



Bland Shire Council
Business Paper
Ordinary Council Meeting
17 September 2019



OUR VISION, MISSION AND VALUES



ETHICAL DECISION MAKING AND CONFLICTS OF INTEREST
A guiding checklist for Councillors, Officers and Advisory Committees

Ethical Decision Making

- Is the decision or conduct legal?
- Is it consistent with Government policy, Council's objectives and Code of Conduct?
- What will the outcome be for you, your colleagues, the Council, anyone else?
- Does it raise a conflict of interest?
- Could your possible conflict of interest lead to private gain or loss at public expense?
- Can the decision be justified in terms of public interest?
- Would it withstand public scrutiny?

Conflict of Interest

- A conflict of interest is a clash between private interest and public duty. There are two types of conflict: Pecuniary – regulated by the Local Government Act and Office of Local Government and, Non-pecuniary – regulated by Codes of Conduct and policy. ICAC, Ombudsman, Office of Local Government (advice only).

The test for conflict of interest

- Is it likely I could be influenced by personal interest in carrying out my public duty?
- Would a fair and reasonable person believe I could be so influenced?
- Conflict of interest is closely tied to the layperson's definition of "corruption" – using public office for private gain.
- Important to consider public perceptions of whether you have a conflict of interest

Identifying Problems

- 1st - Do I have private interest affected by a matter I am officially involved in?
2nd - Is my official role one of influence or perceived influence over the matter?
3rd - Do my private interests conflict with my official role?

Whilst seeking advice is generally useful, the ultimate decision rests with the person concerned.

Agency Advice

Officers of the following agencies are available during office hours to discuss the obligations placed on Councillors, Officers and Advisory Committee members by various pieces of legislation, regulation and Codes.

Contact	Phone	Email	Website
Bland Shire Council	6972 2266	council@blandshire.nsw.gov.au	www.blandshire.nsw.gov.au
ICAC	8281 5999 Toll Free: 1800 463 909	icac@icac.nsw.gov.au	www.icac.nsw.gov.au
Office of Local Government	4428 4100	olg@olg.nsw.gov.au	www.olg.nsw.gov.au
NSW Ombudsman	9286 1000 Toll Free: 1800 451 524	nswombo@ombo.nsw.gov.au	www.ombo.nsw.gov.au

Common Acronyms Used in Bland Shire Council Reports and Documents

ABS	Australian Bureau of Statistics
ACAT	Aged Care Assessment Team
AFZ	Alcohol Free Zone
AGM	Annual General Meeting
ALIA	Australian Library and Information Association
AMP	Asset Management Plan
AMRC	NSW Association of Mining Related Councils
BCA	Building Code of Australia
BDCP	Bland Development Control Plan
BEC	Business Enterprise Centre
BFMC	Bush Fire Management Committee
BFMP	Bush Fire Management Plan
BSC	Bland Shire Council
BWW	Business West Wyalong
CASA	Civil Aviation Safety Authority
CBD	Central Business District
CDAT	Community Drug Action Team
CDO	Community Development Officer
CENTROC	Central West Regional Group of Councils
CEO	Chief Executive Officer
CIV	Capital Improved Value
CLRS	Councillors
CPD	Continuing Professional Development
CPI	Consumer Price Index
CPP	Cowal Partnering Program
Cr	Councillor
CRO	Community Relations Officer
CSP	Community Strategic Plan
CSU	Childrens Services Unit
CT	Community Technology
CWA	Country Women's Association
DA	Development Application
DAES	Director Asset & Engineering Services
DCCDS	Director Corporate, Community & Development Services
DCP	Development Control Plan
DEMO	District Emergency Management Officer
DEOCON	District Emergency Controller
DisPlan	Disaster Plan (Local DisPlan, District DisPlan, State DisPlan)
DP	Delivery Program

DPI	Department of Primary Industries
DWMC	Domestic Waste Management Charges
DWMS	Domestic Waste Management Services
EA	Executive Assistant
EAP	Employee Assistance Program
ED	Economic Development
EEO	Equal Employment Opportunity
EFO	Electoral Funding Authority
EOI	Expression of Interest
EPAA	Environmental Planning & Assessment Act
ERA	Eastern Riverina Arts
EWSA	Educator Workplace Safety Audit
EWV	Events West Wyalong
EYLF	Early Years Learning Framework
FAG	Financial Assistance Grant
FDC	Family Day Care
FFTF	Fit for the Future
FRRR	Foundation for Rural and Regional Renewal
FYI	For your information
GHMS	Grain Harvest Management Scheme
GIPA	Government Information (Public Access) Act
GM	General Manager
GTAN	Government Training & Assistance Network
GWCC	Goldenfields Water County Council
HACC	Home and Community Care
HR	Human Resources
ICAC	Independent Commission Against Corruption
IPART	Independent Pricing and Regulatory Tribunal
IPR or IP&R	Integrated Planning and Reporting
ITAV	It Takes A Village Program
JO	Joint Organisation
K&G	Kerb and gutter
KPI	Key Performance Indicator
LALC	Local Aboriginal Lands Council
LBDC	Little Bangs Discovery Club
LCGMCAC	Lake Cowal Gold Mine Closure Advisory Committee
LEMC	Local Emergency Management Committee
LEMO	Local Emergency Management Officer
LEOC	Local Emergency Operations Centre
LEOCON	Local Emergency Operations Controller

LEP	Local Environmental Plan
LG	Local Government
LGA	Local Government Act or Local Government Area
LGNSW	Local Government New South Wales
LIAC	Legal Information Access Centre
LTFP	Long Term Financial Plan
M	Million
Manex	Management Executive
MHDA	Mental Health Drug & Alcohol
MLC	Member of the Legislative Council
MML	Murrumbidgee Medicare Local
MOW	Meals on Wheels
MoU	Memorandum of Understanding
MP	Member of Parliament
MPHN	Murrumbidgee Primary Health Network
MPR	Multi Purpose Room
MR	Main Road
MRU	Mobile Resource Unit
NAIDOC	National Aboriginal & Islander Observance Committee
NFAR	No further action required
NGO	Non-Government Organisation
NQF	National Quality Framework
NSRF	National Stronger Regions Fund
NSWEC	New South Wales Electoral Commission
NSWPLA	New South Wales Public Libraries Association
NSWRFS	NSW Rural Fire Service
OGM	Office of the General Manager
OLG	Office of Local Government
OP	Operational Plan
P&G	Parks & Gardens
PA	Per Annum
PC	Personal Computer
PCBU	Person Conducting a Business or Undertaking
PHaMs	Personal Helpers and Mentors
PLA	Public Library Association
POEO	Protection of the Environment Operations Act & Regulations
PSITAB	NSW Public Sector Industry Advisory Board
PSSA	NSW Primary Schools Sports Association
QBR	Quarterly Budget Review Statement

R2R	Roads to Recovery
Rd	Road
RDA	Regional Development Australia
RDO	Rostered Day Off
Rec	Recreation
REROC	Riverina Eastern Regional Organisation of Councils
RFBI	Royal Freemasons' Benevolent Institution
RFS	Rural Fire Service
RMAP	Risk Management Action Plan
RMS	Roads & Maritime Services
RRL	Riverina Regional Library
RTO	Registered Training Organisation
RV	Recreational Vehicle
SEDTA	Senior Economic Development & Tourism Advisor

SEPP	State Environmental Planning Policy
SES	State Emergency Service
SH	State Highway
SLA	Service-level agreement
SLNSW	State Library New South Wales
SRC	Summer Reading Club
SRV	Special Rate Variation
St	Street
STW	Sewerage Treatment Works
TASAC	Tourist Attraction Signposting Assessment Committee
TCORP	Treasury Corporation
TSR	Travelling stock route
TVET	TAFE Delivered Vocational Education & Training
USU	United Services Union

UV	Unimproved Value
VC	Victoria Cross
VIC	Visitor Information Centre
VPA	Voluntary Planning Agreement
WAPS	Workforce Assessment Plan & Strategy
WHS	Work Health & Safety
WWBC	West Wyalong Bowling Club
WWFHG	West Wyalong Family History Group
WWRL	West Wyalong Rugby League

1.0 OPENING MEETING AND ACKNOWLEDGEMENT OF COUNTRY

Let us acknowledge the Wiradjuri people, their elders past and present, traditional custodians of the land we now share.

Let us be inspired by the resilience, innovation and perseverance of past generations.

Let us honour those who protect this great land,

may you draw strength from your God or Faith

so that we may, here today, on behalf of our community, - build a vibrant future together.

("Pause for Reflection").

2.0 APOLOGIES AND APPLICATIONS FOR A LEAVE OF ABSENCE BY COUNCILLORS

2.1 Attendance

Councillors

Cr Bruce Baker

Cr Rodney Crowe

Cr Penny English

Cr Kerry Keatley

Cr Tony Lord

Cr Liz McGlynn

Cr Brian Monaghan

Cr Murray Thomas

Cr Jan Wyse

Staff

General Manager – Ray Smith

Director Asset & Engineering Services – Will Marsh

Tourism & Administration Officer – Marina Uys

2.2 Apologies

2.3 Applications for a leave of absence by Councillors

3.0 CONFIRMATION OF MINUTES

3.1 Ordinary Meeting held on 20 August 2019

- **Corrections**
- **Business Arising**
- **Confirmation**

4.0 DISCLOSURES OF INTERESTS

Councillor/ Officer	Item	Nature of Interest	How Managed
		<input type="radio"/> Non-Pecuniary <input type="radio"/> Pecuniary	<input type="radio"/> Verbal Disclosure <input type="radio"/> Written Disclosure <input type="radio"/> Left meeting

5.0 PRESENTATION(S) AND PUBLIC FORUM

6.0 MAYORAL MINUTE(S)

7.0 REPORTS OF COMMITTEES

8.0 REPORTS TO COUNCIL

Section 1 - Office of the General Manager

8.1	Southern Lights Project – Progress Update – September 2019	38
8.2	NSW Local Government General Elections 2020 - Release of the IPART Report on Election Costs	40
8.3	Stronger Country Communities Program - Round 3	42
8.4	West Wyalong Community Theatre – Progress Update – September 2019	43
8.5	Review of the Financial Assistance Grants Paid to Councils	44
8.6	REROC Tender Process for the Supply of Electricity	46

Section 2 – Corporate & Community Services

8.7	Financial Statements – August 2019	50
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Section 3 – Asset, Engineering, Development & Regulatory Services

8.8	Planning Proposal – PPL2020/0001 – Bellarwi Road, West Wyalong	55
8.9	DA2019/0089 – Service Station (Alterations and Additions – installation of diesel dispenser, associated canopy and site works)	138

Section 4 - Reports for Information

8.10	Economic Development & Tourism Report – August 2019	175
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8.12	Bland Shire Library Monthly Update	185
8.13	Children’s Services Monthly Update	189
8.14	Bland Community Care Services Update	191
8.15	Development Services Activity Report August 2019	193
8.16	Assets & Engineering Services Report	195

9.0 NOTICES OF MOTIONS / QUESTIONS WITH NOTICE

10.0 CONFIDENTIAL MATTERS

Closure of the meeting to discuss confidential business under the provisions of Section 10A(2) of the Local Government Act

10.1 Proposed Lease of Council Property

Local Government Act 1993 (section 10A (2))

The matters and information are the following:

- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business,*

Resumption of the meeting and consideration of recommendations of the Closed section of the meeting

11.0 CONCLUSION OF THE MEETING

REPORTS OF COMMITTEES



Our Leadership - A well run Council acting as the voice of the community

DP10.6 Regular consultation with key industry, business and stakeholders

Committee	Date/s	Minutes attached
Australia Day Awards Committee of the Whole <i>(Whole Council)</i>		
Australian Rural Roads Group Inc <i>(Mayor Monaghan, Cr McGlynn - alternate, Cr Thomas - alternate)</i>		
Bland Rural Fire District Zone Liaison Committee <i>(Cr Keatley)</i>		
Bland – Temora RFS Zone Bushfire Management Committee <i>(Cr Baker)</i>	27 th March 2019	
Community Reference Group <i>(Whole Council)</i>	13 th August 2019	
Country Mayors Association of NSW <i>(Mayor Monaghan)</i>	2 nd August 2019	
Cowal Gold Project Community Environmental Monitoring & Consultative Committee (CEMCC) <i>(Mayor Monaghan, Cr Thomas - alternate)</i>	28 th August 2019 4 th December 2019	
Goldenfields Water County Council Board <i>(Cr McGlynn)</i>	22 nd August 2019	✓
Internal Audit Committee		
Lachlan Valley Noxious Plants Advisory Committee <i>(Cr Crowe)</i>		
Local Traffic Advisory Committee		
Murrumbidgee Primary Health Network Board <i>(Cr Monaghan)</i>		

Newell Highway Taskforce <i>(Cr Lord)</i>	13 th August 2019 12 th November 2019	✓
NSW Association of Mining & Energy Related Councils (MERC) <i>(Cr McGlynn, Cr Thomas - alternate)</i>	8 th & 9 th August 2019 7 th & 8 th November 2019	✓
NSW Public Libraries Association <i>(Cr Wyse)</i>	14 th November 2019	
Riverina Eastern Regional Organisation of Councils (REROC) <i>(Mayor Monaghan)</i>	1 st August 2019	
Riverina Joint Organisation <i>(Mayor Monaghan)</i>	1 st August 2019	
Riverina Regional Library Advisory Committee <i>(Cr Wyse)</i>	27 th March 2019 30 th October 2019	

Recommendation:

That the Council receive and note the delegate and committee reports from Councillors and Committee meeting minutes as presented.

The meeting commenced at 10.11am

PRESENT

Cr D Palmer, Cr G Armstrong, Cr B Callow, Cr D McCann, Cr L McGlynn, Cr K Morris, Cr M Stadtmiller, Cr G Sinclair.

ALSO IN ATTENDANCE

Mr A Drenovski (General Manager), Mr G Veneris (Production and Services Manager), Mr T Goodyer (Operations Manager), Ms M Curran (Corporate Services Manager) Mr P Goesch (Engineering Manager), Mrs A Coleman (Executive Assistant).

1. LEAVE OF ABSENCE/APOLOGIES

Greg Armstrong has requested a leave of absence for the October meeting.

BOARD RESOLUTION

19/062 RESOLVED on the motion of Crs Callow and Morris that Cr G Armstrong be granted a leave of absence from the October Council meeting.

2. ACKNOWLEDGEMENT OF COUNTRY

I would like to acknowledge the Wiradjuri people who are the Traditional Custodians of the Land. I would also like to pay respect to their people both past and present and extend that respect to other Aboriginal Australians who are present.

3. PRESENTATIONS

Nil

4. DECLARATION OF PECUNIARY INTERESTS

Nil

5. DECLARATION OF NON PECUNIARY INTERESTS

Nil

6. CONFIRMATION OF MINUTES OF MEETINGS HELD ON 27 June 2019

BOARD RESOLUTION

19/063 RESOLVED on the motion of Crs McCann and Armstrong that the minutes of the meeting held on the 27 June 2019, having been circulated and read by members be confirmed.

7. BUSINESS ARISING FROM MINUTES

Nil

8. CORRESPONDENCE

Nil

9. ADMISSION OF LATE REPORTS

Nil

10. NOTICES OF MOTION / RESCISSION MOTIONS

Nil

11. CHAIRPERSON'S MINUTE

The Chairperson acknowledged staff, in particular Emma McAuley on the successful Mandamah Opening. The Chairperson commended the General Manager and staff for a professional and well run event.

12. MATTERS TO BE SUBMITTED TO OPEN COUNCIL

12.1. MATTERS SUBMITTED BY CORPORATE SERVICES MANAGER

12.1.1. COUNCIL INVESTMENTS

BOARD RESOLUTION

19/064 RESOLVED on the motion of Crs Armstrong and McGlynn that the report detailing Council Investments as at 31st July 2019 be received and noted.

Report prepared by Corporate Services Manager

COUNCIL OFFICER RECOMMENDATION

That the report detailing Council Investments as at 31st July 2019 be received and noted.

ALIGNMENT WITH BUSINESS ACTIVITY STRATEGIC PLAN

09 Financially Sustainable

BACKGROUND

A report on Council's Investments is required to be presented for Council's consideration in accordance with Clause 212 of the Local Government (General) Regulation 2005.

REPORT

Council's investment portfolio decreased by \$1,000,000 from \$51,250,000 as at 31st May 2019 to \$50,250,000 as at 31st July 2019.

**Minutes of the Meeting of GOLDENFIELDS WATER COUNTY COUNCIL held at
TEMORA OFFICE on 22 August 2019**

Investment Portfolio:

Type	Rating	Issuer	Allocation	Frequency	Principal	Purchase	Maturity	Rate
TD	A-	AMP Bank	GENERAL	Annual	\$1,000,000	20/03/2019	16/09/2019	2.75
TD	A-	AMP Bank	GENERAL	At Maturity	\$1,000,000	16/05/2019	12/11/2019	2.60
TD	A-	AMP Bank	GENERAL	At Maturity	\$2,000,000	16/05/2019	12/11/2019	2.60
TD	A	ING Direct	GENERAL	Annual	\$3,000,000	11/12/2017	9/12/2019	2.91
TD	A	ING Direct	GENERAL	Annual	\$3,000,000	20/12/2017	23/12/2019	2.87
TD	BBB+	Rural Bank	GENERAL	Annual	\$3,000,000	14/02/2018	14/02/2020	2.86
TD	A-	AMP Bank	GENERAL	At Maturity	\$1,000,000	26/02/2019	26/02/2020	2.75
TD	A-	AMP Bank	GENERAL	At Maturity	\$1,000,000	20/03/2019	19/03/2020	2.75
TD	NR	Police Credit Union SA	GENERAL	Annual	\$1,000,000	21/03/2018	23/03/2020	3.02
TD	A-	AMP Bank	GENERAL	Annual	\$1,000,000	16/05/2019	15/05/2020	2.35
FRTD	BBB	Newcastle Permanent	GENERAL	Quarterly	\$2,000,000	8/06/2017	9/06/2020	3.21
TD	BBB	Auswide Bank	GENERAL	At Maturity	\$1,000,000	20/06/2018	22/06/2020	3.00
TD	AA-	Westpac	GENERAL	Annual	\$2,000,000	12/07/2017	13/07/2020	3.01
TD	AA-	Westpac	GENERAL	Quarterly	\$1,000,000	25/09/2017	28/09/2020	3.06
TD	BBB+	BOQ	GENERAL	Annual	\$3,000,000	7/11/2017	9/11/2020	3.00
TD	BBB+	Rural Bank	GENERAL	Annual	\$3,000,000	6/12/2017	7/12/2020	2.95
TD	BBB+	Rural Bank	GENERAL	Annual	\$3,000,000	9/01/2018	11/01/2021	3.10
TD	NR	Police Credit Union SA	GENERAL	Annual	\$2,000,000	21/03/2018	22/03/2021	3.15
TD	NR	Australian Military Bank	GENERAL	Annual	\$1,000,000	29/03/2018	29/03/2021	3.20
TD	AA-	Westpac	GENERAL	Quarterly	\$3,000,000	24/04/2018	27/04/2021	3.13
TD	BBB	P&N Bank	GENERAL	Annual	\$3,000,000	27/06/2018	28/06/2021	3.15
TD	BOQ	BOQ	GENERAL	Annual	\$2,000,000	12/07/2017	12/07/2021	3.45
TD	BBB+	BOQ	GENERAL	Annual	\$3,000,000	29/10/2018	29/10/2021	3.00
TD	BBB+	BOQ	GENERAL	Annual	\$1,000,000	12/07/2018	12/07/2022	3.50
CASH	AA-	CBA	GENERAL	Monthly	\$3,250,000	30/06/2016		0.95
TOTAL:					\$50,250,000			

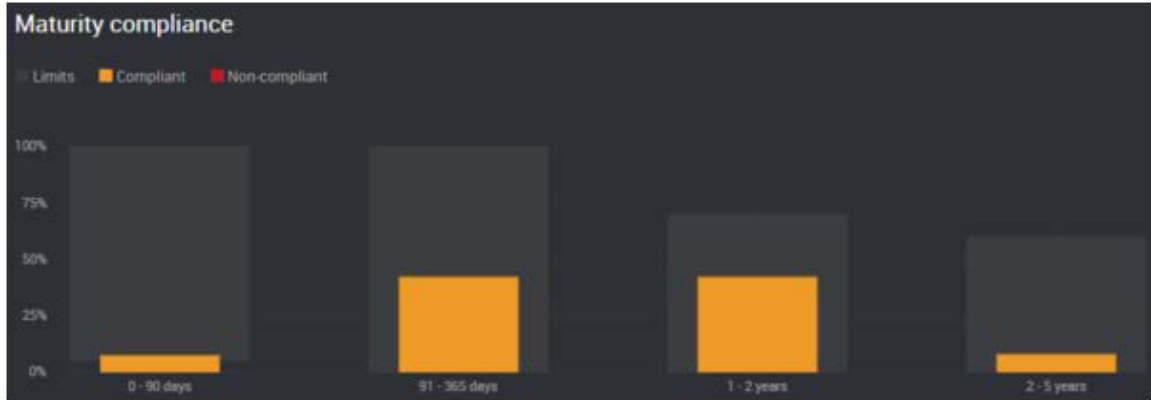
For the month of July, the deposit portfolio provided a solid return of +0.25% (actual), outperforming the benchmark AusBond Bank Bill Index return by +0.13% (actual). The strong performance continues to be driven by those deposits still yielding above 3% p.a. However, some of these deposits are fast maturing and may be reinvested at lower prevailing rates unless a longer duration is maintained.

Over the past year, the deposit portfolio returned +3.03% p.a., strongly outperforming bank bills by 1.13% p.a., and triple the official cash rate. This is considered very strong given deposit rates reached their all-time lows and margins have generally contracted over the past 3 years.

As at the end of July 2019, Council's deposit portfolio was yielding 2.97% p.a. (up 1bp from the previous month), with an average duration of around 427 days (~1.2 years).

Term To Maturity

The percentage of investments maturing over the next ten (10) years is detailed below:



Counter Party Compliance

As at the end of July, Council did not have an overweight position to any single ADI although BoQ (BBB+) and Bendigo (BBB+) remain close to capacity. The capacity limits are also dependent on the balances in the overnight cash accounts.

Overall, the portfolio is mainly diversified across the entire credit spectrum, including some exposure to unrated ADIs.

Compliant	Issuer	Rating	Invested (\$)	Invested (%)	Max. Limit (%)	Available (\$)
✓	CBA	AA-	\$3,250,000	6.47%	45%	\$19,362,500
✓	WBC (St George)	AA-	\$6,000,000	11.94%	45%	\$16,612,500
✓	ING Bank	A	\$6,000,000	11.94%	40%	\$14,100,000
✓	AMP	A-	\$7,000,000	13.93%	40%	\$13,100,000
✓	BOQ	BBB+	\$9,000,000	17.91%	20%	\$1,050,000
✓	Bendigo	BBB+	\$9,000,000	17.91%	20%	\$1,050,000
✓	Auswide	BBB	\$1,000,000	1.99%	20%	\$9,050,000
✓	Newcastle PBS	BBB	\$2,000,000	3.98%	20%	\$8,050,000
✓	P&N Bank	BBB	\$3,000,000	5.97%	20%	\$7,050,000
✓	Australian Military	Unrated	\$1,000,000	1.99%	10%	\$4,025,000
✓	Police CU SA	Unrated	\$3,000,000	5.97%	10%	\$2,025,000
			\$50,250,000	100.00%		

Credit Quality Compliance

The portfolio remains well diversified from a credit ratings perspective. The portfolio is predominately invested amongst the investment grade ADIs (rated BBB- or higher), with a smaller allocation to the unrated ADIs (~8.04%).

Council's adopted investment policy does not impose aggregate limits across the various ratings spectrum.

The table below is based on typical investment diversification by NSW local councils, as adopted as part of their policy limits:

**Minutes of the Meeting of GOLDENFIELDS WATER COUNTY COUNCIL held at
TEMORA OFFICE on 22 August 2019**

Compliant	Credit Rating	Invested (\$)	Invested (%)	Max. Limit (%)	Available (\$)
✓	AA Category	\$9,250,000	18.41%	100%	\$41,000,000
✓	A Category	\$13,000,000	25.87%	80%	\$27,200,000
✓	BBB Category	\$24,000,000	47.76%	60%	\$6,150,000
✓	Unrated ADIs	\$4,000,000	7.96%	10%	\$1,025,000
		\$50,250,000	100.00%		

FINANCIAL IMPACT STATEMENT

Council's investment portfolio decreased by \$1,000,000 from \$51,250,000 as at 31st May 2019 to \$50,250,000 as at 31st July 2019.

ATTACHMENTS: Nil.

TABLED ITEMS: Nil.

12.1.2. PROGRESS REPORT – CAPITAL WORKS EXPENDITURE

BOARD RESOLUTION

19/065 RESOLVED on the motion of Crs Callow and McCann that the report detailing Council's Capital Works Program as at 30th June 2019 and 31st July 2019 be received and noted.

Report prepared by Corporate Services Manager

COUNCIL OFFICER RECOMMENDATION

That the report detailing Council's Capital Works Program as at 30th June 2019 and 31st July 2019 be received and noted.

ALIGNMENT WITH BUSINESS ACTIVITY STRATEGIC PLAN

09 Financially Sustainable

BACKGROUND

Capital Works represents an important part of Councils activities and expenditure. This report details progress year to date on programmed and emergent capital works.

REPORT

This report is presented for information on the Capital Works Program full year progress as at 30th June 2019 and year to date progress as at 31st July 2019.

FINANCIAL IMPACT STATEMENT

The recommendation does not impact on Council's financial position.

ATTACHMENTS: Capital Works Progress Report as at 30th June 2019; Capital Works Progress Report as at 31st July 2019.

TABLED ITEMS: Nil.

12.1.3. PROJECT BUDGET CARRY-OVERS - 2018/19

BOARD RESOLUTION

19/066 RESOLVED on the motion of Crs Armstrong and Morris that the Board notes and endorses Management's recommendation that nil budget allocations be carried forward from 2018/19 to 2019/20.

Report prepared by Corporate Services Manager

COUNCIL OFFICER RECOMMENDATION

That the Board notes and endorses Management's recommendation that nil budget allocations be carried forward from 2018/19 to 2019/20.

ALIGNMENT WITH BUSINESS ACTIVITY STRATEGIC PLAN

09 Financially Sustainable

BACKGROUND

Project budget carry-overs are amounts from the previous financial year carried forward to the current year's budget.

REPORT

Annual approval is generally sought from the Board in relation to carrying forward budget allocations from the prior year into the current year. 2018/19 budgets items have been reviewed and management advises that projects have either been completed in 2018/19, or 2019/20 budget allocations are adequate for undertaking this year's works program.

FINANCIAL IMPACT STATEMENT

The recommendation does not impact on Council's financial position.

ATTACHMENTS: Nil.

TABLED ITEMS: Nil.

12.1.4. 2018/19 DRAFT FINANCIAL STATEMENTS

BOARD RESOLUTION

19/067 RESOLVED on the motion of Crs McCann and Callow

1. The Financial Statements for the year ended 30th June 2019 be referred to Council's Auditor, Audit Office of New South Wales,

2. Council make a resolution in accordance with Section 413(2)(c) that the Financial Statements have been prepared in accordance with:

i. the Local Government Act 1993 (NSW) (as amended) and the Regulations made there under

ii. the Australian Accounting Standards and professional pronouncements

- iii. the Local Government Code of Accounting Practice and Financial Reporting
 - iv. presents fairly the Council's operating results and financial position for the year
 - v. accords with Council's accounting and other records
 - vi. that Council is not aware of any matter that would render these statements false or misleading in any way
3. That Council adopt the abovementioned Statement and that the Chairperson, Deputy Chairperson, General Manager and Responsible Accounting Officer be authorised to sign the 'Statement by Councillors and Management' in relation to Council's 2018/19 Financial Statements and Special Purpose Financial Reports and be attached thereto.
4. The General Manager be delegated the authority to issue the audited Financial Statements immediately upon receipt of the Auditor's Reports, subject to their being no material changes or audit issues.
5. Council present the final audited Financial Statements and Auditor's Report to the public at its ordinary meeting to be held on 24th October 2019.

Report prepared by Corporate Services Manager

COUNCIL OFFICER RECOMMENDATION

1. The Financial Statements for the year ended 30th June 2019 be referred to Council's Auditor, Audit Office of New South Wales,
2. Council make a resolution in accordance with Section 413(2)(c) that the Financial Statements have been prepared in accordance with:
 - i. the *Local Government Act 1993* (NSW) (as amended) and the Regulations made there under
 - ii. the Australian Accounting Standards and professional pronouncements
 - iii. the *Local Government Code of Accounting Practice and Financial Reporting*
 - iv. presents fairly the Council's operating results and financial position for the year
 - v. accords with Council's accounting and other records
 - vi. that Council is not aware of any matter that would render these statements false or misleading in any way
3. That Council adopt the abovementioned Statement and that the Chairperson, Deputy Chairperson, General Manager and Responsible Accounting Officer be authorised to sign the 'Statement by Councillors and Management' in relation to Council's 2018/19 Financial Statements and Special Purpose Financial Reports and be attached thereto.
4. The General Manager be delegated the authority to issue the audited Financial Statements immediately upon receipt of the Auditor's Reports, subject to their being no material changes or audit issues.
5. Council present the final audited Financial Statements and Auditor's Report to the public at its ordinary meeting to be held on 24th October 2019.

ALIGNMENT WITH BUSINESS ACTIVITY STRATEGIC PLAN

09 Financially Sustainable

BACKGROUND

Under Section 413(1) of the Local Government Act 1993, Council is required to prepare financial reports and must refer them for audit.

REPORT

Council's draft Financial Statements for the year ended 30th June 2019 have been completed and are ready to be forwarded to Council's Auditors.

Under the provisions of Section 413(2)(c) of the Local Government Act 1993, the Financial Statements and Special Purpose Financial Statements shall be accompanied by a statement made in accordance with a resolution by Council, signed by two Councillors, General Manager and Responsible Accounting Officer.

Following receipt of the Auditor's Report, it will be necessary to give public notice for a period of at least seven (7) days prior to the adoption of the Financial Statements.

It is anticipated that the complete set of Financial Statements, including the Auditor's Report will be submitted to Council's Ordinary Meeting on 24 October 2019.

FINANCIAL IMPACT STATEMENT

The recommendation does not impact on Council's financial position.

ATTACHMENTS: 2018/19 Draft Primary Financial Statements; GPFS Statement by Councillors and Management; SPFS Statement by Councillors and Management.

TABLED ITEMS: Nil.

10.25am - Cr Sinclair joined the meeting.

12.1.5. CONCEALED LEAK POLICY APPLICATIONS

BOARD RESOLUTION

19/068 RESOLVED on the motion of Crs McGlynn and Callow.

- 1. Rebate water account 44077221 \$2,046.83 for water charges incurred due to a concealed leak**
- 2. Rebate water account 44087394 \$2,099.80 for water charges incurred due to a concealed leak**

Report prepared by Corporate Services Manager

COUNCIL OFFICER RECOMMENDATION

1. Rebate water account 44077221 \$2,046.83 for water charges incurred due to a concealed leak
2. Rebate water account 44087394 \$2,099.80 for water charges incurred due to a concealed leak

ALIGNMENT WITH BUSINESS ACTIVITY STRATEGIC PLAN

09 Financially Sustainable

BACKGROUND

Policy PP009 – Concealed Leak Detection was adopted 27 October 2016 and revised 27 June 2019. The policy was adopted to guide Council's decision making in relation to reducing customer water accounts, where property owners have received a high water account as a result of a concealed leak.

REPORT

Council received two applications in the last quarter under Policy PP009 – Concealed Leak Detection. Both customers are seeking relief from their water accounts due to an undetectable leak. Both customers have had a certified plumber inspect and repair their leaks as required under the policy.

In accordance with the policy, actual water usage for the period has been determined utilising Taggle Meter data. Average 12 month usage has been calculated for corresponding prior periods during which a leak was not occurring. The recommended compensation is the difference between these two amounts. This in effect results in the customer being charged for their anticipated average usage, had the leak not occurred.

Details of each claim are outlined below:

Account: 44077221 (Junee Residential Property)

Application Date: 23 May 2019

Actual water charges: \$3,479.70

Average water charges based on previous water usage: \$1,432.87

Recommended compensation: \$2,046.83 (862KL reduction over 12 months)

Account: 44087394 (Stockinbingal Residential Property)

Application Date: 11 August 2019

Actual water charges: \$2,330.59

Average water charges based on previous water usage: \$230.79

Recommended compensation: \$2,099.80 (874KL reduction over 6 months)

* this claim was made after Council updated its policy, limiting water reduction to 6 months

FINANCIAL IMPACT STATEMENT

The recommendation reduces Council's water sales income by \$4,146.63.

ATTACHMENTS: Nil.

TABLED ITEMS: Nil.

12.2. MATTERS SUBMITTED BY OPERATIONS MANAGER

12.2.1. BOOTOOWA ROAD NARADHAN WATER MAINS REPLACEMENT

BOARD RESOLUTION

19/069 RESOLVED on the motion of Crs McGlynn and McCann that the progress report on Bootoowa Road Naradhan water mains renewal be received and noted.

Report prepared by Operations Manager

COUNCIL OFFICER RECOMMENDATION

That the progress report on Bootoowa Road Naradhan water mains renewal be received and noted.

ALIGNMENT WITH BUSINESS ACTIVITY STRATEGIC PLAN

01 Excellence in Service Provision
07 Efficient Operations

BACKGROUND

Bootoowa Road Naradhan pipeline renewal has been high on Councils priority list due to poor condition and age. This section of pipeline is also one of the highest problematic pipelines within our system.

The pipeline consists of approximately 4 kilometers of 80mm white PVC (poly vinyl chloride) and 4 kilometres of 50mm PVC and traverses private property, mainly crop land. The frequent pipeline breaks are a constant problem for the landholders, who suffer inconvenience and loss of revenue, especially during cropping season.

REPORT

Resources were allocated in March 2019 to replace this pipeline whilst not disrupting the landholders sowing season.

The new section of pipeline consists of 4 kilometres of 100mm OPVC and 4 Kilometres of 63mm PE.

Construction commenced Monday 15th July and was successfully completed on Tuesday 30th July. All works were undertaken by Councils construction team.

Taking into consideration the NSW Reference Rates provided by the Department of Primary Industries, the initial estimated budget was \$450,000. Further consideration and detailed costing, taking into account Goldenfields internal history of construction reduced this budget to \$220,000 including 10% contingency. The project was delivered significantly under this budget with a total cost of \$115,129, which equates to \$15 per metre.

FINANCIAL IMPACT STATEMENT

Total cost for the project was \$115,129, which equates to \$15 per metre, whereas the NSW Reference Rate is \$95 per metre.

ATTACHMENTS: Nil

TABLED ITEMS: Nil

12.3. MATTERS SUBMITTED BY PRODUCTION AND SERVICES MANAGER

BOARD RESOLUTION

19/070 RESOLVED on the motion of Crs Callow and Sinclair that the Water Production Report be received and noted.

Report prepared by Production and Services Manager

COUNCIL OFFICER RECOMMENDATION

That the Water Production Report be received and noted.

ALIGNMENT WITH BUSINESS ACTIVITY STRATEGIC PLAN

03 Strategic Water Management

BACKGROUND

Goldenfields Water provides the essential water requirements of about 40,000 people spread over an area in excess of 20,000 square kilometres between the Lachlan & Murrumbidgee Rivers in the South West of NSW.

Goldenfields Waters' supply system consists of five separate water schemes, Jugiong, Oura, Mt Arthur, Mt Daylight and Hylands Bridge. Goldenfields Water carries out water supply functions within the Local Government areas of Bland, Coolamon, Cootamundra, Hilltops, Junee, Temora, and parts of Narrandera and Wagga Wagga.

Hilltops Shire Council, Cootamundra Gundagai Shire Council and Riverina Water County Council are retailers, who purchase bulk water from Goldenfields and supply the water to retail customers in their respective local government areas.

REPORT

Jugiong drinking Water Scheme

The Jugiong drinking water scheme sources water from the Murrumbidgee River and has an extraction licence entitlement of 5590ML per annum. Water from the Murrumbidgee River is treated through a 40ML/day, conventional Water Treatment Plant that consists of: Coagulation, Flocculation, Clarification, Filtration, Disinfection and Fluoridation.

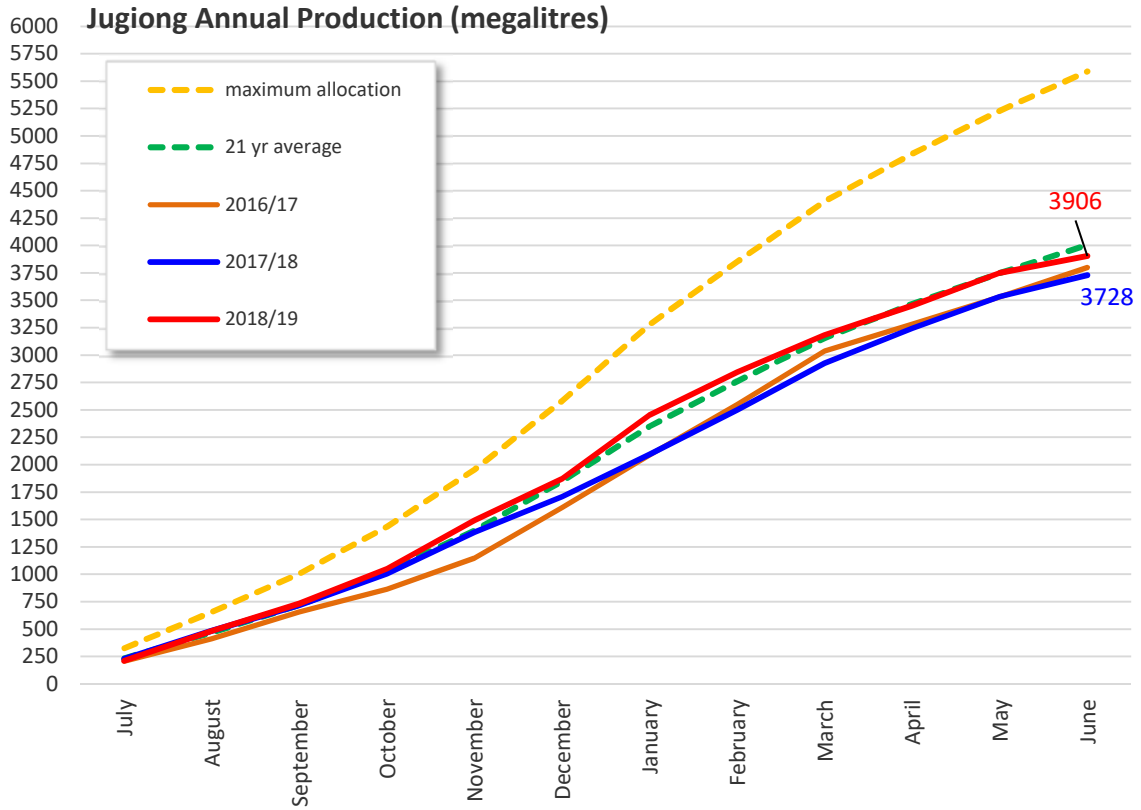
The Jugiong Scheme has 14 sets of reservoirs and 8 pumping stations. The Jugiong Scheme supplies bulk water to the Hilltops and Cootamundra-Gundagai Regional Councils for supply to the townships of Cootamundra, Harden and Young with a population of approximately 6800, 2200 and 8000 respectively.

Goldenfields Water also provides additional retail supply to approximately 600 customers in the villages of Stockinbingal, Wallendbeen and Springdale.

Jugiong annual water production is trending in a similar fashion to previous years.

Up until June 28th 2019, Water production was 3906 ML, this is 178 ML higher than the same period last year which was 3728ML. An increase of 4.77%.

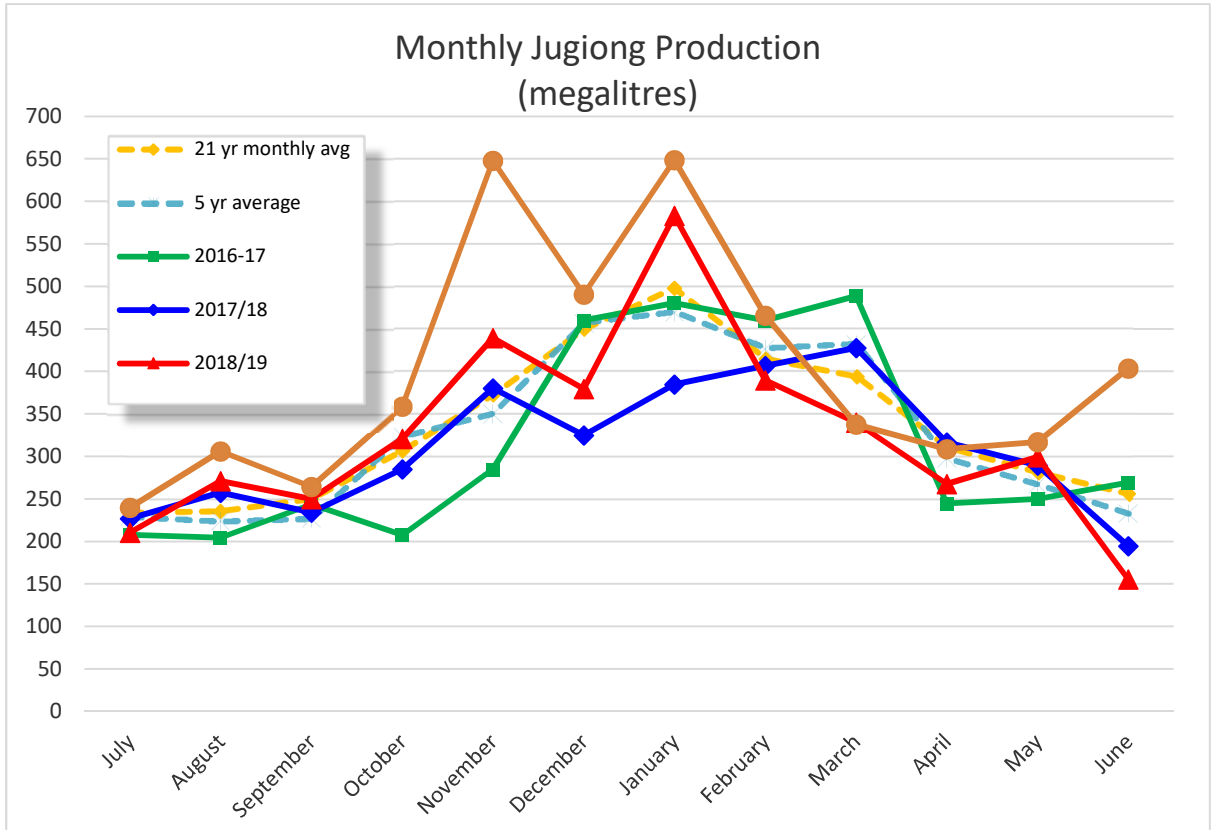
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UNCONFIDENTIAL

Minutes of the Meeting of GOLDENFIELDS WATER COUNTY COUNCIL held at TEMORA OFFICE on 22 August 2019

Jugiong monthly water production for June was 155.35ML. This indicates a decrease of 39.35 ML compared to the same Month last year (194.7ML).



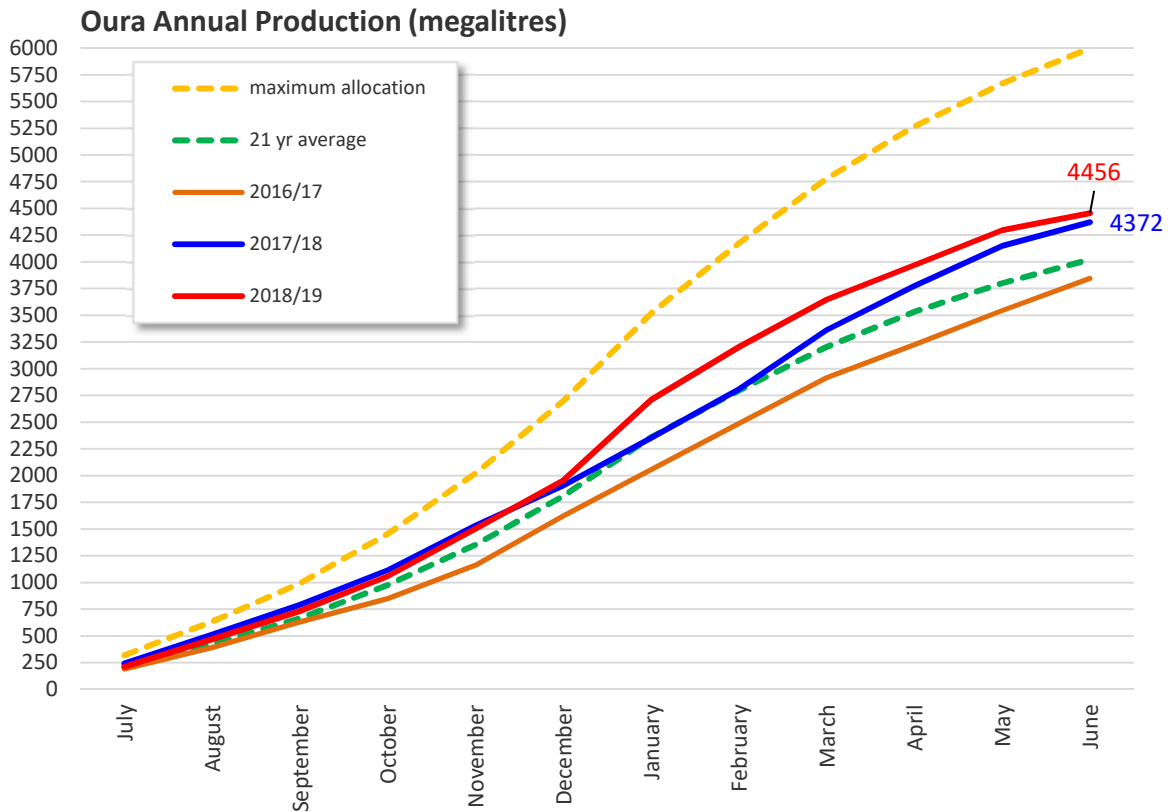
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Oura Drinking Water Scheme

The water source at Oura is the Murrumbidgee inland alluvial aquifer, this water is extracted from 3 bores namely: Bores 3, 4 and 6. The raw water then goes through a treatment process at the Oura Water Treatment Plant that includes Aeration, Disinfection and Fluoridation.

