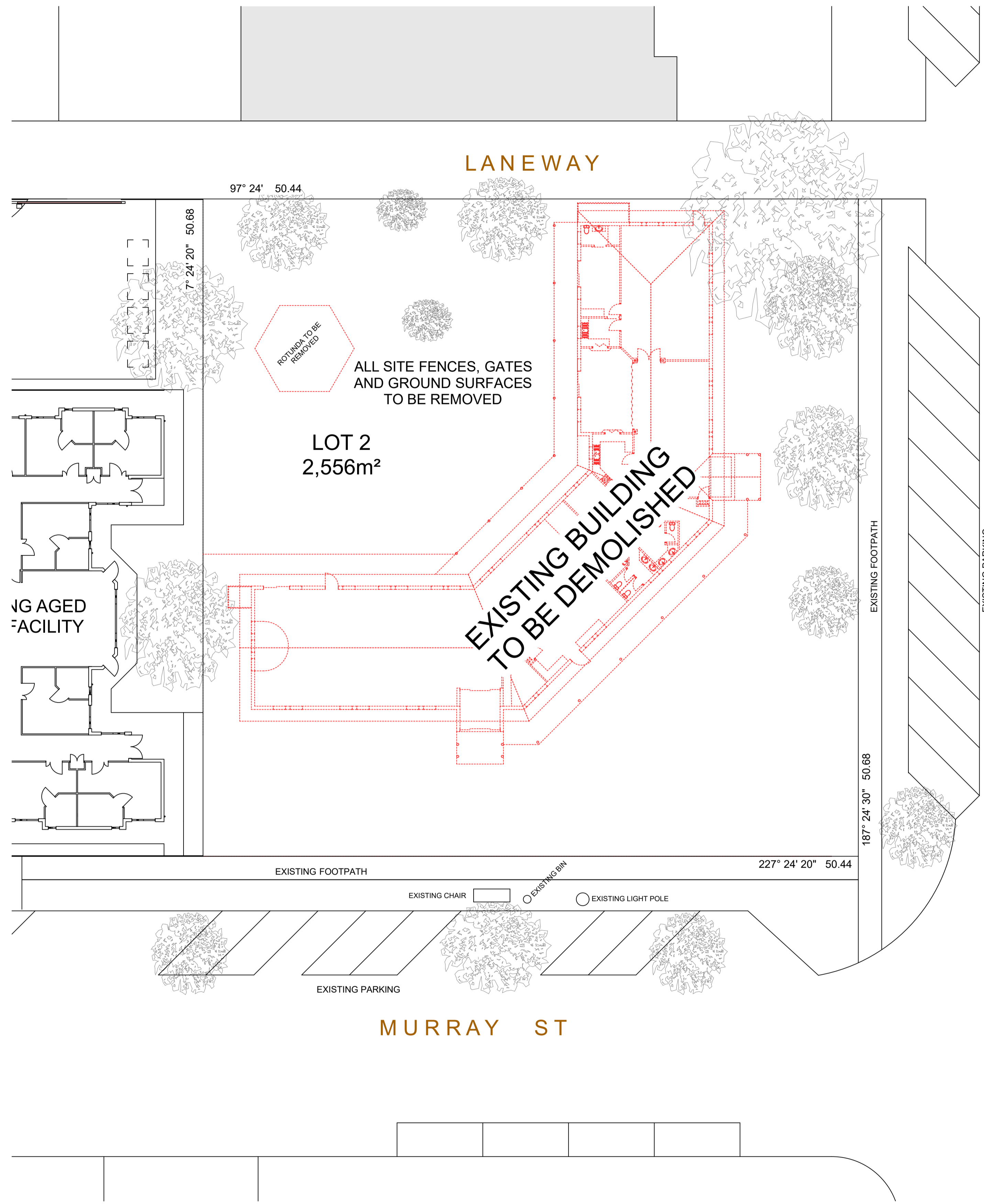
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This report demonstrates that the proposal is consistent with the relevant provisions of the *Wentworth Local Environmental Plan 2011* and the Wentworth DCP.

The proposed works are appropriate for the site as it:

- Supports the objectives of the Zone RU5 - Village;
- Will have an acceptable impact on the locality; and
- Will not result in any detrimental impacts on the environment.

It is considered that the proposal is worthy of support, and it is therefore respectfully requested that the Wentworth Shire Council grant Development Consent for the development as described in this report at 23-29 Murray Street, Wentworth.



**DEMOLITION NOTES:**  
 THIS DEMOLITION PLAN SHOWS GRAPHIC AND WRITTEN INFORMATION CONCERNING THE EXISTING SITE. THIS IS INCLUDED AS "INFORMATION ONLY" REPRESENTING AVAILABLE RECORD INFORMATION PLUS FIELD NOTATIONS. SOME MODIFICATIONS MAY HAVE BEEN MADE AND NOT SHOWN. THIS INFORMATION IS FOR THE CONTRACTOR'S USE AS HE SEES FIT. NEITHER THE OWNER NOR THE ARCHITECT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION OR THE CONTRACTOR'S INTERPRETATION OF IT. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DETERMINE THE SCOPE OF WORK REQUIRED. THE CONTRACTOR SHALL EXAMINE THE EXISTING BUILDING AND WORK SHOWN BY ALL CONTRACT DOCUMENTS TO DETERMINE THE SCOPE OF DEMOLITION REQUIRED WHETHER SPECIFICALLY SHOWN OR NOT.