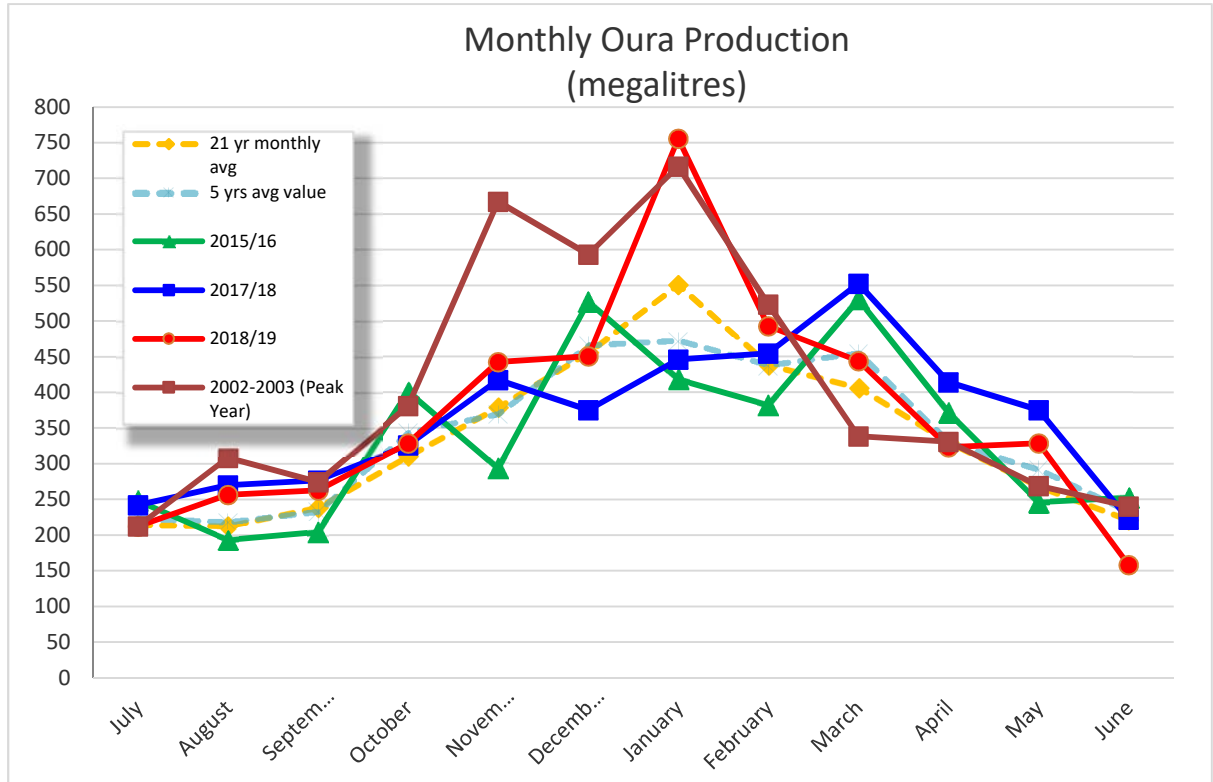
The Oura scheme has 33 sets of reservoirs and 19 pumping stations, produces drinking water for approximately 14,600 people in the Bland, Coolamon, Junee, Narrandera and Temora Shires. The Oura scheme can also supply water to the Northern side of the rural area of Wagga Wagga City when required.

Up until the 28th June 2019. Water production from the Oura bores was 4456 ML, this is 84ML more, than for the same period last year (2017/18) which was 4372ML. An increase of 1.91%.



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Oura production for June 2019 was 154ML a decrease of 68ML as compared to the period June in 2018, where production was 222ML.



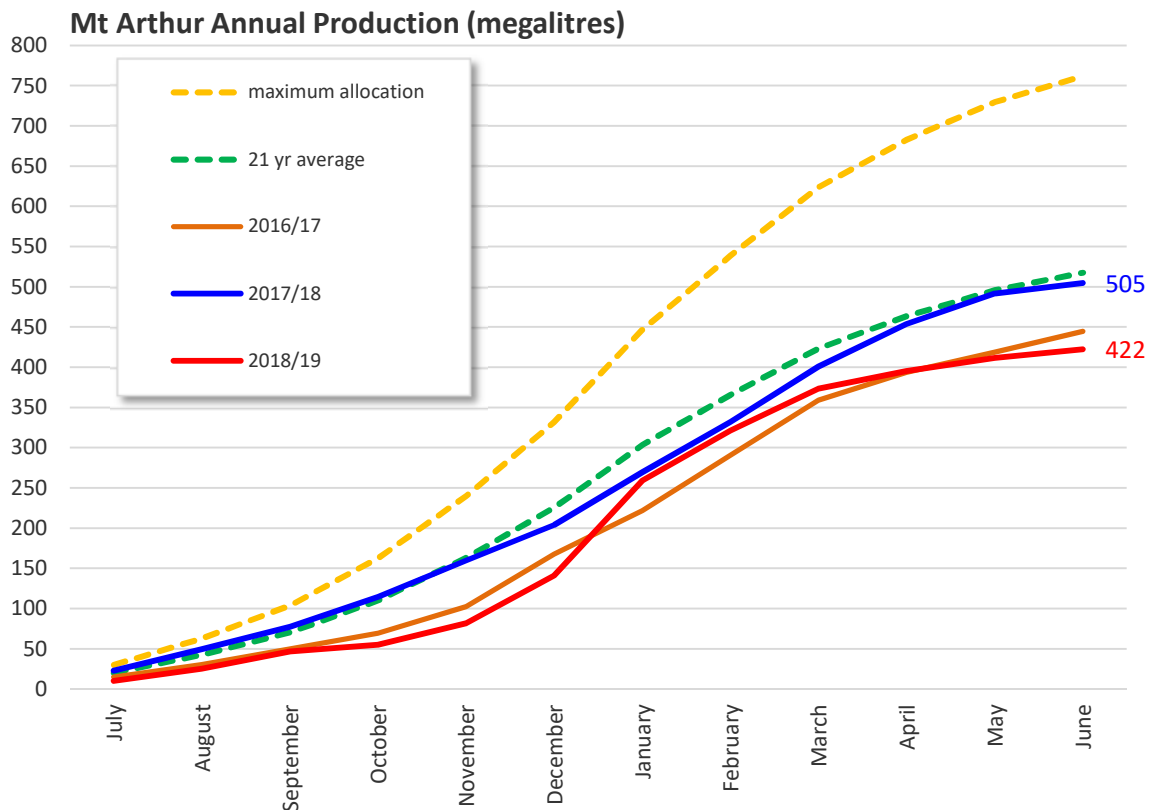
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Mount Arthur Drinking Water Scheme

The Mount Arthur Water Source is from the Lachlan Fold belt Aquifer System. The water is extracted via two bores. Bores 1 and 2 are located in the Wagga Wagga City Council area South of Matong. The water is disinfected before distribution through 9 sets of reservoirs supplying approximately 2400 people with water in the Coolamon shire.

It should be noted that Staff have recognised that Bore 2 flow meter appears to be reading lower than expected. Initial investigations have identified that there is a potential decrease of 9l/s when compared to a portable ultrasonic meter that was utilised to validate flows. This means that there is an estimated 15% potential variation of production in Bore 2. The replacement of a new production meter and new pipeline arrangement will commence in the 2019/20 financial year.

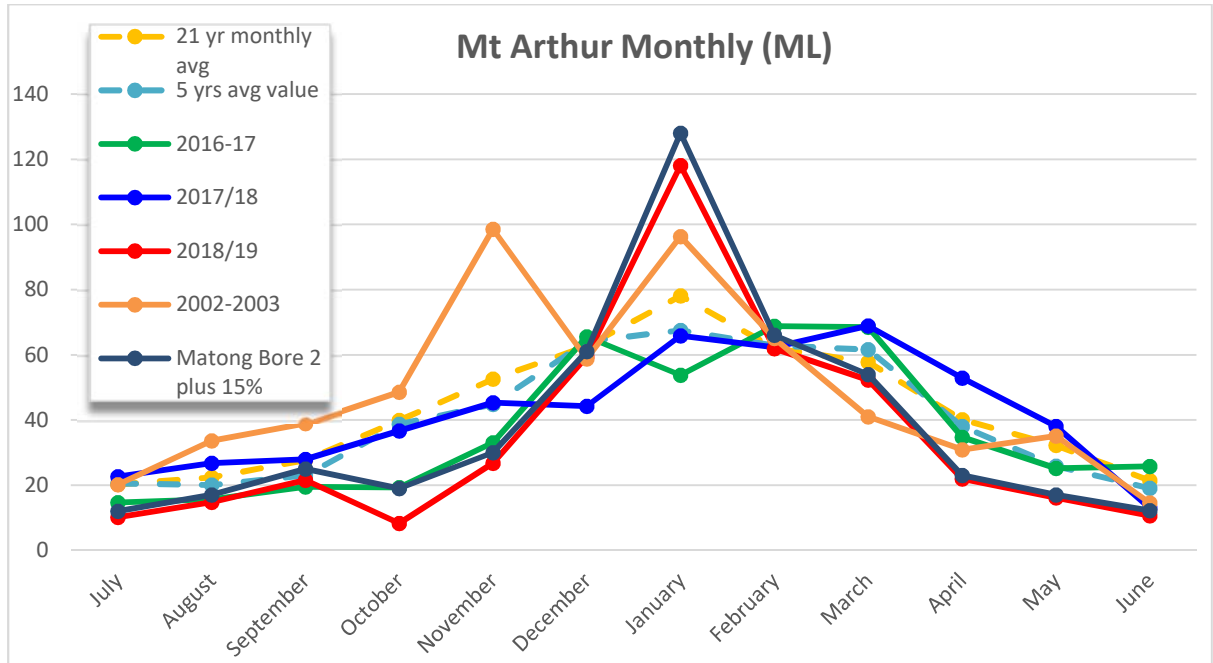
To the end of June 2019, 422ML of water has been extracted from the Mt Arthur Bores this is fractionally lower than for the same period in 2017/18 (505ML). A decrease of 83ML for the year 2018/19.



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Mount Arthur monthly water production for June was 10.66ML compared to the same period June in 2018 where production was 13.05ML. A decrease of 2.39ML.

With the 15% variation Mount Arthur monthly water production for June 2019 was 12.26ML.

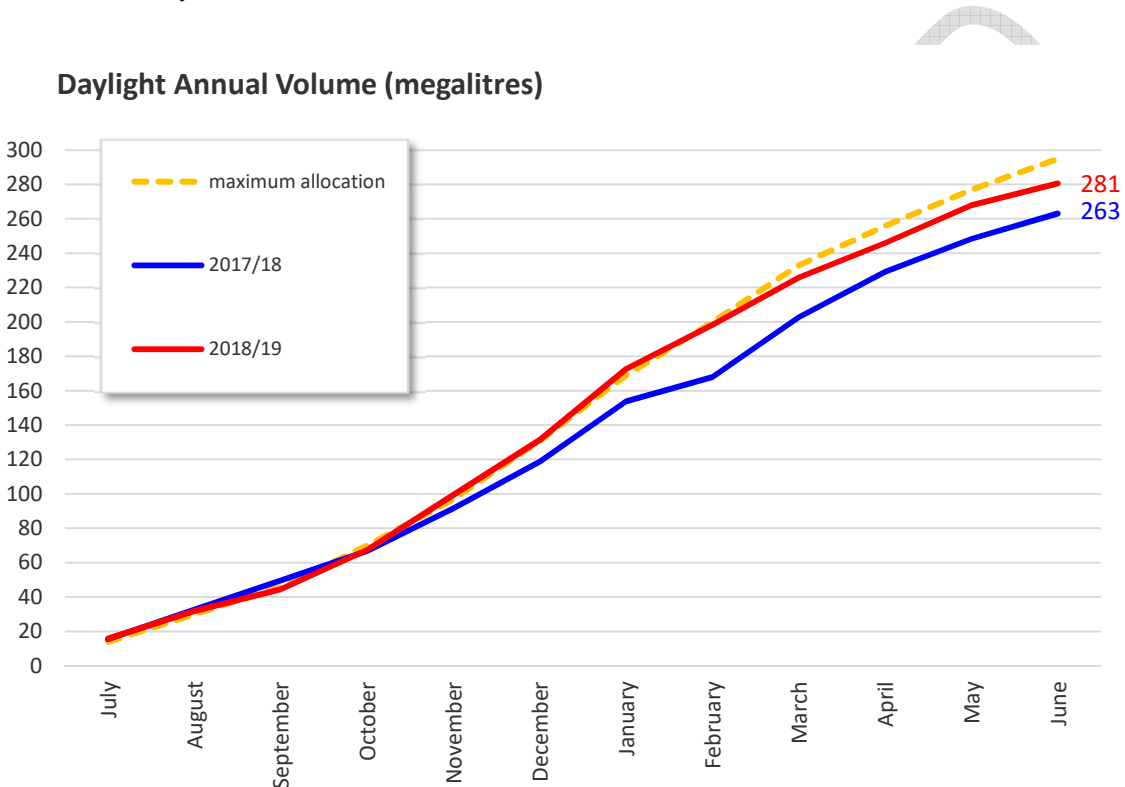


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Mount Daylight Drinking Water Scheme

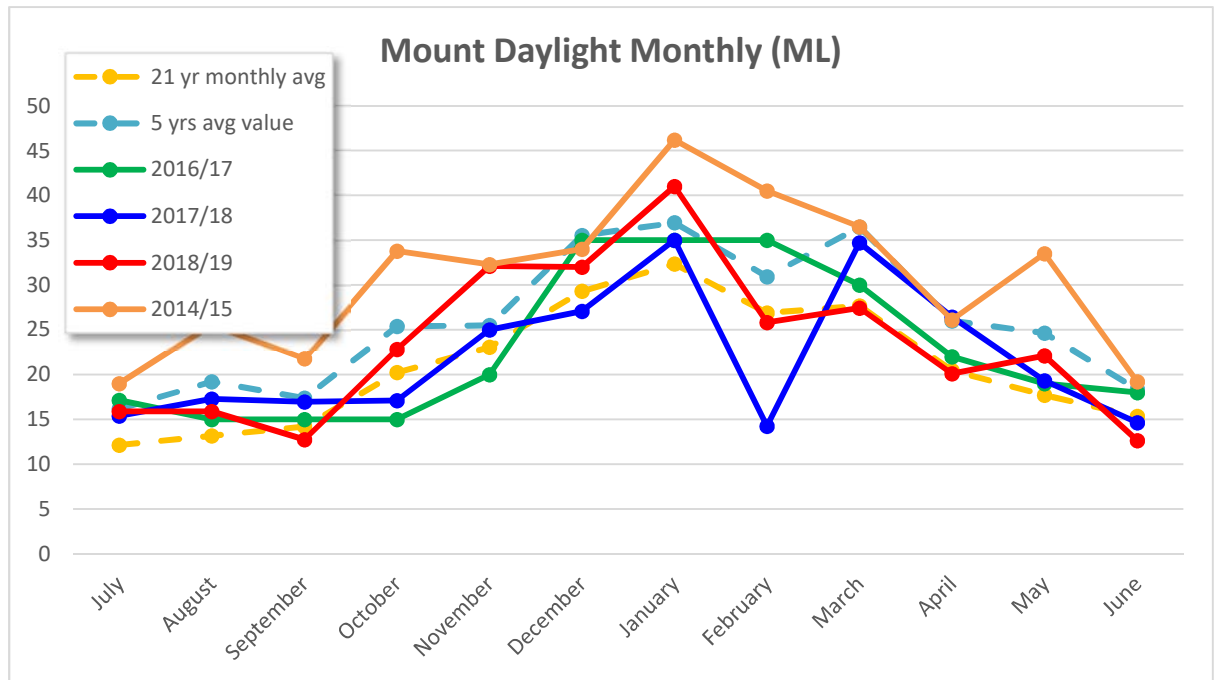
The Mount Daylight water source is from the Lower Lachlan alluvium aquifer. The Mount Daylight bores are jointly operated with Carathool Shire Council. Carathool Shire Council is responsible for bore management. There are 7 sets of reservoirs in the Mt Daylight scheme. Mt Daylight supplies water to approximately 125 people in the villages of Naradhan Weethalle and Tallimba in the Bland Shire Council

To the end of June 2019, 281ML of water has been extracted from the Mt Daylight Bores. This is higher than the same period in 2017/18 (263ML). Indicating an increase of 18ML for the 2018/19 year.



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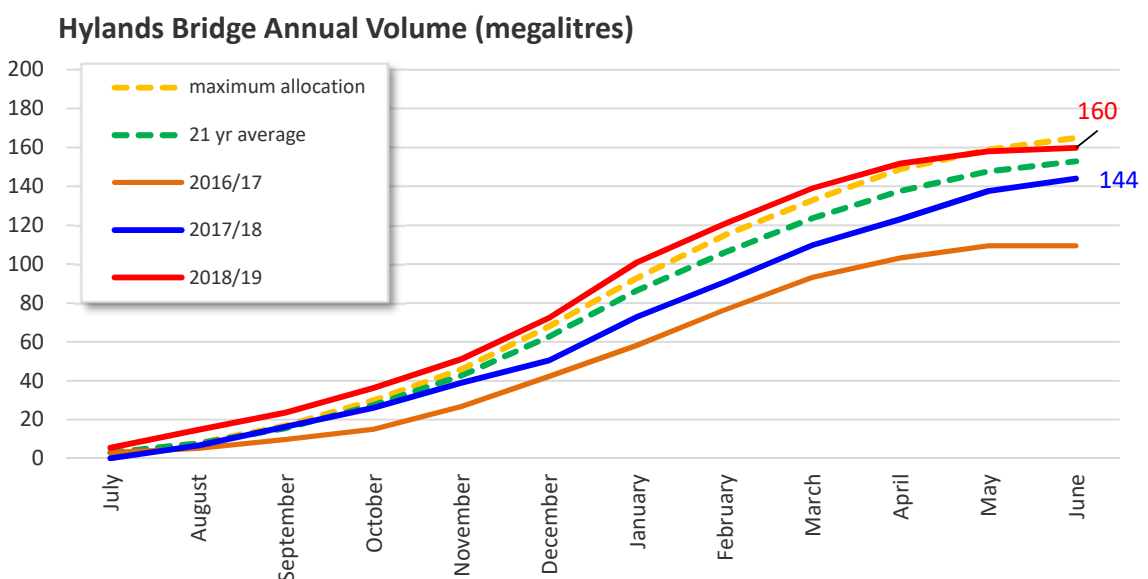
Mount Daylight monthly water production for June 2019 was 12.64ML. Production for June 2018 was 14.63ML, a decrease of 2ML.



Hylands Bridge - Non Potable

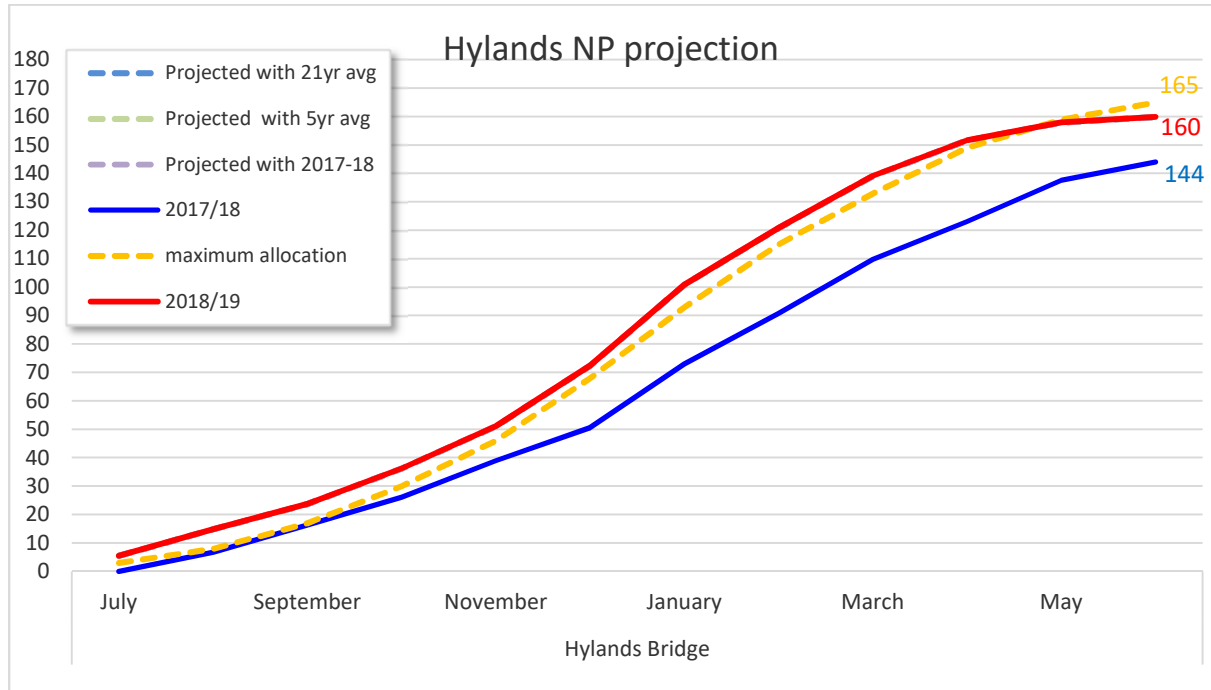
Hylands Bridge supplies Non Potable water to Barellan and Binya.

Up until June 28th 2019, 160ML of water has been extracted from Hylands Bridge scheme, this is higher than for the same period in 2017/18 (144ML). An increase in production of 16ML compared to the same period last year.



Hylands Bridge Projections are as per the graph below.

As the water production was trending towards exceeding our extraction limit for 2018/19 the scheme was turned off at the end of May utilising the storage available for the remaining period.



12.4. MATTERS SUBMITTED BY ENGINEERING MANAGER

12.4.1. DRAFT EASEMENT AND ACQUISITION POLICY

BOARD RESOLUTION

19/071 RESOLVED on the motion of Crs Stadtmiller and McCann that the policy be brought to the next meeting and suggested changes accommodated.

Report prepared by Acting Engineering Manager

COUNCIL OFFICER RECOMMENDATION

That the Board adopts the draft Easement and Acquisition Policy.

ALIGNMENT WITH BUSINESS ACTIVITY STRATEGIC PLAN

07 Efficient Operations

BACKGROUND

Council owns and operates a significant amount of assets within private property. Historically not all assets are within an easement or on land owned by Goldenfields Water.

This purpose of this policy is to provide a definitive solution, ensuring all easements are dealt with consistently.

REPORT

In order to maintain access to infrastructure new and existing, staff have developed an Easement and Acquisition policy. The policy outlines requirements for acquiring land and/or easements for infrastructure.

Goldenfields Water do have right to access infrastructure under the Local Government Act 1993 and Water Management Act 2000. An easement gives further protection where conditions are put on the property title and outline what can and can't be done within the limits of the easement. The draft policy outlines easement conditions, of significance is the limitations on building within the easement which is not clearly defined in the above mentioned Acts.

Acquisition of land for reservoir and pump station assets, mitigates potential issues surrounding changes of ownership. Agreed access conditions and locations as well as operating procedures don't always transfer well with ownership. Land acquisition and access easements with their conditions, eliminate future problems.

FINANCIAL IMPACT STATEMENT

The recommendation does not impact on Council's current financial position. Once adopted staff will include the associated costs in budget forecasts

ATTACHMENTS: Draft Easement and Acquisition Policy

TABLED ITEMS: Nil

12.5. MATTERS SUBMITTED BY THE GENERAL MANAGER

12.5.1. PROCUREMENT OF GOODS SERVICES AND MATERIALS POLICY

BOARD RESOLUTION

19/072 RESOLVED on the motion of Crs McGlynn and Callow that Council adopt the updated PP001 Procurement of Goods, Services and Materials Policy.

Report prepared by WHS & Procurement Coordinator

COUNCIL OFFICER RECOMMENDATION

That Council adopt the updated PP001 Procurement of Goods, Services and Materials Policy.

ALIGNMENT WITH BUSINESS ACTIVITY STRATEGIC PLAN

07 Efficient Operations

BACKGROUND

The PP001 Procurement of Goods, Services and Materials Policy, was last adopted by Council at the meeting held on 21 December 2018 (Resolution 18/117) when amendments were made to remove the Credit Card details to create a standalone policy. The Local Government Amendment Act 2019 was passed by both houses on 19 June 2019 with assent on 25 June 2019. This act is to amend the Local Government Act 1993 with respect

to rates, tendering requirements, election planning, mutual recognition of approvals and other regulatory matters, and for other purposes. Of which, tendering requirements relate directly to this policy.

The Local Government Act 1993 (including Local Government Amendment Act 2019), Section 55, Requirements for tendering, states:

(3) This section does not apply to the following contracts:

(n) A contract involving an estimated expenditure or receipt of an amount of:

- (i) Less than \$250,000 or another amount as may be prescribed by the regulations, or
- (ii) Less than \$150,000 or another amount as may be prescribed by the regulations for a contract involving the provision of services where those services are, at the time of entering the contract, being provided by employees of the council.

REPORT

Following the aforementioned changes to legislation, the quotation thresholds contained within PP001 Procurement of Goods, Services and Materials Policy have been amended to align with the Local Government Act 1993 Section 55, increasing the minimum threshold for tendering from \$150,000 to \$250,000.

FINANCIAL IMPACT STATEMENT

The recommendation does not impact on Council's financial position.

ATTACHMENTS: PP001 Procurement of Goods, Services and Materials Policy

TABLED ITEMS: Nil.

12.5.2. CODE OF MEETING PRACTICE

BOARD RESOLUTION

19/073 RESOLVED on the motion of Crs Sinclair and Morris that the Code of Meeting Practice be adopted.

Report prepared by General Manager

COUNCIL OFFICER RECOMMENDATION

That the Code of Meeting Practice be adopted.

ALIGNMENT WITH BUSINESS ACTIVITY STRATEGIC PLAN

07 Efficient Operations

BACKGROUND

Amendments made to the Local Government Act 1993 (the Act) provide for a Model Code of Meeting Practice (the Model Code) to be prescribed by the Local Government (General) Regulation 2005 (the Regulation).

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Council is required to adopt a code of meeting practice that incorporates the mandatory provisions of the Model Meeting Code prescribed by the Regulation. Councils adopted meeting code must not contain provisions that are inconsistent with the mandatory provisions.

Councils adopted meeting code may also incorporate the non-mandatory provisions of the Model Code and any other supplementary provisions adopted by Council.

Council and committees of council of which all the members are councillors must conduct their meetings in accordance with the code of meeting practice adopted by the council.

Councils draft Code of Meeting Practice was prepared in accordance with the Local Government Act requirements and presented at the June 2019 Council Meeting, where it was endorsed to be placed on Public Display.

REPORT

Council has met the requirements of section 361 of the act in relation to preparation, public notice and exhibition. The draft Code of Meeting Practice has been on Public Display for 28 days. The opportunity for comment on the draft code has been provided to members of the community for the required 42 day period.

No submissions have been received during this time.

The Draft Code of Meeting Practice is now re-presented to Council in its final format for endorsement.

FINANCIAL IMPACT STATEMENT

The recommendation does not impact on Council's financial position.

ATTACHMENTS: Draft Code of Meeting Practice

TABLED ITEMS: Nil

12.5.3. MANDAMAH STAGE 1 OFFICIAL OPENING

BOARD RESOLUTION

19/074 RESOLVED on the motion of Crs McGlynn and Callow that the Mandamah stage 1 official opening report be received and noted.

Report prepared by Community Education and Engagement Officer

COUNCIL OFFICER RECOMMENDATION

That the Mandamah stage 1 official opening report be received and noted.

ALIGNMENT WITH BUSINESS ACTIVITY STRATEGIC PLAN

05 Proactive Customer Relations

BACKGROUND

In early July 2019, farmers located in Stage 1 of the Mandamah Rural Water Supply Scheme were able to access their water supply.

To celebrate this historical event, Goldenfields Water hosted an official opening on Wednesday 14th August at the Mandamah Reservoirs.

Stage 1 was officially opened by Minister for Water, Property and Housing, The Hon. Melinda Pavey MP and Member for Cootamundra and Parliamentary Secretary for the Deputy Premier Steph Cooke.

REPORT

The official opening was attended by over 100 local Mandamah farmers, Goldenfields Water Board Members, Temora Shire and Bland Shire Councillors and Goldenfields Water Staff. Commencing at 2.30pm in the afternoon, the formalities included addresses by the following; Goldenfields Water Deputy Chairperson David McCann, Minister for Water, Property and Housing, The Hon Melinda Pavey MP, Member for Cootamundra Steph Cooke, Temora Shire Deputy Mayor and Goldenfields Water Councillor Graham Sinclair, Bland Shire Mayor Brian Monaghan, Goldenfields Operations Manager Tony Goodyer, and President of the Mandamah Water Association Geoff Tidd.

Other special guests acknowledged for the attendance at the event were Clover Pipelines representatives, Mr Mark Laws and Mr Ian Thrift and Hornicks Constructions representatives, Mr Paul Fowler and Mr Brendon Dionysius.

Cr McCann acknowledged in this speech that *“we celebrate the opening of Stage 1 Mandamah Rural Water Supply Scheme, the first of four stages that will help the region flourish, not only now, but for generations to come.*

No longer does the Mandamah community have to rely on the skies or cart water to run their farms efficiently and to provide for their families livelihood. They can now turn on a tap and be greeted with a quality and reliable water source.

I commend the hard work of all those involved in the Mandamah Rural Water Supply Scheme. What started as a proposal at a Council meeting in 2002 has resulted in Goldenfields Water being able to deliver one of biggest undertakings in their recent history.

The collaboration and dedication displayed across all departments of Council, the Mandamah Water Association and Mandamah Farmers is what has brought us here today, to celebrate the Stage 1 opening of this \$10.9 million dollar project, solely funded by Goldenfields Water County Council and the Mandamah Farmers.

I also acknowledge and sincerely thank past Goldenfields Water Chairperson’s, Mr Peter Spiers and Mr Chris Manchester and past General Managers Mr Andrew Grant and Mr Phillip Rudd for their contribution towards the development of the scheme.”

Minister Pavey was very impressed with the delivery of the project, *commenting “it’s about managing water, it’s about understanding it, it’s about getting it when you need it*

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and where you need it.” Minister Pavey spent some time after the formalities discussing the operations and delivery of the project with Operations Manager Tony Goodyer.

Steph Cooke MP, Member for Cootamundra commended all of those involved *“I’d like to congratulate Goldenfields Water County Council for investing in infrastructure which will be of great benefit to the Mandamah community, and thank Minister for Water Melinda Pavey for officially turning on the tap for this fantastic project.”*

Guests were invited to a delicious afternoon tea spread, provided by local catering company ‘Red Hen Hospitality.’ The afternoon was very much enjoyed by all as they mingled in the afternoon sun discussing the future stages of the scheme.

FINANCIAL IMPACT STATEMENT

The recommendation does not impact on Council’s financial position.

ATTACHMENTS: Opening Photos

TABLED ITEMS: Nil.

13. NEXT MEETING

The next ordinary meeting of Council is due to be held Thursday 24 October 2019 at 10.00am.

14. CLOSE OF BUSINESS

There being no further business requiring the attention of Council the meeting was declared closed at 10.48am



NEWELL HIGHWAY TASK FORCE AGM & COMMITTEE MEETING

TUESDAY 13 AUGUST 2019

Minutes of the Newell Highway Task Force AGM & Committee being held at

Macquarie Inn River Room Birch Avenue Dubbo Ph: 6884 1955

The AGM commenced at: 10.00am

Attendees:

Attendees name	Organisation
Cr Ken Keith OAM	Mayor Parkes Shire Council
Kerrie Murphy	Dubbo Regional Council
Alan Magill	Vice-Chairman Nat Roads
Mayor Doug Batten	Gilgandra Shire Council
Luke McDermott	Manager Roads and Services Narrabri Shire Council
Cr Kevin Morris*	Narrandera Shire Council
Julian Geddes	Deputy GM of Infrastructure Narrandera Shire Council
Alistair Lunn	RMS
John Morris	Regional NSW High Productivity Road Transport Alliance
David Tinlin	Acting Director Engineering Forbes Shire Council

Apologies

Attendees name	Organisation
Mick Savage	Roads & Transport Directorate Manager
Jim Betts	INSW
Ian Dinham, &	Moree Plains Shire Council
Lila Fisher	Moree Plains Shire Council
Cr Katrina Humphries	Mayor Moree Plains Shire Council
Kevin Anderson MP -	Electorate Office Tamworth
Peter Dale	Narrandera Shire Council
Neville Kschenka	Mayor Narrandera Shire Council
Kevin Tighe	Warrumbungle Shire Council
Cr Dennis Todd	Mayor Warrumbungle Shire Council
Hon Michael McCormack	Deputy Prime Minister Federal Government
Scott Morrison PM	Prime Minister of Australia

Oliver Holm -	General Manager, South East Infrastructure Investment Department of Infrastructure, Regional Development and Cities
Sarah Nattey	Director, South East Infrastructure Investment Department of Infrastructure, Regional Development and Cities
Cr Ruth McRae	Mayor Murrumbidgee Council
John Scarce	General Manager Murrumbidgee Council
Andrew Gee MP	Member for Calare
Steph Cooke MP	Parliamentary Secretary to The Deputy Premier
Cr Tony Lord	Bland Shire council
Will Marsh	Bland Shire Council
Cr Craig Davies	Mayor Narromine Shire Council
Merran Socha	Berrigan Shire Council
Cr Doug Batten	Mayor Gilgandra Shire Council
Phillip Donato MP	Member for Orange
Darren Raeck	Narrabri Shire Council
Cr Ben Shields	Mayor Dubbo Regional Council
Cr Phyliss Miller	Mayor Forbes Shire Council
Cr Steven Karaitiana	Forbes Shire Council
John Zannes	Forbes Shire Council
John Graham	Shadow Minister for Roads member of Legislative Council
James Simmons	NRMA
Shahab Khaled	Weddin Shire Council
Cr Alan Ward	Parkes Shire Council
Ray Smith	General Manager Bland Shire Council
Cr Vicki Etheridge	Dubbo Regional Council

1. Welcome and Apologies

Resolution

That the apologies be confirmed

Moved: Luke McDermott

Seconded: John Morris

All in favour

Carried

2. Minutes of last AGM

Resolution

That the minutes of the NHTF AGM Meeting be tabled at the next meeting to be held 12 November, 2019

Moved: Julian Geddes

Seconded: John Morris

All in favour

Carried

3. Chairman's Report

Resolution

That the correspondence of the Chairman's Report be confirmed

Moved: John Morris Seconded: Cr Doug Batten

All in favour

Carried

4. Election of Office Bearers

* Chair – Cr Ken Keith

* Deputy Chair – Cr Tony Lord

* Secretary – Dubbo Regional Council (as interim)

Resolution

That the election of the Office Bearers be confirmed

Moved: Cr Kevin Morris Seconded: Julian Geddes

All in favour

Carried

5. Minutes of the last NHTF Committee Meeting

Resolution

That the minutes of the NHTF Committee Meeting held in Sydney on the 30 May 2019 to be tabled at the next meeting to be held 12 November, 2019.

Moved: Julian Geddes Seconded: John Morris

All in favour

Carried

6. Matters arising from the last NHTF Committee Meeting

Resolution

- A letter to be written to all member Councils, addressing the following:
 - Requesting a contribution towards the account for holding the May meeting of NHTF at Parliament House. This has been received and paid by Parkes Shire Council;
 - Potential of introducing an ongoing contribution, in the form of an annual levy, to cover such costs in the future;

- Request that Councils tick the “Gazettal” box on future NHVR applications/permits to allow for longer term approval (as opposed to the current short term approvals granted);
- Invite Tim Hansen from NHVR to all future meetings.

Moved: Cr Doug Batten

Seconded: Luke McDermott

All in favour

Carried

7. Correspondence

Resolution

That the correspondence distributed by the Chair be confirmed

Moved: Luke McDermott

Seconded: John Morris

All in favour

Carried

8. RMS Update

Alistair Lunn provided the RMS update and mentioned the statistics for fatalities in the Western Region are already at 32. 20% of these people were not wearing seatbelts with a high proportion

Resolution

It was resolved that the Committee write to Council and encourage them to additional media, stressing the importance of road safety and wearing of seatbelts. There have been 32 fatalities this year in the western region with 20% not wearing seatbelts.

Moved: Cr Doug Batten

Seconded: Luke McDermott

All in favour

Carried

Other RMS works include:

- The Parkes Bypass plans are pushing through and are open for comment. Will become a link to the national logistics hub.
- Parkes Bypass required due to 65% of heavy vehicles pass through Parkes, whereas only 10% HV pass through Dubbo (majority of HV have Dubbo as their destination).
- One of the main drivers for the Bypass was to get road-trains from Tocumwal to Goondiwindi.
- RMS is working through issues with River Street Bridge in Dubbo;
- Three (3) options have been put out to community for the Coonabarabran Bypass. The successful option will be determined in conjunction with stakeholders. There is no construction funding available, however, the leg work will be done for when this funding becomes available in the future.

- Flood Study between Forbes and West Wyalong will be done to come up with solutions to avoid flooding similar to that experienced in 2016. This has not yet commenced.
- 30 new overtaking lanes being installed. Currently working on the construction of 5 new lanes near Gilgandra. Cr Batten advised that majority of the hire plant is from Queensland and South Australia, which is probably a reality check for the local contractors. Cr Batten also advised that very few local contractors have been given the opportunity to work other than minor intermittent work and that Council rates were used for comparison purposes only. Alistair Lunn advised that he would investigate the matter further as this information was contrary to what he had been advised.
- Construction of heavy duty pavement is ongoing between Narrabri and Moree. They are spending \$140M on this near Boggabilla.
- Upgrade to intersection Victoria and Whylandra Streets is still being finalised with regards to access to a couple of properties
- Audio Tactile Markers are being installed in the Pilliga with the southbound lane all but complete. These are being done in black (as opposed to white) which will reduce driver distraction.
- All new works on the Newell will have wide centreline line-marking, which contributes to approximately 60km of additional road safety improvements over the length of the Newell.

Resolution

That the RMS update be confirmed and accepted.

Moved: Luke McDermott Seconded: Julian Geddes

All in favour

Carried

9. Newell Highway Promotions Committee Update

Resolution

That the verbal report be accepted and confirmed

Moved: Cr Doug Batten Seconded: John Morris

All in favour

Carried

~~10. River Street Bridge Update from Dubbo Shire Council~~

~~_____ **Resolution**~~

~~_____~~

~~_____ **Moved:** _____ **Seconded:**~~

~~_____ All in favour~~

~~Carried~~

11. General Business

1. The Newell Highway Promotions Committee needs to be held as soon as practicably possible. Dubbo Regional Council promotions team to arrange this as a matter of urgency.
2. John Morris asked who the Road Safety Officer in Parkes is these days. Cr Keith advised it was Belinda Coe. Alistair Lunn confirmed that these positions are still funded partly (50%) by the RMS. John Morris expressed his disappointment that Dubbo Regional Council no longer has a Road Safety Officer in its current structure. Cr Doug Batten advised that the previous DRC RSO also serviced Gilgandra so they no longer have one either. It was agreed that Road Safety Officers have a really big roll in Local Government and road safety in general.
3. Cr Ken Keith to liaise with Jeff Stien and retrieve the Minutes from the previous meetings so that they can be tabled at the next meeting.
4. An invitation should be extended to Inland Rail to attend the next meeting

12. Future Meeting dates and Venues

The next Newell Highway Task Force Committee Meeting will be held at Forbes Council on 12 November 2019.

Discussion was also held about setting some tentative dates for 2020 as will.

13. Meeting Closed at: 11.18am

**MINUTES OF THE ASSOCIATION OF MINING & ENERGY RELATED COUNCILS
(NSW) ORDINARY MEETING HELD AT CLUB YORK, 99 YORK ST, SYDNEY ON 9TH
AUGUST 2019**

Present

Cr Peter Shinton (Chair)	Warrumbungle Shire Council
Cr Lilliane Brady OAM (Deputy Chair)	Cobar Shire Council
Cr Sue Moore (Deputy Chair)	Singleton Council
Cr Owen Hasler (Exec Committee)	Gunnedah Shire Council
Cr Melanie Dagg (Exec Committee)	Cessnock City Council
Cr Rob Hooke	Gunnedah Shire Council
Andrew Johns	Gunnedah Shire Council
Cr Dan Thompson	Singleton Council
Jason Linnane	Singleton Council
Cr Michael Banasik	Wollondilly Shire Council
Cr Robert Khan	Wollondilly Shire Council
Cr Mark Hall	Lachlan Shire Council
Lisa Schiff	Lachlan Shire Council
Cr Dom Figliomeni	Wollongong City Council
Cr Jenny Webb	Forbes Shire Council
Steve Loane	Forbes Shire Council
Cr Liz McGlynn	Bland Shire Council
Cr Ian Davison	Cabonne Shire Council
Heather Nicholls	Cabonne Shire Council
Cr Karlene Irving	Warren Shire Council
Glenn Wilcox	Warren Shire Council
Cr Katheryn Smith	Mid Coast Council
Adrian Panuccio	Mid Coast Council
Peter Vlatko	Cobar Shire Council
Cr Alan Ward	Parkes Shire Council
Cr Des Kennedy	Mid Western Regional Council
Brad Cam	Mid Western Regional Council

Minute Taker

Mr Greg Lamont	Executive Officer
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Speakers

Felicity Greenway (Ex Director)	DPIE, Ethics & Integrity Unit
David Kitto (Ex Director)	DPIE, Resources & Business Systems
Mike Young (Director)	DPIE, Resources & Business Systems
Sarah Patience (Manager)	DPIE, Legislative Updates
Jessica Rossell (Manager)	DPIE, Dept Policy, Resources & Geosciences
Dr Laura Baker (Consultant)	ACIL Allen Consulting
Tony Corbett (Trade & Bus Dev Mgr)	Port of Newcastle
Dr Juan Castilla – Rho (Snr Lecturer)	University of Technology Sydney
Peter Dupen (PhD Research student)	University of Technology Sydney

Apologies

Cr Noel Lowry, Wollondilly Shire Council; Cr Jim Nolan, Broken Hill City Council; Cr Reg Kidd, Orange City Council; Cr Cath Blakey, Wollongong City Council; Michael McMahon & Cr Ben Shields, Dubbo Regional Council; Cr Heather Druce, Warren Shire Council; Cr Manuel Martinez, Walgett Shire Council; Crs Jay Suvaal & Bob Pynsent, Cessnock City Council; John Bell & Cr John Stafford, Upper Lachlan Shire Council; Greg Tory, Lachlan Shire Council; Cr Phyllis Miller OAM, Forbes Shire Council and Crs Kevin Duffy & Joanne McRae, Orange City Council

**MINUTES OF THE ASSOCIATION OF MINING & ENERGY RELATED COUNCILS
(NSW) ORDINARY MEETING HELD AT CLUB YORK, 99 YORK ST, SYDNEY ON 9TH
AUGUST 2019**

1. Welcome

The Chair, Councillor Peter Shinton welcomed members, observers and speakers to the meeting and declared the meeting open at 9.05am.

The Chair then presented the Mayor of Cobar Shire Council, Cr Lillian Brady, OAM, with her Life Membership badge, plaque and certificate, assisted by Cr Sue Moore and supported by congratulatory comments from delegates in attendance.

2. Apologies

OM 22/2019 Resolved (Cr Thompson/Cr Brady) that the apologies for the delegates listed be received and noted.

3. Disclosures of Pecuniary Interest

(a) Cr Melanie Dagg declared an interest as her husband works at Rix's Creek Mine;

OM 23/2019 Resolved (Cr Brady/Cr Banasik) that the disclosures of interest be received and noted.

4. Adoption of the Minutes of the Ordinary General Meeting – 10th May 2019

OM 24/2019 Resolved (Cr Ward/Cr Thompson) that the minutes of the Ordinary General meeting held on 10th May 2019 be received and noted with the inclusion of Cr Alan Ward, Parkes Shire Council as being in attendance, at the meeting in Forbes on 10th May 2019.

5. Business Arising from the Minutes of the Ordinary Meeting - 10th May 2019 Nil.

6. Adoption of Minutes of Executive Committee Meeting – 8th August 2019

OM 25/2019 Resolved (Cr McGlynn/Cr Dagg) that:

- (1) consideration of the minutes of the Executive Committee meeting held on 9th May 2019 be deferred until after the Executive Officer provides a background report on the items & recommendations; and
- (2) the items on Coal Seam Gas policy amendments and VPA update be dealt with separately as per the Ordinary Meeting Agenda.

The Executive Officer went through the items in his report that related to matters on the Agenda for this meeting prior to adoption of the minutes, except for CSG policy amendments and the VPA update which were dealt with later in the meeting.

Suspension of Standing Orders for Speakers and Morning Tea

OM 26/2019 Resolved (Cr Thompson/Cr Hall) that standing orders be suspended at 9.50am for the speakers to address delegates and to have morning tea.

The speakers were:

- (1) Felicity Greenway (Ex Director, DPIE, Ethics & Integrity Unit) on the Kaldas Report recommendations;
- (2) Sarah Patience (Manager, DPIE, Legislative Updates) on the Plain English Planning Guide;
- (3) David Kitto (Ex Director DPIE, Resources & Business Systems) and Mike Young (Director, Resources & Business Systems) on proposed planning reforms;

**MINUTES OF THE ASSOCIATION OF MINING & ENERGY RELATED COUNCILS
(NSW) ORDINARY MEETING HELD AT CLUB YORK, 99 YORK ST, SYDNEY ON 9TH
AUGUST 2019**

- (4) Jessica Rossell (Manager, DPIE, Dept Policy, Resources & Geosciences) and Dr Laura Baker (Consultant) ACIL Allen Consulting on the review of the Geosciences mining monitoring functions of DPIE;
- (5) Tony Corbett (Trade & Bus Dev Mgr, Port of Newcastle) on future operations of the Port;
- (6) Dr Juan Castilla – Rho (Snr Lecturer, University of Technology Sydney) and Peter Dupen (PhD Research student) on progress with Research project,

(*Copies/details of their presentations will be forwarded to delegates under separate cover where provided).

Resumption of Standing Orders

OM 27/2019 Resolved (Cr Thompson/Cr Dagg) that standing orders be resumed at 12.30pm.

OM 28/2019 Resolved (Cr Banasik/S.Loane) that the minutes of the Executive Committee meeting held on 8th August 2019 be received and noted.

7. Business Arising from Minutes of Executive Committee Meeting – 8th August 2019. Nil

8. Executive Officers Report – This was dealt with as part of Item 6.

9. Delegates Reports – Nil to report.

10. VPA Steering Committee Update

OM 29/2019 Resolved (Cr Moore/Cr Hasler) that the information be noted.

11. Coal Seam Gas Policy (Amended)

OM 30/2019 Resolved (Cr Hall /S. Loane) that the Coal Seam Gas (CSG) Policy be amended to include in the Policy Position Statement - Item 11 “That the Association advocate for a minimum of double casing and cementing of all CSG bores from well-head (ground) through to the production horizon (extraction zone at the bottom of the well)”

12. PhD Research project

OM 31/2019 Resolved (Cr Thompson/ S. Loane) that the information be noted.

13. General Business

(a)Mid Coast Council Welcome Packs – Adrian Panuccio, General Manager, Mid Coast Council distributed welcome packs to delegates promoting the region in readiness for the meetings in Gloucester 7/8th November 2019.

(b)Coal Seam Gas Policy – Cr Katheryn Smith requested that the Executive Officer updates the background information and wording in the Coal Seam Gas Policy since it was first adopted in 2014 to reflect the government changes and submit to a future meeting for delegates to consider. The changes are:

**MINUTES OF THE ASSOCIATION OF MINING & ENERGY RELATED COUNCILS
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- Policy Position Statement Item 2, second sentence – to read “The Association further acknowledges CSG exclusion zones as the residential buffer zone exclusion and the 2014 signing of ‘Agreed Principles of Land Access’ agreements between companies and rural industries affected by CSG exploration and production, and the extension of the planning gateway process”;
- Policy Position Statement Item 3, first sentence to read “The Association acknowledges the release of the Chief Scientists & Engineer’s Report ‘Final report of the Independent Review of Coal Seam Gas Activities in NSW, dated September 2014’ and endorse the sixteen (16) recommendations outlined, the NSW Government’s previous release of the ‘NSW Gas Plan’, the NSW Government’s September 2012 Code of Practice for Coal Seam Gas Well Integrity, the NSW Aquifer Interference Policy and the NSW Department of Industry, Skills and Regional Development’s guideline entitled ‘Exploration Code of Practice: Community Consultation Mining Act 1992 and Petroleum (Onshore) Act 1991, dated March 2016’.

13 Next Meeting – Gloucester 7/8th November 2019

Close – the meeting closed at 1.05pm

The minutes (pages 1-4) were confirmed at a meeting of the Ordinary Meeting held on the 8th November 2019 and are a concise and accurate record of proceedings of the Ordinary General meeting held on 9th August 2019.

.....
Cr Peter Shinton, Chairperson

REPORTS TO COUNCIL

Section 1 - Office of the General Manager

8.1 Southern Lights Project – Progress Update – September 2019



Our Places - Maintain & improve the Shire's assets & infrastructure

DP5.1 Facilitate the delivery of accessible services and facilities

Author: General Manager

Introduction

The Southern Lights Project is an initiative of REROC, CENTROC, RAMROC and the Canberra Region Joint Organisation representing all of the councils in the southern region of NSW.

Just under half of the street lights currently managed by Essential Energy are found in this region with many of these lights being old and poorly performing compared to modern LED street lights.

The above organisations have engaged Next Energy to prepare preliminary Business Case encompassing issues such as financial, service, environmental and other benefits of a large regional street lighting initiative involving the replacement of up to 70,000 street lights across southern NSW.

Financial Implications

A Business Case was prepared by the consultant and provided to the NSW Government in October 2018, with the aim of securing \$61.4 million in funding towards the total \$71.2 million cost of deployment. Everyone was very hopeful that the project would meet the criteria for funding through Snowy Hydro 2.0 Legacy Funding.

It now appears that the NSW State Government is not going to support this initiative.

To this end, the Southern Lights Group agreed that each of the 41 participating Councils should be provided with an LGA-based Business Case to inform them about the costs and benefits of deployment of smart-enabled LED lighting in their LGA. In preparing the LGA Business Cases, the Group agreed that the "Southern Lights Business Case" (SLBC), which was submitted to the State in October, should be amended to better reflect a strategy for councils to fund deployment in partnership with Essential Energy. Accordingly, the following elements have been incorporated in the LGA-based Business Cases:

- Councils will retain the income that is generated through Energy Savings Certificates (ESCs) associated with the upgrade in their LGA. In the Business Case submitted to the State Government the State retains the income, reducing the total cost of the program to the State;

- Costs associated with lighting design have been removed. Councils that want to undertake lighting design activities will need to include those costs separately;
- Provision for additional lights has been removed. Councils that want additional lighting will need to budget for this when considering their funding model. In the SLBC an allowance for 10% additional lights were included to provide the capacity for councils to install additional lighting and/or re-align lighting where required;
- Costs associated with probity have been removed. Essential Energy is now meeting these costs associated with procurement. It is now proposed that Essential Energy will be undertaking the procurement activities for the deployment, with Southern Lights Group participating in an advisory capacity;
- Provisions relating to external advisors and contingencies have been removed. Essential Energy and the Southern Lights Group are meeting the costs associated with external advisors to the overall project. Individual councils who wish require additional advice will need to meet the cost and also make an allowance for contingencies;
- The cost of finance to council has been included as follows:
 - a provision of 4.5% where council elects to borrow the funds externally. This represents the long-term fixed cost of the borrowing; or
 - a provision of 2.6% where council elects to borrow the funds internally (this recognises the opportunity cost of not being able to invest the funds to earn interest).

The consultants, Next Energy have prepared preliminary Business Cases, a summary of which is attached. This has been prepared in close consultation with Essential Energy and reflects pricing that is part of the Australian Energy Regulator's (AER) latest Pricing Determination on Public Lighting. The Business case does not consider or cost-in other benefits that will be gained through the use of smart-community technologies.

The Southern Lights project provides councils with the opportunity to take full advantage of the economies of scale and scope that come from 41 LGAs working together. The final Business Case, with full financial details is expected in the next month.

Summary

Southern Lights is an ambitious project that aims to replace over 75,000 street lights across southern NSW with smart enabled LED lighting. Stretching from Bega to Broken Hill the project encompasses 41 LGAs and will service a population of over one million people.

Recommendation:

That the progress report on the Southern Lights Project is received and noted and that a further report be submitted to the October meeting of Council providing full financial details of Bland Shire Council's involvement in this project.

8.2 NSW Local Government General Elections 2020 - Release of the IPART Report on Election Costs



Our Leadership - A well run Council acting as the voice of the community

DP10.1 Ensure councillors are provided with appropriate support and resources to carry out their civic duties.

Author: General Manager

Introduction

I submitted a report to the February 2019 meeting of Council in relation to advice from the NSW OLG concerning the local government elections scheduled for September 2020.

Under section 269AA of the Local Government Act 1993, (the Act) councils must make a decision on how their September 2020 ordinary elections are to be administered no later than 11th March 2019.

However, subsequent advice received indicated that due to the report being prepared by IPART, into local government election costs, a decision on who was to conduct the elections was now not required until **1st October 2019**.

Each council must resolve either:

- to enter into an election arrangement with the NSW Electoral Commissioner (NSWEC) to administer all the council's elections, polls and constitutional referenda no later than 1st January 2020;
- If councils do not enter into an arrangement with the NSWEC the council must engage an electoral services provider;
- the option for a council to conduct its own elections has now been removed

Financial Implications

The IPART Report contains a summary of each council's elections costs for 2016, a recommended cost for 2020 by the NSWEC and a recommended cost for 2020 by IPART.

The details for Bland Shire Council are as follows:

NSWEC 2016 - \$44,000.00

NSWEC 2020 - \$62,000.00

IPART 2020 - \$72,000.00

It is difficult to reconcile the IPART recommendation given that this is the same body that sets the rate pegging limit which for 2019/2020 was 2.7%.

The recommendation from IPART for the 2020 election costs represents a 66% increase while the NSWEC recommendation represents a 50% increase.

The argument from IPART is that local councils should wear more of the cost of their own elections.

Council has established an 'election reserve' into which funds are allocated on an annual basis. The reserve will sit at \$52,000.00 in 2020/21 thus leaving a shortfall of either \$10,000.00 if the NSWEC costs are adopted or \$20,000.00 if the IPART costs are adopted.

If the rate pegging limit was applied to the election costs the amount would be \$45,188.00 based on the 2016 actual costs.

There has been strong lobbying to the NSW Minister for Local Government objecting to the significant increase proposed for these elections but with no response to date.

Summary

It is my professional view that council would be best served by continuing to have the NSWEC conduct all general local government elections, polls and referendums for Bland Shire Council.

The NSWEC has access to all of the necessary resources such as election material, IT software, staffing, insurances and overall expertise in the administration of local government elections.

IPART was due to provide its final report to the Minister for Local Government by 30th August 2019, however, at the time of preparing this report there has been no advice forthcoming from either the Minister or IPART.

Recommendation:

That;

- 1. Pursuant to S. 296(2) and (3) of the Local Government Act 1993 (NSW) ("the Act") that an election arrangement be entered into by contract for the NSW Electoral Commissioner to administer the 2020 general elections of the Council;**
- 2. Pursuant to S.296(2) and (3) of the Act, as applied and modified by S.18, that a council poll arrangement be entered into by contract for the NSW Electoral Commissioner to administer any council polls of the Council in 2020; and**
- 3. Pursuant to S.296(2) and (3) of the Act as applied and modified by S.18, that a constitutional referendum arrangement be entered into by contract for the NSW Electoral Commissioner to administer any constitutional referenda of the Council in 2020.**

8.3 Stronger Country Communities Program - Round 3



Our Places - Maintain & improve the Shire's assets & infrastructure

DP 9.1 Responsibly manage asset renewal and maintenance for current and future generations

Author: General Manager

Introduction

Council will be aware that an amount of \$776,820.00 has been allocated to the Bland Shire LGA as part of Round 3 of the Stronger Country Communities Fund.

A number of projects were considered by council at its most recent workshop with the following list now being submitted for endorsement.

Project	Amount applied for
Youth Resilience Project	\$50,000
West Wyalong Outdoor Basketball Court upgrade	\$214,000
Dog Park for Natural Heritage Reserve	\$68,000
West Wyalong Skate park upgrade	\$151,220
Purchase and Installation of Outdoor Fitness Equipment	\$110,000.00
Green corridor refurbishment (stage 1)	\$183,600
Total	\$776,820.00

Financial Implications

Council will be applying for the total allocation for the Bland LGA (\$776,820) and it is unknown at this stage if there will be any community group applications that have not been endorsed by Council.

Summary

The main criteria for this round of funding is that at least 50% of the projects must have a youth focus and the above projects certainly meet that requirement.

Recommendation:

That the following projects be endorsed for submission of applications under Round 3 of the Stronger Country Communities Fund:

- **Youth Resilience Project - \$50,000.00**
- **West Wyalong Outdoor Basketball Court Upgrade - \$214,000.00**
- **Dog Park for the Natural Heritage Reserve - \$68,000.00**
- **West Wyalong Skate Park Upgrade - \$151,220.00**
- **Purchase and Installation of Outdoor Fitness Equipment - \$110,000.00**
- **Green Corridor Refurbishment - \$183,600.00**

8.4 West Wyalong Community Theatre – Progress Update – September 2019



Our Leadership - A well run Council acting as the voice of the community

DP10.2 Ensure councillors take ownership a strong leadership role.

Author: General Manager

Introduction

This report provides councillors with an update on the progress of the establishment of the West Wyalong Community Theatre, to be known as the 'Tivoli Gardens.'

- The NSW Department of Premier and Cabinet with Public Works Advisory NSW are reviewing the costings and project management of the next stage – **A report from Public Works Advisory NSW is expected in the next few days.**
- The fittings and fixtures including carpets, panalogue projection equipment, curtains and theatre seating have been purchased and are in storage waiting installation
- The design and documentation for the electrical, air-conditioning, mechanical and fire services have been completed and tenders are presently being called for these works
- We are waiting for Essential Energy to determine how the electrical upgrade will occur and the timing
- The following works are now out for quotation;
 - External concrete paths;
 - Stormwater drainage works;
 - Main entrance ramp;
 - Northern ramp;
 - Southern ramp; and
 - Removal of asbestos ceiling linings.

Financial Implications

The overall cost of this project is currently under review and it would be premature to start quoting revised estimates and costings until this review, being undertaken by Public Works Advisory NSW, has been completed.

When the reviewed costs are known a further report will be submitted to council to consider various funding options that will ensure the successful completion of this project.

Summary

The involvement of the State Government does not guarantee any reduction in the cost of this project but more of a confirmation and justification of the actual costings.

Recommendation:

That Council receives and notes the progress with the West Wyalong Community Theatre Project and that the General Manager continue to keep council informed of progress with this project.

8.5 Review of the Financial Assistance Grants Paid to Councils



Our Leadership - A well run Council acting as the voice of the community

DP10.4 Ensure the long term financial sustainability of Council through effective and prudent financial management.

Author: General Manager

Introduction

In accordance with the NSW Local Government Grant Commission's policy of providing information to councils about the way it calculates financial assistance grants (FAGs), the attached a summary of Council's 2019-20 estimated FAG entitlement is detailed below.

The national figure for 2019-20 was made up of \$1,757 billion for the general purpose component and \$780 million for the local roads component. The estimated entitlement for 2018-19 reduced by \$5.6 million for final adjustments to CPI and population shares.

The general purpose component was distributed across the States on a population basis. NSW received 32% or \$562 million, which represents a 3.9% increase on last year's figure.

The local roads component is based on a historical formula. NSW's share of the total road funding is a fixed 29% share, or \$226 million, which was in line with the previous year. The total, then, for NSW was \$788 million.

The Council's 2019-20 FAG estimated entitlement compared to 2018-19 final entitlement is as follows:

Financial Implications

Year	General Purpose	Local Roads	Total	Change
2018-19 Final	\$4,536,075	\$2,908,917	\$7,444,992	
2019-20 Est.	\$4,789,741	\$3,023,018	\$7,812,757	4.9%

Summary

The Commission is required to adhere to the National Principles which mandate a per capita payment based on population growth/decline. It is also the policy of the NSW Government to explore opportunities to direct grants to communities with the greatest relative need. In allocating the grants the Commission has had regard to these policies.

A key challenge for the Commission continues to be the Commonwealth's request to apply the minimum per capita grant, which has a significant impact on the ability of the Commission to redirect funding.

In addition to these calculations, in its 2019 Budget, the Federal Government decided to retain the practice of forward payments of approximately half of the financial assistance grants based on the 2018-19 estimates for payment. Councils, therefore, received approximately 52 percent of their estimated 2019-20 FAGs on 18 June 2019. The remainder of the grant entitlements will be paid in quarterly instalments in August 2019, November 2019, February 2020 and May 2020.

Recommendation:

That the information regarding the payment of the 2019/20 Financial Assistance Grants is received and noted.

8.6 REROC Tender Process for the Supply of Electricity



Our Leadership - A well run Council acting as the voice of the community

DP10.4 Ensure the long term financial sustainability of Council through effective and prudent financial management.

Author: General Manager

Introduction

REROC made its first aggregated procurement for electricity in 1998, when the market was first opened to competition for large sites. REROC continued to provide this service to member councils until 2014 when changes in the market meant that our small electricity load coupled with the need to execute supply agreements within 48 hours meant it was no longer viable for REROC to continue.

Member Councils took a decision to use Local Government Procurement's services; however, feedback has been mixed in relation to the services provided. This year the opportunity arose to join an aggregated procurement of electricity with Central NSW JO (CENTROC), the REROC Board agreed to pursue that opportunity. Since then, Tamworth Regional Council has joined the procurement. In addition, SSROC, with over 30 participating councils has agreed to go to tender at the same time.

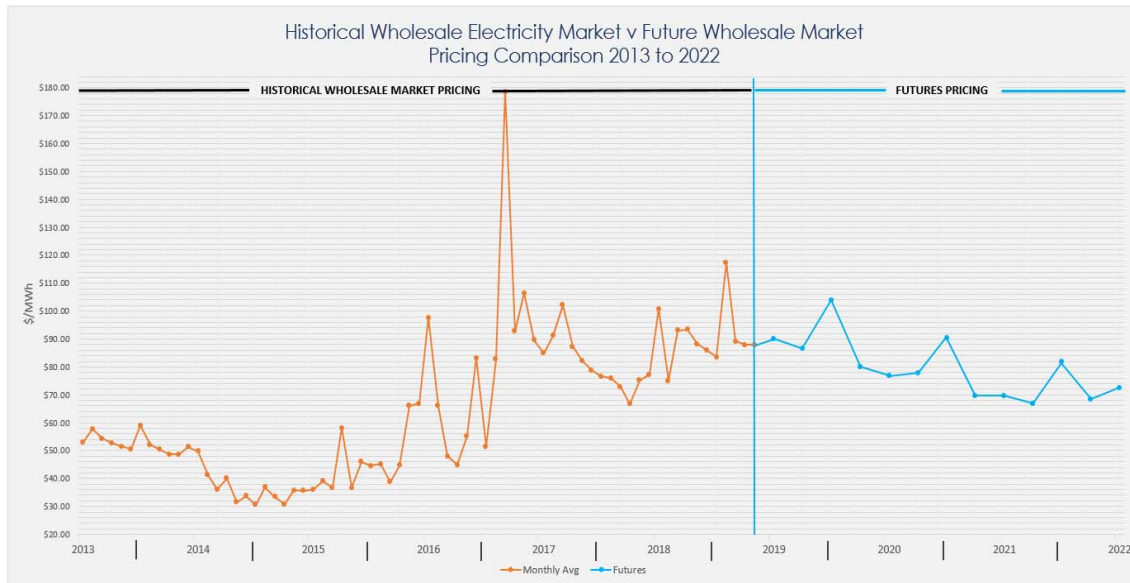
The REROC's Participating Councils in the 2019 procurement are: Bland, Coolamon, Cootamundra-Gundagai, Greater Hume, Junee and Temora.

The procurement of electricity is complex and challenging for councils, for example the short timeframes to accept prices offered by retailers is typically 2 business days which is outside council meeting timeframes for even an extra-ordinary meeting. Reasons around the short timeframe are that retail offers are based on a fast-moving futures' market. If councils were to seek a longer timeframe for the acceptance of offers, a large risk component is likely to be added to the price by the retailer.

The current LGP retail energy contracts for small tariff sites (< 100MWh p.a.), large contract sites (> 100MWh p.a.) and street lighting expire on 31 December 2019. Council must now participate in a new procurement process for the supply of electricity for contracts to commence on 1 January 2020. *Sourced Energy* has been engaged to conduct this process on behalf of the REROC participating councils. *Sourced Energy* has considerable experience in the field having delivered electricity procurements for SSROC for approximately 6 years.

Councils now have the opportunity to include a renewable energy Power Purchase Agreement (PPA) in the procurement process for the supply of electricity. At a recent workshop on electricity procurement the Participating Councils agreed that councils would consider a minimum of 20% of the load would go to a renewable energy PPA, where financially advantageous to Council.

The following chart which shows historical and potential future price action of the NSW wholesale electricity market demonstrates that volatility:



Mechanics of the Procurement

The procurement will be conducted in two stages:

- Stage 1 - an RFX will call for tender/quotation from energy suppliers to provide quotes for the provision of baseload and green energy. The proposals will be evaluated and shortlist of suppliers created;
- Stage 2 – The shortlisted suppliers will be asked to:
 - Address any terms and conditions in the contract this will occur immediately after the short-listed suppliers are decided on and normally would be resolved within 2-3 days; and
 - Provide a Best and Final Offer (BAFO) – the request will be made based on Sourced Energy's determination of the best time to go to the market. At this point the thinking is the third week in October. Suppliers will provide their BAFOs within 48 hours.

It is expected that the tender will be for a period of 3 years, however the time period will depend on the offers received. Typically, renewable energy PPAs are long-term agreements of around 7 - 10+ years, however the 'regular grid electricity' contracts are much shorter agreements ranging from 12 months to 36 months. Sourced Energy has indicated to the market that councils are looking for shorter PPA terms of around 5 years.

Limiting the proposed purchase of renewable energy to only 20% of overall electricity load is a risk management based decision. It recognises that the renewable energy price may decline (it is currently in a long and consistent downtrend as a result of technology advancement) and although it may be in parity or slightly cheaper than regular grid power now, it may be possible to purchase a larger portion of renewable energy in later years at an even cheaper price.

The timeline for the procurement is as follows:

10 September	RFX for the procurement released on Tenderlink (advertised concurrently with the SSROC procurement)
1 October	RFX closes
2-3 October	<i>Sourced Energy</i> reviews the proposals to makes recommendations to the Evaluation Committee
4-5 October	Evaluation Committee considers recommendations and agrees on short-listed suppliers
7-10 October	Shortlisted suppliers asked for clarifications in contract terms and conditions
7 – 17 October	Depending on what is happening in the market, at a point within this period shortlisted suppliers will be asked to provide their BAFOs
Third – Fourth Week of October Within a 48 hour period	Suppliers will respond to the request for a BAFO within 48 hours, after which <i>Sourced Energy</i> will make a final evaluation and recommendation to be considered by the Evaluation Committee and then given to councils to sign.

Financial Implications

Large Market and Street Lighting Evaluation Criteria (evaluated together):

Criterion	Score (Total=100%)
Price – the average cost of electricity and LGCs per MWh over the period (see Footnote to Table)	60%
Electricity Supply Agreement - ability to incorporate mandatory and desired requirements	10%
Account Management – proposed method of invoicing, account management services, billing portal and other value-added services / products	10%
Term duration and risk management of the model offered	10%
Feed-in-Tariff	5%
Financial stability and capability to deliver	5%
Total	100%

Small Market Evaluation Criteria:

Criterion	Score (Total=100%)
Price – the average cost of electricity and LGCs per MWh over the period (see Footnote to Table)	60%
Electricity Supply Agreement - ability to incorporate mandatory and desired requirements	10%
Account Management – proposed method of invoicing, account management services, billing portal, metering management and other value-added services / products	20%
Feed-in-Tariff	5%
Financial stability and capability to deliver	5%
Total	100%

Summary

There is one Evaluation Committee for the CENTROC/REROC/Tamworth procurement, which is being convened by CENTROC. The REROC representatives on the Committee are: Julie Briggs, David Smith (Greater Hume) and Tony Donoghue (Coolamon). REROC has the smallest load purchase with most of our load being in small market sites.

The challenge is obtaining council sign-off to the contract within an extremely short space of time, less than 48 hours.

Proposed Process for Executing the Agreement

REROC and the General Managers from the Participating Councils have discussed the process for acceptance of the price. We have had the benefit of CENTROC's advice on the course of action they took for their 2016 tender which they will use again this year.

Section 55(3)(i) of the *Local Government Act*, states that tendering requirements do not apply to:

- (i) a contract where, because of extenuating circumstances, remoteness of locality or the unavailability of competitive or reliable tenderers, a council decides by resolution (which states the reasons for the decision) that a satisfactory result would not be achieved by inviting tenders.

It is reasonable for Council to decide the procurement of retail electricity as an 'extenuating circumstance', due to the extremely short timeframe for acceptance of offers which will be less than 48 hours, and to resolve to delegate the acceptance of the recommended offer to the General Manager.

Council should note that Stage One, the RFX, is an open and competitive call for suppliers to provide pricing and that Stage 2 is for short-listed suppliers who responded to Stage 1. Therefore, the market has been effectively tested prior to accepting the final offer.

Recommendation:

That Council;

1. **Acknowledges that there are extenuating circumstances surrounding the procurement of electricity due to the 2-day validity of offers from electricity retailers where anything longer than this is likely to include a price risk component and as such Council should be excused from the tendering requirements under S55(3)(i) of the LG Act for the procurement of electricity for small tariff sites, large contract sites and street lighting which are due to commence on 1 January 2020;**
2. **Delegate the authority to execute the contracts for the supply of electricity for small tariff sites, large contract sites and street lighting to the General Manager;**
3. **Contribute 20% of Council's electricity load to a renewable energy Power Purchase Agreement where the pricing is financially advantageous, and**
4. **Advise REROC of its decision**

Section 2 – Corporate & Community Services

8.7 Financial Statements – August 2019



Our Leadership - A well run Council acting as the voice of the community

DP10.4 Ensure the long term financial sustainability of Council through effective and prudent financial management.

Author Director Corporate, Community & Development Services

Introduction

The financial report is provided in accordance with the Local Government (General) Regulation 2005.

Financial Implications

STATEMENT OF BANK BALANCES, RATES COLLECTIONS AND INVESTMENTS FOR THE MONTH OF AUGUST, 2019.

BANK BALANCES AS AT 31ST AUGUST, 2019

ACCOUNT	BALANCE
General Fund	\$ 2,605,115.44
BCard	\$ 15,990.00
	\$ 2,621,105.44
Invested Funds	
Fixed Deposits	\$ 30,700,000.00
Deposits at Call	\$ 3,719,153.83
	\$ 34,419,153.83
Net Balance	\$ 37,040,259.27
Percentage of investment to Net Balance	92.92%

STATEMENT OF BANK BALANCES AS AT 31.08.19
SUBMITTED TO THE ORDINARY MEETING SEPTEMBER 17TH, 2019

BALANCE as at 01.08.19	\$ 3,744,266.65
 Add Receipts	
<u>Receipts over \$150,000</u>	
16/08/19 OLG FAG 2019/20 1 st Quarter	\$ 966,640.00
21/08/19 ATO GST Refund July 2019	\$ 177,426.00
 <u>Receipts under \$150,000</u>	
	\$ 3,069,418.13
 <i>Total Receipts for August 2019</i>	
	\$ 4,213,484.13
 Less Payments	
<u>Payments over \$150,000</u>	
1/08/19 Cleary Earth & Civil Flood Damage Works Hilderbrands Lane, Nielsens Lane, Merringreen Road, Mulga Lane, Mildil Lane, Cattles Lane, Minogues lane & Davies Lane	-\$ 898,760.50
1/08/19 Rod's Earthmoving Wet Grading Deacons & Stidwells Lane	-\$ 178,288.09
1/08/19 Dan Ford Fencing & Earthmoving Re-Sheet Williams Crossing Road, Wet Grade Troths Lane, Burrangong Lane, Berendebba Lane, Troys Lane, Quambatook Lane	-\$ 464,706.00
29/08/19 Dan Ford Fencing & Earthmoving Flood Damage Works Williams Crossing, Sunderlands Lane, Armitage Lane, Pearses Lane	-\$ 293,053.20
29/08/19 Bland Shire Council rates 2019/20	-\$ 174,965.59
 <u>Payments under \$150,000</u>	
	-\$ 3,070,304.72
 <i>Total Payments for August 2019</i>	
	-\$ 5,080,078.10
 CASH BALANCE	
	<u>\$ 2,877,672.68</u>
Limit of Overdraft Arranged with Bank	\$ 350,000.00

ACCOUNTS SUMMARY

The following is a summary of accounts paid for the period August 01, 2019 to August 31, 2019.

I CERTIFY,
That the accounts included in the accounts summary and totalling as detailed under:-

Fund		Voucher No.s	Total
Cheques		025720 - 025758	\$ 326,882.20
Auto-pay	Creditors	E018399– E018705	\$ 4,077,685.38
Auto-pay	Payroll	04/08/19 – 25/08/19	\$ 672,579.00
August Bank Charges & Commission etc			\$ 1,317.04
Direct Debits		Repayments & Vehicle Lease	\$ 1,614.48
			\$ 5,080,078.10

1. Are fully supported by vouchers and invoices and have been fully registered.
2. The responsible officer concerned has certified that the goods for which respective accounts are submitted have been rendered to order and/or that the services for which respective accounts are submitted have been rendered according to order.
3. Official orders have been issued for the supply of such goods and services. The goods for which respective accounts are submitted have been checked with the entries in the goods order book.
4. The prices and computations of every account are correct.
5. The prices for the goods supplied or services rendered under the contract or quotation in accordance therewith and in all cases the prices charged are according to order and as far as I am able to ascertain fair and reasonable.
6. The provisions of the Local Government Act, 1993 and Regulations in connection therewith have been complied with.

Further I also certify that the Ledger has been reconciled with the bank statements for the last preceding monthly period.

.....
Director of Corporate, Community & Development Services

CERTIFICATE OF GENERAL MANAGER

This accounts summary, a copy of which was submitted to each member of Council on the 17th September 2019, has been checked and is fully supported by vouchers and invoices. These vouchers have been duly certified as to receipt of goods, the rendition of services, to prices and computations, and to costings.

.....
General Manager

CERTIFICATE OF CHAIRMAN OF ORDINARY MEETING

I certify that this accounts summary, covering amounts totalling \$5,080,078.10 was submitted to the Ordinary Meeting on the 17th September 2019 and that the amounts are presented to Council for confirmation of payment.

.....
Chairman of Ordinary Meeting

RATES REPORT

Below is a summary of outstanding rates

Total rates income levied (2019/20)	\$ 10,052,351.06
Rates received as at 31/08/2019	\$ 3,197,173.39
% of rates received to date	31.81%

The total rates income includes rates in arrears and accumulated interest.

Summary

The information provided is in accordance with the Local Government (General) regulation 2005 and that the financial position of Council is satisfactory and the external investments are held in accordance with section 625 of the Local Government act 1993.

Recommendation:

- 1. That Council receive and note the statement of Bank Balances, Rates Collections and Investments for the month of August, 2019**
- 2. That Council confirms the payment of accounts, for the period 01 August to 31 August 2019, summarised in the accounts summary totalling \$5,080,078.10.**

INVESTMENTS

The following table gives details of Council's Funds invested at 31st August 2019. The funds consist of monies from the Bank Accounts of the Trust Funds, Reserve Accounts, Sewerage Fund and Combined General Account.

DATE	INVESTED WITH WHOM	INVESTED AMOUNT	TERM	YIELD	DATE DUE
15-April-2019	Bank of QLD (Term Deposit)	1,000,000.00	182 days	2.45%	14-October-2019
29-July-2019	NAB (Term Deposit)	1,000,000.00	210 days	1.83%	24-February-2020
15-February-2019	NAB (Term Deposit)	1,000,000.00	367 days	2.70%	17-February-2020
08-August-2019	NAB (Term Deposit)	1,500,000.00	210 days	1.80%	05-March-2020
08-November-2018	Bank of QLD (Term Deposit)	1,000,000.00	550 days	2.80%	11-May-2020
11-December-2018	Bankwest (Term Deposit)	2,000,000.00	274 days	2.65%	11-September-2019
08-September-2018	Bendigo Bank (Term Deposit)	400,000.00	365 days	2.55%	08-September-2019
08-September-2018	Bendigo Bank (Term Deposit)	400,000.00	365 days	2.55%	08-September-2019
08-September-2018	Bendigo Bank (Term Deposit)	400,000.00	365 days	2.55%	08-September-2019
14-June-2019	AMP (Term Deposit)	1,000,000.00	182 days	2.40%	13-December-2019
16-July-2019	Bank of QLD	1,000,000.00	184 days	1.90%	16-January-2020
12-March-2019	AMP (Term Deposit)	2,000,000.00	275 days	2.80%	12-December-2019
29-November-2016	Westpac (FRN)	2,000,000.00	1826 days	3MBBSW+1.2%	29-November-2021
02-November-2018	AMP (Term Deposit)	1,000,000.00	364 days	2.65%	01-November-2019
08-July-2019	AMP (Term Deposit)	1,000,000.00	550 days	2.15%	08-January-2021
28-February-2019	ME Bank (Term Deposit)	2,000,000.00	334 days	2.65%	28-January-2020
08-April-2019	NAB (Term Deposit)	2,000,000.00	183 days	2.47%	08-October-2019
13-November-2018	CUA (Term Deposit)	1,000,000.00	336 days	2.77%	15-October-2019
24-April-2019	AMP (Term Deposit)	2,500,000.00	188 days	2.70%	29-October-2019
24-July-2019	Bankwest (Term Deposit)	2,500,000.00	180 days	1.85%	20-January-2020
20-June-2019	Bank of QLD	2,000,000.00	547 days	2.10%	18-December-2020
01-March-2019	MyState Bank (Term Deposit)	2,000,000.00	364 days	2.75%	28-February-2020
	ANZ Deposit at Call	50,859.87	Cash at Call		
	CBA Deposit at Call	\$3,668,293.96	Cash at Call		
	TOTAL:	34,419,153.83			

I certify that the above investments have been made in accordance with Section 625 of the Local Government Act 1993, the Regulation and Council's Investment Policies.

I certify that the above investment has been reconciled with Council's General Ledger Accounts.

General Manager

MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF BLAND HELD IN THE COUNCIL CHAMBERS WEST WYALONG ON TUESDAY 17 SEPTEMBER 2019

Section 3 – Asset, Engineering, Development & Regulatory Services

8.8 Planning Proposal – PPL2020/0001 – Bellarwi Road, West Wyalong



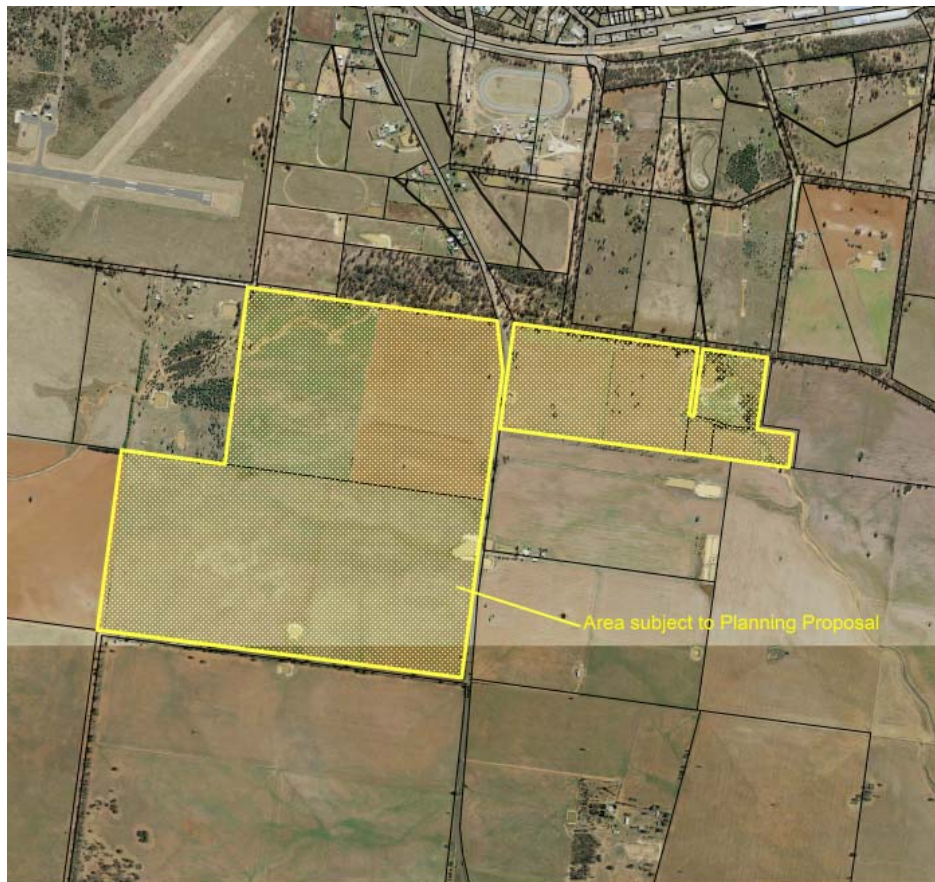
Our Prosperity - Growing our population and jobs

16.1 Ensure a sustainable environment for current and future generations through effective management and planning for the long term future by ensuring appropriate land is zoned and available to support business and industry growth.

Author: Manager Development and Regulatory Services

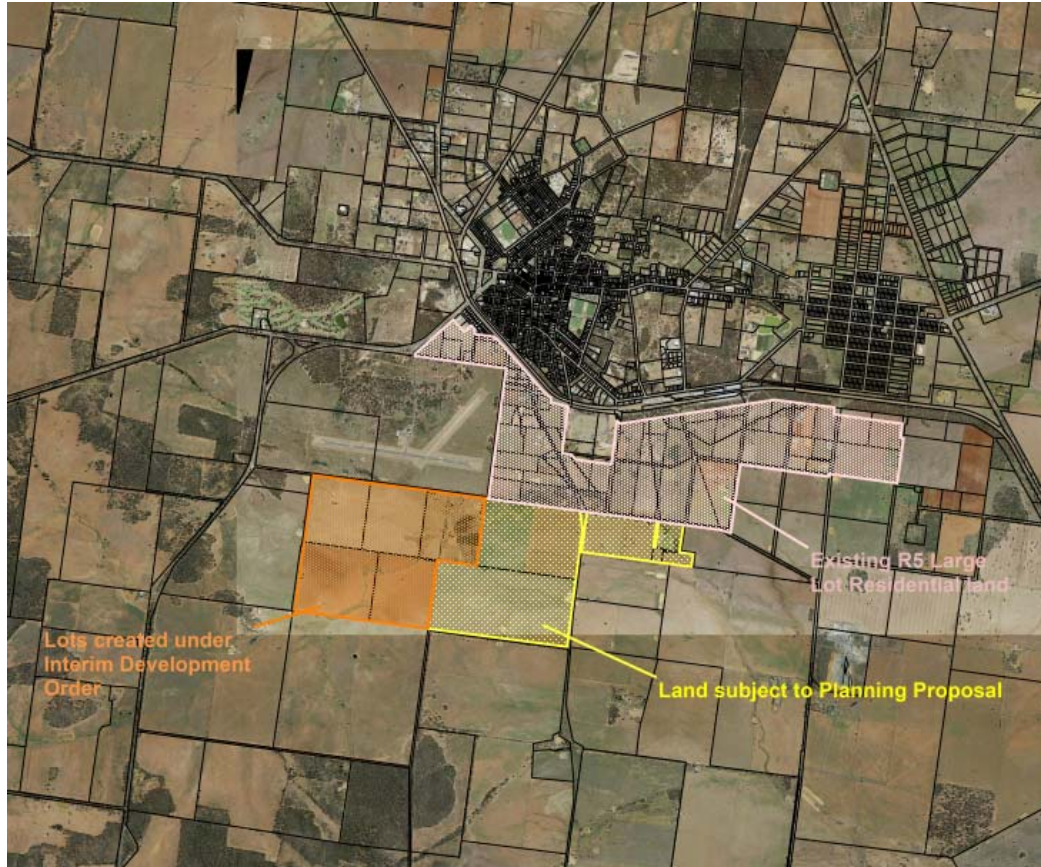
Introduction

An application has been received by Council to amend the *Bland Local Environmental Plan 2011* to enable the erection of dwelling houses on land zoned RU1 Primary Production with a minimum lot size of 40 hectares at 155 Bellarwi Road, West Wyalong. The proposal would enable the creation of five (5) x 40 hectares rural lots with a dwelling entitlement.



Subject Land

The subject land adjoins existing R5 Large Lot zoned land south of West Wyalong along Bellarwi Road. Adjoining the site to the West is an area of RU1 Primary Production zoned land that was subdivided under the Interim Development Order and as a result each of the lots created have a dwelling entitlement. The proposed amendment to the minimum lot size in relation to the subject land is consistent with the existing subdivision.



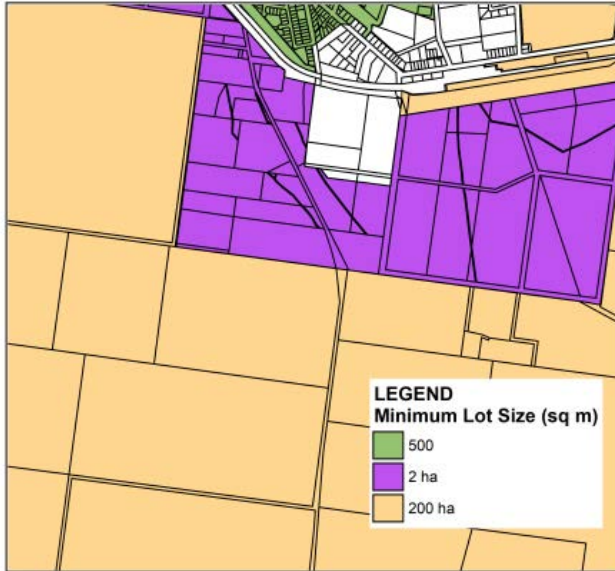
The subject land comprises a total area of approximately 218 hectares:

Legal Description	Area (ha)
Lot 171 DP775929	72.58
Lot 174 DP812471	102.8
Lot 373 DP753135	30.47
Lot 386 DP753135	7.10
Lot 392 DP753135	4.06
Lot 404 DP753135	1.626

Existing and Proposed Land Use Provisions of the Subject Site

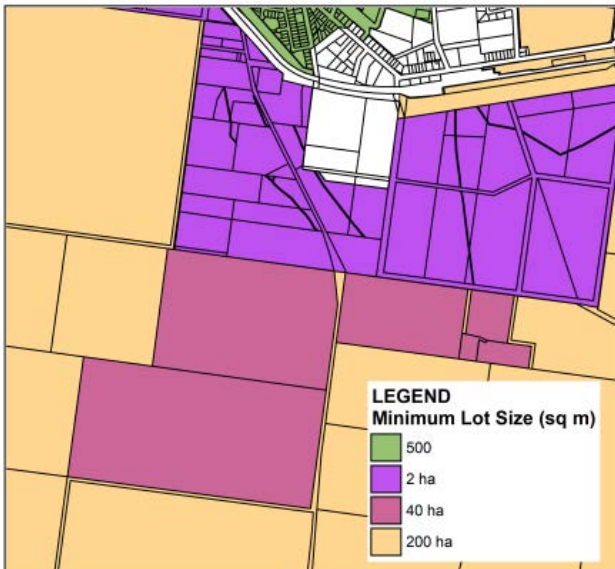
Existing Land Use Provisions

The land is currently zoned RU1 Primary Production. Clause 4.2A prevents the erection of a dwelling house on Lots 373, 386, 392 and 404 in Deposited Plan 753135. A dwelling may currently be permissible on Lots 171 and Lots 174 under Clause 4.2A (3) (b) of the Bland Local Environmental Plan 2011. A copy of Clause 4.2A of the Bland Local Environmental Plan 2011 is attached for information.