ALL ELECTRICAL, HYDRAULIC & MECHANICAL SERVICES TO BE DISCONNECTED AND MADE SAFE BY QUALIFIED CONTRACTORS PRIOR TO DEMOLITION WORKS COMMENCING.

PROTECT ALL EXISTING STRUCTURE, FINISHES AND GENERAL CONSTRUCTION THAT ARE TO REMAIN. THROUGHOUT THE COURSE OF THE WORK TO PREVENT DAMAGE OR LOSS. ANY SUCH DAMAGE CAUSED DURING THE COURSE OF THIS WORK WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE BEFORE THIS WORK IS CONCLUDED.

PRIOR TO INTERRUPTING OR OTHERWISE AFFECTING ANY UTILITY OR SERVICE, CONTRACTOR SHALL CONSULT WITH OWNER'S REPRESENTATIVE TO ESTABLISH A MUTUALLY SATISFACTORY SCHEDULE FOR CUT OVER, CUT OFF DISRUPTION OR OTHER CHANGE IN THE OPERATION OF THE AFFECTED UTILITY OR SERVICE.

ALL WORK WILL BE PERFORMED IN THE BEST WORKMANSHIP POSSIBLE IN ACCORDANCE WITH THAT TRADE'S BEST INDUSTRY STANDARDS.

DEMOLITION CONTRACTOR IS TO ARRANGE FOR SHUT OFF OF EXISTING UTILITIES. CONTRACTOR SHALL ARRANGE ALL TEMPORARY POWER.

NOISE AND DUST IS NOT TO BE DISRUPTIVE TO THE OCCUPIED AREA OF THE BUILDING. PROVIDE TEMPORARY PARTITIONS AS REQUIRED.

DEMOLITION IS TO BE DONE IN A CAREFUL AND ORDERLY MANNER SO AS NOT TO DAMAGE/DISRUPT SURROUNDING NEIGHBOURS

CONTRACTOR TO OBTAIN & COMPLY WITH ALL BUILDING RULES & REGULATIONS.

CONTRACTOR IS RESPONSIBLE FOR DEMOLISHING AND REMOVING ALL MATERIALS FROM PREMISES

CONTRACTOR/S TO CONDUCT SITE INVESTIGATIONS PRIOR TO SUBMITTING FINAL TENDERS INCLUDING 'DIAL BEFORE YOU DIG' AND USE OTHER SERVICE DETECTION CONTRACTORS TO LOCATE ALL ONSITE SERVICES.

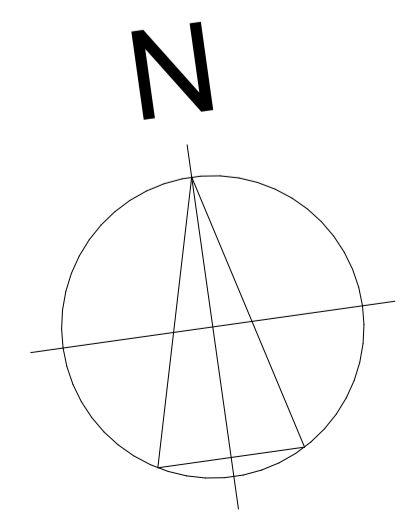
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MURRAY ST

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT  
 ALL BUILDING WORK IS TO COMPLY WITH THE CURRENT BUILDING CODE OF AUSTRALIA AND LOCAL BUILDING AUTHORITY  
 DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED  
 ALL WORKS ARE TO BE CARRIED OUT IN A TRADESMANLIKE MANNER  
 BUILDER TO VERIFY ALL SITE DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORKS  
 IT IS THE BUILDER'S RESPONSIBILITY TO NOTIFY GSD ARCHITECTS OF ANY DISCREPANCIES WHICH MAY HINDER CONSTRUCTION  
 PLANS SHALL BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION AND/OR ATTACHED DOCUMENTATION  
 ALL GLAZING IS TO COMPLY WITH AS. 1288-2006

REV.	DATE	REV. DETAILS

AREAS	
SITE AREA	2,552.0m <sup>2</sup>
EXISTING BUILDING AREA:	803.4m <sup>2</sup>



CLIENT	<b>MURRAY HOUSE AGED CARE</b>
PROJECT	<b>PROPOSED DEMOLITION OF EXISTING LIBRARY AND COUNCIL CHAMBERS</b>
23 - 29 MURRAY STREET WENTWORTH NSW	

DRAWING			
DEMOLITION PLAN		DRAWN M.O.	
SCALE 1:200		CHECKED G.S.	
<b>FOR APPROVAL</b>			
PROJECT No.	DRG. No.	REVISION	
<b>24-124</b>	<b>01</b>		
ORIGINAL SHEET SIZE	A1	PRINT DATE	6/02/2025