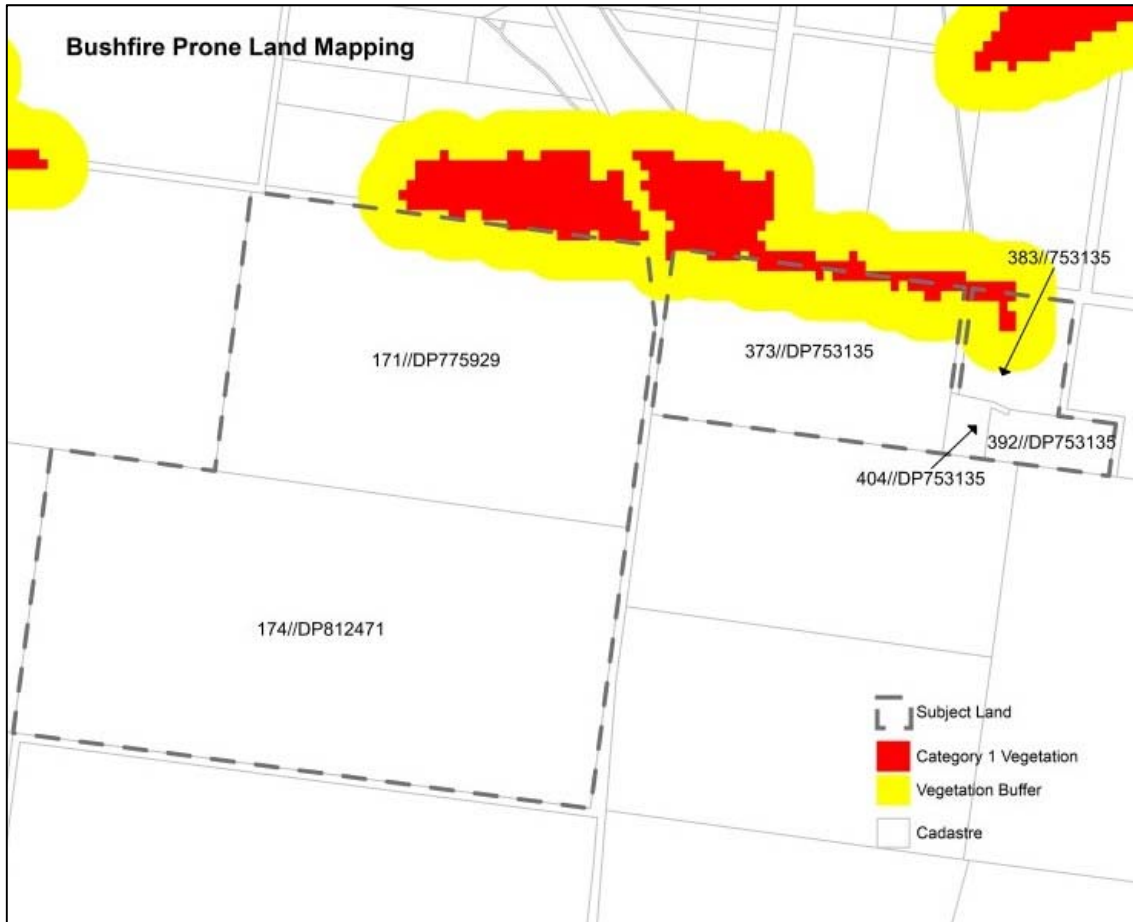
Proposed Land Use Provisions

The proposed land use is to amend the minimum lot size for the erection of a dwelling in relation to the subject land to 40 hectares. This will require amendment of Bland Local Environmental Plan Maps LSZ_007, LSZ_007D and LSZ_007F.



Natural Hazards

Part of the subject land is identified as being bushfire prone land. An area along the northern boundary of the subject land is mapped as Category 1 Vegetation and Vegetation Buffer, this does not preclude consideration of the subject site in relation to the proposed amendment. Any future development of the land would be required to comply with the NSW Rural Fire Service document Planning for Bushfire Protection.



Justification for Reduced Minimum Lot Size Provisions

The proponent provided the following justification for a reduced minimum lot size provision:

- *The subject land area is located in a key transitional area between an established large lot residential area and existing agricultural land. The subdivision pattern of the immediate area indicates rural residential lots to the north, large 40ha lots to the west, large parcel of land for airport purposes to the northwest, and general rural lots to the east and south.*
- *The proposed lot size minimum will enable the continuance of agricultural activities with the benefit of lifestyle choice.*
- *The land is adjacent to an earlier 40ha subdivision created under a previous plan that has provided an alternative lifestyle choice and has successfully coexisted with adjoining landuses with no known issues of land use conflict.*

- *The current LEP has limited choice of lot size opportunities beyond the 2.0ha minimum that is generally applied to Large Lot Residential zones. The introduction of a 40ha minimum lot size will achieve the objective of promoting lifestyle choice.*
- *The subject land area will potentially create the opportunity for five additional lots with dwelling potential, which is sufficient to meet the current demands of the local population.*
- *The proposal will contribute to the dwelling lot land use mix with minimal impact on general residential land as the primary delivery of sustainable residential living development in the local area.*
- *The proposal will access existing infrastructure services and have minimal impact on the sustainable delivery and maintenance of those services.*

Consultation

Should Council resolve to initiate the Planning Proposal and a Gateway Determination is subsequently issued by NSW Planning, Industry and Environment, the proposal is required to be exhibited in accordance with the Gateway Determination and relevant provisions of the Environmental Planning and Assessment Act 1979. Consultation with Government agencies and other stakeholders may also be required if specified within the Gateway Determination.

Financial Implications

Costs associated with progressing the planning proposal are at the applicants cost.

Summary

Council is in receipt of a planning proposal to reduce the minimum lot size for the erection of a dwelling on land zoned RU1 Primary Production. The planning proposal relates to Lot 171 DP775929, Lot 174 DP812471, Lot 373 DP753135, Lot 386 DP753135, Lot 392 DP753135 and Lot 404 DP753135. The recommendation is to proceed with the planning proposal.

Recommendation

That Council:

- 1. Support Planning Proposal PPL2020/0001 to amend the Bland Local Environmental Plan 2011**
- 2. Submit Planning Proposal PPL2020/0001 to the Department of Planning, Industry and Environment for Gateway Determination.**
- 3. Request that the Secretary of NSW Planning, Industry and Environment issue a written authorisation to Council to exercise delegation of the plan making functions under section 3.36(2) of the Environmental Planning and Assessment Act 1979 in respect of Planning Proposal PPL2020/0001.**
- 4. Receive a further report if submissions are received during the exhibition period**
 - a. Addressing any submissions made in respect of the planning proposal**
 - b. Proposing adoption of the planning proposal unless there are any recommended amendments deemed substantial and requiring further public exhibition.**

Bland Local Environmental Plan 2011

Current version for 28 February 2019 to date (accessed 9 September 2019 at 14:41)

Part 4 ▶ Clause 4.2A

4.2A Erection of dwelling houses on land in certain rural and environmental protection zones

- (1) The objectives of this clause are as follows:
 - (a) to minimise unplanned rural residential development,
 - (b) to enable the replacement of lawfully erected dwelling houses in rural and environmental protection zones.
- (2) This clause applies to land in the following zones:
 - (a) Zone RU1 Primary Production,
 - (b) Zone E3 Environmental Management.
- (3) Development consent must not be granted for the erection of a dwelling house on land in a zone to which this clause applies, and on which no dwelling house has been erected, unless the land is:
 - (a) a lot that is at least the minimum lot size specified for that land by the Lot Size Map, or
 - (b) a lot created under an environmental planning instrument before this Plan commenced and on which the erection of a dwelling house was permissible immediately before that commencement, or
 - (c) a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision had been registered before that commencement, or
 - (d) an existing holding.

Note. A dwelling cannot be erected on a lot created under clause 9 of *State Environmental Planning Policy (Rural Lands) 2008* or clause 4.2.
- (4) Land ceases to be an existing holding for the purposes of subclause (3) (d) if an application for development consent referred to in that subclause is not made in relation to that land within 12 months after the commencement of this Plan.
- (5) Despite subclause (3), development consent may be granted for the erection of a dwelling house on land to which this clause applies if:
 - (a) there is a lawfully erected dwelling house on the land and the dwelling house to be erected is intended only to replace the existing dwelling house, or
 - (b) the land would have been a lot or a holding referred to in subclause (3) had it not been affected by:
 - (i) a minor realignment of its boundaries that did not create an additional lot, or

- (ii) a subdivision creating or widening a public road or public reserve or for another public purpose.

(6) In this clause:

existing holding means land that:

- (a) was a holding on 7 November 1969, and
- (b) is a holding at the time the application for development consent referred to in subclause (3) is lodged,

whether or not there has been a change in the ownership of the holding since 7 November 1969, and includes any other land adjoining that land acquired by the owner since 7 November 1969.

holding means all adjoining land, even if separated by a road or railway, held by the same person or persons.

Note. The owner in whose ownership all the land is at the time the application is lodged need not be the same person as the owner in whose ownership all the land was on 7 November 1969.

PLANNING PROPOSAL



Proposed Minimum Lot Size Change

Bellarwi Road
West Wyalong



Prepared for S Donaldson
Rev 2.0 – Aug 2019



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Proposed Minimum Lot Size Change

Bellarwi Road, West Wyalong

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Proposed Minimum Lot Size Change Bellarwi Road, West Wyalong

1 INTRODUCTION

The following planning proposal seeks to amend the existing minimum lot size provision under the Bland LEP from 200ha to 40ha as applicable to the subject land identified in the table and figure below. The proposal is to be read in conjunction with the attached supporting Local Environmental Study. The subject parcels of land include the following lots:

Table 1: Subject Land Details

Legal Description	Street Address
Lot 171 DP775929	155 Bellarwi Road
Lot 174 DP812471	155 Bellarwi Road
Lot 373 DP753135	155 Bellarwi Road
Lot 386 DP753135	155 Bellarwi Road
Lot 392 DP753135	155 Bellarwi Road
Lot 404 DP753135	155 Bellarwi Road

The subject land comprises a total area of approximately 220 hectares (ha) with access from Bellarwi Road and Boltres Lane. It is located on the southern edge of the current urban area boundary, approximately 3.0 kilometres by road south of the town centre/main street CBD and Council Chambers. Current zoning is RU1 Primary Production, with a Minimum Lot Size provision of 200ha under the Bland Local Environmental Plan 2011 (LEP2011).

The proposal would enable the creation of five (5) x 40ha rural lots with rural dwelling potential.

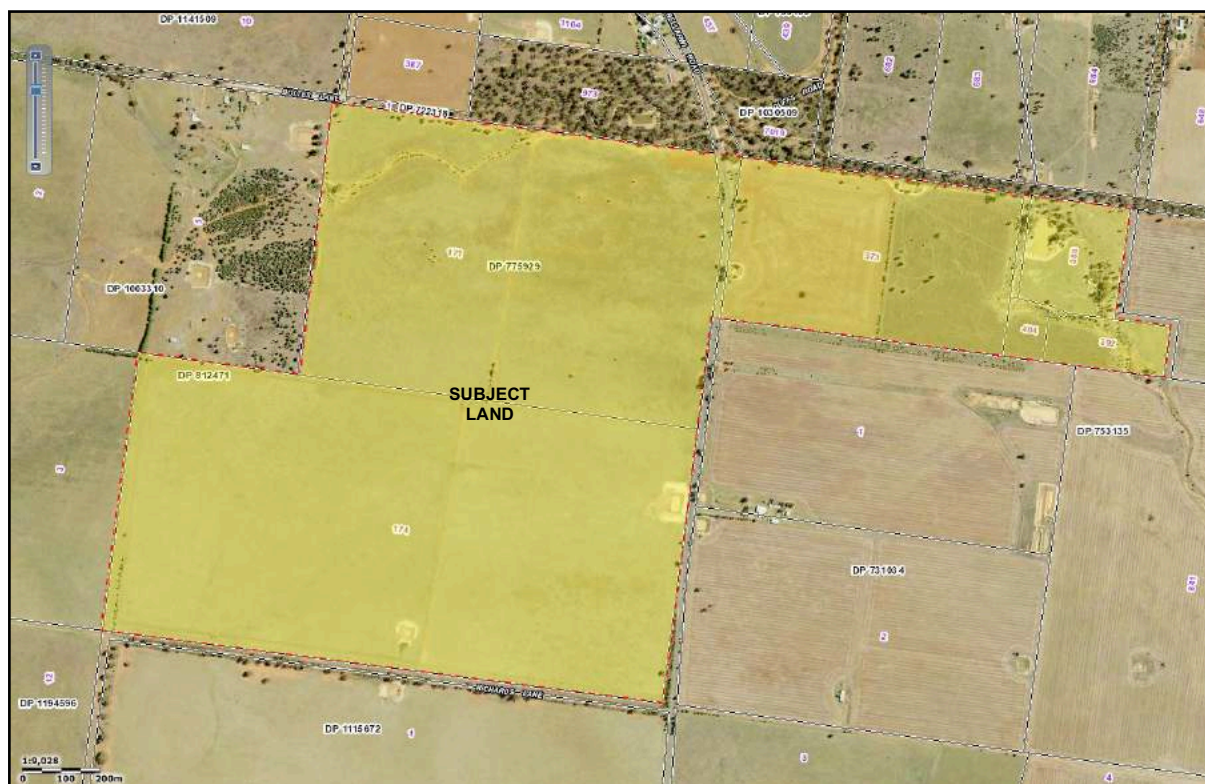


Figure 1: Subject Land (Source: SIX Maps 2018)

2 OBJECTIVES

The objectives of this planning proposal are:

- To amend the minimum lot size provision that applies to the subject land from 200 hectares to 40 hectares to facilitate further subdivision and rural dwelling opportunities;
- To create opportunities for other rural development that will sustain the natural attributes of the local area, avoids or minimises impacts on environmental values and protects environmentally sensitive areas; and
- To enable the development of land that is adequately serviced by public infrastructure and connected to essential community resources and support networks.

The above objectives are consistent with the current landuse strategies and directions of the local area and will continue to achieve the objectives of the existing RU1 Primary Production zoning.

The objectives are also consistent with the objectives of the Environmental Planning and Assessment Act 1979 including those that encourage:

- *The proper management, development and conservation of natural and artificial resources;*
- *The promotion of social and economic welfare of the community and a better environment;*
- *The coordination of orderly and economic use and development of land;*
- *The provision and coordination of communication and utility services; and*
- *The protection of the environment.*

3 EXPLANATION OF PROVISIONS

The proposed outcome of this planning proposal will be achieved by amending the minimum lot size provision that applies to the subject land from 200ha to 40ha. This will involve preparing an amendment to Bland Local Environmental Plan 2011 – Maps LSZ_007, LSZ_007D and LSZ_007F. The proposed Minimum Lot Size map changes are shown below.

There are no other amendments required to the LEP2011 to progress this Planning Proposal. The existing RU1 zoning will remain unaltered.

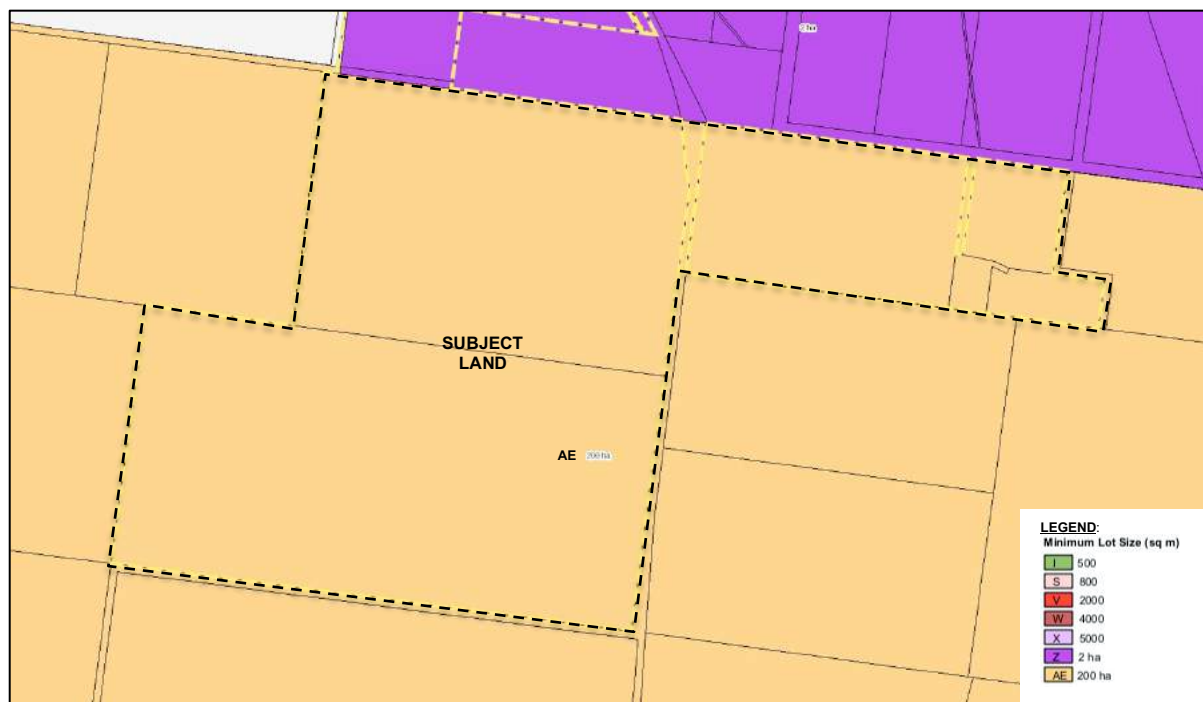


Figure 2: Existing Minimum Lot Size (Source: ePlanning Spatial Viewer – LEP2011)

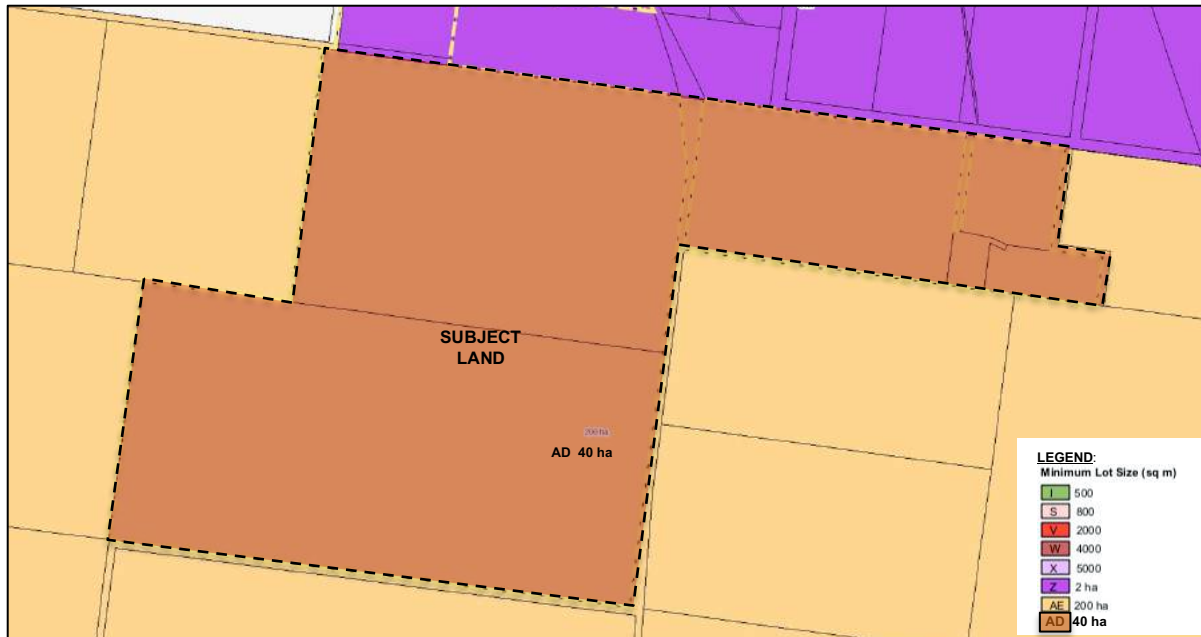


Figure 3: Proposed Minimum Lot Size (Source: ePlanning Spatial Viewer – LEP2011 & SP2019)

4 JUSTIFICATION

Justification for the proposal, including its strategic relevance, is outlined in the sections below and within the accompanying Local Environmental Study (LES). The planning proposal seeks to reduce the minimum lot size currently applicable to the subject land in order to encourage further subdivision and rural dwelling development at a 40ha density in a primary production zone that adjoins similar development. The land also adjoins other rural small holding development, is in close proximity to the town centre and associated infrastructure and public services, and is in a locality with minimal environmental constraints.

The LES has concluded that the proposal is strategically justified for the following reasons:

- *The subject land area is located in a key transitional area between an established large lot residential area and existing agricultural land. The subdivision pattern of the immediate area indicates rural residential lots to the north, large 40ha lots to the west, large parcel of land for airport purposes to the northwest, and general rural lots to the east and south.*
- *The proposed lot size minimum will enable the continuance of agricultural activities with the benefit of lifestyle choice.*
- *The land is adjacent to an earlier 40ha subdivision created under a previous plan that has provided an alternative lifestyle choice and has successfully coexisted with adjoining landuses with no know issues of land use conflict.*
- *The current LEP has limited choice of lot size opportunities beyond the 2.0ha minimum that is generally applied to Large Lot Residential zones. The introduction of a 40ha minimum lot size will achieve the objective of promoting lifestyle choice.*
- *The subject land area will potentially create the opportunity for five additional lots with dwelling potential, which is sufficient to meet the current demands of the local population.*
- *The proposal will contribute to the dwelling lot land use mix with minimal impact on general residential land as the primary delivery of sustainable residential living development in the local area.*
- *The proposal will access existing infrastructure services and have minimal impact on the sustainable delivery and maintenance of those services.*

4.1 Need for the planning proposal

4.1.1 Is the planning proposal a result of any strategic study or report?

The planning proposal is not the result of a specific local strategic study or report. A supporting LES accompanies this planning proposal that addresses need and strategic justification.

4.1.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal is considered to be the best means of achieving the objectives and intended outcomes. Alternative methods were considered, including rezoning the site in conjunction with a minimum lot size amendment, but it was considered that only a minimum lot size change was appropriate as the land would continue to achieve the objectives of the RU1 and have minimal change to the rural landscape in the immediate area.

4.2 Relationship to strategic planning framework

4.2.1 Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

The proposal is consistent with the directions of relevant plans, including the NSW State Plan, Premiers Priorities and Riverina Murray Regional Plan 2036. The relevant goals outlined in the Riverina Murray Regional Plan 2036 include:

- *Direction 22: Promote the growth of regional cities and local centres – increase the supply of housing*
- *Direction 23: Build resilience in towns and villages – help contribute to growth and prosperity, facilitate drivers of population change.*
- *Direction 25: Build housing capacity to meet demand - single detached dwellings, with some larger residential lots and rural lifestyle options. As the population grows and changes, there will be demand for new housing and a greater variety of housing. Making more housing available in existing urban areas will be more sustainable because it takes advantage of existing infrastructure and services.*
- *Direction 26: Provide greater housing choice*
- *Direction 27: Manage rural residential development – identify suitable locations to avoid fragmentation of productive agricultural land, minimise environmental impact and land use conflicts.*

In relation to Bland Shire in general, the plan identifies the following as key priorities:

- *Support agriculture, including broadacre cropping and grazing, and agribusiness diversification.*
- *Support the mining and resources sector and associated businesses.*
- *Leverage opportunities from the shire's location to support diverse industries, including freight and logistics industries.*
- *Support tourism opportunities in the shire.*

The proposal is not inconsistent with these priorities and will assist in providing greater diversity in living lifestyle to meet the needs of the population that will be stimulated from local economic growth.

4.2.2 Is the planning proposal consistent with a council's local strategy or other local strategic plan?

BLAND LOCAL ENVIRONMENTAL PLAN 2011

The Bland LEP2011 reflects the current strategic land use planning direction for the Shire. Its particular aims are:

- (a) to protect, enhance and conserve agricultural land through the proper management, development and conservation of natural and man-made resources,*
- (b) to encourage a range of housing, employment, recreation and facilities to meet the needs of existing and future residents of Bland,*
- (c) to promote the efficient and equitable provision of public services, infrastructure and amenities,*
- (d) to conserve, protect and enhance the environmental and cultural heritage of Bland,*
- (e) to promote the twin townships of West Wyalong and Wyalong as the major commercial and community service centres for Bland,*
- (f) to encourage the sustainable growth of the villages of Bland.*

The proposal has potential to support the intent of the particular aims by:

- Creating large parcels of rural land that can continue to be utilised for productive agricultural activities whilst offering an alternative choice of lifestyle living in close proximity to existing town services and facilities.
- Utilising land for more efficient development in a location that does not detrimentally impact on existing natural and agricultural resources.
- Creating additional parcels of land with dwelling potential that may contribute to the sustainable growth of the township, promoting economic and social wellbeing for the local community.

COMMUNITY PLAN FOR BLAND SHIRE 2011-2016

The current Community Plan has been prepared by Council in consultation with the local community and is aimed at delivering common goals to achieve community aspirations. In implementing the Community Plan, the initial priorities and objectives are identified as:

- *Strengthening and building community capacity*
- *Planning and Leadership*
- *Partnerships and Advocacy*
- *Providing community services and events*
- *Facilitating engagement with the community*
- *Ensuring we are a sustainable community*

The five key strategies and initiatives that are directing the Shire include:

- 1. Growing our population and jobs*
- 2. Pride in our shire*
- 3. Telling our stories*
- 4. Connected and accessible*
- 5. Giving life to the plan*

In relation to the subject of Environmental Wellbeing, the proposal best aligns with achieving the recommendation of:

"Develop and implement environmental management plans. Promote sustainable living to all residents"

Relevant existing program: *"Local Environmental Plan"*

Proposed Program/Initiative: *"Make changes to LEP"*

4.2.3 Is the planning proposal consistent with the applicable State Environmental Planning Policies?

The proposal is consistent with applicable State Environmental Planning Policies (SEPPs), as identified in the table below.

Table 2: Applicable SEPPs

SEPPs Relevant to the Planning Proposal	
SEPP Title	Consistency
SEPP55 - Remediation of Land	Current Council records do not identify the subject land as potentially contaminated land. However, the majority of the land is identified as having agricultural uses conducted post European settlement as well as current stock grazing and agistment activities. A small parcel of the subject land is known to have historic activity involving the processing of tailings from earlier gold mining in the local area, dating from around the late 19 th and early 20 th century. There is no known remnant evidence of the activity and an initial evaluation of the site has been undertaken that is included in the accompanying LES document. SEPP55 matters have been taken into consideration with this proposal.
SEPP - (Primary Production and Rural Development) 2019	The proposal will enable the continuance of agricultural activities on the land as well as enabling greater rural lifestyle choice in the Shire. Future development will be orderly and efficient due to the its proximity to the local urban centre, other similar sized parcels of land and having sufficient separation to avoid land use conflicts.

4.2.4 Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?

The following table outlines the relevant s9.1 directions and the level of consistency this planning proposal achieves.

Table 3: s9.1 Directions

Ministerial Directions applicable to the development	
Direction title	Consistency
1.2 Rural Zones	The proposal is consistent with this direction as it does not propose a change from the existing rural zone. The proposed minimum lot size change will enable development to continue to achieve the objectives of the zone.
1.5 Rural Lands	The proposal is consistent with this direction as it has considered the potential impacts and whether development in accordance with the amendment will be compatible with the predominant land uses in the locality. Consideration has been made of the rural planning principles contained in clause 5.16 of the Bland LEP.
3.3 Home Occupations	Consistent, the proposal does not alter provisions relating to Home Occupations.
3.5 Development Near Regulated Airports and Defence Airfields	The proposal is consistent with this direction, as it has taken into consideration the proximity of the existing airport land and proposing a subdivision density that will enable sufficient continued separation of future dwellings from airport ANEF and OLS boundaries.
4.4 Planning for Bushfire Protection	The proposal is consistent with this direction as it has taken into consideration the proximity to identified bushfire prone land in accordance with bushfire planning guidelines. Future development will be able to avoid locating sensitive uses within designated bushfire protection zones.
5.10 Implementation of Regional Plans	The proposal is consistent with this direction by ensuring the proposal achieves relevant Goals/Directions of the Riverina Murray Regional Plan 2036, including those referring to promoting regional growth, building resilient communities and facilitating drivers of population change, providing housing choice and managing rural landuse conflicts.
6.1 Approval and Referral Requirements	The proposal is consistent with this direction as it does not introduce any unnecessary provisions to the development assessment process.

6.3 Site Specific Provisions	The proposal is generally consistent with this direction as it does not propose additional permissible uses other than as exist under the current land zoning, rezone the land or introduce any other development standards in addition to those that are already contained in the LEP. The site specific minimum lot size change is a minor inconsistency, as the existing zoning will remain unchanged and the proposal will achieve the objectives of that zone.
------------------------------	--

4.3 Environmental, Social and Economic Impact

4.3.1 *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

There is little likelihood that any critical habitat or threatened species, populations or ecological communities or their habitats to be adversely affected by the proposal. The site is significantly cleared of major vegetation and has been used for grazing and cropping activities since post European settlement. The surrounding area is a mix of established and ongoing development, with no significant flora or fauna identified in the immediate vicinity.

4.3.2 *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

There are no other significant environmental impacts envisaged as a result of this planning proposal. The density of subdivision development is consistent with surrounding development and minimal change would be experienced to the local amenity and general rural character.

4.3.3 *Has the planning proposal adequately addressed any social and economic effects?*

The proposal will contribute to building community in the local area, building stronger connections with established infrastructure including community facilities, schools, neighbourhood centres and transportation networks.

West Wyalong is continuing to attract population growth, primarily as a result of the ongoing expansion and development of the local gold fields (Evolution Gold Mining - Cowal). Development of this land will help contribute positively to the local economy and construction industry through employment and supply of materials. Additionally, further settlement of the area will make more economic use of valuable resources and services, further contributing to ongoing income generation for local businesses and public agencies.

4.4 State and Commonwealth Interests

4.4.1 *Is there adequate public infrastructure for the planning proposal?*

The development envisaged as a result of this planning proposal will continue to be primarily rural in nature. Any dwelling construction on the subject land will have access to electricity and communications networks. The provision of water supply is feasible due to the close proximity of existing service mains in Bellarwi Road.

The large parcels of land that will potentially be created under this planning proposal will have adequate site area to accommodate on site effluent treatment for domestic purposes.

The land is also within close proximity to existing public community infrastructure.

4.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

The views of State and Commonwealth public authorities will be sought following the issue of a Gateway determination on this matter.

5 MAPPING

The planning proposal seeks to amend the following maps:

- Minimum Lot Size Map – LSZ_007
- Minimum Lot Size Map – LSZ_007D
- Minimum Lot Size Map – LSZ_007F

6 COMMUNITY CONSULTATION DETAILS

Community consultation will be undertaken in accordance with relevant sections of the Act and Regulation. In addition, the Gateway determination will confirm the extent and nature of community consultation to be undertaken for the purposes of this proposal.

7 PROJECT TIMELINE

Following lodgement of the planning proposal, Council will develop a project timeline including Council acceptance, Gateway determination, public exhibition, reporting, Ministerial (or delegated) approval and implementation.

18073: Document History

Revision No.	Date	Authorised By		
		Name/Position	Signature	Notes
Rev 1.0 – Draft	20/03/19	Garry Salvestro Director	GS	For internal review
Rev 1.1 – Draft	08/08/19	Rhiana Turner Assistant Planner	RT	Internal edits
Rev 2.0 – Final	09/08/19	Garry Salvestro Director	GS	For lodgement with Council



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ATTACHMENT 1: LOCAL ENVIRONMENTAL STUDY

LOCAL ENVIRONMENTAL STUDY



Bellarwi Road
West Wyalong



Prepared for S Donaldson
Rev 2.0 – Aug 2019



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Local Environmental Study

Bellarwi Road, West Wyalong

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1 INTRODUCTION

A local environmental study has been conducted over the subject land in the preparation of a planning proposal to ensure the proposal has strategic environmental merit when measured against State, regional and local plans and strategies, as well as known environmental attributes and constraints of the site.

The planning proposal will seek to amend the minimum lot size applying to the subject land to enable rural dwellings to be established and comprising a minimum lot size of 40 hectares.

2 THE SUBJECT LAND & LOCALITY

The subject land involves the following parcels in the locality of Bellarwi Road, West Wyalong:

- Lot 171 DP775929
- Lot 174 DP812471
- Lot 373 DP753135
- Lot 386 DP753135
- Lot 392 DP753135
- Lot 404 DP753135

The land comprises a total area of approximately 220 hectares (ha), as shown in the figure below.

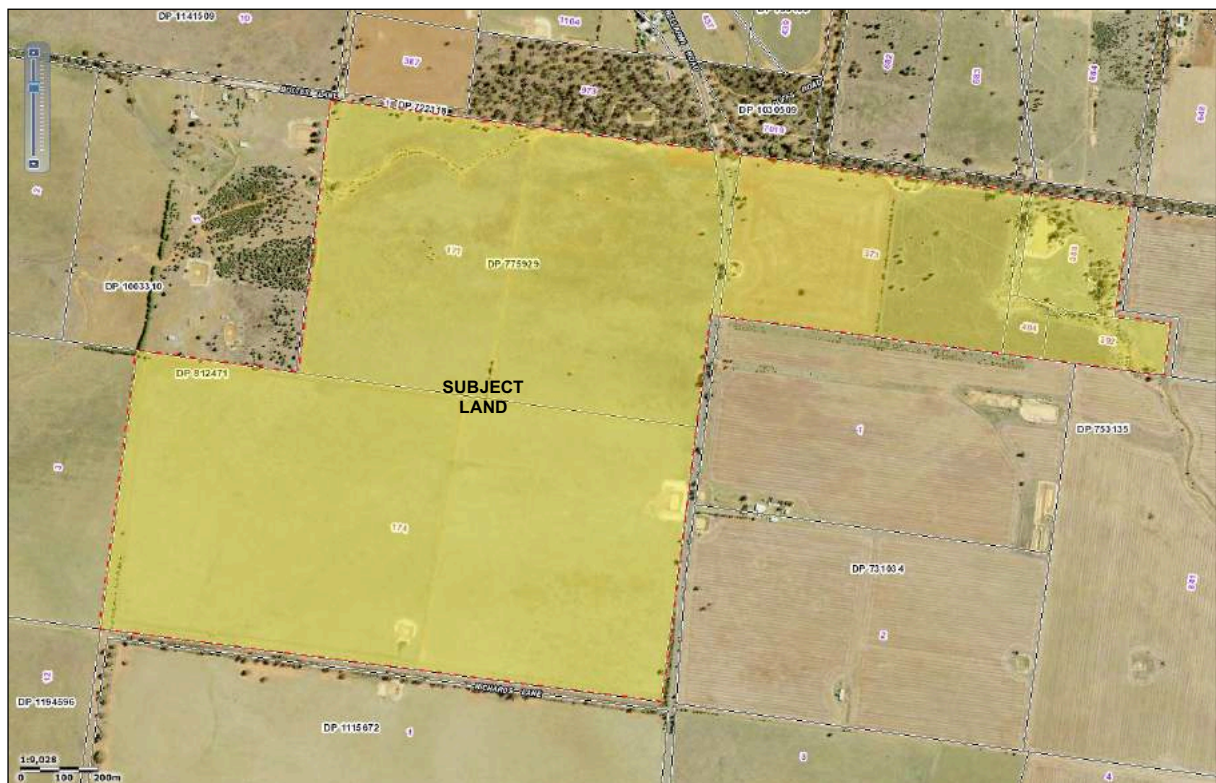


Figure 1: Subject Land (Source: SIX Maps 2019)

The land is located on the southern edge of the current urban area boundary, approximately 3.0 kilometres by road south of the town centre/main street CBD and Council Chambers, as indicated in the figure below.

The subject land is currently zoned RU1 Primary Production, with a Minimum Lot Size provision of 200ha under the Bland Local Environmental Plan 2011 (LEP2011).



Figure 2: Location Map (Source: Google Maps 2019)

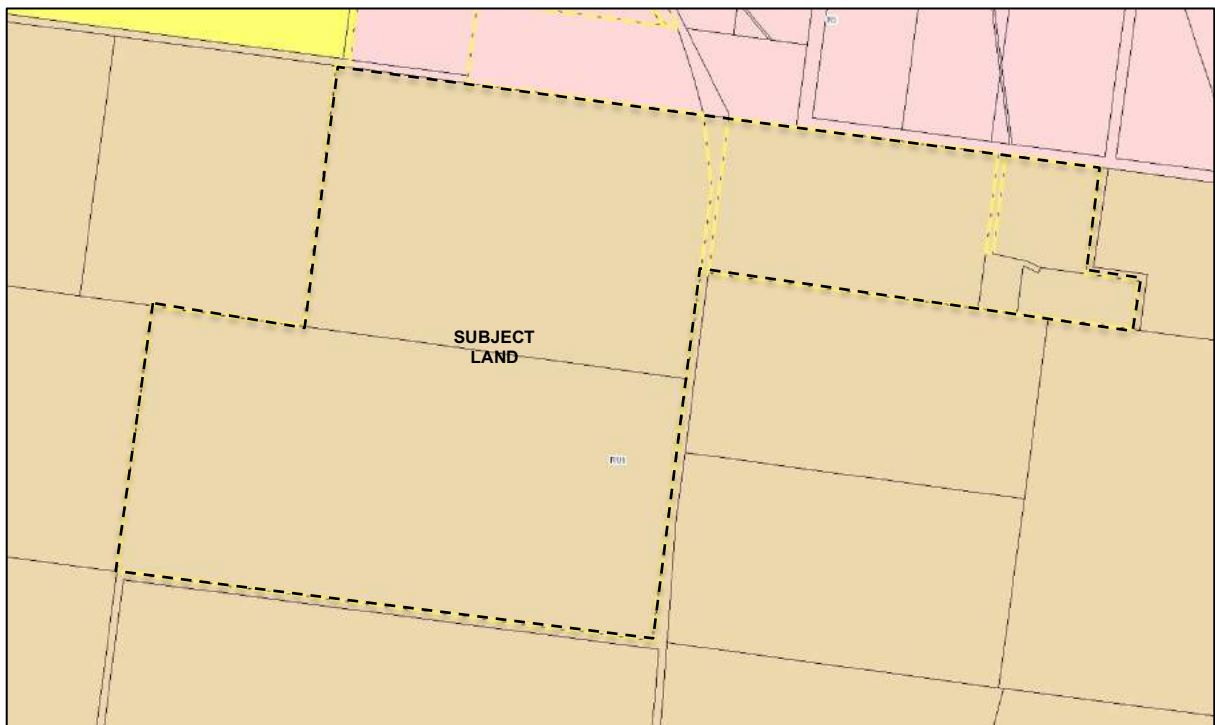


Figure 3: Existing Zoning (Source: ePlanning Spatial Viewer – LEP2011)

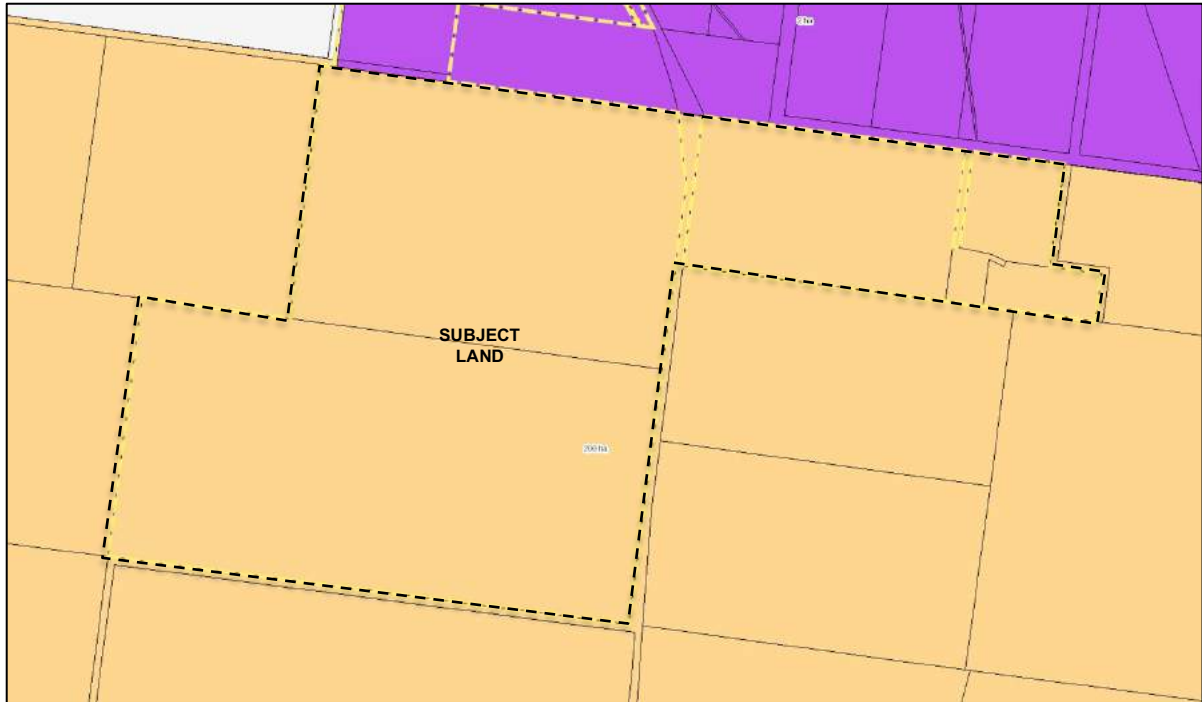


Figure 4: Existing Minimum Lot Size (Source: ePlanning Spatial Viewer – LEP2011)

The subject land is located partly on the western and partly on the eastern side of Bellarwi Road, immediately south of existing large lot residential land (R5). Other RU1 Primary Production land borders the site to the east, south and west. The existing primary access thoroughfare is via Bellarwi Road. Lot 171 also has access to Boltes Lane at its northwestern corner. Richards Lane provides a secondary access road to the southern boundary of Lot 174.



Figure 5: Aerial Map (Source: SIX Maps 2019)

An ephemeral creek line known as Yiddah Creek traverses the land in a general west-east direction, as shown in the topographic features map below.

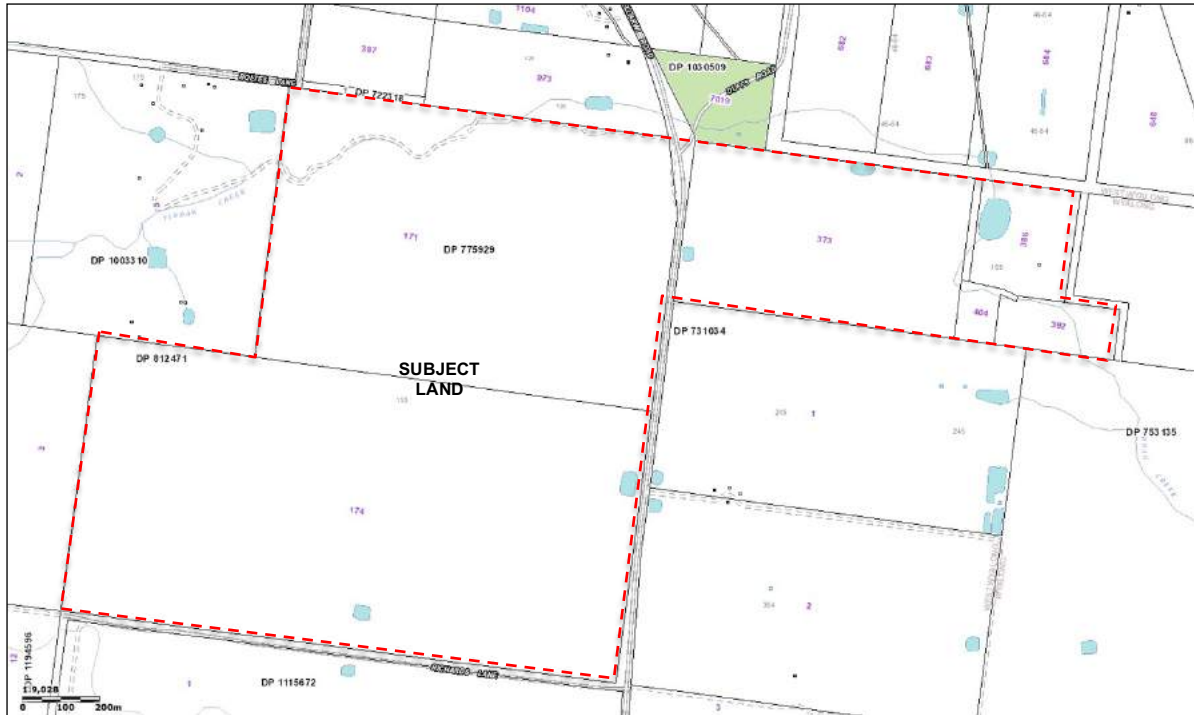


Figure 6: Topographical Features Map Extract (Source: SIX Maps 2019)

The land is predominantly flat, having an approximate elevation of 261m – 251m AHD across the site. The land falls gently to the east, across Bellarwi Road towards the creek alignment. A topographical elevations map extract is provided in the figure below.

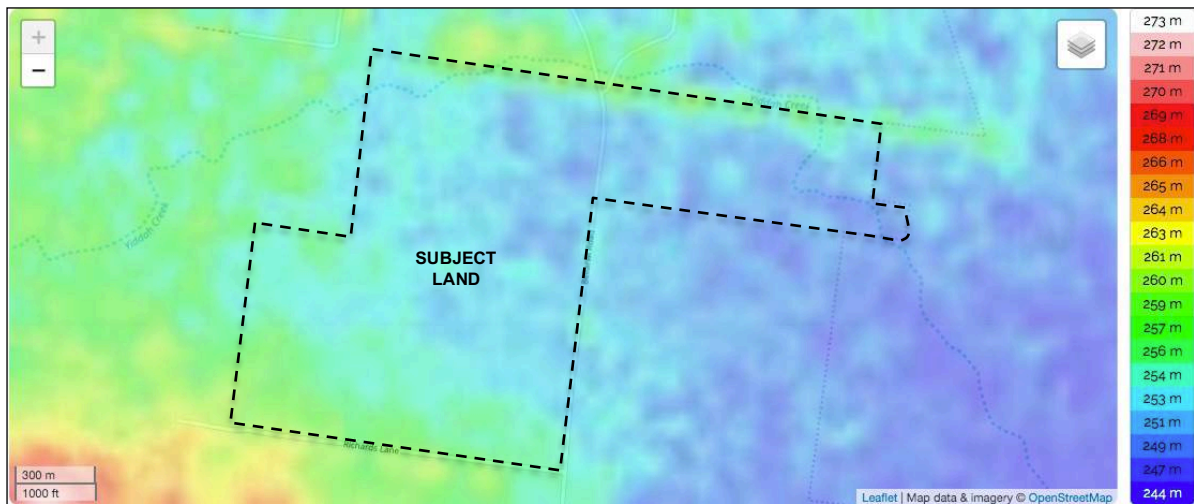


Figure 7: Topographic Elevations Map (Source: Topographic-map.com 2019)

Bellarwi Road is a sealed public road that traverses the land in a generally north-south direction and provides access for this land, and surrounding land, to and from the West Wyalong town centre.

The surrounding land to the west, south and east has a character and amenity typical of primary production land, including onsite dams and border natural vegetation. Large lot residential properties including existing dwellings characterise land use between the site and north towards the town centre. Stands of natural vegetation follow the creek alignment and provide a natural rural backdrop to the local area. The West Wyalong airfield is located to the northwest of the subject land.

The site is generally cleared and currently improved for agricultural purposes. Existing dams provide water supply to the properties and are located to capture the natural runoff during

storm events. The land is generally vacant of building structures, with remnants of old structures located in the proximity of the dam located on Lot 386.

The images below illustrate the various parcels of land and the character of the locality.



Figure 8: View E from Bellarwi Rd across Lot 373 (Source: SP 2018)



Figure 9: View SW from Bellarwi Rd across Lot 171 to Lot 174 (Source: SP 2018)



Figure 10: Bellarwi Rd looking N towards creek causeway adjacent Lots 171, 174 & 373 (Source: SP 2018)



Figure 11: Existing dam on Lot 386 - looking SE across Lots 404 & 392 (Source: SP 2018)



Figure 12: View from existing dam looking W across Lot 373 (Source: SP 2018)



Figure 13: Entrance to Lot 171 from Boltes Lane - looking S (Source: SP 2018)

3 STRATEGIC OVERVIEW

3.1 Relevant Strategic Plans

The proposed minimum lot size amendment is consistent with the goals and directions contained in the following State, regional and local strategic planning documents:

NSW STATE PLAN 2021:

Relevant goals include the following extracted from the NSW State Plan 2021.

- *Drive economic growth in regional NSW*
- *Protect our natural environment*
- *Increase opportunities for people to look after their own neighbourhoods and environments*
- *Make it easier for people to be involved in their communities*

In 2017, the NSW Premier reinforced the delivery of the State Plan by advising on 12 critical priorities including the following relevant areas.

- *Making housing more affordable through faster housing approvals and facilitating dwelling capacity through rezoning proposals.*
- *Building infrastructure through increasing housing supply.*

RIVERINA MURRAY REGIONAL PLAN 2036:

"The Riverina Murray Regional Plan 2036 (the Plan) establishes a framework to grow the region's cities and local centres, supports the protection of high-value environmental assets and makes developing a strong, diverse and competitive economy central to building prosperity and resilience in the region. The Plan will guide the NSW Government's land use priorities and decisions over the next 20 years."

Relevant goals include the following.

- *Direction 22: Promote the growth of regional cities and local centres – increase the supply of housing*
- *Direction 23: Build resilience in towns and villages – help contribute to growth and prosperity, facilitate drivers of population change.*
- *Direction 25: Build housing capacity to meet demand - single detached dwellings, with some larger residential lots and rural lifestyle options. As the population grows and changes, there will be demand for new housing and a greater variety of housing. Making more housing available in existing urban areas will be more sustainable because it takes advantage of existing infrastructure and services.*
- *Direction 26: Provide greater housing choice*
- *Direction 27: Manage rural residential development – identify suitable locations to avoid fragmentation of productive agricultural land, minimise environmental impact and land use conflicts.*

In relation to Bland Shire in general, the plan identifies the following as key priorities:

- *Support agriculture, including broadacre cropping and grazing, and agribusiness diversification.*
- *Support the mining and resources sector and associated businesses.*
- *Leverage opportunities from the shire's location to support diverse industries, including freight and logistics industries.*
- *Support tourism opportunities in the shire.*

The proposal is not inconsistent with these priorities and will assist in providing greater diversity in living lifestyle to meet the needs of the population that will be stimulated from local economic growth.

BLAND LOCAL ENVIRONMENTAL PLAN 2011:

The Bland LEP2011 reflects the current strategic land use planning direction for the Shire. Its particular aims are:

- (a) *to protect, enhance and conserve agricultural land through the proper management, development and conservation of natural and man-made resources,*
- (b) *to encourage a range of housing, employment, recreation and facilities to meet the needs of existing and future residents of Bland,*
- (c) *to promote the efficient and equitable provision of public services, infrastructure and amenities,*
- (d) *to conserve, protect and enhance the environmental and cultural heritage of Bland,*
- (e) *to promote the twin townships of West Wyalong and Wyalong as the major commercial and community service centres for Bland,*
- (f) *to encourage the sustainable growth of the villages of Bland.*

The proposal has potential to support the intent of the particular aims by:

- Creating large parcels of rural land that can continue to be utilised for productive agricultural activities whilst offering an alternative choice of lifestyle living in close proximity to existing town services and facilities.
- Utilising land for more efficient development in a location that does not detrimentally impact on existing natural and agricultural resources.
- Creating additional parcels of land with dwelling potential that may contribute to the sustainable growth of the township, promoting economic and social well being for the local community.

COMMUNITY PLAN FOR BLAND SHIRE 2011-2016

The current Community Plan has been prepared by Council in consultation with the local community and is aimed at delivering common goals to achieve community aspirations. In implementing the Community Plan, the initial priorities and objectives are identified as:

- *Strengthening and building community capacity*
- *Planning and Leadership*
- *Partnerships and Advocacy*
- *Providing community services and events*
- *Facilitating engagement with the community*
- *Ensuring we are a sustainable community*

The five key strategies and initiatives that are directing the Shire include:

1. *Growing our population and jobs*
2. *Pride in our shire*
3. *Telling our stories*
4. *Connected and accessible*
5. *Giving life to the plan*

In relation to the subject of Environmental Wellbeing, the proposal best aligns with achieving the recommendation of:

"Develop and implement environmental management plans. Promote sustainable living to all residents"

Relevant existing program: *"Local Environmental Plan"*

Proposed Program/Initiative: *"Make changes to LEP"*

3.1.1 Strategic Analysis

The proposal is strategically appropriate due to its connection to the surrounding land use structure and environmental attributes. In particular:

- The subject land area is located in a key transitional area between an established large lot residential area and existing agricultural land. The subdivision pattern of the immediate area indicates rural residential lots to the north, large 40ha lots to the west, large parcel of land for airport purposes to the northwest, and general rural lots to the east and south.
- The proposed lot size minimum will enable the continuance of agricultural activities with the benefit of lifestyle choice.
- The land is adjacent to an earlier 40ha subdivision created under a previous plan that has provided an alternative lifestyle choice and has successfully coexisted with adjoining land uses with no known issues of land use conflict.
- The current LEP has limited choice of lot size opportunities beyond the 2.0ha minimum that is generally applied to Large Lot Residential zones. The introduction of a 40ha minimum lot size will achieve the objective of promoting lifestyle choice.
- The subject land area will potentially create the opportunity for 5 additional lots with dwelling potential, which is sufficient to meet the current demands of the local population.
- The proposal will contribute to the dwelling lot land use mix with minimal impact on general residential land as the primary delivery of sustainable residential living development in the local area.
- The proposal will access existing infrastructure services and have minimal impact on the sustainable delivery and maintenance of those services.

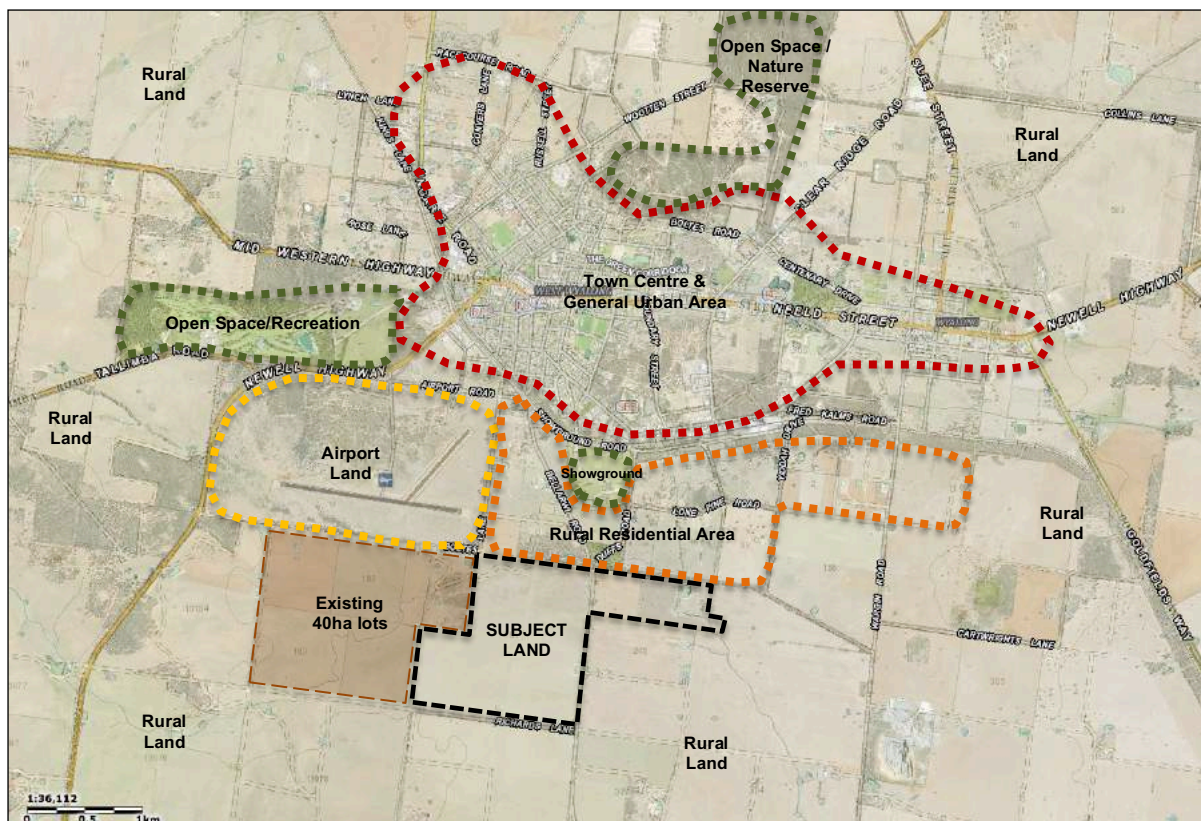


Figure 14: Strategic Analysis Map (Source: SP 2019)

3.1.2 Landuse Considerations

Population Growth & Residential Landuse Mix:

From the 2001 to 2011 census periods the Bland Shire experienced a -1.0% average decrease in population. However, the period between the 2011 and 2016 census saw the local population increase to 5,995, which can be directly attributed to the expansionary phase of the Evolution Cowal Mine and the employees living in the Bland Shire. (Source: Submission to Productivity Commission 2017-BSC)

This population growth is expected to continue into the foreseeable future, based on discussions with Council and the local community. The proposal will assist in providing lifestyle choices for the growing population.

Airport Land

The West Wyalong Airport is located to the northwest of the subject land. There is sufficient separation from the airport to avoid future development impacting on existing and future airspace operations. The proximity of the airport does not preclude consideration of the planning proposal, however, any future development will need to take into consideration any potential impact on the ongoing operation of the airport.

3.2 Environmental Context

3.2.1 Natural Resource Sensitivity

The subject site is not mapped as being sensitive to terrestrial biodiversity, wetlands or groundwater vulnerability, as can be determined by available mapping resources (LEP2011).

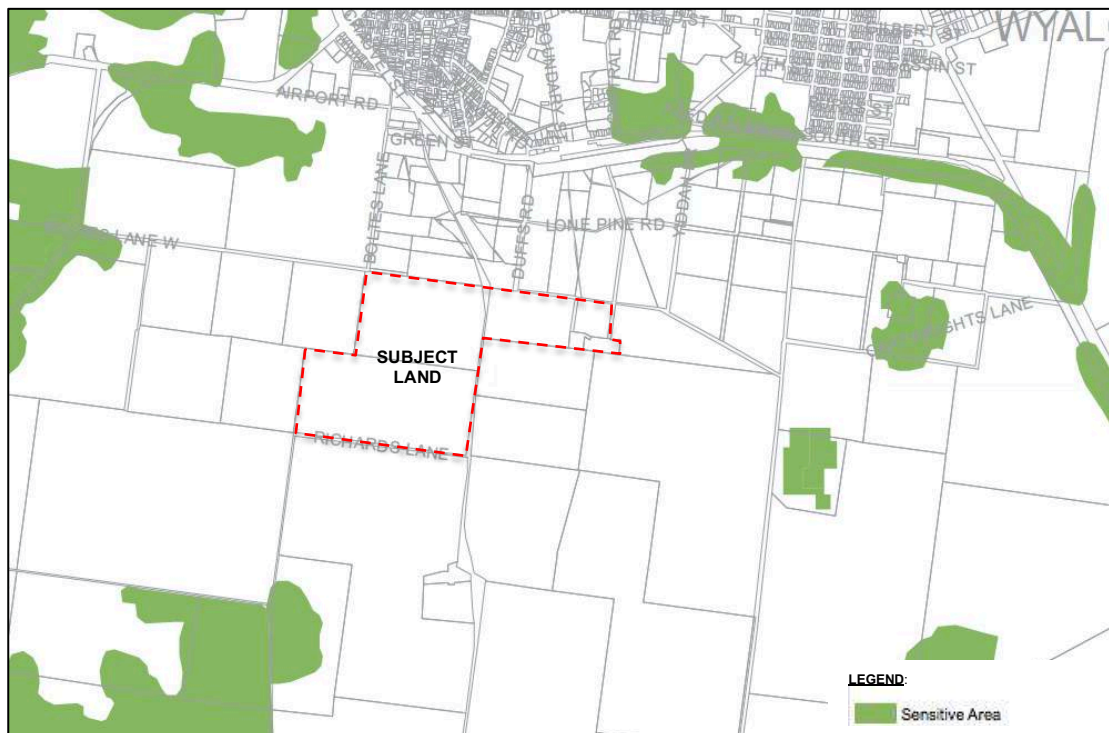


Figure 15: Terrestrial Biodiversity map extract (Source: Bland LEP2011)

However, any future development of the area will potentially require a Biodiversity Development Assessment Report to be prepared and submitted with a development application, particularly where clearing of native vegetation is involved. The triggered area includes the alignment of the existing Yiddah Creek watercourse, as shown in the figure below.

Whilst this does not preclude the consideration of a the subject planning proposal, it is a noteworthy development consideration under the Biodiversity Conservation Act 2016. A Biodiversity Offset Threshold Map and advisory table is attached to this LES.

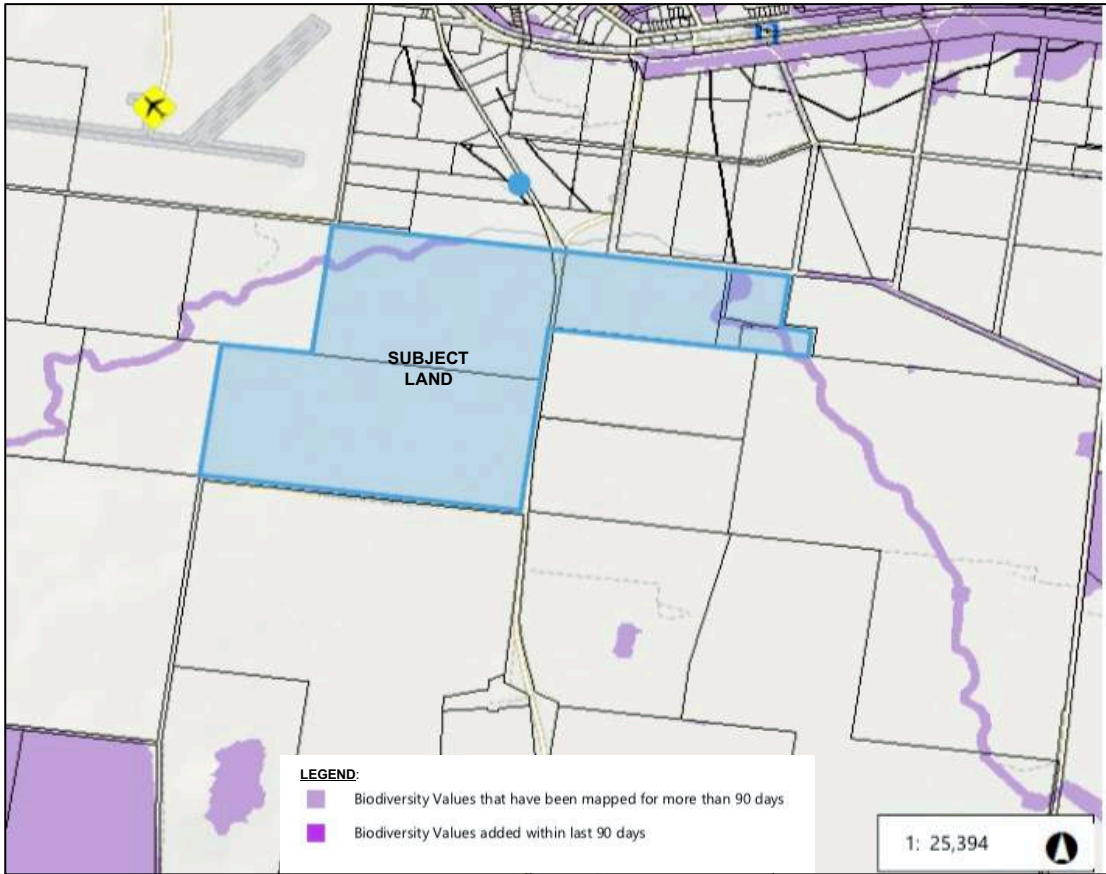


Figure 16: BOS map extract (Source: OEH 2019)

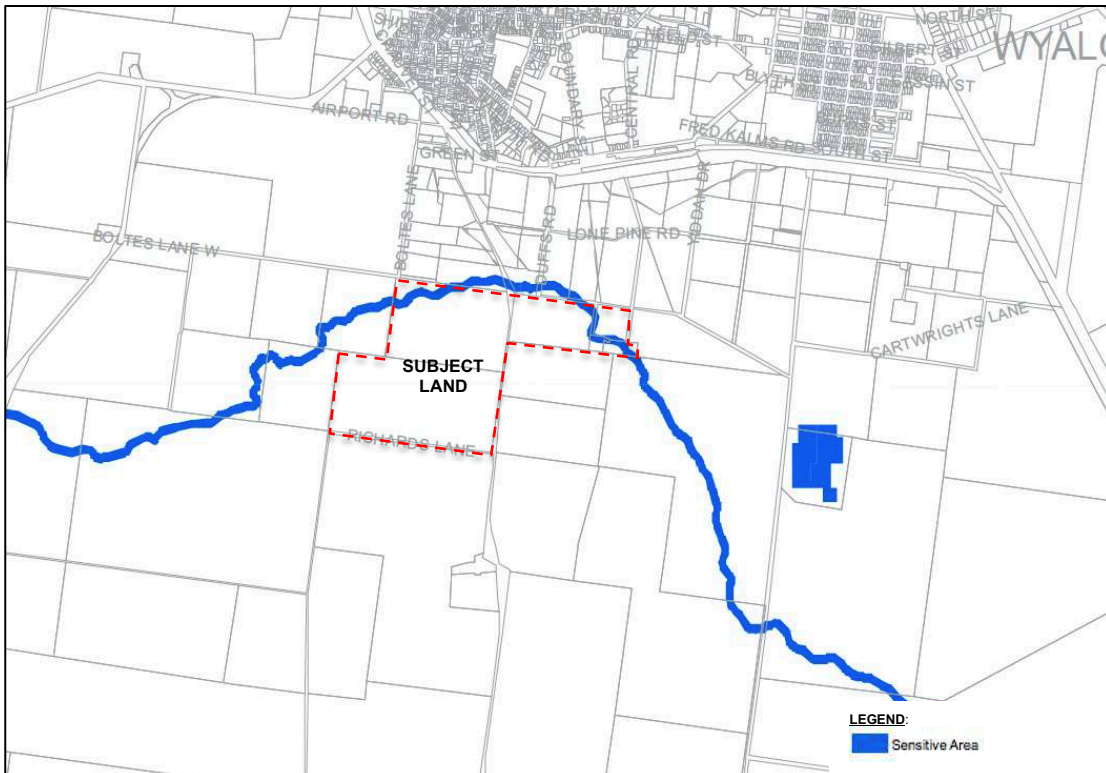


Figure 17: Watercourse map extract (Source: Bland LEP2011)

The land is identified on the Watercourse Map under Bland LEP2011 as being traversed in sections by Yiddah Creek. This creek watercourse is considered a sensitive area under the LEP provisions and any development on the land must consider any potential adverse impact on environmental quality and water extraction, as listed under relevant provisions of the LEP.

The planning proposal does not involve development that would be detrimental to the environmental health of the watercourse as the minimum lot size proposed would continue to allow sufficient site area to mitigate and potential impact. Dwelling development would be subject to satisfying the current provisions of the LEP.

3.2.2 Natural Hazards

Bushfire

Parts of the subject lots included in the planning proposal fall within an identified bushfire risk area, as shown on mapping under the LEP and Rural Fire Service (RFS). A full copy of the individual bushfire mapping reports are attached to this LES.

Bushfire hazard relates primarily to the tree creek corridor as shown in other mapping and aerial photos. Whilst part of the land is identified as bushfire prone (Vegetation Category 1 and Vegetation Buffer), this does not preclude consideration of the intent of the planning proposal. Any future development of the land would be required to take into consideration the potential impacts of bushfire hazard.

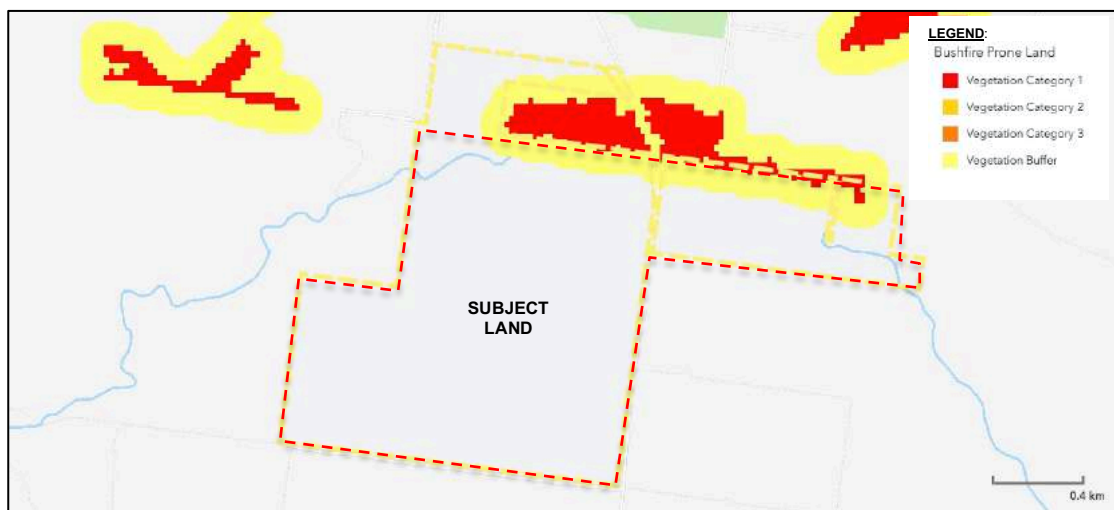


Figure 18: Bushfire Prone Land map extract (Source: ePlanning Spatial Viewer – LEP2011)

Flooding

The subject land is not identified as prone to riverine or overland flooding on available LEP mapping. There is no flood planning map included in the current LEP. A flooding planning level, however, has been defined in the LEP as the level of a 1:100 ARI flood event plus 0.5 metre freeboard. Any future development would be required to take this into consideration and also satisfied relevant clauses in the LEP relating to the consideration of flood hazard impact and management of risk.

NSW SES has prepared a Local Flood Plan for Bland Shire that includes a description of localised flash flooding that may occur in the West Wyalong local area. The SES plan comments that West Wyalong can experience flash flooding in times of extreme rainfall resulting in minor inundation of properties and town roads along the storm water drain system. The main stream system is shown in mapping attached to the plan. An extract is included in the figure below.

There are no significant flooding matters that would preclude consideration of the subject planning proposal. As Yiddah Creek is identified as a main stream system and

traverses part of the property, flooding would be an area of consideration at the development application stage.

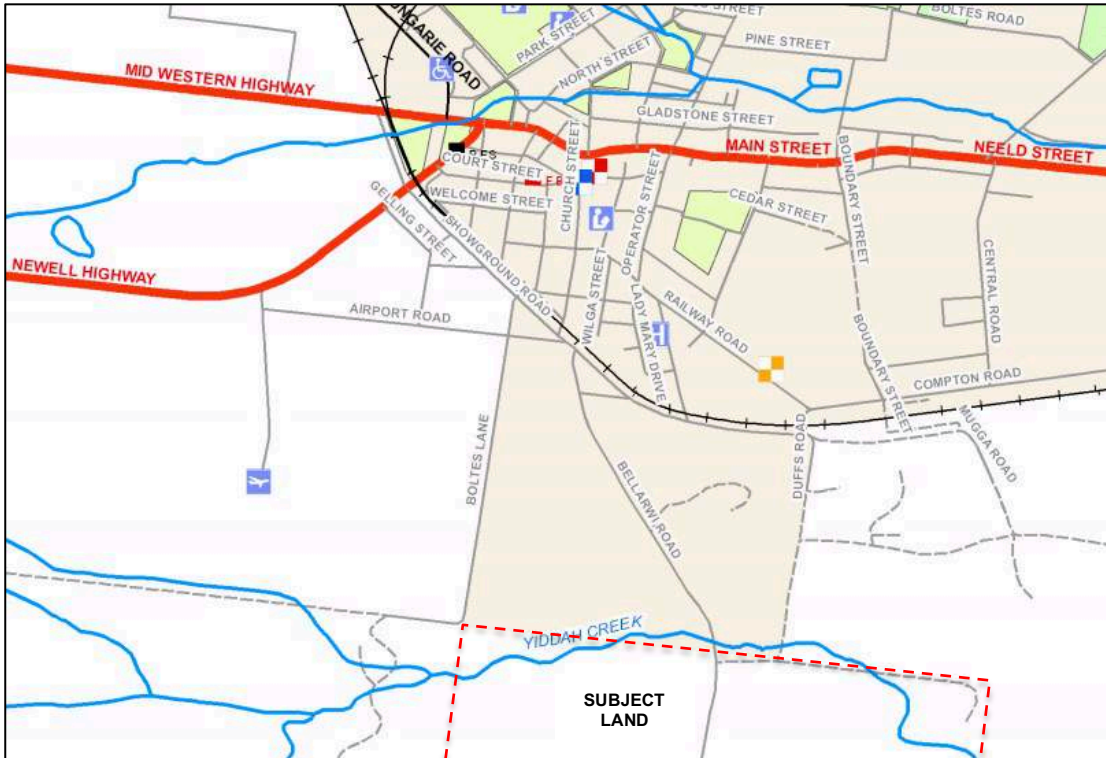


Figure 19: Extract from SES Local Flood Plan Map – West Wyalong (Source: SES 2013)

3.2.3 Flora and Fauna

The subject land is generally cleared of mature vegetation, apart from areas of natural vegetation along the creek corridor. Wildlife Atlas (OEH) mapping confirms that there is evidence of Green Mallee species in the general area of Lots 171 & 174.

There are no significant known flora and fauna sittings that would preclude the consideration of the subject planning proposal. Any further development of the land would be required to consider the potential impacts on local flora and fauna.

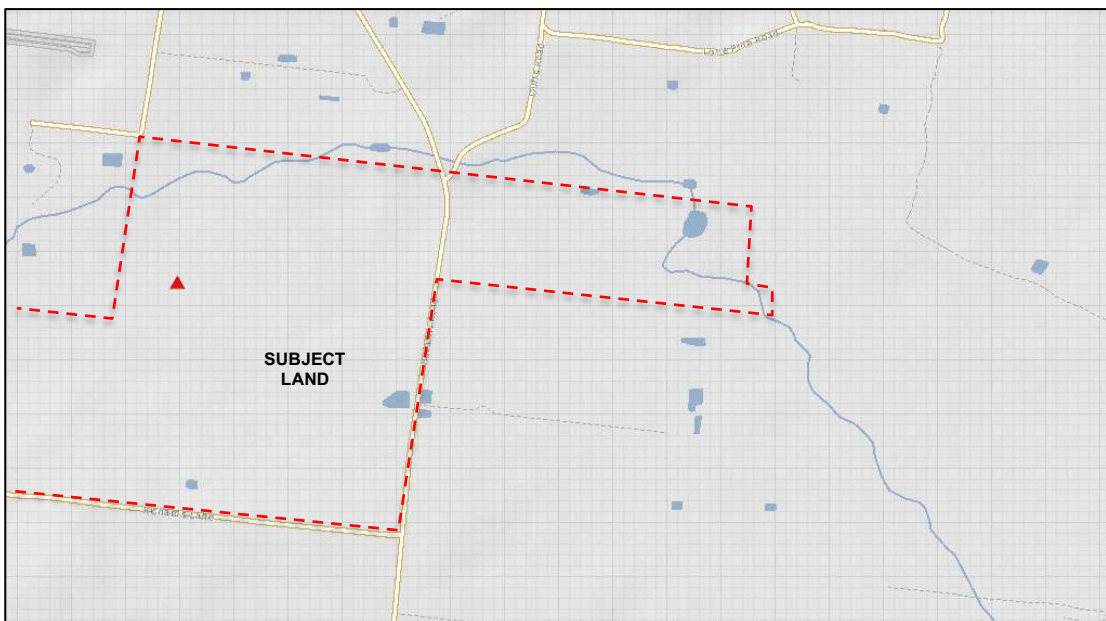


Figure 20: Wildlife Atlas Map Extract (Source: OEH 2019)

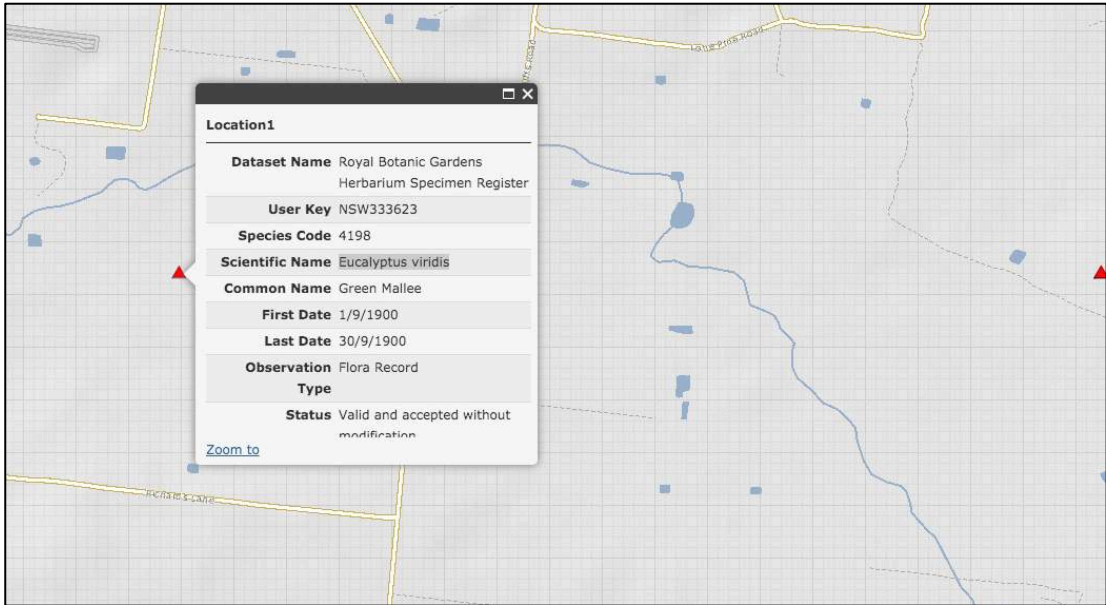


Figure 21: Wildlife Atlas Map Extract – Species Identification (Source: OEH 2019)

3.2.4 Land Contamination

Consideration of site contamination is a statutory requirement when considering planning proposals and development applications. Relevant guidelines prepared under State Environmental Planning Policy No.55 (SEPP55) provide an outline of matters to be considered in this respect.

The history of land use of the subject land needs to be considered as an indicator of whether land contamination is a potential issue. Where there is no reason to suspect contamination after acting substantially in accordance with the SEPP55 Guidelines, the proposal may be processed in the usual way. However, where there is an indication that the land is, or may be, contaminated, the appropriate procedures outlined in the SEPP55 Guidelines should be followed.

The following information is provided to assist in an initial evaluation of the proposal in relation to land contamination.

Table 1: Contaminated Land Consideration – Initial Evaluation Data

Initial Evaluation Data	
Consideration of readily available information:	Response
a) current zoning	RU1 Primary Production
b) permissible uses	Agricultural uses, dwellings and associated uses. See land use guide in LEP for further permissible uses.
c) records from previous rezonings or rezoning requests	No previous rezoning or requests known.
i. history of land uses including:	Post European settlement – grazing and cropping activities over majority of land parcels. There is evidence on historic survey plans that part of Lot 386 was used for processing of tailings from earlier gold mining in the local area, dating from around the late 19 th and early 20 th century. The activity appears to have been isolated to a small part of the subject area and anecdotal evidence indicates that the processing ceased around mid 1910s. A large dam occupies most of this lot and there is no obvious remains of this activity today. The current landowners have managed the property for over 40 years for broader agricultural purposes.
ii. development applications & building applications	No available development or building applications.

Initial Evaluation Data	
d) <i>aerial photo history</i>	Historical aerial photos of this area prior to 2005 were unavailable at the time of preparing this report. Available relevant aerial photos are provided below.
e) <i>property file information & site owner information</i>	The land has been used for agricultural activities for primarily grazing stock. The current landowner is aware from anecdotal information that part of Lot 386 around the area of the existing large dam was the site of tailings processing from early 1900's gold mining activity in the local area. However, family knowledge is that the majority of the property has only ever been used for livestock (sheep) grazing on self-sown pasture requiring no chemical use. They have owned the land for over 40 years and during that time have primarily used the land for the grazing of horses. There has been no spraying of the paddocks or the storage of spray or chemicals on this land.
f) <i>knowledge of council staff</i>	To be determined by Council during its initial evaluation of the proposal.
g) <i>adjoining property information</i>	Adjoining properties have also conducted agricultural activities and well as hobby farming activities. Airport land activities occur on land to the northwest.
h) <i>site inspection information including photographs</i>	See photographs below. There are no obvious signs or evidence of site contamination or contaminating activities on the land based on the recent site inspection. The existing activities include grazing stock and cropping, as well as the storage of disused agricultural equipment. The property appears well managed.
Checklist questions (from SEPP55 Guidelines)	Response
a) <i>Are there any previous contaminated land investigations available for the site? If so, what were the results?</i>	No, there are no previous contaminated land investigations available for the site.
b) <i>Is there any history of activities, as listed in Table 1 of the Guidelines, on the land, past or present?</i>	Currently the land is used for agricultural purposes including cropping and grazing. Agricultural uses are listed in Table 1. Historic Crown survey plans indicate that part of Lot 386 was used for processing of tailings from earlier gold mining in the local area, dating from around the late 19th and early 20th century. See discussion above.
c) <i>Was the land at any time zoned for industrial, agricultural or defence purposes?</i>	The land has historically been zoned for rural purposes.
d) <i>Is there any history of licences, past or present, regulating the use of activities listed Table 1 of Guidelines over the land?</i>	No.
e) <i>Are there any land use restrictions on the land relating to possible contamination (eg EPA or other authority)?</i>	No.
f) <i>Does site inspection data suggest a history of any activities listed in Table 1 of Guidelines?</i>	Yes, there have been agricultural activities over the land, however there are no obvious signs of gross contaminating activities across the site and the landowner is unaware of any areas of contamination on the land. See discussion above in relation to historic use of part of Lot 386.
g) <i>Is there any information concerning contamination impacts on land immediately adjacent the site that could affect the site?</i>	No.



Figure 22: Site Photos Lot 386 & 373 (Source: SP 2018)



Figure 23: Site Photos Lot 171 (Source: SP 2018)



Figure 24: 2005 Aerial Photo (Source: Google Earth 2019)



Figure 25: 2017 Aerial Photo (Source: Google Earth 2019)

3.2.5 Heritage

An AHIMS search indicates that there are no items of Aboriginal Cultural Heritage on the subject land and the land is not located in the vicinity of any other significant Aboriginal Cultural Heritage sites, as shown in the AHIMS Search extract below. A detailed record of AHIMS searches for this property is included in the LES attachments.

Council records indicate there are no post European settlement 'Heritage Items' on the subject land.



Figure 26: AHIMS Map Extract (Source: AHIMS 2019)

3.3 Infrastructure & Essential Services

Investigation was undertaken into the provision of essential infrastructure services to the subject land, with a focus on the necessary services to provide satisfactory accessibility for future development of large rural 40ha lots with the potential for a rural dwelling. The results are summarised in mapping extracts below.



Figure 27: Electricity Network (Source: Essential Energy DBYD2019)

There are no major impediments to accessing the existing electricity & communication networks. Future development will be required to ensure adequate provision in accordance with local authority requirements.



Figure 28: Telstra Network (Source: Telstra DBYD2019)

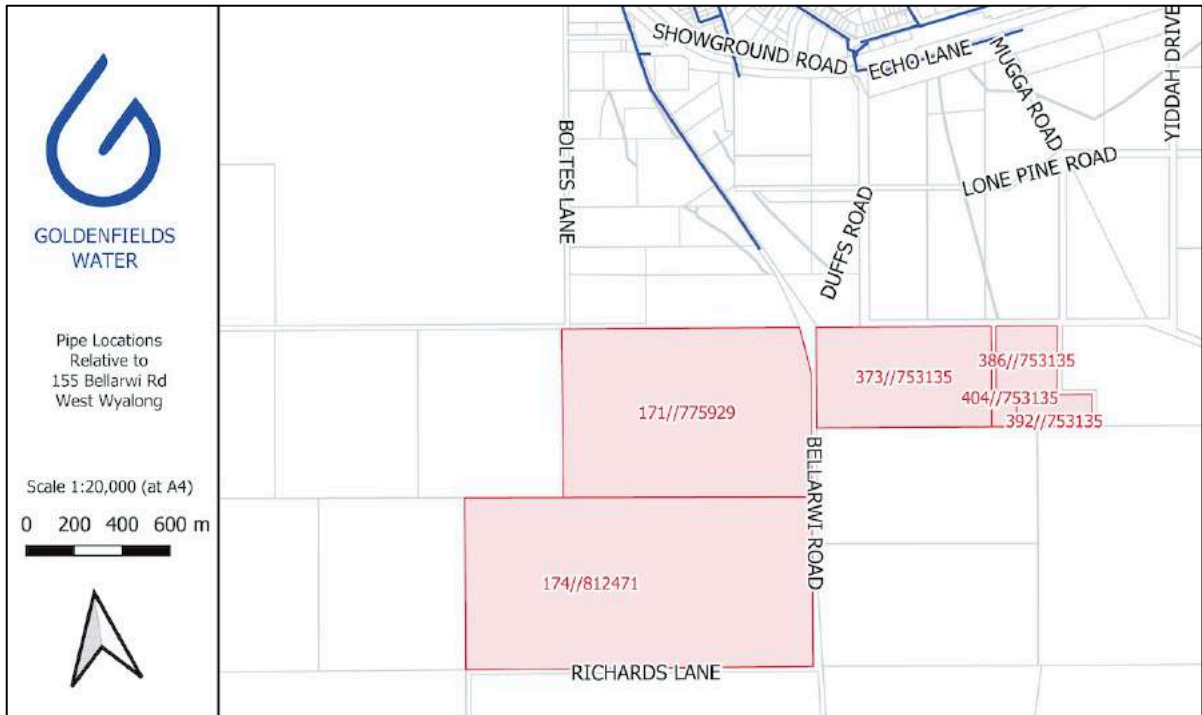


Figure 29: Water Supply Network (Source: Goldenfields Water 2019)

Both water supply and sewer reticulation networks are not available to the property boundaries of the subject land. It would be feasible to extend the existing water supply network to future properties, however, because of the semi-rural nature of 40ha lots, it is quite acceptable to have alternate onsite tank and dam water supply arrangements for future development.

It would be unusual to expect reticulated sewer to be networked to the subject land. Onsite septic systems, or other recognised onsite treatment systems, would be acceptable on 40ha lots to service future development of the land.

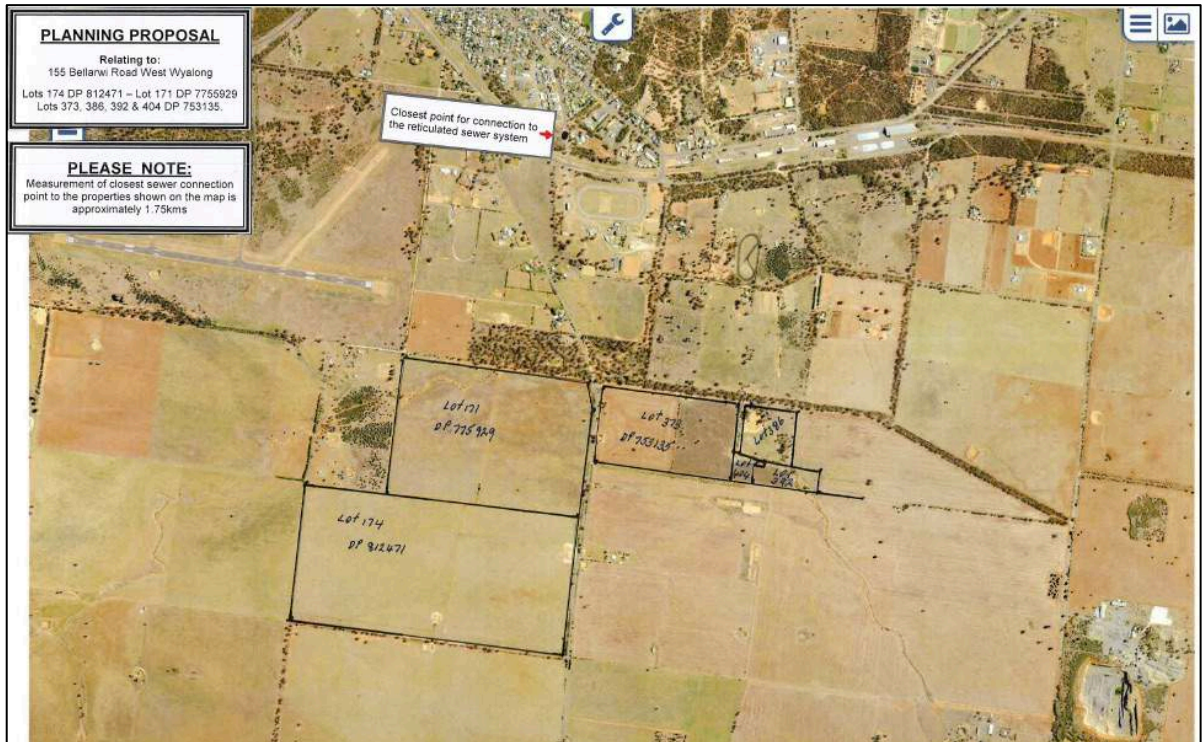


Figure 30: Sewer Network (Source: BSC 2019)

The subject land is in close proximity to local town support services including emergency, postal, community, health and school services, as shown in the locality plan in the introductory pages of this LES.

The above investigations confirm that, for the scale and density involved with the planning proposal, public infrastructure and services are generally available to the site and/or may be established to adequately service the proposed development in a sustainable and coordinated manner.

4 CONCLUSION

The local environmental study over the subject land has concluded that:

- The proposal has strategic merit when measured against current planning provisions and the strategic land use direction of the township and surrounding land;
 - There are no significant environmental constraints on or near the site that would limit the development of land for 40ha subdivision including the opportunity for a rural dwelling on each future parcel of land;
 - The site has adequate essential infrastructure to accommodate further subdivision development on the land; and
 - Intensifying development of the land, in the form of 40ha lots and associated rural dwellings, will not detrimentally impact the immediate local character and amenity of the area.
-

18073: Document History

Revision No.	Date	Authorised By		
		Name/Position	Signature	Notes
Rev 1.0 – Draft	20/03/19	Garry Salvestro Director	GS	Preliminary Draft
Rev 1.1 – Edited Draft	08/08/19	Rhiana Turner Assistant Planner	RT	Internal review
Rev 1.2 – Final Draft	08/08/19	Garry Salvestro Director	GS	For client review
Rev 2.0 – Final	09/08/19	Garry Salvestro Director	GS	For lodgement with Council

**Salvestro Planning**

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LES ATTACHMENT 1: PROPERTY REPORT – NSW PLANNING

Property Report

155 BELLARWI ROAD WEST WYALONG 2671



Property Details

Address: 155 BELLARWI ROAD WEST WYALONG
2671

Lot/Section /Plan No: 1/-/DP722318 1104/-/DP753135 171/-/DP775929
174/-/DP812471 373/-/DP753135 386/-/DP753135
387/-/DP753135 392/-/DP753135 404/-/DP753135
644/-/DP753135

Council: BLAND SHIRE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Bland Local Environmental Plan 2011 (pub. 9-12-2011)
Land Zoning	R5 - Large Lot Residential: (pub. 9-12-2011) RU1 - Primary Production: (pub. 9-12-2011)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	2 ha 200 ha
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Riparian Lands and Watercourses	Watercourse

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007: Land Application (pub. 28-9-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy No 1—Development Standards: Land Application (pub. 17-10-1980)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



Property Report

155 BELLARWI ROAD WEST WYALONG 2671

Other matters affecting the property

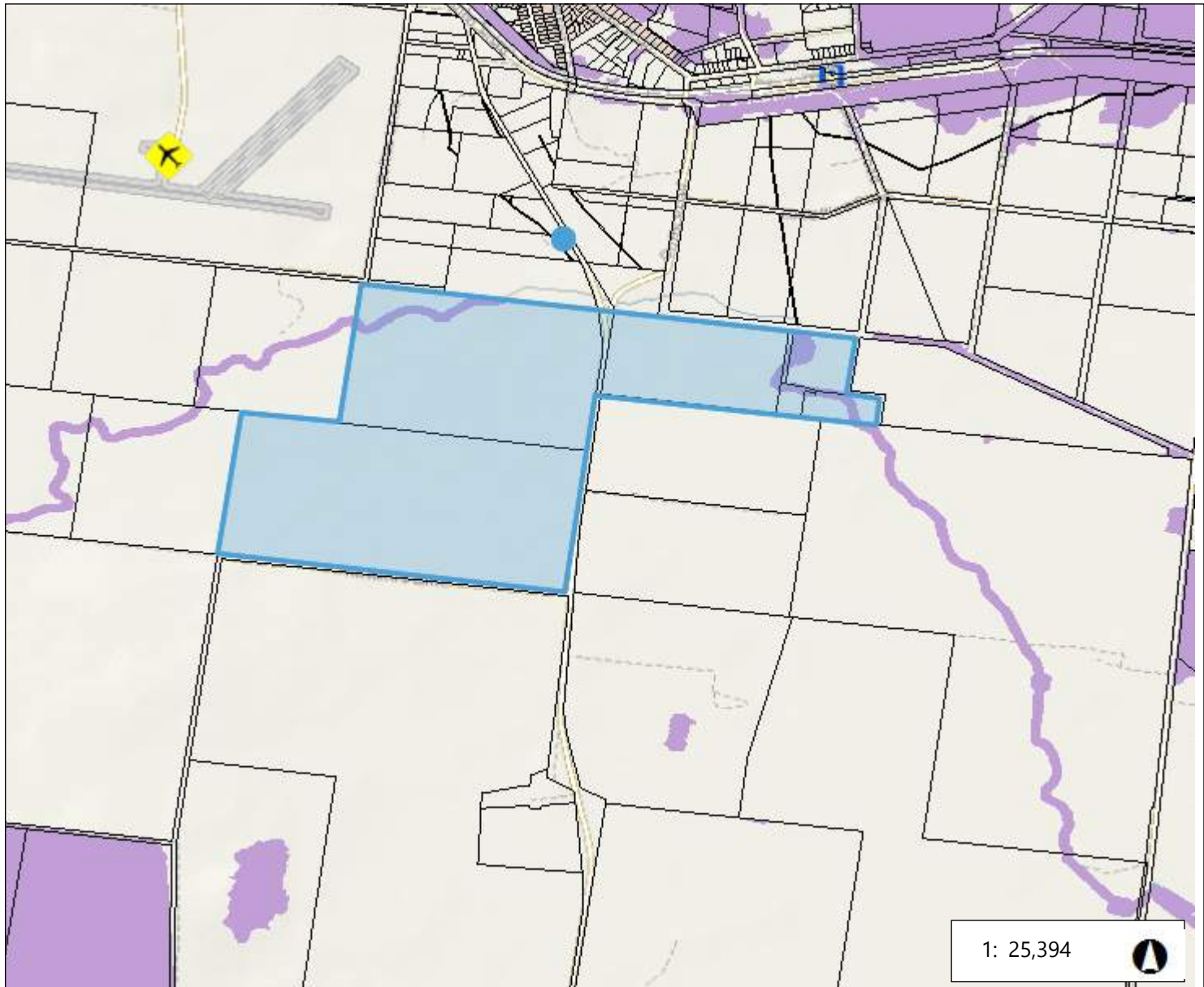
Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Bushfire Prone Land	Vegetation Buffer
	Vegetation Category
Local Aboriginal Land Council	WEST WYALONG

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

LES ATTACHMENT 2: BOSET REPORT

Biodiversity Offset Scheme (BOS) Entry Threshold Map





1.3 0 0.65 1.3 Kilometers

GCS_GDA_1994

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

-  Biodiversity Values that have been mapped for more than 90 days
-  Biodiversity Values added within last 90 days

Notes

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NSW Environment & Heritage

Biodiversity Values Map and Threshold Report

Results Summary

Date of Calculation	05/08/2019 5:39 PM	BDAR Required*
Total Digitised Area	219.48 ha	
Minimum Lot Size Method	Lot size	
Minimum Lot Size	1.63 ha	
Area Clearing Threshold	0.5 ha	
Area clearing trigger Area of native vegetation cleared	Unknown #	Unknown #
Biodiversity values map trigger Impact on biodiversity values map(not including values added within the last 90 days)?	yes	yes
Date of the 90 day Expiry	N/A	

*If BDAR required has:

- at least one 'Yes': you have exceeded the BOS threshold. You are now required to submit a Biodiversity Development Assessment Report with your development application. Go to <https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor> to access a list of assessors who are accredited to apply the Biodiversity Assessment Method and write a Biodiversity Development Assessment Report
- 'No': you have not exceeded the BOS threshold. You may still require a permit from local council. Review the development control plan and consult with council. You may still be required to assess whether the development is "likely to significantly affect threatened species' as determined under the test in s. 7.3 of the Biodiversity Conservation Act 2016. You may still be required to review the area where no vegetation mapping is available.

Where the area of impact occurs on land with no vegetation mapping available, the tool cannot determine the area of native vegetation cleared and if this exceeds the Area Threshold. You will need to work out the area of native vegetation cleared - refer to the BOSET user guide for how to do this.

On and after the 90 day expiry date a BDAR will be required.

Disclaimer

This results summary and map can be used as guidance material only. This results summary and map is not guaranteed to be free from error or omission. The State of NSW and Office of Environment and Heritage and its employees disclaim liability for any act done on the information in the results summary or map and any consequences of such acts or omissions. It remains the responsibility of the proponent to ensure that their development application complies with all aspects of the *Biodiversity Conservation Act 2016*.

The mapping provided in this tool has been done with the best available mapping and knowledge of species habitat requirements. This map is valid for a period of 30 days from the date of calculation (above).

Acknowledgement

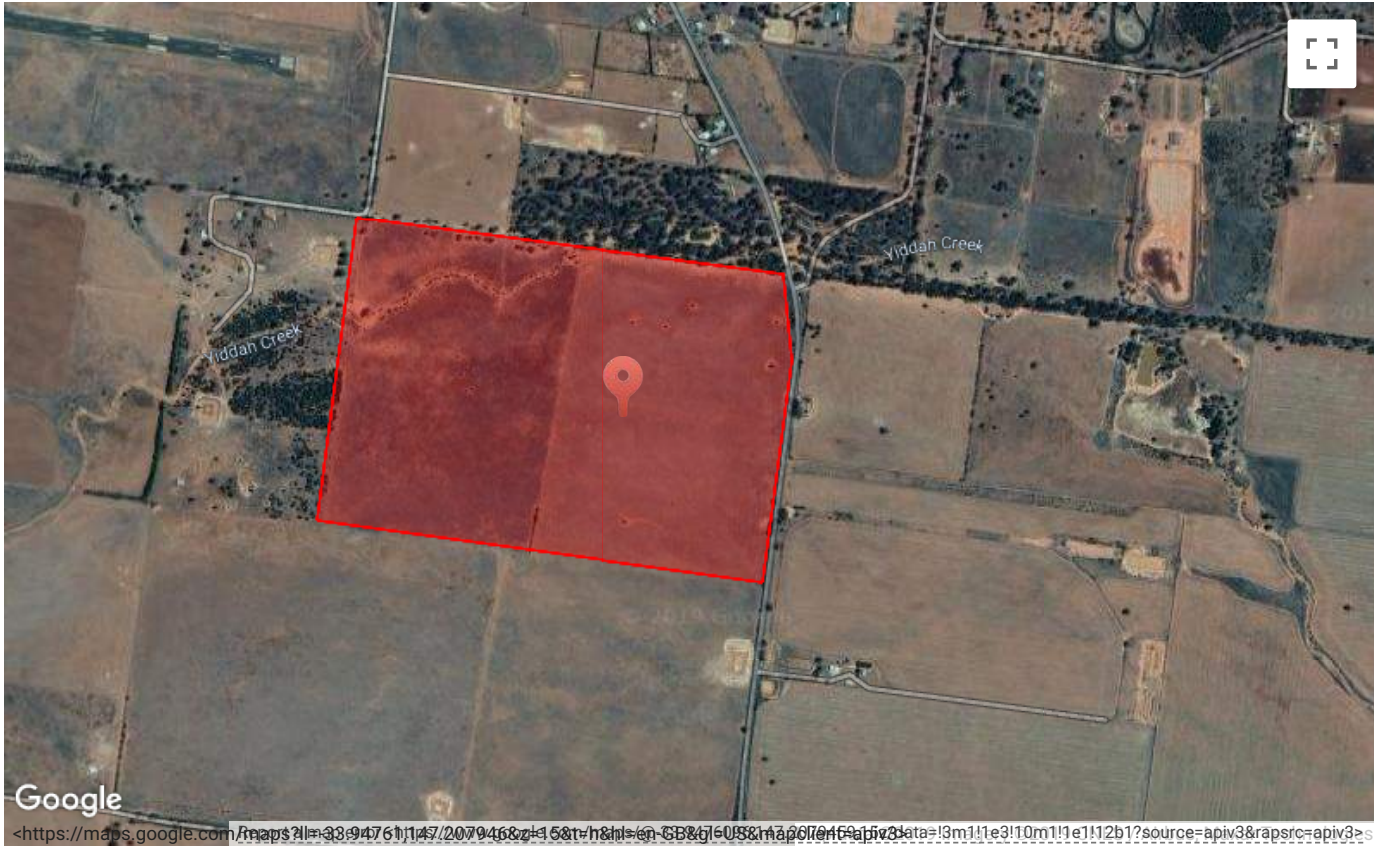
I as the applicant for this development, submit that I have correctly depicted the area that will be impacted or likely to be impacted as a result of the proposed development.

Signature _____ Date: 05/08/2019 05:39 PM

LES ATTACHMENT 3: BUSHFIRE REPORTS

Check if you're in bush fire prone land

Your Property



Your search result

You have conducted a search of the online bush fire prone land tool for the land in the map above. This search result is valid for the date the search was conducted. If you have any questions about the Bush Fire Prone Land Tool please contact bushfireprone.mapping@rfs.nsw.gov.au



The parcel of land you have selected is within a designated bush fire prone area.

Make sure you have completed the four simple steps to prepare for bush fires

In a bush or grass fire, minutes can matter. You need to take action now. Getting ready for a bush fire is easier than you think. By taking 20 minutes with your family to discuss what you'll do during a fire, you could save their lives, as well as your home.

There are four simple steps to get ready for a bush fire:



STEP 1: DISCUSS

Discuss what to do if a bush fire threatens your home.



STEP 2: PREPARE

Prepare your home and get it ready for bush fire season.



STEP 3: KNOW

Know the bush fire alert levels.



STEP 4: KEEP

Keep all the bush fire information numbers, websites and the smartphone app.

Download our [guide to making a bush fire survival plan](https://www.rfs.nsw.gov.au/plan-and-prepare/bush-fire-survival-plan) and start your discussion today.

- As your property is bush fire prone you should consider reviewing your household insurance to check you are covered for the cost of complying with the necessary bush fire protection measures.

- You should also look at upgrading the protection of your property from bush fire, especially if the dwelling has not been constructed with bush fire protection measures incorporated into its design. To check what you could do to improve your property, download the [Building Best Practice Guide](https://www.rfs.nsw.gov.au/data/assets/pdf_file/0018/4365/Building-Best-Practice-Guide.pdf) <https://www.rfs.nsw.gov.au/data/assets/pdf_file/0018/4365/Building-Best-Practice-Guide.pdf> .

It's a fact. If you and your home are well prepared, you stand a better chance of surviving a bush fire. For more information on preparing your home visit our [Plan and prepare](https://www.rfs.nsw.gov.au/plan-and-prepare) section <<https://www.rfs.nsw.gov.au/plan-and-prepare>> .

Planning development on your property?

Any proposed development upon the property will be required to comply with Planning for Bush Fire Protection for new works.

More information is available in our [building in a bush fire area](https://www.rfs.nsw.gov.au/plan-and-prepare/building-in-a-bush-fire-area) <<https://www.rfs.nsw.gov.au/plan-and-prepare/building-in-a-bush-fire-area>> section including information on types of development, legal obligations, bush fire protection measures and how to get further assistance.

The NSW RFS provides extensive information and resources to assist people interested in preparing their homes and families against the risk of bush fires. Try some of the useful links below for more information:

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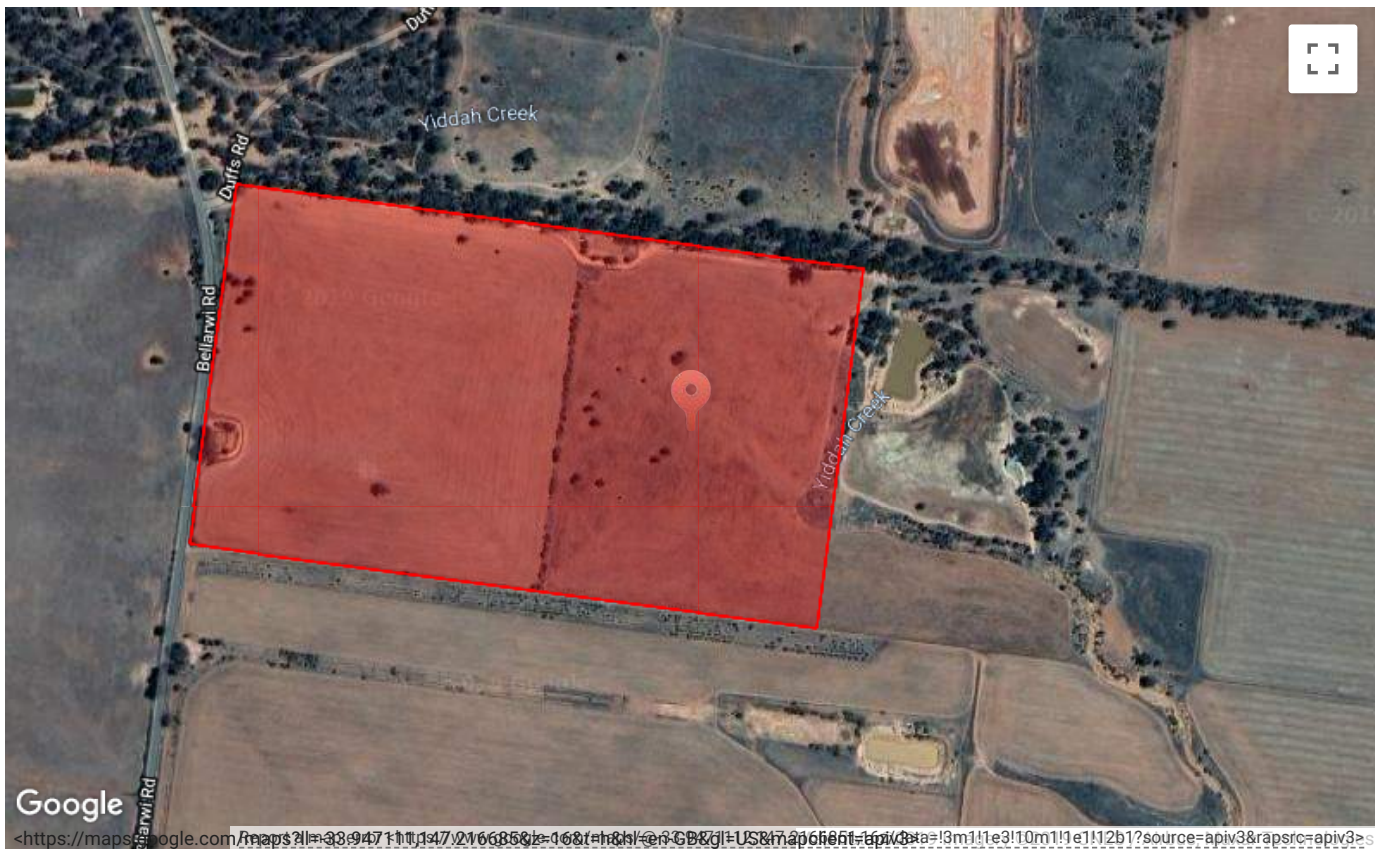
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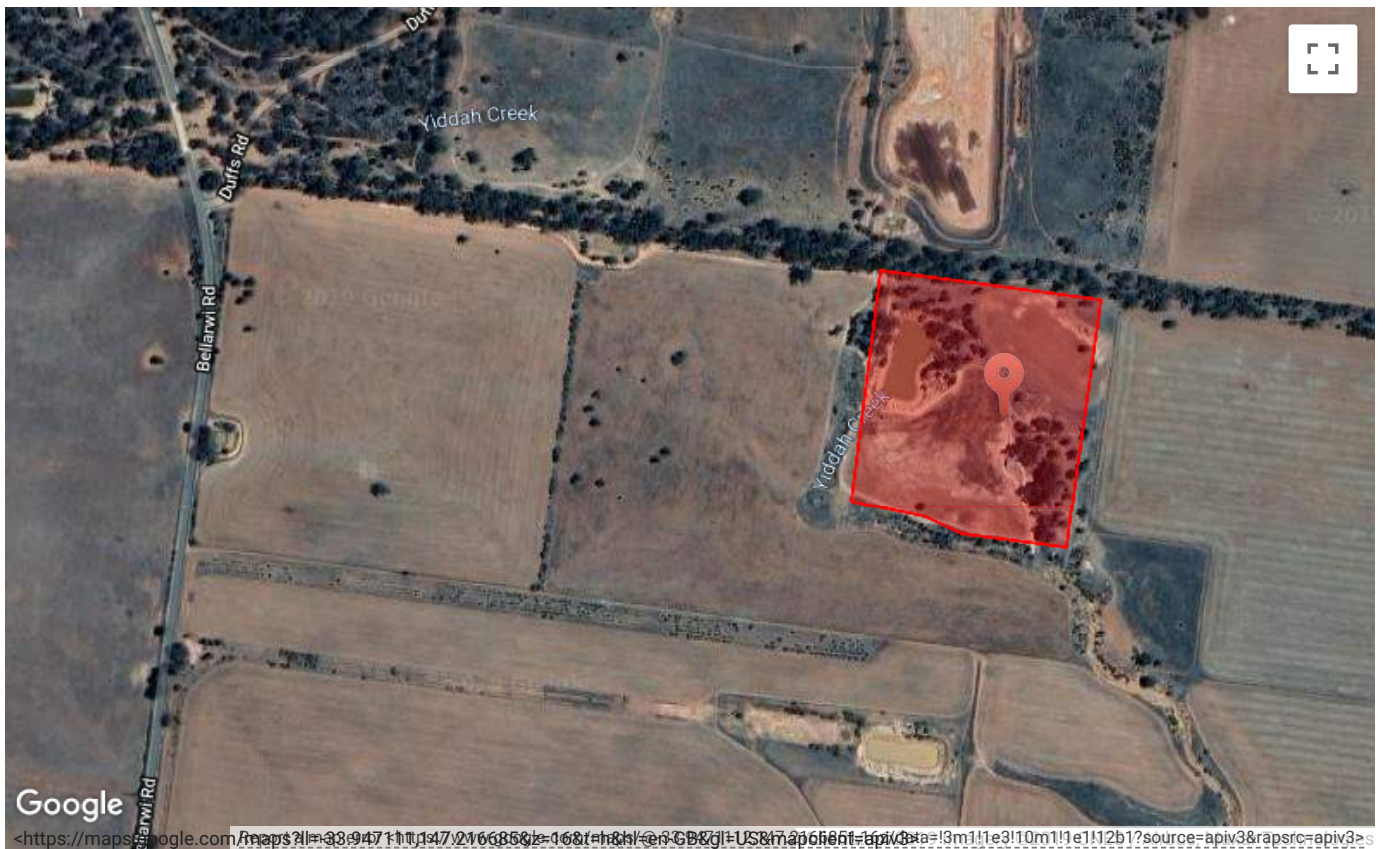
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LES ATTACHMENT 4: HISTORIC SURVEY PLANS

WYALONG

MUNICIPALITY

Cancels G 1939 1871 M.T.

c 10 386

See Mines Maps for Application under Mining Acts affecting Portion

Papers L.B. 14-4809
M.S. 14-12038

PLAN OF PORTION 386

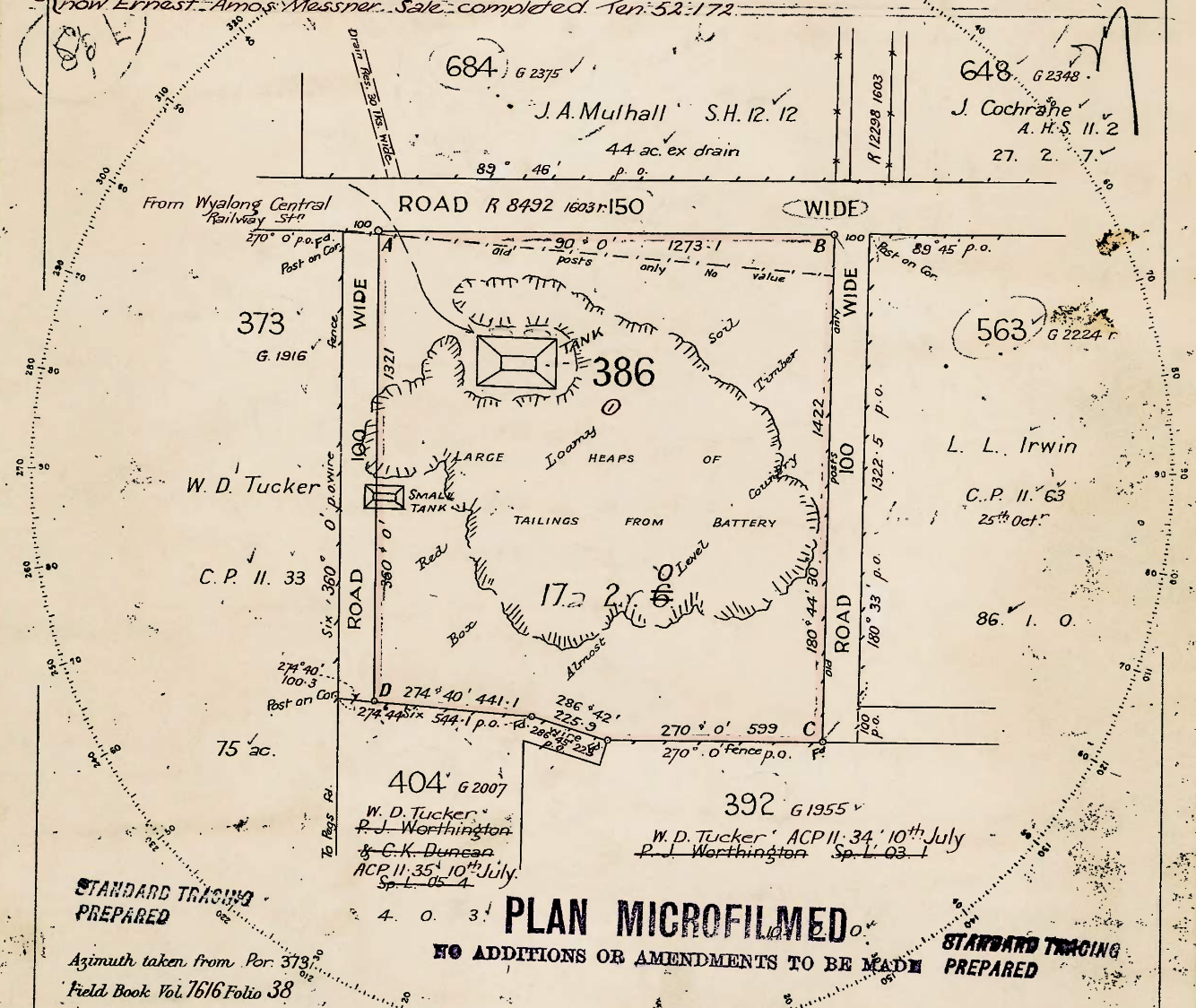
County of Gipps Parish of Wyalong

Land District Wyalong Land Board District Forbes Central Division

RESUMED AREA N^o PASTORAL HOLDING

Applied for under the Section of the Crown Lands Act of by

For Grazing, Agriculture, & Orchard Within the
Sp. L. 13/8 - William Graf 8th Oct. Term 10/14 to 31/12/24. Old Coy. 14th July 15 Bourke, Cooper, Dowling
Within Res. 19891 from Conditional Sale, Notified 14th March 1894. Revoked 15th Dec. 1922
A.C.P. 19/25 Nov. 25 by Albert Spreet Thomson (Sec. 190) and Gipps Gold Field
A.C.P. 22/34 Sep. 25th Albert Spreet Thomson (Sec. 190) Proclaimed 15th Oct. 1890.
Now Ernest Amos Messner. Sale completed. Ten 52/172



STANDARD TRACING PREPARED

PLAN MICROFILMED

STANDARD TRACING PREPARED

Azimuth taken from Por. 373
Field Book Vol. 7616 Folio 38

NO ADDITIONS OR AMENDMENTS TO BE MADE

Reference to Corners

Corner	Bearing	From	Links	N ^o on Tree
A.	173° 15'	Box Stump	3.6	386
B.	18° 13'	Box	121.8	G.L. 135. 386
C.	138° 30'	Box	116.0	G.L. 135. 386
D.	195° 4'	Box	19.4	386.

Reference to Traverse

Line	Bearing	Distance

I hereby certify that I in person made and on the 31st October, 1914, completed the survey represented on this plan on which are written the bearings and lengths of the lines measured by me and I declare that the survey has been executed in accordance with the regulations published for the guidance of Licensed Surveyors and the practice of the Department of Lands.

Arthur Holland Licensed Surveyor
Transmitted to the District Surveyor with my letter of 26th November, N^o 14/122.

Voucher N^o 14/157 Passed f3.17.7
Calculation Book N^o 2165 Folio 23
Checked and Charted *A. Mulley* 16th March 1915.
Examined *W. B. Davis* 26th March 1915.

Plan approved *J. H. Crocker*
Draftsman-in-Charge
31-3-15

Scale 4 Chains to an Inch

Draftsman-in-Charge
31-3-15

Improvements *old posts no value*
Tank L 123 15-0 Posts 12.1.2 (1/2 Val.)
Small Tank 14 vol. F2.66
By Staff Sur. *Marland* 21.3.1914

C-2659 1871

Lithographed at Turner & Henderson

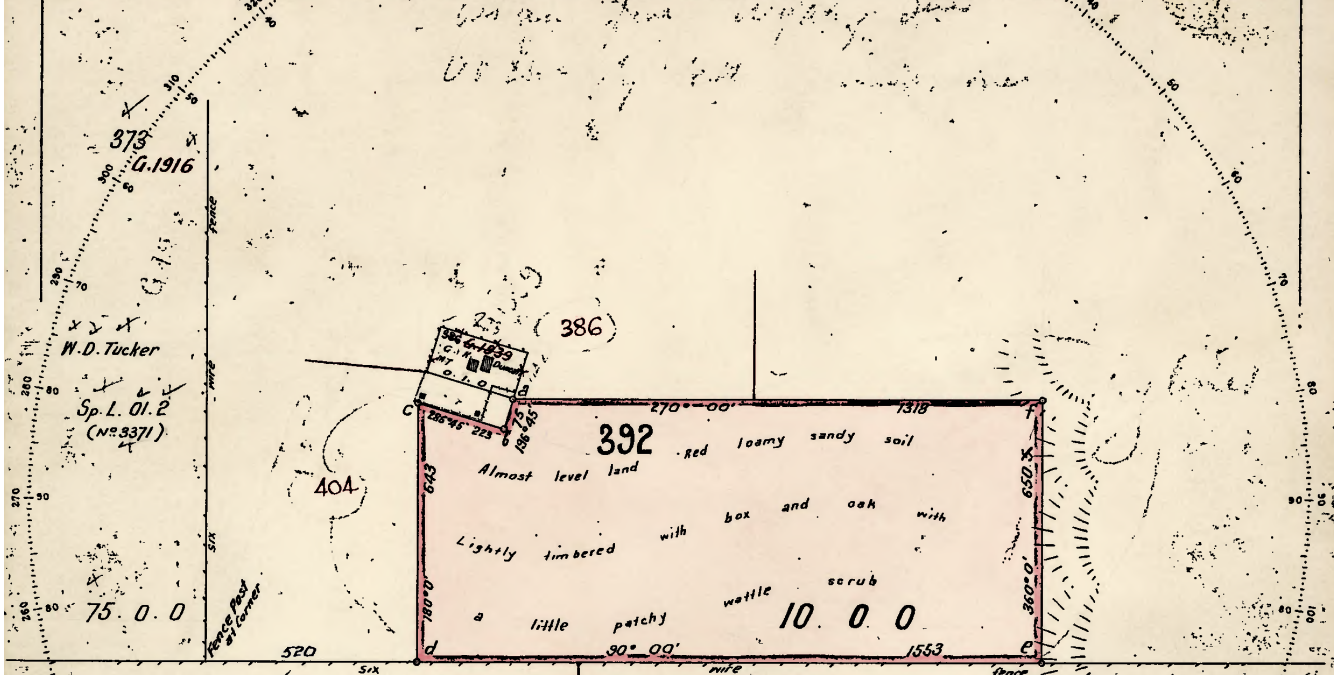


PLAN OF PORTION 392

County of Gipps Parish of Wyalong
 Land District of Wyalong Land Board District of Forbes

Resumed Area No. Pastoral Holding Central Division

Applied for under the 90th Section of the Crown Lands Act of 1884 by Percy James Worthington
 Por. N^o 392. Sp. L. 03.1 of 20th June No. 4083. Granted Gaz. 16th July 04. Ms. Lse 04.6135
 Within Res. 19891 from Conditⁿ Sale Notⁿ 14th March 1894. Revoked 28th August 1912
 Within Municipal District of Wyalong Proc. 22nd Dec. 99
 (Por. 392. now ACP 11/34 of 10th July by William Dixon Tucker. Sec. II Act 08. —
 now Ernest Amos Messner. Sale completed. S. 49-10873. Proclaimed 15th Oct. 1880.



PLAN MICROFILMED

NO ADDITIONS OR AMENDMENTS TO BE MADE

Azimuth taken from Por 22
 Field Book Vol. 7088 Folio 68

Certified Copy to
 Head Office 16.3.04

Reference to Corners

Corner	Bearing	From	Links	N ^o in Tree
a		Stake		386. 392
b		Stake		392
c	45° 21'	Box	48.6	392
d	337° 0'	Box	57.7	392
e	325° 50'	Ironbark	29	392
f	136° 56'	Box	58.4	392

Reference to Traverse

Line	Bearing	Distance

I hereby certify that I in person made and on the 7th October 1903 completed the survey represented on this plan on which are written the bearings and lengths of the lines measured by me and I declare that the survey has been executed in accordance with the regulations published for the guidance of Licensed Surveyors and the practice of the Department of Lands.

A. Wainland Licensed Surveyor
 Transmitted to the District Surveyor with my letter of 9th November 1903

Voucher N^o 04.2 Passed £5.3.6 DO
 Calculation Book N^o 2247 Folio 5
 Checked and Charted Charles H. Hinder 17th Feb 04
 Examined W. D. Tucker 16th March 1904
 Plan approved 8th March 1904
 J. H. Haldaday S.

Value of Improvements half value of
 fencing £ 1.5.2

Scale 4 Chains to an Inch

G.19551871

Wyalong.

Bland Shire Ga. 20.9.35

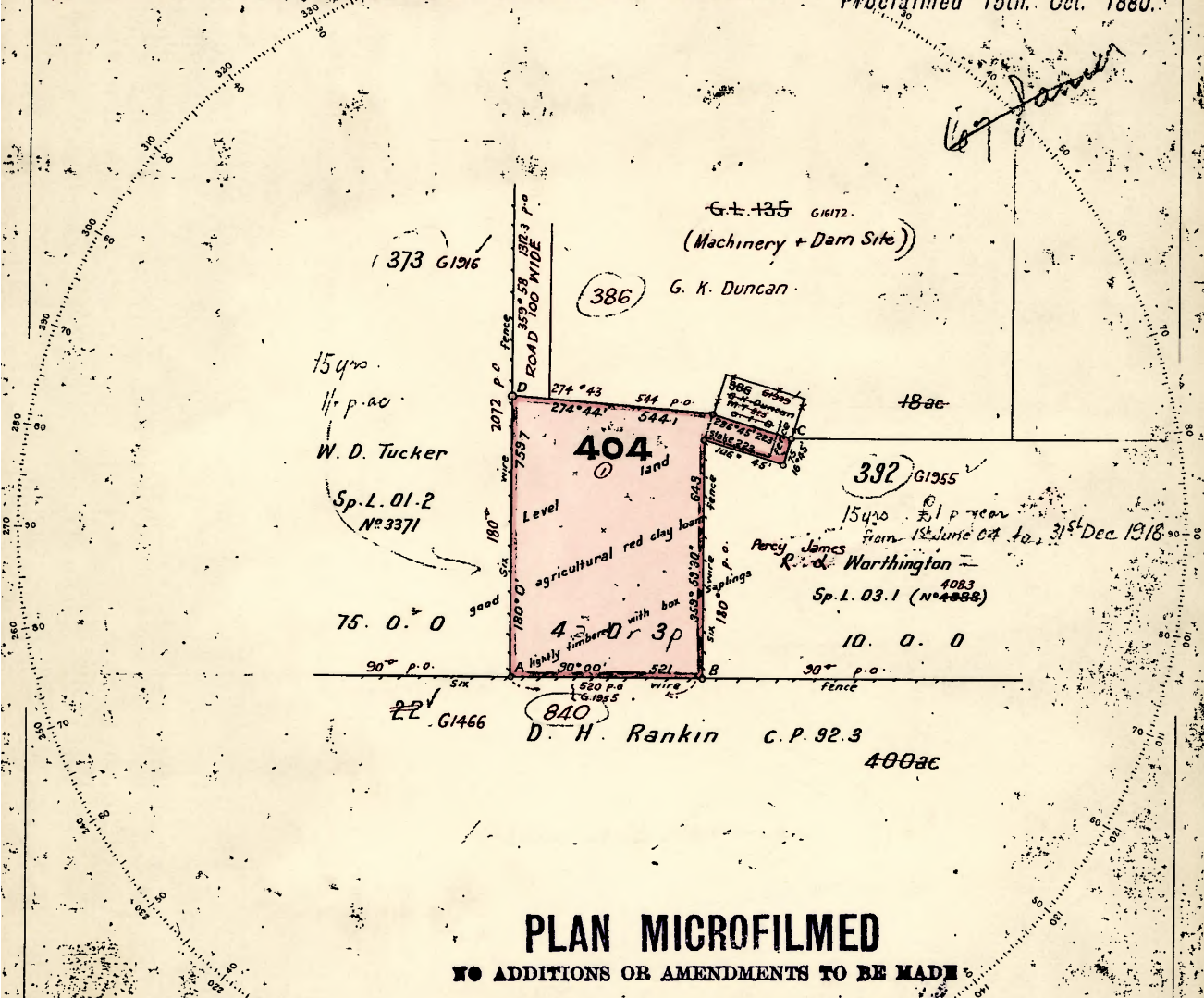
No. 2724
27 SEP 1905
FORBES

PLAN OF PORTION 404

County of Gipps Parish of Wyalong

Land District of Wyalong Land Board District of Forbes Central Division

Applied for under the 90th Section of the Crown Lands Act of 1884 by Percy James Worthington & George Kilgour Duncan
 Por 404 Sp. L. 05.14 of 8th May for Agriculture and Grazing fr. 12.06 to 31.12.18. Approved, Ga. 21.3.06
 Within R. 19891 from Cond^l Sale notified 14th Mch '94 - Revoked 14th August 1912. Within the boundaries of the Bourke, Cooper, Dowling & Gipps Gold Field
 do Wyalong Municipal District, procl. 22nd Dec 1909
 Por. 404 - now ACP 11.35 of 10th July by William Dixon Tucker - Sec. 11 Act 08 - and Gipps Gold Field
 now Ernest Amos Messiter Sale - completed S. 49/10874 - Proraimed 15th. Oct. 1880.



PLAN MICROFILMED

NO ADDITIONS OR AMENDMENTS TO BE MADE

Azimuth taken from A. D
 Field Book Vol. 7641 Folio 19

Reference to Corners

Corner	Bearing	From	Links	N ^o on Tree
A	35° 47'	Box	45	373. 404
B	337° 0'	Box	57.7	392. 404
C	260° 14'	Box Stake p.p.	42.3	G.L. 135. 404 386. 392
D	263° 53'	Box	105.6	G.L. 135. 404

Reference to Traverse

Line	Bearing	Distance
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

I hereby certify that I in person made and on the 26th July 1905 completed the survey represented on this plan on which are written the bearings and lengths of the lines measured by me and I declare that the survey has been executed in accordance with the regulations published for the guidance of Licensed Surveyors and the practice of the Department of Lands.

W. J. Keene Surveyor
 Transmitted to the District Surveyor with my letter of 15th September 05 N^o 77

Voucher N^o *73-11-5* Passed Staff
 Calculation Book N^o *174* Folio *174*
 Checked and Charted *W. J. Keene* 17th Oct '05
 Examined and *W. J. Keene* 17th Oct '05
 Plan approved *17 Oct 05*

Improvements Fencing £4.8.0

Scale 4 Chains to an Inch.

LES ATTACHMENT 5: AHIMS SEARCH RESULT

Rhiana Turner
16 Fitzmaurice Street
Wagga Wagga New South Wales 1650
Attention: Rhiana Turner
Email: admin@salvestroplanning.com.au

Date: 05 August 2019

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 171, DP:DP775929 with a Buffer of 200 meters, conducted by Rhiana Turner on 05 August 2019.

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 the Office of the Environment and Heritage 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 \(http://www.nsw.gov.au/gazette\)](http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit 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 Office of Environment and Heritage 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.

Rhiana Turner
16 Fitzmaurice Street
Wagga Wagga New South Wales 1650
Attention: Rhiana Turner
Email: admin@salvestroplanning.com.au

Date: 05 August 2019

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 174, DP:DP812471 with a Buffer of 200 meters, conducted by Rhiana Turner on 05 August 2019.

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.



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Rhiana Turner
16 Fitzmaurice Street
Wagga Wagga New South Wales 1650
Attention: Rhiana Turner
Email: admin@salvestroplanning.com.au

Date: 05 August 2019

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 373, DP:DP753135 with a Buffer of 200 meters, conducted by Rhiana Turner on 05 August 2019.

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.



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Rhiana Turner
16 Fitzmaurice Street
Wagga Wagga New South Wales 1650
Attention: Rhiana Turner
Email: admin@salvestroplanning.com.au

Date: 05 August 2019

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 386, DP:DP753135 with a Buffer of 200 meters, conducted by Rhiana Turner on 05 August 2019.

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.



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Rhiana Turner
16 Fitzmaurice Street
Wagga Wagga New South Wales 1650
Attention: Rhiana Turner
Email: admin@salvestroplanning.com.au

Date: 05 August 2019

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 392, DP:DP753135 with a Buffer of 200 meters, conducted by Rhiana Turner on 05 August 2019.

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.



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16 Fitzmaurice Street
Wagga Wagga New South Wales 1650
Attention: Rhiana Turner
Email: admin@salvestroplanning.com.au

Date: 05 August 2019

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 404, DP:DP753135 with a Buffer of 200 meters, conducted by Rhiana Turner on 05 August 2019.

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.



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8.9 DA2019/0089 – Service Station (Alterations and Additions – installation of diesel dispenser, associated canopy and site works)



Our Prosperity - Growing our population and jobs

DP16.1 Ensure a sustainable environment for current and future generations through effective management and planning for the long term future by ensuring appropriate land is zoned and available to support business and industry growth.

Author: Manager Development and Regulatory Services

Introduction

A development application was received from AllSpec and Partners Pty Ltd for the construction of a canopy, installation of new diesel dispenser and associated site works at 20-22 Neeld Street, Wyalong

The development has been assessed as a Service Station (Alterations and Additions – installation of diesel dispenser, associated canopy and site works) as defined by the Bland Local Environmental Plan 2011.

Financial Implications

The development application fees for this proposal are \$461.20 which have been paid in full.

Summary

The proposal has been assessed in accordance with the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979 as discussed in the attached development assessment report.

Recommendation:

That application DA2019/0089 Service Station (Alterations and Additions – installation of diesel dispenser, associated canopy and site works) be approved on Lot 1 and 2 DP 759123 (20 - 22 Neeld Street, Wyalong) subject to the attached conditions

CONDITIONS OF CONSENT

PART A - ADMINISTRATIVE CONDITIONS

General

1. The development must be carried out in accordance with the following plans and documentation listed below and as endorsed by Council, except where amended by other conditions of this development consent:

Plan No.	Prepared By	Date
Proposed Elevations	Allspec & Partners	28/3/19
Proposed Canopy	Allspec & Partners	28/3/19
Proposed Site Plan	Allspec & Partners	17/7/19
Drainage and Dimension Plan	Allspec & Partners	17/7/19
Vehicle Movement Plan	Allspec & Partners	17/7/19
Driveway Design Details	Allspec & Partners	17/7/19

Notes:

- *Any alteration to the plans and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s96 of the Act, or a fresh development application. No works, **other than those approved under this consent**, shall be carried out without the prior approval of Council.*
- *Where there is an inconsistency between the documents lodged with this application and the following conditions, the conditions shall prevail to the extent of that inconsistency.*

The **canopy and diesel dispenser** shall not be occupied or the use shall not commence until all relevant conditions of development consent have been met or unless other satisfactory arrangements have been made with council (i.e. a security).

Building Code of Australia

All building work must be carried out in accordance with the requirements of the Building Code of Australia.

Note: This condition is prescribed under the *Environmental Planning and Assessment Regulation 2000*.

Erection of signs

A sign must be erected in a prominent position on any site on which building work, is being carried out:

- (a) showing the name, address and telephone number of the principal certifying authority for the work, and
- (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

PART B - REQUIREMENTS PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

Construction Certificate Application

A Construction Certificate application is required to be submitted to, and issued by Council/Accredited Certifier prior to any excavation or building works being carried out on site.

Engineering Plans

Engineering plans, showing details of all proposed work including bunded area associated with diesel dispenser and adhering to any conditions of development consent, are to be submitted to, and approved by, Bland Shire Council or an Accredited Certifier prior to issuing of the Construction Certificate.

Section 68 Application

Prior to the issue of a Construction Certificate, an application under Section 68 of the *Local Government Act 1993* is to be made to, and issued by, Bland Shire Council, for any stormwater connections and waste water disposal system.

PART C - REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK

Notice of Commencement

Notice of commencement (at least 48 hours prior) is to be given to Council in writing.

Damage to Public Assets

The developer or his agent must undertake a site inspection of the adjacent kerbs, gutters, footpaths, walkways, carriageway, reserves and the like, prior to commencement of work and document evidence of any damage to existing assets. Failure to identify existing

damage will result in all damage detected after completion of the building work being repaired at the applicant's expense.

PART D - REQUIREMENTS DURING WORKS

Approved hours of Construction

Construction work may only be undertaken in accordance with the provisions of the Environmental Protection Authority – Neighbourhood Noise Guidelines for Construction Noise as identified below:

DAY	HOURS
Monday to Friday	7:00am to 8:00pm
Saturday	8:00am to 1:00pm
Sunday & Public Holidays	Nil

Building Waste

The provision of a metal waste skip with self-closing lid or secure covering on-site for the duration of the construction to ensure that all wastes are contained on the site. The receptacle is to be emptied periodically to reduce the potential for rubbish to leave the site.

Note: *On the spot fines may be imposed by Council for Pollution incidents.*

Building Materials, Plant and Equipment

All building materials, plant and equipment are to be placed on the site of the development so as to ensure that pedestrian and vehicular access in public places is not restricted and also so that the road reserve is not damaged.

Note: *On the spot fines may be imposed for non-compliance with this condition.*

Soil and Water Management

All practical measures must be taken to ensure erosion and subsequent sediment movement off-site does not occur.

In particular, a silt fence or equivalent must be provided downhill from the cut and fill area (or any other disturbed area). The fence must be regularly inspected and cleaned out and/or repaired as necessary and all collected silt must be disposed of to the satisfaction of the Principal Certifying Authority (PCA).

Unnecessary disturbance of the site (eg excessive vehicular access) must not occur.

All cuts and fills must be stabilised or revegetated as soon as possible after the completion of site earthworks.

PART E - REQUIREMENTS PRIOR TO OCCUPATION CERTIFICATE

Occupation Requirements

No person is to use or occupy the building or alteration that is the subject of this approval without the prior issuing of an Occupation Certificate.

Site Fencing

Site fencing is to be erected along the rear boundary of the site at a height of no less than 2.1 metres. All site fencing is to be maintained for the life of the development.

Waste Water Management Plan

A waste water management plan is to be submitted to and approved by Council prior to the use of the new diesel dispenser. The plan is to identify the waste water disposal method and details of the holding tank.

Public Infrastructure

The applicant shall rectify any damage to public infrastructure (including roads, gutters, footpaths, street trees, etc) prior to the issue of the Occupation Certificate at no cost to Council.

Ground Levels

Finished ground levels are to be graded away from the buildings and adjoining properties must achieve natural drainage. The concentrated flows are to be dispersed down slope or collected and discharged to the stormwater drainage system.

Completion Requirements

All of the foregoing conditions are to be at the full cost of the developer and to be completed prior to the issuing of an Occupation Certificate, unless stated otherwise.

PART F - OPERATIONAL REQUIREMENTS

Hours of Operation

The approved hours of operation are in accordance with Development Consent DA2019/0018 issued on 16 November 2018:

DAY	HOURS
Monday to Friday	6:00am to 10:00pm
Saturday	6:00am to 10:00pm
Sunday & Public Holidays	6:00am to 10:00pm

PART G – ROADS AND MARITIME SERVICES CONDITIONS

Articulated heavy vehicles larger than General Access Vehicles (Heavy vehicles up to 19 metres) are denied from access to the subject site for refuelling purposes. Appropriate signage shall be installed and maintained to the satisfaction of the Council at entrance driveways to enforce this restriction.

Vehicular access through the development site shall be restricted to one-way movement with ingress only from the Newell Highway and egress to Pine Street. Appropriate signage and line marking is to be installed and maintained at the driveways to enforce this restriction.

The proposed fuel dispensing bowsers are to be located at least 4 metres from the road reserve of Pine Street.

Fuel delivery vehicles to a maximum size of a 19 metre fuel tanker are permitted to access the site for fuel delivery purposes on the basis that a Management Plan for fuel delivery is prepared and enforced by the operator of the service station premises to the satisfaction of the Council and Roads and Maritime Services.

All activities including, loading and unloading associated with this development are to take place within the subject site. Fill points for onsite petrol and gas storage tanks are to be located so that delivery tankers can stand wholly within the site and clear of access driveways so as not to impede access to and from the subject site. A plan is to be submitted to indicate compliance with this condition prior to release of the Construction Certificate.

As a minimum the off-street car park and vehicle movement areas associated with the proposed development including driveway design and location, internal aisle widths, parking bay dimensions and loading bays shall be in accordance with AS 2890.1-2004 "Off-street car parking", AS 2890.2-2002 "Off-street commercial vehicle facilities" and the Austroads Guide to Traffic Management Part 11: Parking.

The swept path of the largest vehicles accessing the subject site and manoeuvrability through the site is to be in accordance with AS 2890.2-2002 "Off-street commercial vehicle facilities" and to Councils satisfaction. For road safety reasons the layout of the development and any access driveway shall be designed to allow all vehicles to enter and exit the subject site in a forward direction and not be required to reverse onto the adjoining road reserve.

Internal vehicular manoeuvring aisles, parking areas and loading bays shall be maintained clear of obstruction and used exclusively for the purposes of vehicle access, parking and loading and unloading respectively. Under no circumstances shall these areas be used for the storage of goods or waste receptacles or any other purpose.

Any landscaping, fencing or signage to be provided within the site or along the boundary with any adjoining road reserve is to be designed and maintained to provide safe sight distance to pedestrians for motorists entering and exiting the site to minimise conflict in accordance with AS2890.1-2004 "Off-street car parking".

Driveways shall be constructed and maintained so as not to interfere with the capacity of the current roadside drainage network and to prevent water from proceeding onto, or ponding within, the carriageway of the Newell Highway.

Stormwater run-off from the subject site onto an adjoining road reserve as a result of the proposed development is to comply with relevant standards relating to service station developments. Contaminated storm water shall not leave the development site to the road reserve of any adjoin road.

A management plan to address demolition and construction activity, access and parking shall be prepared to ensure that suitable provision is available on site for all vehicles associated with the on-site works for the construction of the development to alleviate any need to park within, or load/unload from the road reserve. The storage of any material within the road reserve is denied. Appropriate signage and fencing is to be installed and maintained to effect this requirement.

Prior to any works commencing within the road reserve of the Newell Highway (Neeld Street) the applicant must apply for and obtain approval under Section 138 of the Roads Act 1993 from the road authority (Council) and concurrence from Roads and Maritime Services. The developer is responsible for all public utility adjustment/relocation works, necessitated by the proposed works and as required by the various public utility authorities and/or their agents.

Works associated with the development shall be at no cost to Roads and Maritime Services.

PART H – REASONS FOR CONDITIONS

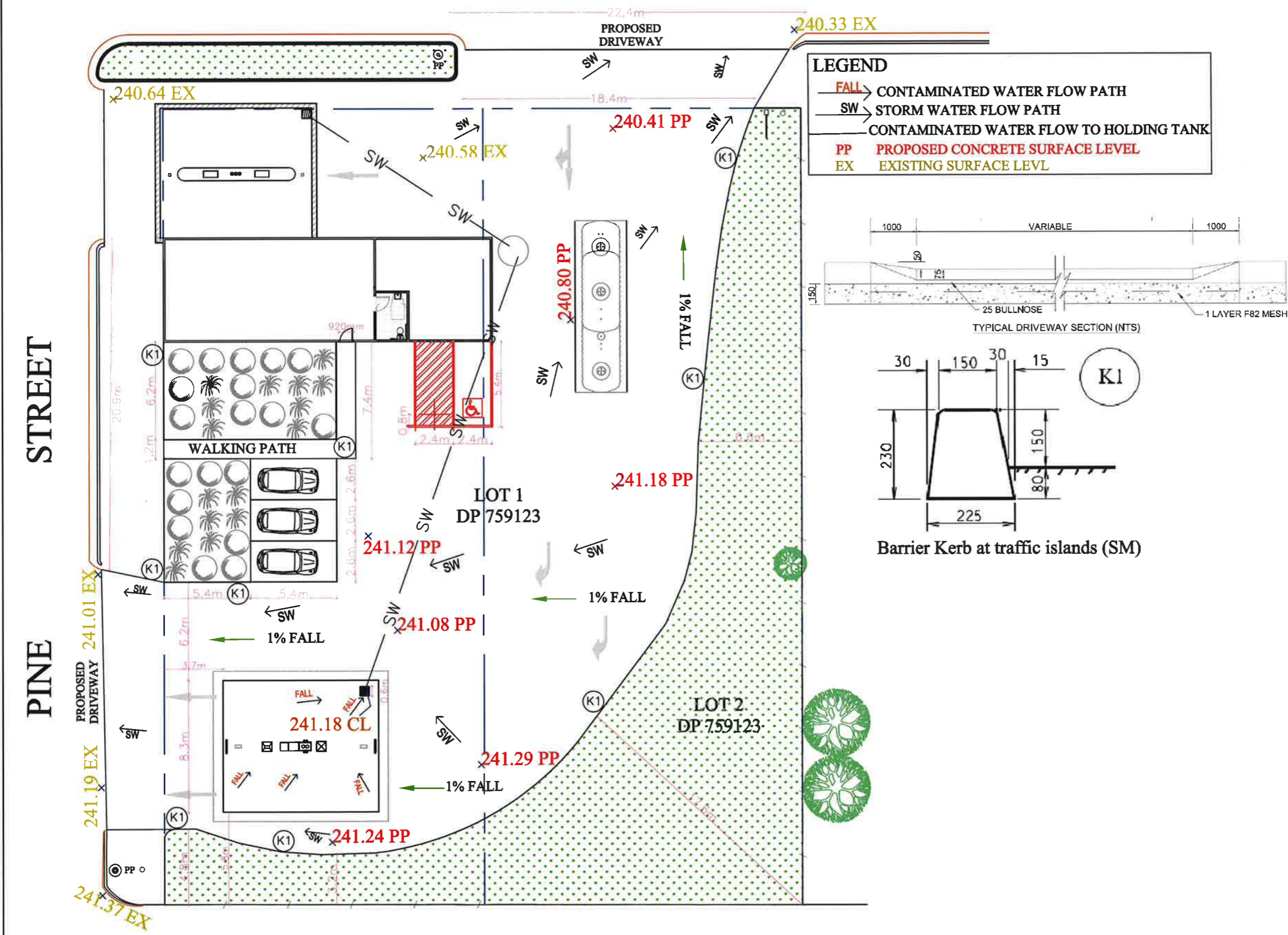
Conditions of consent have been imposed to:

1. Ensure the proposed development:
 - a) achieves the objects of the Environmental Planning and Assessment Act, 1979;
 - b) complies with the provisions of all relevant environmental planning instruments;
 - c) is consistent with the aims and objectives of Council's Development Control Plans, Codes and Policies.
2. Ensure that the relevant public authorities and the water supply authority have been consulted and their requirements met or arrangements made for the provision of services to the satisfaction of those authorities.
3. Meet the increased demand for public amenities and services attributable to the development in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979.
4. Ensure the protection of the amenity and character of land adjoining and in the locality of the proposed development.
5. Minimise any potential adverse environmental, social or economic impacts of the proposed development.
6. Ensure that all traffic, carparking and access requirements arising from the development are addressed.
7. Ensure the development does not conflict with the public interest.

NEELD STREET

IMPORTANT NOTE

This plan is prepared for Xpress Fuels from a combination of field survey and existing records for the purpose of designing storm water flow path on the land and should not be used for any other purpose. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note is an integral part of the plan. The boundaries shown here are depicted by remote sensing techniques eg. google, six maps.



STREET

PINE

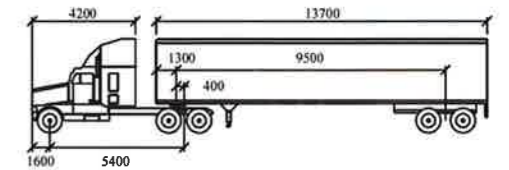
DRAINAGE & DIMENSION PLAN

BUILDING - LAND - GUIDANCE OFFICE: 58 FITZROY STREET, TUMUT. 2720 P: 0410 6598 795 E: admin@allspecap.com THE FULL SPECTRUM OF DEVELOPMENTS				
CLIENT: XPRESS FUELS				
PROJECT: PROPOSED DIESEL DISPENSER CANOPY				
LOCATION: LOTS 1 & 2 DP 759123 20-22 NEELD STREET, WYALONG NSW 2671				
DRAWING TITLE: DRAINAGE & DIMENSION PLAN				
No.	Amendment	Drawn	Approved	Date
1	Issued for CC	JK	JMc	17/07/19
SHEET: 3 of 5				
SCALE 1 : 250			A3	
DATE: 17/07/2019				
PROJECT No: 19040				

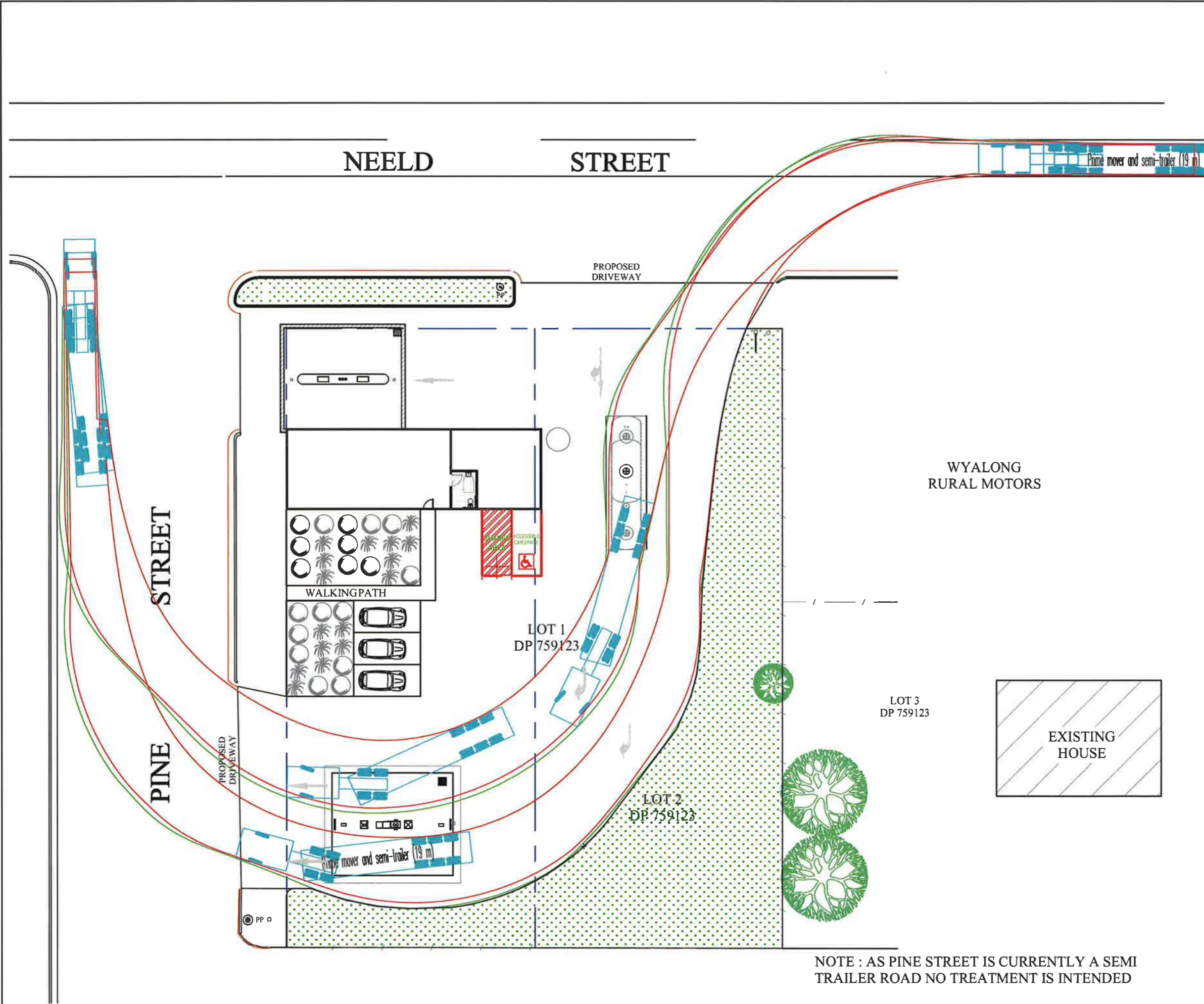
IMPORTANT NOTE

This plan is prepared for Xpress Fuels from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose. Tree spreads are diagrammatic only and may not be symmetrical. The title boundaries shown hereon were not marked by the author at the time of survey.

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note is an integral part of the plan. The boundaries shown here are depicted by remote sensing techniques eg. google, six maps.



SEMI-TRAILER DIMENSION



NOTE : AS PINE STREET IS CURRENTLY A SEMI TRAILER ROAD NO TREATMENT IS INTENDED

VEHICLE MOVEMENT PLAN

TALLSPEC & PARTNERS
 BUILDING - LAND - GUIDANCE
 OFFICE: 58 FITZROY STREET, TUMUT, 2720
 P: 0410 6598 795 E: admin@tallspec.com
 THE FULL SPECTRUM OF DEVELOPMENTS



CLIENT:
XPRESS FUELS

PROJECT:
PROPOSED DIESEL DISPENSER CANOPY

LOCATION:
LOTS 1 & 2 DP 759123
20-22 NEED STREET, WYALONG NSW 2671

DRAWING TITLE:
TRUCK MOVEMENT PLAN

No.	Amendment	Drawn	Approved	Date
1	Issued for CC	JK	JMc	17/07/19

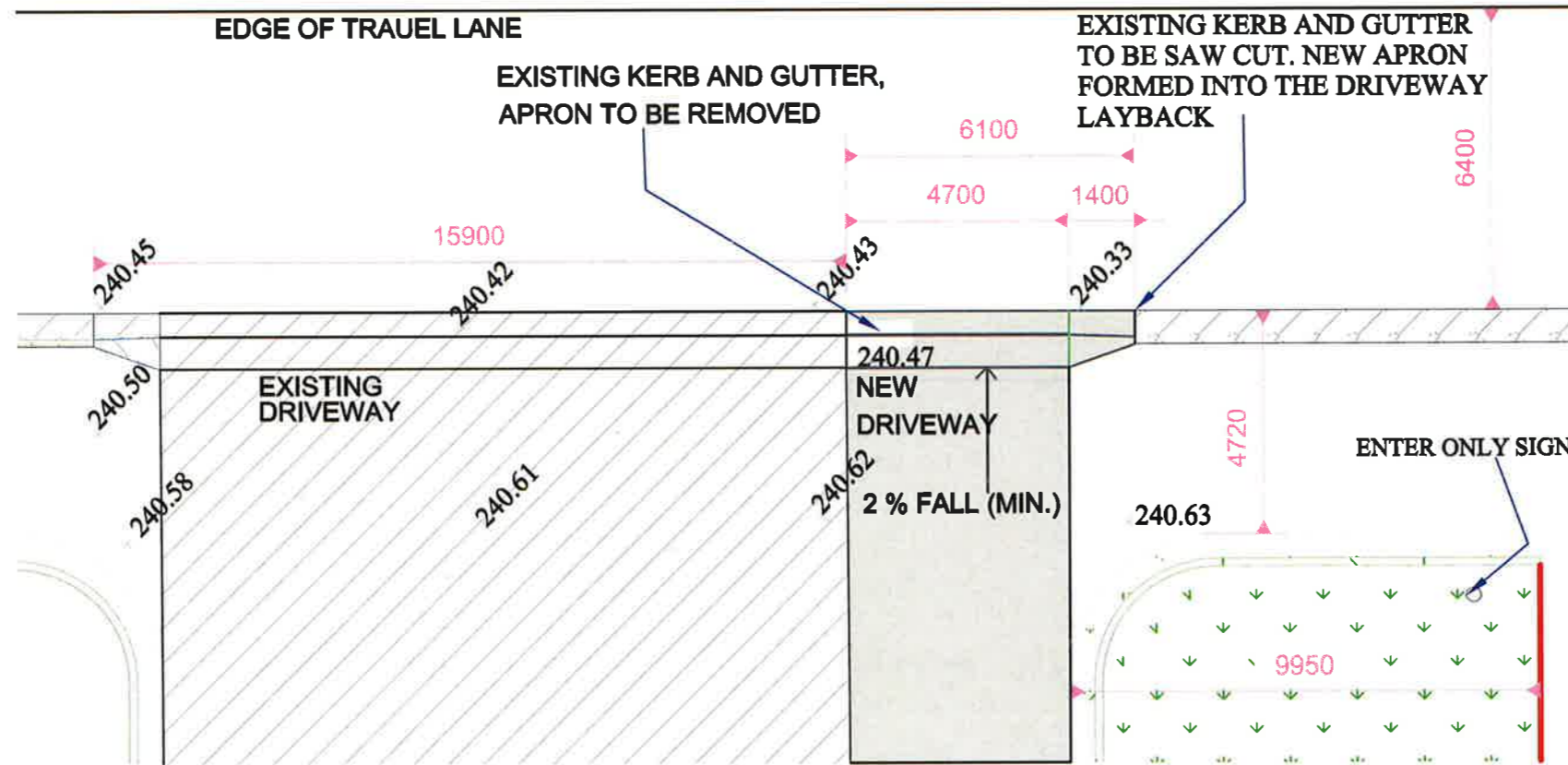
SHEET: 4 of 5

SCALE 1 : 300

A3

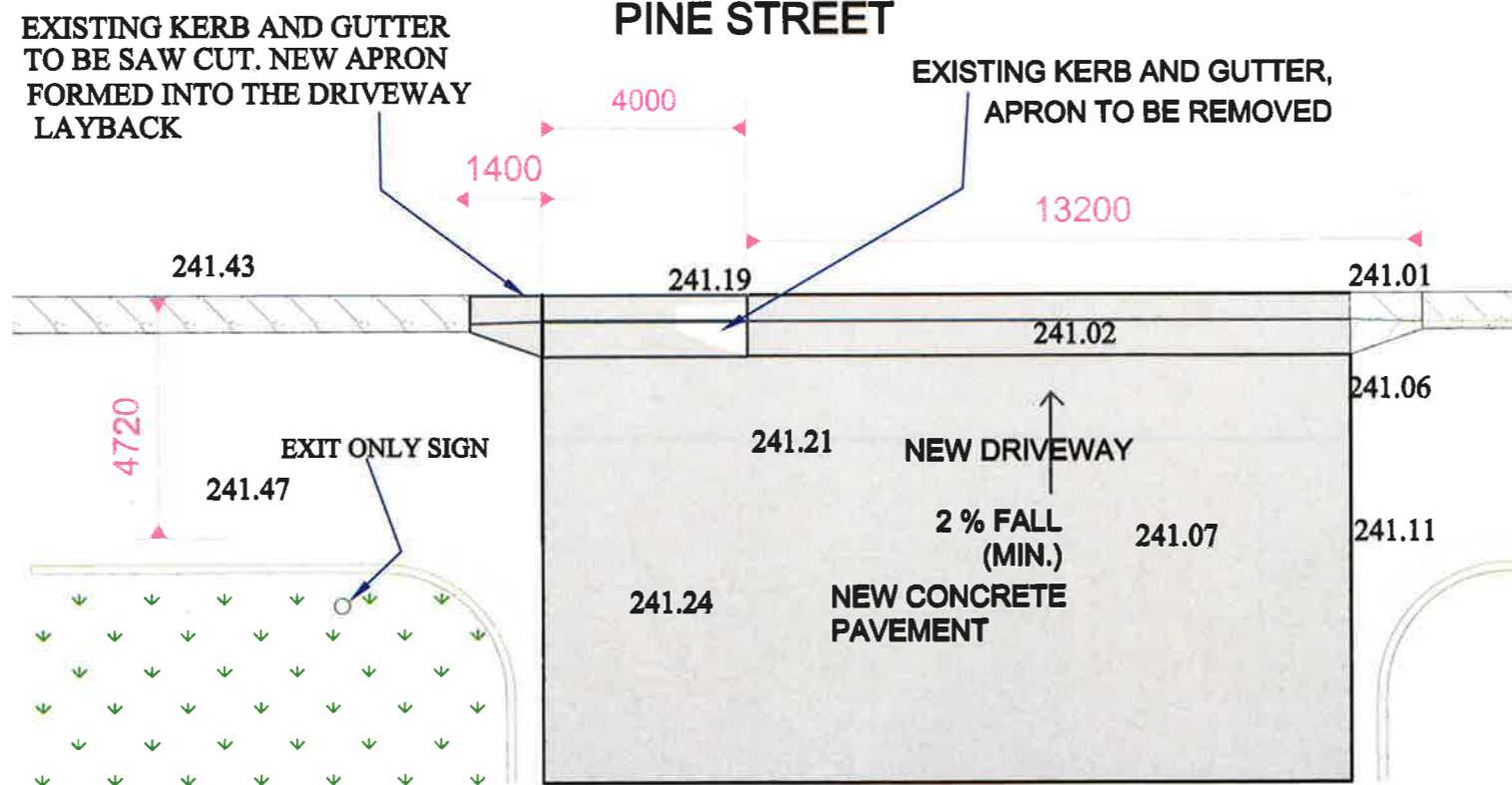
PROJECT No: 19040

NEELD STREET (NEWELL HIGHWAY)



PROPOSED DRIVEWAY EXTENSION DETAIL

PINE STREET



PROPOSED DRIVEWAY PINE STREET DETAIL

IMPORTANT NOTE

This plan is prepared for Xpress Fuels from a combination of field survey and existing records for the purpose of designing driveway on the land and should not be used for any other purpose. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note is an integral part of the plan. The boundaries shown here are depicted by remote sensing techniques eg. google, six maps.



CLIENT:
XPRESS FUELS

PROJECT:
PROPOSED DIESEL DISPENSER CANOPY

LOCATION:
LOTS 1 & 2 DP 759123
20-22 NEELD STREET, WYALONG NSW 2671

DRAWING TITLE:
DRIVEWAY DESIGN DETAILS

No.	Amendment	Drawn	Approved	Date
1	Issued for CC	JK	JMc	17/07/19

SHEET: 5 of 5

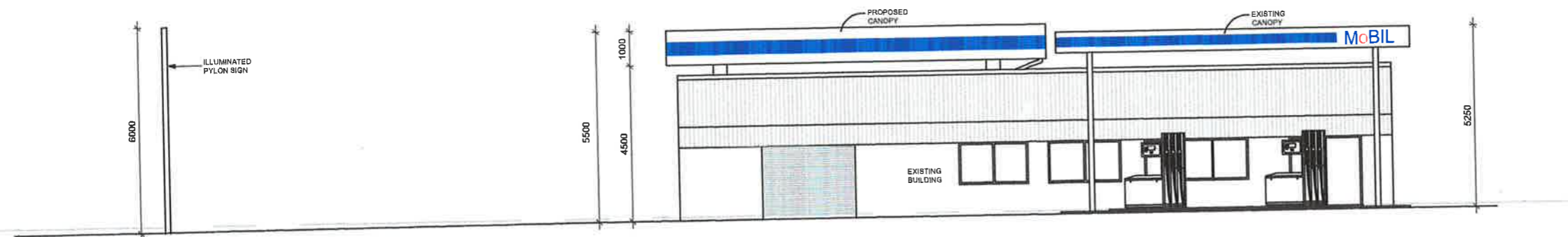
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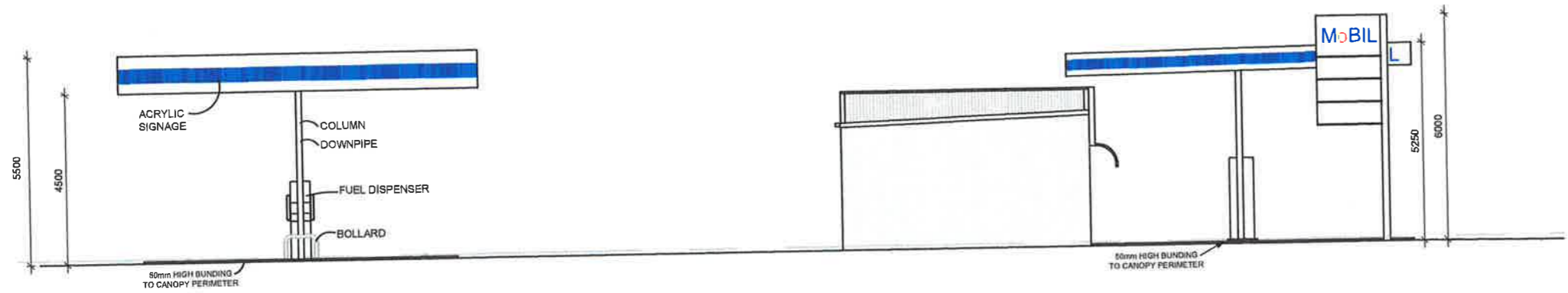
DATE: 17/07/2019

PROJECT No: 19040

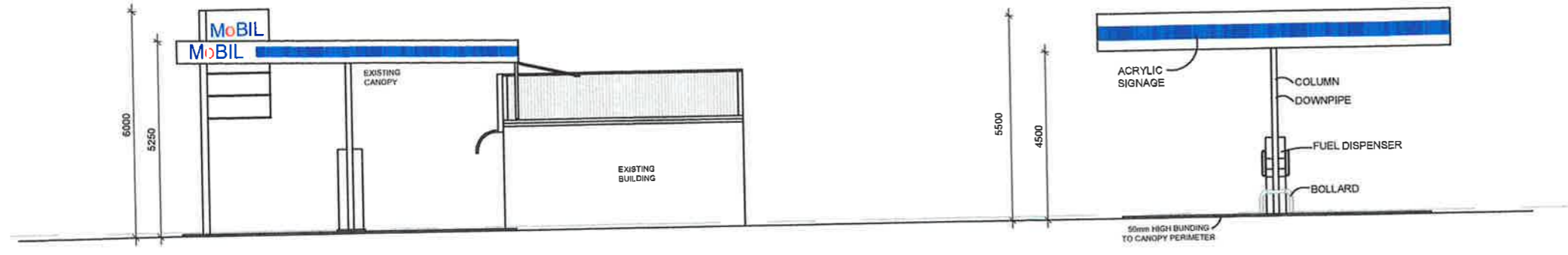
- NOTES:
- 1-GENERALLY THE BUILDER SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES AND ADHERE TO THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA, BUILDING SERVICE (N.S.W.) AND ALL RELEVANT S.A.A. STANDARDS.
 - 2-ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE TO BE CHECKED ON SITE AND VERIFIED BEFORE ANY WORK COMMENCES. ANY QUERIES ARE TO BE DIRECTED TO ALLSPEC & PARTNERS FOR CLARIFICATION.
 - 3-FIGURE DIMENSIONS ONLY ARE TO BE USED, WITH NO DIRECT SCALING FROM THE DRAWINGS PERMITTED.
 - 4-ALL LEVELS TO BE CHECKED AND VERIFIED ON SITE BEFORE BUILDING WORK COMMENCES.
 - 5-ALL NEW STORMWATER AND SEWERAGE DRAINAGE TO BE CONNECTED TO THE EXISTING PIPE WORK.



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

PROPOSED ELEVATIONS



CLIENT:
XPRESS FUELS

PROJECT:
PROPOSED DIESEL DISPENSER CANOPY

LOCATION:
LOTS 1 & 2 DP 759123
20-22 NEEDLE STREET, WYALONG NSW 2671

DRAWING TITLE:
PROPOSED ELEVATIONS

No.	Amendment	Drawn	Approved	Date
1	Issued for DA	MT	JMc	28-03-19

SHEET: 5 of 5

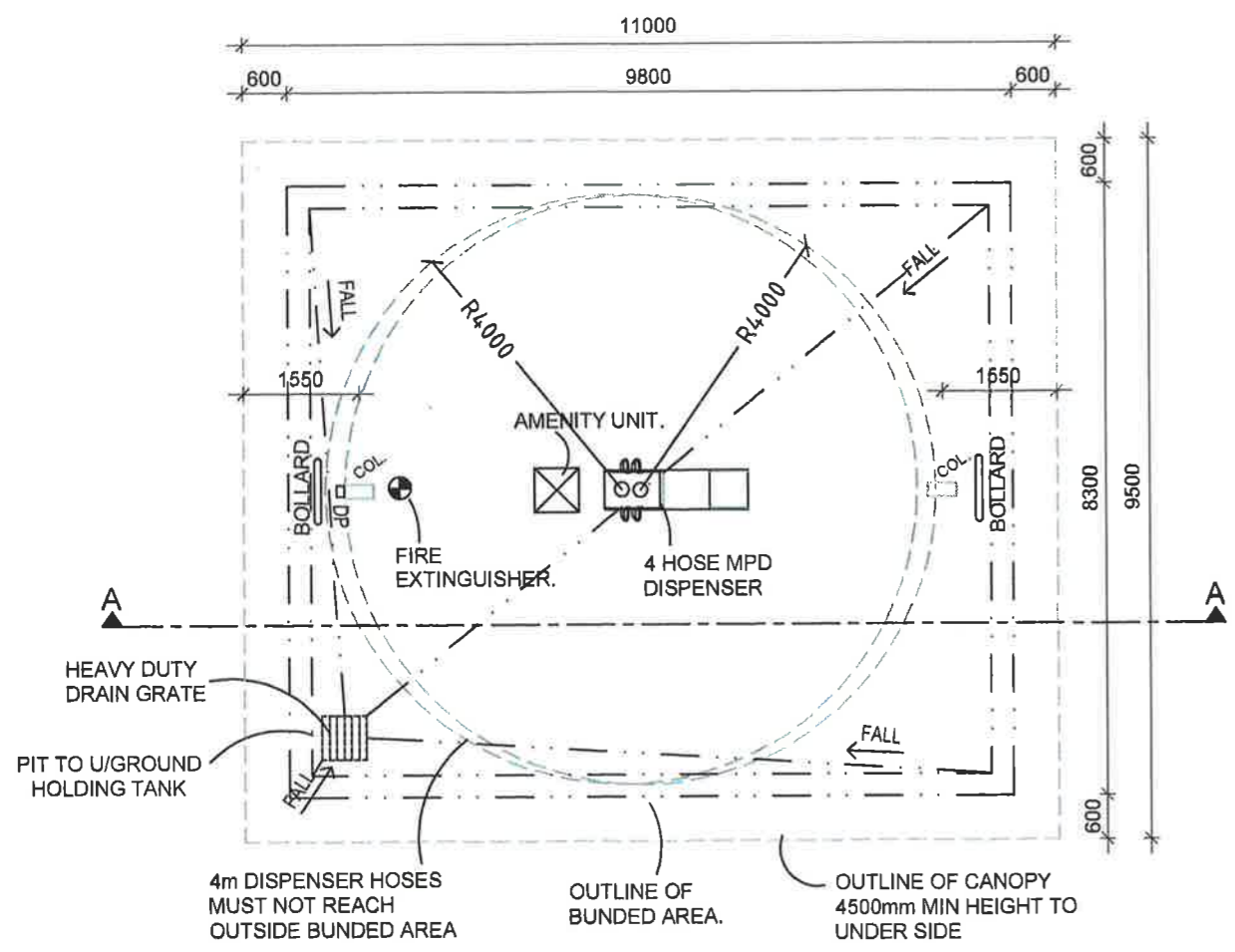
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DATE: 28-03-2019

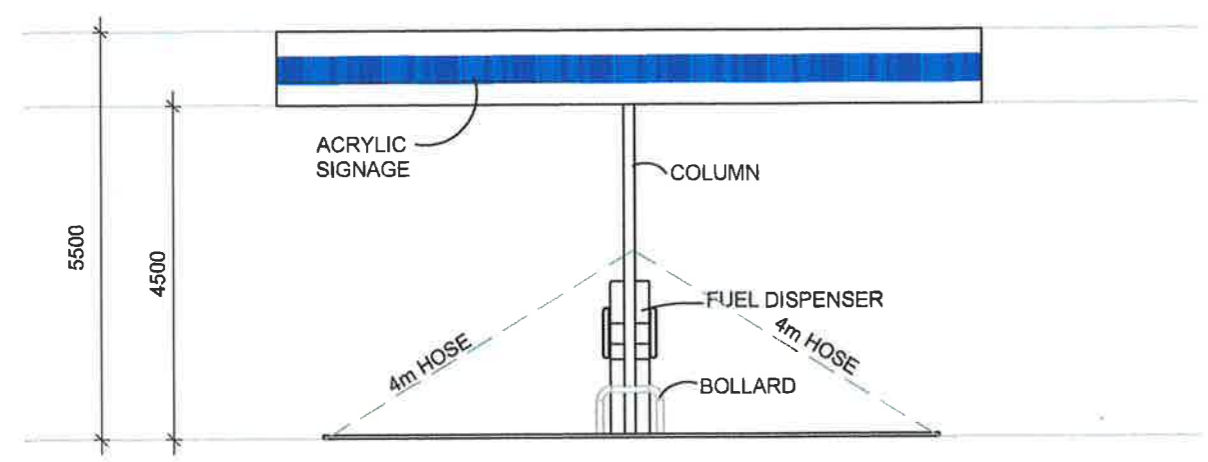
PROJECT No: 19040 05

NOTES:

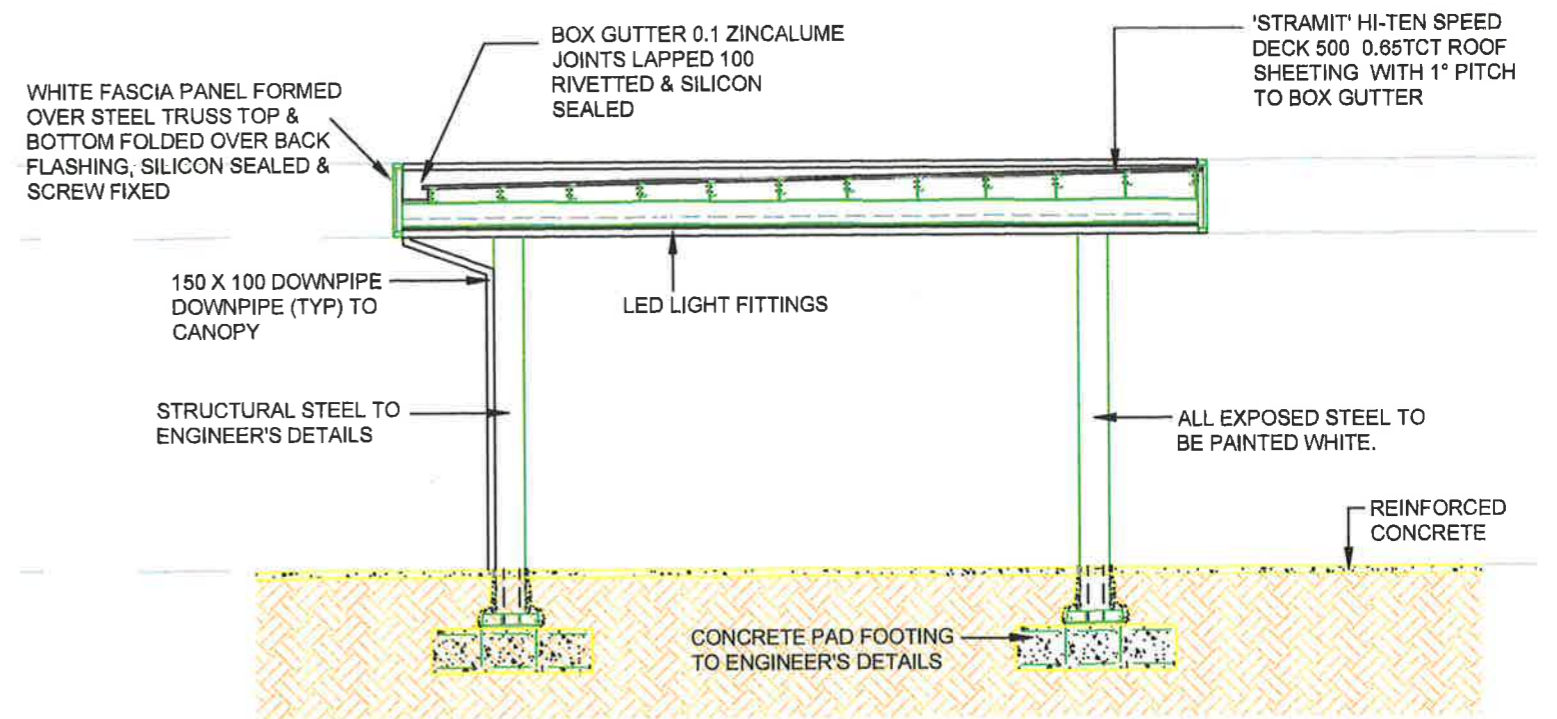
- 1-GENERALLY THE BUILDER SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES AND ADHERE TO THE PROVISION OF THE BUILDING CODE OF AUSTRALIA, BUILDING SERVICE (N.S.W.) AND ALL RELEVANT S.A.A. STANDARDS.
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- 5-ALL NEW STORMWATER AND SEWERAGE DRAINAGE TO BE CONNECTED TO THE EXISTING PIPE WORK.



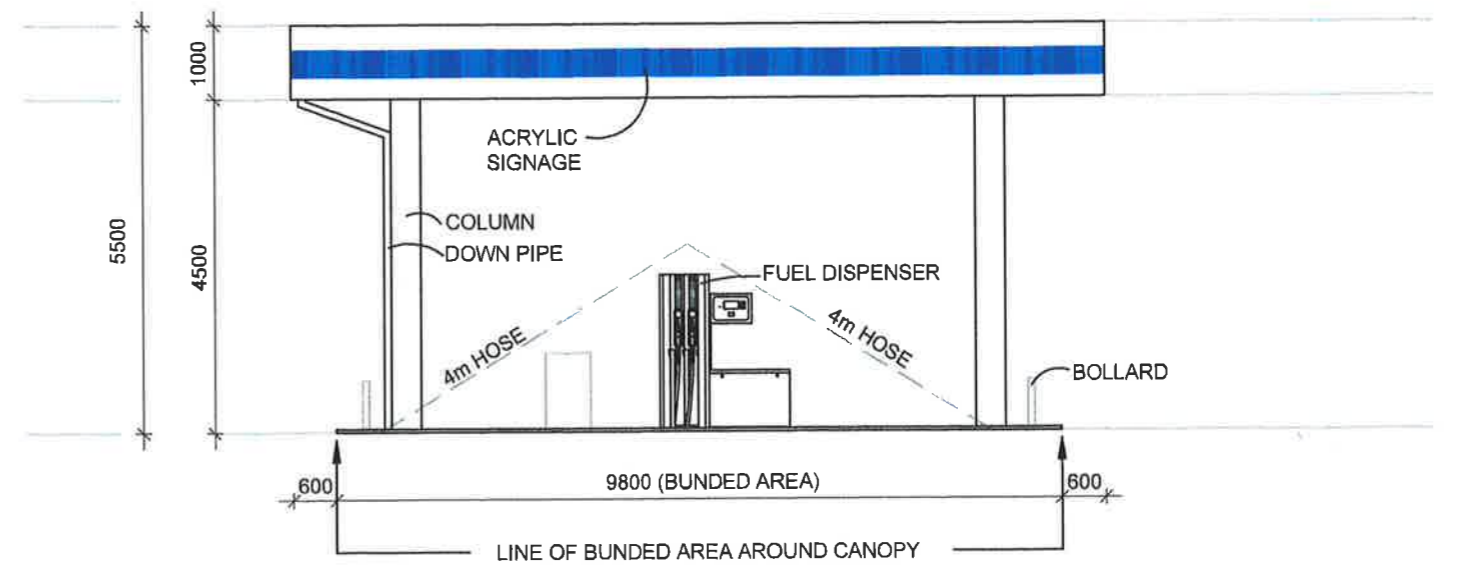
FLOOR PLAN



FRONT & BACK ELEVATION



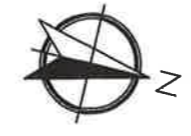
SECTION A-A



SIDE ELEVATION

PROPOSED CANOPY

No.	Amendment	Drawn	Approved	Date
1	Issued for DA	MT	JMc	28-03-19



ALLSPEC
PARTNERS
BUILDING - LAND - GUIDANCE
Office: 28 Fitzroy Street, Level 2/22A
Phone: 0408 580 715 E: admin@allspec.com.au

CLIENT: XPRESS FUELS
PROJECT: PROPOSED DIESEL DISPENSER CANOPY
LOCATION: LOT'S 1 & 2 DP 75923
20-22 NEEDLE STREET, WYALONG NSW 2671
DRAWING TITLE: PROPOSED CANOPY

Sheet: 4 of 5
SCALE: 1:100 A3
Date: 28-03-2019
Project No: 19040



Development Assessment Report

Pursuant to Section 79C of the Environmental Planning Assessment Act 1979

APPLICATION DETAILS

Application No:	DA2019/0089
Lodgement Date:	5 April 2019
Applicant:	Allspec & Partners Pty Ltd
Proposal:	Service Station (Alterations and Additions – installation of diesel dispenser, associated canopy and site works)
Estimated Cost:	\$80,000
Assessment Officer:	Manager Development and Regulatory Services
Concurrence Required:	No
Referrals:	Roads and Maritime Services
Adjoining Owner Notification:	14 days – closed 30 April 2019
Advertising:	No
Determination Body:	Council
Reason:	Unresolved Objection
Meeting Date:	17 September 2019
Owner's Consent Provided:	Yes

SITE DETAILS

Subject Land:	20-22 Neeld Street Lots 1 & 2 Section 23 DP759123
Owner:	Press Australia Pty

PLANNING CONTROLS

Environmental Planning Instrument:	Bland Local Environmental Plan 2011
Zoning:	B6 Enterprise Corridor
Current Land Use:	Service Station
Permissibility:	Permitted with Consent
Land Use Definition:	<p>Service station – means a building or place used for the sale by retail of fuels and lubricants for motor vehicles, whether or not the building or place is also used for any one of the following:</p> <ul style="list-style-type: none">(a) The ancillary sale by retail of spare parts and accessories for motor vehicles(b) The cleaning of motor vehicles(c) Installation of accessories(d) Inspecting, repairing and servicing of motor vehicles (other than body building, panel beating, spray painting or chassis restoration)(e) The ancillary retail selling or hiring of general merchandise or services or both.

Description of Development

The proposed development is for the installation of a diesel dispenser and canopy ancillary to an existing service station.

Site and Locality

The site of the existing service station is located at the eastern end of Wyalong on the Newell Highway (Neeld Street). Directly North of the site is vacant land. At the eastern boundary is a mixed use development incorporating a vehicle sales or hire premises and a dwelling. A dwelling is located to the south of the site and vacant land to the west. The site has frontages to the Newell Highway, Pine Street and an unnamed lane.

The site is located 300 metres from an existing 24 hour service station and 130 metres from a vehicle repair station (farm machinery).

Easements and Covenants

There are no easements or covenants over the subject land.

Previous Development Consents

DA2017/0087 – Demolition and construction of new retail premises for service station

DA2019/0018 – Change of Use – Vehicle repair station to service station

View East along Newell Highway



Current carparking – to be relocated as per plans



View West along Newell Highway



View South along Pine Street.



Proposed new car parking area



Proposed Location of new bowser and canopy



TOWN PLANNING ASSESSMENT

Assessment of the development application has been undertaken in respect to relevant considerations arising from Section 4.15 of the Environmental Planning and Assessment as follows:

Section 4.15 Evaluation

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) the provisions of:
 - (i) any environmental planning instrument, and
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 Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
 - (ii) any development control plan, and
 - (iii) 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), and
 - (v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979,
- (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.

MATTERS FOR CONSIDERATION PURSUANT TO SECTION 4.15 (1)

Section 4.15 (a)(i) – The provisions of any environmental planning instrument

State Environmental Planning Policies

The following SEPPs are applicable to the proposal:

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Comment: The proposal is not exempt or complying development.

State Environmental Planning Policy (Building and Sustainability Index: BASIX) 2004

Comment: BASIX is not applicable to this development.

State Environmental Planning Policy No 55 – Remediation of Land

Comment: SEPP No 55 aims to provide a statewide planning approach to the remediation of contaminated land. In particular the policy aims to promote remediation of contaminated land in order to reduce the risk of harm to human health or any other aspect of the environment. Council must consider if the land is contaminated and if the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose of the development which is proposed to be carried out.

It is considered likely due to the previous use of the service station that the land is contaminated. However, it is also considered that the land will be suitable for the proposed use.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

Comment: Not applicable to this proposal.

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007

Comment: Not applicable to this proposal.

State Environmental Planning Policy No 64 – Advertising and Signage

Comment: Advertising signage is not proposed as part of this development.

State Environmental Planning Policy (State and Regional Development) 2011

Comment: Not applicable.

State Environmental Planning Policy No 1 – Development Standards

Comment: Not applicable.

State Environmental Planning Policy No 21 – Caravan Parks

Comment: Not applicable.

State Environmental Planning Policy No 30 – Intensive Agriculture

Comment: Not applicable.

State Environmental Planning Policy No 33 – Hazardous and Offensive Development

Comment: SEPP 33 provides a mechanism for defining hazardous and potentially hazardous industries as well as offensive and potentially offensive industries. In addition, it provides a series of requirements that must be followed when determining applications for industries that fall within any of the above definitions.

The proposal has been assessed against the requirements of the policy and it has been assessed that the proposal does not meet the of a hazardous or offensive industry as defined in SEPP 33.

State Environmental Planning Policy No 36 – Manufactured Home Estates

Comment: Not applicable

State Environmental Planning Policy (Rural Lands) 2008

Comment: The proposal is not located on Rural land.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

Comment: Not applicable.

Bland Local Environmental Plan 2011

1.2 Aims of Plan

Aims of Plan:

- (a) to protect, enhance and conserve agricultural land through the proper management, development and conservation of natural and man-made resources*
- (b) to encourage a range of housing, employment, recreation and facilities to meet the needs of existing and future residents of Bland*
- (c) to promote the efficient and equitable provision of public services, infrastructure and amenities*
- (d) to conserve, protect and enhance the environmental and cultural heritage of Bland*
- (e) to promote the twin townships of West Wyalong and Wyalong as the major commercial and community service centres for Bland*
- (f) to encourage the sustainable growth of the villages of Bland*

The proposal is consistent with the objectives of the Bland Local Environmental Plan 2011 as it is proposed to provide additional fuel retail services to an existing service station.

Part 2 Permitted or prohibited development

2.3 Zone objectives and Land Use Table

Land Use Table

B6 Enterprise Corridor

Objectives of the Zone:

- *To promote businesses along main roads and to encourage a mix of compatible uses.*
- *To provide a range of employment uses (including business, office, retail and light industrial uses)*
- *To maintain the economic strength of centres by limiting retailing activity.*
- *To provide for residential uses, but only as part of a mixed use development.*

Comment

The proposal is for a diesel fuel dispenser and associated canopy at an existing approved service station development. The proposal is consistent with the objectives of the zone.

Part 3 Exempt and Complying Development

3.1 Exempt development

The Bland Local Environmental Plan 2011 does not contain provisions for exempt development.

3.2 Complying Development

The Bland Local Environmental Plan 2011 does not contain provisions for complying development.

Section 4.15 (1)(a)(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.

There are currently no draft environmental planning instruments relevant to the Bland LGA.

Section 4.15 (a)(iii) – The provisions of any development control plan

Bland Development Control Plan 2012

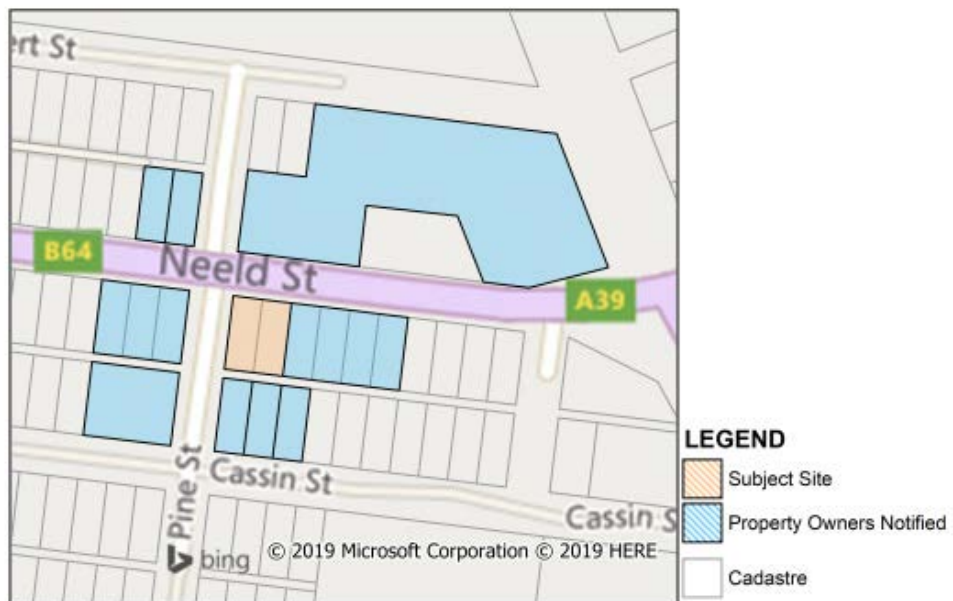
Development Control Plan Chapter	Applicable to Proposal
1.3 Development Application Notification Policy	Yes
2 Subdivision	No
3 Dwellings	No
4 Multi-Dwelling Residential Development	No
5 Commercial, Business and Retail Development	Yes
6 Enterprise Corridor (B6) Zones – Additional Provisions	Yes
7 Industrial Development	No
8 Village Development	No
9 Primary Production	No
10 Heritage Conservation	No
11 Car Parking and Vehicle Access	Yes
12 Tree Removal or Lopping	No
13 Footpath Display and Use	No
14 Use of Shipping Containers	No
15 Restricted Premises and Sex Services Premises	No
16 Bed and Breakfast and Farm Stay Accommodation	No
17 Animal Boarding, Breeding or Training Establishment	No
18 Advertising Signs	No
19 Onsite Effluent Disposal in Non-Sewered Areas	No

Bland Development Control Plan 2012

Assessment against Bland Development Control Plan 2012

1.3 Development Application Neighbour Notification Policy

The proposal was notified for a period of 21 days. The properties notified are shown on the map below:



1.3.9 Notification – Advertised Development

Animal boarding and training establishments, boarding houses, extractive industries, hotels/motels, intensive livestock keeping, heavy and offensive industries, sex services premises and restricted premises are identified as advertised development. Notification will be given in a local newspaper on at least two (2) occasions. In addition where Council considers that community interest in a development proposal may be wider than the immediate vicinity of the development site, notification may also be given in a local newspaper.

The proposal is not advertised development.

Chapter 5– Commercial, Business and Retail Development

Performance Criteria	Meets Acceptable Solution in DCP	Not Satisfactory	Not Relevant	Comment
To ensure that development is consistent with existing or future character and that building heights are consistent with the prevailing heights for commercial and retail development within the immediate vicinity.	✓			The proposed awning is of a similar height to the existing awning at the front of the property.
To ensure that safe and efficient passage is available between street frontages and car parking areas.	✓			
To ensure that parking is of sufficient quantity, and provided in a safe and efficient manner.	✓			Parking is to be provided as per the submitted plan.
To provide shop top housing OR in commercial development in the upper stories of multi-storey development (where zone permits).			✓	

To ensure zone B6 has a well landscaped presentation with simple centralised entrance signage.			✓	No changes to signage is proposed.
To ensure that site area is appropriately serviced.			✓	Existing waste water treatment system is sufficient.
Chapter 6 Enterprise Corridor (B6) Zones – Additional Provisions				
Performance Criteria	Meets Acceptable Solution in DCP	Not Satisfactory	Not Relevant	Comment
Signage is simple, effective and centralised.			✓	New signage not proposed as part of this development.
Vehicle access is safe, shared and centralised (particularly where access is gained from a classified road).	✓			RMS have provided comment and conditions in relation to access from the Newell Highway.
Gateways to West Wyalong and Wyalong achieve quality development that enhances the character of the towns and avoids “ribbon style” commercial and retail development.			✓	No changes proposed to façade of building. The height of the new canopy is consistent with the existing canopy at the front of the building.
Parking is easily visible and accessible.	✓			Parking is visible from street frontage.
The key gateways to West Wyalong and Wyalong are enhanced, in particular along the Newell Highway.			✓	Additions to existing service station.
Buildings are well set back from the Newell Highway and are enhanced by quality landscaping.			✓	No changes to setbacks.
Development is served by necessary utilities and services including: <ul style="list-style-type: none"> • Telephone/data • Water, sewer, power and gas • Onsite water storage • Drainage 			✓	Utility services are existing at the development site.

Chapter 11 Car Parking and Vehicle Access

Performance Criteria	Meets Acceptable Solution in DCP	Not Satisfactory	Not Relevant	Comment
Parking operations are logical and the circulation pattern clearly defined through the use of appropriate traffic management measures.	✓			The RMS has provided conditions in relation to parking and vehicle access.
Parking areas are designed to operate in a safe manner for drivers and pedestrians.	✓			The RMS has provided conditions in relation to parking and vehicle access.
Finished surface of the car park, driveway, turning circle and loading areas is of a suitable material for the proposed activity.	✓			The RMS has provided conditions in relation to parking and vehicle access.
Pedestrians are separated from vehicular traffic as much as physically possible.	✓			The RMS has provided conditions in relation to parking and vehicle access.
For one way traffic, circulation is in the clockwise direction.	✓			The RMS has provided conditions in relation to parking and vehicle access.
Solid walls or other obstructions to visibility are avoided on the inside of tight turns.	✓			The RMS has provided conditions in relation to parking and vehicle access.
Entry/Exit points are clearly marked to avoid any confusion. Within the car park, signs are provided where necessary so that drivers wishing to leave the car park may do so by the most efficient route. Signposting is easily seen and understood.	✓			The RMS has provided conditions in relation to parking and vehicle access.
Directional markings are clearly set out on the pavement in such a manner as to be easily readable and understandable to the users of the car park.	✓			The RMS has provided conditions in relation to parking and vehicle access.

<p>All parking bay delineations, arrows and other information for drivers painted on the pavement are marked using white (or high contrast) paint or approved markers. Delineations are not less than 75 mm or greater than 100 mm wide.</p> <p><i>Note: In certain situations, the installation of signs to Council's satisfaction may be required over and above the normal requirements. Signposting and marking for parking areas are to be submitted with the development application for Council's consideration.</i></p>	✓			The RMS has provided conditions in relation to parking and vehicle access.
Where the development generates a reasonable volume of traffic, separate entry and exit locations are provided with suitable separation between the access points.	✓			The proposed new diesel dispenser will generate additional traffic movements by allowing for the refuelling of heavy vehicles. In accordance with RMS requirements vehicles will be limited to General Access Vehicles (Heavy vehicles up to 19 metres)
Good sight distance is provided onto footpath areas from vehicles leaving car parking areas.	✓			Vehicles will leave the site via Pine Street.
Garages in residential development are capable of easy entry and exit.			✓	Not applicable.
Grades of parking areas are minimised, consistent with achieving adequate drainage	✓			Grades are to be as per submitted plans
Turning circles are to cater for the range of vehicle sizes anticipated to utilise the site.	✓			General Access Vehicles (Heavy vehicles up to 19 metres) only.
Delivery areas are separated (either physically or through timed deliveries) from customer parking areas.	✓			Car parking is to be provided away from fuel delivery area.
Provisions are made in the design of loading docks so that delivery vehicles do not conflict with customer traffic.			✓	Loading dock not proposed.

11.3 Number of Carparking Spaces Required

New car parks are sufficient in number and design to provide appropriately for the needs of new development.



Sufficient car parks provided.

Section 4.15 (1)(a)(iiia) – Planning Agreements

No planning agreements have been proposed in relation to this development.

Section 4.15 (1)(a)iv) – Any matter prescribed by the regulations

NSW Coastal Policy 1997	Not applicable to the Bland LGA
Fire Protection and Structural Capacity	Not applicable to this proposal.
Upgrade of Buildings	Not applicable to this proposal
Temporary Structures	Not applicable to this proposal

Section 79C(1)(b) – Likely Impacts of the Development				
	Satisfactory	Not Satisfactory	Not Relevant	Comment
Context & Setting	✓			<p>The subject site is located in the B6 Enterprise Corridor zone. The impacts of the development on the adjoining properties to the east and south have been considered in the assessment of the application. A condition will be applied requiring that a 2.4 metre fence be erected along the rear boundary of the site.</p> <p>The site will be kerbed internally to separate the operational areas from the landscaping.</p> <p>Upgrade to the exit point for the diesel dispenser is required. Widening of the entrance from the Newell Highway is proposed to accommodate semi trailers.</p>
Traffic, access & parking	✓			<p>The proposal has been referred to the RMS. The initial plans provided have been amended to reflect the requirements imposed by the RMS. Additional RMS conditions will also be applied.</p>

Public Domain	✓			The proposal will not restrict any recreational opportunities in the area.
Utilities	✓			Utility services are available to the site and will not require upgrading to serve the proposed canopy and dispenser.
Heritage			✓	Not applicable.
Other Land Resources			✓	Not applicable.
Water quality & stormwater	✓			A condition will be required for the proponent to provide a waste water management plan prior to occupation/use of the bowser.
Soils & soil erosion	✓			Erosion and sedimentation controls will be required during construction.
Air & microclimate	✓			Dust management controls will be required during construction. Vehicle areas will be paved with concrete which will minimise dust generation during use of the site.
Flora and fauna			✓	Not applicable.
Waste	✓			The proposed development will not generate significant amounts of additional waste.
Energy			✓	Not applicable.
Noise & vibration	✓			Heavy vehicles using the site have the ability to cause a noise nuisance. However, the proposed hours are between 6.00am and 10.00pm and it is considered that any noise generated would be within acceptable limits.
Natural hazards			✓	Not applicable.
Technological hazards			✓	Not applicable.
Safety, security & crime prevention	✓			The proposal does not warrant additional safety or security measures.
Social impact on the locality	✓			The proposal will not have a significant impact on community facilities, opportunities and identity.
Economic impact on the locality	✓			The proposal will not have a significant impact on employment opportunities in the locality.

Site design and internal design	✓			The RMS have provided comment on the site design.
Overlooking & overshadowing	✓			It is not considered that overlooking and overshadowing will create significant issues on the site, as the buildings and structures proposed on the site are not located in close proximity to the adjoining dwelling.
Construction	✓			Standard conditions can be applied to mitigate impacts during construction.
Cumulative impacts	✓			There have been no negative cumulative impacts identified.

Section 4.15 (c) - The suitability of the site for the development

The subject land located at 20-22 Neeld Street, Wyalong is considered suitable for the proposed development as it is an existing commercial activity. There have been no constraints identified that would make the development prohibitive.

Section 4.15 (d) – Any submissions made in accordance with the Act or the regulation

One (1) submission was received in relation to the proposal.

Issue	Comment
<i>“Upon reviewing both the original and current plans it would appear Xpress Fuels are deceitfully altering their plans/works to get back to their original submission which didn’t go ahead”</i>	A development application originally lodged (DA2017/0087) to demolish the existing structure and construct a new service station. This application was approved by Council on 17 October 2017. A subsequent development application (DA2018/0019) was lodged to refurbish the existing building and for the operation of a service station with operating hours of 6.00am to 10.00pm. No objections were received the application was approved under delegated authority by Council staff.
<i>“...witnessed pressure testing being carried out on pipes to a diesel bowser that was not indicated on the approved plans that we have been provided with”</i>	Following a phone call from the objector Council staff contacted the applicant and advising that work was to cease and that a development application was to be lodged for the installation of a diesel dispenser. The current application is a result of that direction.
<i>“Today from our business office at approximately 3.00pm we observed a tanker delivery to the Xpress Fuels site. The delivery truck blocked the entry/exit point to our yard for a period of time before reversing up and crossing completely to the opposite side of the road in order to access the entry to Xpress Fuels bringing traffic to a halt on the highway in both directions in the process. If a</i>	At the time of this incident site security fencing was still in place which would be prevent the driver from making a left turn from the road carriage way. The RMS have assessed the application and as a result amended plans were submitted.

<i>high flow diesel bowser was installed it would be able to accommodate and entice a number of trucks that would have to perform similar movements in order to get their vehicle into the station.”</i>	
<i>“In relation to the plans we have received for the additions/alterations, the location of our residential home is not accurately reflected/drawn to scale and the bowser that was capped off is not on the plan.</i>	An amended site plan has been provided that indicates a distance of 7 metres from the boundary to the wall of the dwelling house. Council's GIS system indicates that a setback of 7 metres is accurate.
<i>“With current renovations occurring for possible residence again by ourselves in the near future and with a long term goal to lease the home out we feel that it would impact on the health and wellbeing of anyone residing in the home to have trucks access the site as at times they would cause offensive noise and pollution between the extended business hours of 6.00am – 10.00pm 7 days a week.</i>	The proposal is consistent with the objectives of the B6 zone to meet the needs of highway users and a service station is a permissible use. The current approved hours of operation are considered appropriate. The use of the site will be restricted to General Access Vehicles (Heavy vehicles up to 19 metres).
<i>“Truck brakes create fine dust which may contain harmful substances and could cause health problems, especially to a number of asthmatic family members. Currently the majority of the yard is unsealed with only road base down where the bowser would be accessed.</i>	Truck movements can create dust. The submitted amended plan indicates that vehicle movement areas will be concrete with landscaping around the boundary of the site.

Government Agency Referral

The development application was referred to the Roads and Maritime Services on 1 April 2019. The RMS requested further information from the applicant and as a result the applicant submitted revised plans which were forwarded to the RMS on 16 August 2019. A formal response was received from the RMS on 6 September 2019.

A copy of the RMS response is attached for information.

Section 79C(e) – The public interest

The public interest is a broad consideration relating to many issues and is not limited to the issues discussed in this report. Taking into account the full range of matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979 (as discussed in this report) it is considered that approval of the application is in the public interest.

Development Contributions – Section 94 & 94A Environmental Planning and Assessment Act 1979

Section 94 Development Contribution Plan 2011 – Traffic Generating Development

Not applicable to this proposal.

Section 94A Development Contribution Plan 2011

Not applicable to this proposal.

Other Approvals

No other approvals are sought as part of this application.

Conclusion

This assessment has given consideration to the matters listed where relevant. This assessment was undertaken in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

Recommendation

It is recommended that DA2019/0089 for a Service Station (Alterations and Additions – installation of diesel dispenser, associated canopy and site works) be approved subject to conditions.



6 September 2019

The General Manager
Bland Shire Council
P.O. Box 21
WEST WYALONG NSW 2671

Attention: Lesley Duncan

DA2019/0089 – PROPOSED ADDITIONS TO SERVICE STATION, LOTS 1 & 2 DP759123, 20-22 NEELD STREET, WYALONG.

I refer to your correspondence regarding the subject Application which was referred to Roads and Maritime Services for assessment and comment.

From the information provided it is understood that the proposal is for the redevelopment of the service station facility to include heavy vehicle bowzers and canopy at the rear of the subject site. The subject site is located within Wyalong on the south eastern corner of the intersection of Pine Street and Neeld Street. Neeld Street forms part of the Newell Highway, which is a classified road. The subject site has frontage to Neeld Street within a 50 km/h speed zone.

The light vehicle bowser canopy and building located at the front of the site were redeveloped as part of DA2019/18. The current proposed development involves demolition buildings located on the rear of the site and construction of a new fuel bowser area for heavy and articulated vehicles at the rear of the subject site. Access is proposed through the bowser area in a one-way direction within ingress via an existing driveway from Neeld Street and egress via Pine Street. This one-way movement through the site shall be appropriately signposted and enforced by the operator of the premises.

The submitted plans and documentation refer to access to the site for heavy vehicles up to 19 metres. The documentation indicates that the site is not proposed to cater to larger vehicles such as B-Double vehicle combinations. Pine Street is currently limited to General Access Vehicles (heavy vehicles up to 19 metres) only. Any consent shall be conditioned to restrict the maximum size of vehicle permitted to access the site.

For road safety reasons the site is to be designed and managed to ensure that sufficient storage is available on-site to accommodate vehicles proposing to access the bowzers without the need to queue onto the adjoining public road. The plans show stacking for at least 1 semi-trailer behind a vehicle at the proposed bowzers.

The Guide to Traffic Generating Developments recommends that petrol pumps not be closer than 4 metres to the property alignment of any public street therefore no new fuel dispensing bowzers are permitted within 4 metres of the road reserve. The refuelling of vehicles standing within the road reserve is denied.

As the subject site has frontage to the Newell Highway, which is a classified road the provisions of Clause 101(2) of State Environmental Planning Policy (Infrastructure) need to be addressed. Notwithstanding this, as the proposal is for the redevelopment of the existing service station establishment no objection is raised to the retention of the access from the Newell Highway for ingress purposes only.

Roads and Maritime emphasises the need to minimise the impact of development on the existing road network and maintain the level of safety, efficiency and maintenance along the road network. As the proposed development has frontage to the Newell Highway within a 50 km/h speed zone the following conditions are appropriate for road safety and network efficiency reasons.

Roads and Maritime Services has assessed the Development Application based on the documentation provided and would raise no objection to the development proposal subject to the Consent Authority ensuring that the development is undertaken in accordance with the information submitted as amended by the inclusion of the following as conditions of consent (if approved):-

1. Articulated heavy vehicles larger than General Access Vehicles (Heavy vehicles up to 19 metres) are denied from access to the subject site for refuelling purposes. Appropriate signage shall be installed and maintained to the satisfaction of the Council at entrance driveways to enforce this restriction.
2. Vehicular access through the development site shall be restricted to one-way movement with ingress only from the Newell Highway and egress to Pine Street. Appropriate signage and line marking is to be installed and maintained at the driveways to enforce this restriction.
3. The proposed fuel dispensing bowsers are to be located at least 4 metres from the road reserve of Pine Avenue.
4. Fuel delivery vehicles to a maximum size of a 19 metre fuel tanker are permitted to access the site for fuel delivery purposes on the basis that a Management Plan for fuel delivery is prepared and enforced by the operator of the service station premises to the satisfaction of the Council and Roads and Maritime Services.
5. All activities including, loading and unloading associated with this development are to take place within the subject site. Fill points for onsite petrol and gas storage tanks are to be located so that delivery tankers can stand wholly within the site and clear of access driveways so as not to impede access to and from the subject site. A plan is to be submitted to indicate compliance with this condition prior to release of the Construction Certificate.
6. As a minimum the off-street car park and vehicle movement areas associated with the proposed development including driveway design and location, internal aisle widths, parking bay dimensions and loading bays shall be in accordance with AS 2890.1-2004 "Off-street car parking", AS 2890.2-2002 "Off-street commercial vehicle facilities" and the Austroads Guide to Traffic Management Part 11: Parking.
7. The swept path of the largest vehicles accessing the subject site and manoeuvrability through the site is to be in accordance with AS 2890.2-2002 "Off-street commercial vehicle facilities" and to Councils satisfaction. For road safety reasons the layout of the development and any access driveway shall be designed to allow all vehicles to enter and exit the subject site in a forward direction and not be required to reverse onto the adjoining road reserve.
8. Internal vehicular manoeuvring aisles, parking areas and loading bays shall be maintained clear of obstruction and used exclusively for the purposes of vehicle access, parking and loading and unloading respectively. Under no circumstances shall these areas be used for the storage of goods or waste receptacles or any other purpose.
9. Any landscaping, fencing or signage to be provided within the site or along the boundary with any adjoining road reserve is to be designed and maintained to provide safe sight distance to pedestrians for motorists entering and exiting the site to minimise conflict in accordance with AS2890.1-2004 "Off-street car parking".
10. Driveways shall be constructed and maintained so as not to interfere with the capacity of the current roadside drainage network and to prevent water from proceeding onto, or ponding within, the carriageway of the Newell Highway.

11. Stormwater run-off from the subject site onto an adjoining road reserve as a result of the proposed development is to comply with relevant standards relating to service station developments. Contaminated storm water shall not leave the development site to the road reserve of any adjoining road.
12. A management plan to address demolition and construction activity, access and parking shall be prepared to ensure that suitable provision is available on site for all vehicles associated with the on-site works for the construction of the development to alleviate any need to park within, or load/unload from the road reserve. The storage of any material within the road reserve is denied. Appropriate signage and fencing is to be installed and maintained to effect this requirement.
13. Prior to any works commencing within the road reserve of the Newell Highway (Neeld Street) the applicant must apply for and obtain approval under Section 138 of the Roads Act 1993 from the road authority (Council) and concurrence from Roads and Maritime Services. The developer is responsible for all public utility adjustment/relocation works, necessitated by the proposed works and as required by the various public utility authorities and/or their agents.
14. Works associated with the development shall be at no cost to Roads and Maritime Services.

The submitted information provides limited details regarding any proposed advertising signage. Any advertising signage is to be assessed against and comply with the provisions of State Environmental Planning Policy (SEPP) No. 64 – Advertising and Signage., and the Department of Planning’s Transport Corridor Outdoor Advertising and Signage Guidelines (July 2007). The following is appropriate unless the provisions for advertising structures under SEPP 64 apply.

- 1) Any signage shall be designed and located so as to comply with the following;
 - a) the sign display shall not include:
 - Any flashing lights,
 - Electronically changeable messages,
 - Animated display, moving parts or simulated movements.
 - Complex display that holds motorist’s attention beyond “glance appreciation”,
 - Display resembling traffic signs or signals, or giving instruction to traffic by using words such as ‘halt’ or ‘stop’;
 - b) The method and intensity of any illumination of the sign shall not be directed or transmitted in such concentration or intensity to cause distraction or glare to motorists.
 - c) The permissible level of reflectance of an advertisement is not to exceed the ‘Minimum coefficients of Luminous intensity per unit area for Class 2A’, as set out in Australian Standard AS/NZS 1906.1:2007;
 - d) Any proposed sign and support structure shall be located wholly within the confines of the property boundaries and not protrude over any adjoining road reserve.
 - e) Any proposed sign and supporting structure to be located within close proximity to a road reserve is required, as a minimum, to comply with the wind loading requirements as specified in AS1170.1 Structural design actions – Permanent, imposed and other actions and AS1170.2 Structural design actions – wind actions.
 - f) Any proposed sign and supporting structure shall not obstruct any road regulatory, safety or directional signage in the vicinity,
 - g) Any proposed sign and supporting structure shall not pose any risk to the safety of pedestrians or motorists.

Further to the above suggested conditions the Council in determining this application may also give consideration to the following:-


1. The provision of on-site car parking, including disabled parking, associated with the subject development is to be in accordance with Council requirements. All car parking spaces required are to be provided on-site and not to be compensated by the on-road parking in the vicinity. Parking, particularly disabled parking is to be located with convenient pedestrian access to the entry doors of the premises.

Please be advised that under the provisions of the Environmental Planning & Assessment Act it is the responsibility of the Consent Authority to assess the environmental implications, and notify potentially affected persons, of any development including conditions.

Any enquiries regarding this correspondence may be referred to the Manager, Land Use for Roads and Maritime Services (South West Region), Maurice Morgan, phone (02) 6923 6611.

Please forward a copy of the Notice of Determination for this Development Application to the Roads and Maritime Services at the same time as advising the applicant.

Yours faithfully



Per:
Lindsay Tanner
Director, South West NSW

Section 4 – Reports for Information

Recommendation:

That the following reports, provided for information only, be received and noted:

- **8.10 - Economic Development & Tourism Report – August 2019**
- **8.11 - Community Services Report**
- **8.12 - Bland Shire Library Monthly Update**
- **8.13 - Children’s Services Monthly Update**
- **8.14 - Bland Community Care Services Update**
- **8.15 - Development Services Activity Report August 2019**
- **8.16 - Assets & Engineering Services Report**

8.10 Economic Development & Tourism Report – August 2019



Our Prosperity - Growing our population and jobs

DP14.2 Attract a diverse range of Visitors to the Shire

DP15.2 Continue ongoing engagement and communication with the Shire's existing industry and business including support for diversification and alternate industry or business

DP15.3 Lobby for and work with industry, government and education providers to ensure Bland Shire residents and businesses have access to competitive telecommunication services

DP16.2 through partnerships with stakeholders foster our education, learning and training industry and increase employment opportunities within the Shire

Author: General Manager

Thrive Riverina and Regional Tourism

Economic Development and Tourism representatives attended a Thrive Riverina and Regional Tourism meeting in Wagga Wagga on 27 August.

We are delighted to confirm that Bland Shire Council Tourism has joined Thrive Riverina.

The Riverina Visitor Economy (Thrive Riverina) is the tourism body for The Riverina. Working alongside Destination Riverina Murray, Thrive Riverina is a marketing collective, promoting experiences, attractions and destinations across the Riverina. Together with 9 other councils, Thrive Riverina promotes the Riverina as a tourism destination.

Councils under the Thrive Riverina umbrella:

- Bland Shire
- Carrathool
- Cootamundra-Gundagai
- Griffith
- Leeton
- Lockhart
- Murrumbidgee
- Snowy Valleys
- Temora
- Wagga Wagga

Currently an Instagram competition were launched on the 1 September with prize packages ranging from \$500 to \$2400 too be won each week for the next 8 weeks.

Locals and tourists are encouraged to take a photo of places they like and post it to Instagram with the #myriverinamurray, #myriverina and if taken in the Bland Shire to hashtag #visitwestwyalong and #blandshire.

This is a great tool to promote the Riverina and the Bland Shire.



#MYRIVERINAMURRAY
THIS SPRING

Paintview off-grid camping, Temora
Image credit: Destination NSW

INSTAGRAM COMPETITION

Take a photo of the region and post it on Instagram using our hashtags.

PRIZES EVERY WEEK

- Deni Ute Muster Package
- The Canola Trail Experience
- The Leeton Safari
- Golf on the Murray
- Farmstay & Cooking Class
- High Country Escape
- Discover Balranald & Surrounds
- Luxury Stay, Race & Play in Albury

- ▶ Entry is free
- ▶ Must be captured in the Riverina Murray region
- ▶ Post between 1 Sep 2019 – 27 Oct 2019

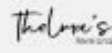
MORE
DETAILS



MYRIVERINAMURRAY.COM.AU



THE RIVERINA



- Supported by:
- ▶ Junee Licorice and Chocolate
 - ▶ Coolamon Cheese
 - ▶ Temora Aviation Museum
 - ▶ Monte Cristo Homestead
 - ▶ The Bundawallah Centre
 - ▶ Rose Gold Beauty Bar
 - ▶ Food I Am
 - ▶ Courabya Wines
 - ▶ The River Deck Cafe

PRIZES UP FOR GRABS

Week	Package	Inclusions	Value
1 (1 -8 Sept)	The Deni Ute Muster Package	2 nights at Big 4 Deniliquin Holiday Park for 2 Adults and 2 2 x Tickets to 2019 Deni Ute Muster Valued at over	\$1,200
2 (9-15 Sept)	The Canola Trail Experience	2 nights accommodation at Thelma's Temora Voucher at Junee Licorice and Chocolate Factory Coolamon Cheese voucher Tickets to Temora Aviation Museum for 2 Adults and 2 Children Tickets to Monte Cristo Homestead Junee for 2 The Bundawarra Centre Temora for 2 Adults and 2 Children Espresso Gold Facial Therapy from Rose Gold Beauty Bar Coolamon Valued at over	\$700
3 (16-22 Sept)	The Leeton Safari	Leeton Safari Package for Family of 4 (2 Adults and 2 Children) - Pass to Altina Wildlife Park - 2 nights accommodation at The Leeton Heritage Motor Inn - Breakfast for 4 both mornings - Complimentary bottle of Local Leeton Selection Wine - Dinner for 4 at Pages on Pine Valued at over	\$600
4 (23-29 Sept)	Golf on the Murray	Golf package for 2 incl. 2 nights accommodation at Murray Downs Golf and Country Club Gift Card to use at any of the 6 clubs on golf, accomm or food and drink Valued at over	\$900
5 (30 Sept - 6 Oct)	Farmstay and Cooking Class	1 night accommodation at Belisi Farmstay cottage incl. Savoury Soul Hamper and bottle of Borambola wine Voucher at Food I Am cooking school Valued at over	\$700
6 (7- 13 Oct)	High Country Escape	1 night accommodation at JR's Hut at Kimo Estate High Country Escape helicopter tour from Truenorth Helicopters Lunch at Courabyra Wines Valued at over	\$2,400
7 (14 - 20 Oct)	Discover Balranald and Surrounds	2 nights accommodation incl breakfast for 2 at Lake Paika Station 1 night Shearers Quarters accommodation for 2 and a Discovery Tour at Mungo National Park 2 x Audio Guide tours of Yanga Homestead Valued at over	\$500
8 (21 - 27 Oct)	Luxury Stay, Race and Play in Albury	1 night accommodation at the luxurious Circa 1928 Albury Voucher at The River Deck Cafe, Albury 2 x Marquee tickets to the 2020 Commercial Club Albury Gold Cup, Friday 20th March. Includes admission and beverage and catering package Valued at over	\$1,000
TOTAL PRIZE POOL			\$8,000

Supported by:



THE RIVERINA

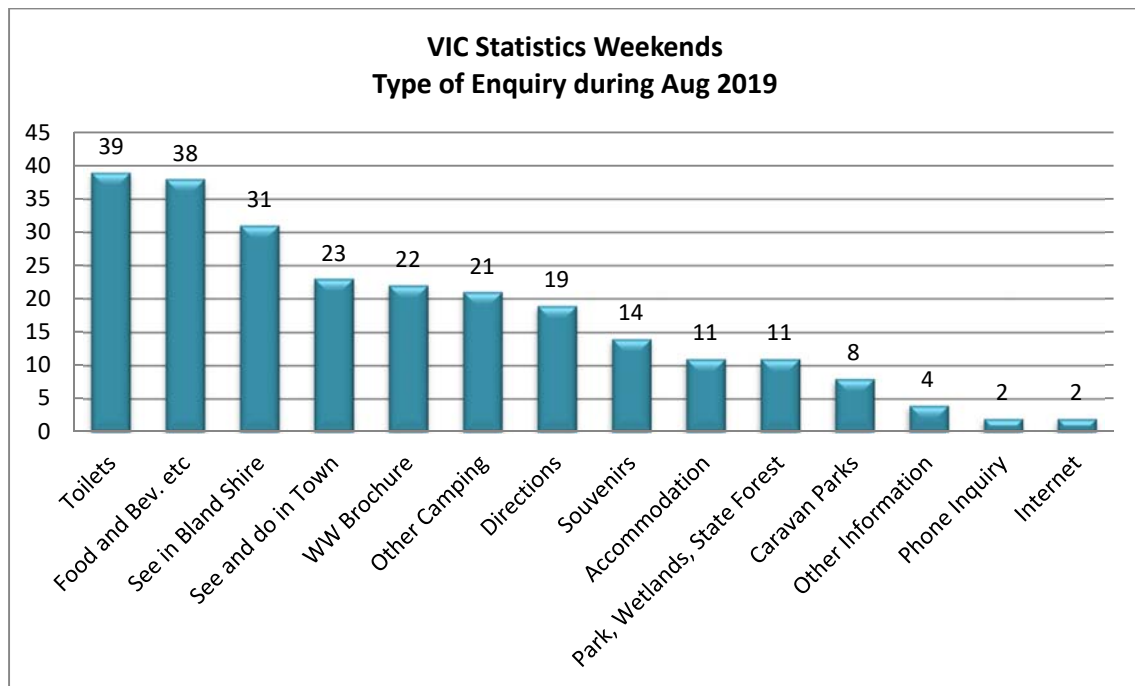
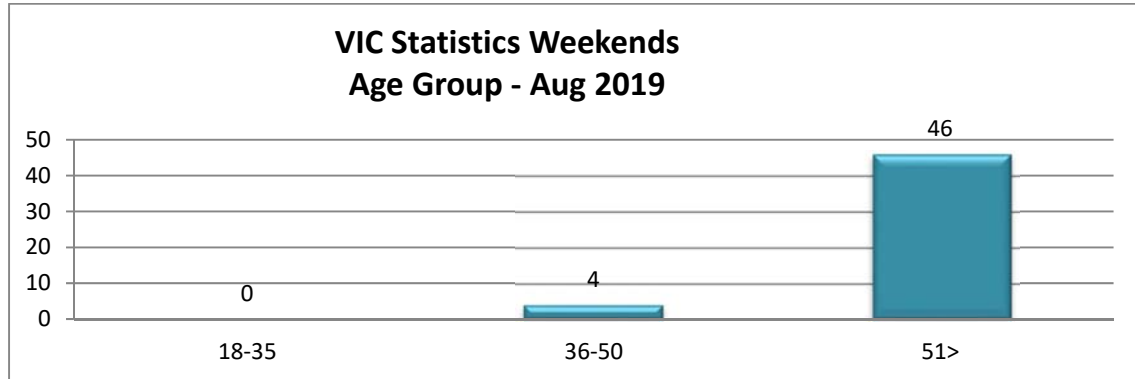


New Look for Bland Shire Visitors Centre

With the refurbishment of the Library it was clear that the Visitors area needed a new and more inviting look for our visitors.

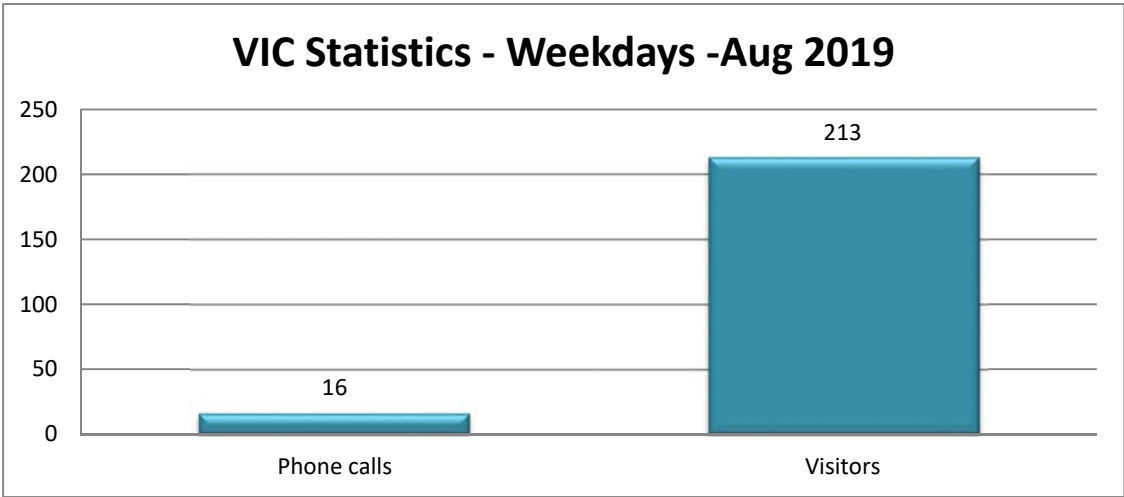
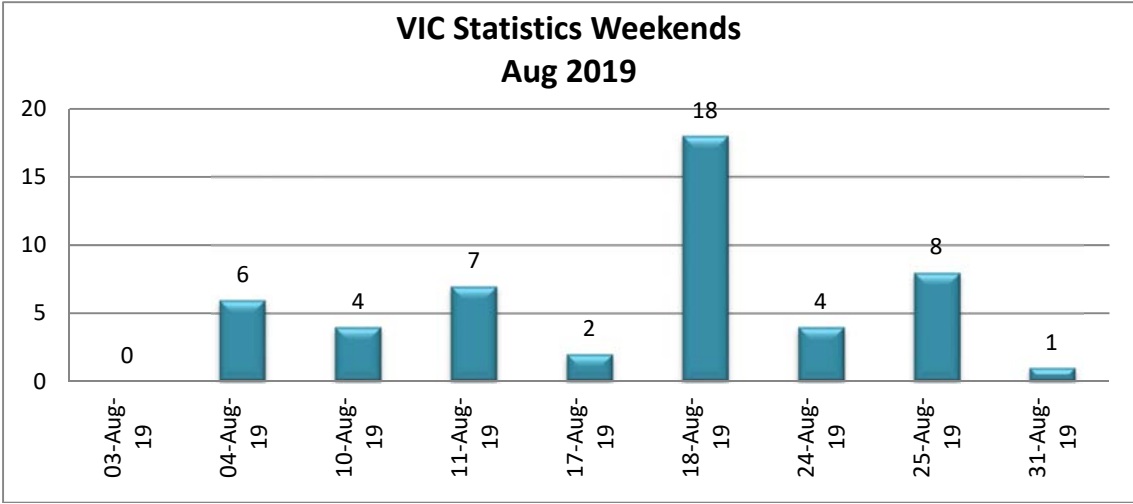
During the Building Better Regions Workshops held in West Wyalong in July, Charmaine Corcoran from Visual Experience provided advise on presentation and layout of the Visitors Centre to create a positive experience for the visitor.

VIC Statistics during Library Hours (Monday to Saturday morning 12pm)



Other Campiing: Questions about free camping locations

Other Information: Questions on to see and do in neighbouring town and family history



Bland Shire Events: September to December 2019

SEPTEMBER		LOCATION
3-4	West Wyalong Show	West Wyalong
5	Rotary Men's Health Van	West Wyalong
5	RFBI West Wyalong Masonic Village Open Day	West Wyalong
5	Rotary Men's Health	West Wyalong
6	Faulty Towers & Dining Experience	West Wyalong
7	Ungarie Show	Ungarie
7	West Wyalong Band and Concert	West Wyalong
14	West Wyalong Show Society Markets	West Wyalong
14	West Wyalong Charity Campdraft	West Wyalong
14	Ungarie Bowling Bogeye Cup	Ungarie
14	Weethalle Gymkhana & Bikekhana	Weethalle
20	Country Halls Tour with Fanny Lumsden	Wyalong
27	Model Jet Flyers NSW	West Wyalong
27	CSU Family Movie Night	West Wyalong

OCTOBER		LOCATION
1-10	Bland Shire Library Holiday Program	West Wyalong
1-10	Vacation Care Holiday Program	West Wyalong
5	Holland Park Pool Opens for Season	West Wyalong
7	Labour Day Public Holiday	NSW
10	Barmedman Fun Day	Barmedman
12	West Wyalong Show Society Markets	West Wyalong
12	West Wyalong Rally Team – Mini Rally	West Wyalong
12	Mirrool Silo Kick	Mirrool
12	Barmedman Tractor Pull	Barmedman
12	Business West Wyalong Glitz & Glamour Awards Night	West Wyalong
25-27	Wings over West Wyalong	West Wyalong

NOVEMBER		LOCATION
1	Australian Yard Dog Championships	West Wyalong
5	Melbourne Cup Ladies Day for CanAssist	West Wyalong
9	West Wyalong Show Society Markets	West Wyalong
TBA	Barmedman Mineral Pool Opens for season	Barmedman
TBA	Flavour Festival	West Wyalong

DECEMBER		LOCATION
14	West Wyalong Show Society Markets	West Wyalong
25	Christmas Day	NSW
26	Boxing Day Public Holiday	NSW
TBA	Carols by Candlelight	West Wyalong
TBA	Library After School Christmas Activity	West Wyalong
TBA	Business West Wyalong Christmas Carnival	West Wyalong
TBA	International Day of People with a Disability	West Wyalong

8.11 Community Services Report



Our People - A Strong, healthy, connected and inclusive community

DP3. Nurture a strong sense of community and enrich the cultural life for the residents of the Bland Shire

Author: Community Relations Officer and Community Development Officer

Faulty Towers Dining Experience

As part of its cultural program, Council was able to bring the Faulty Towers Dining Experience back to West Wyalong on Friday 6 September. The interactive show was sold out weeks in advance and attracted a diverse and appreciative audience of 120 people. Following the show Council received outstanding feedback from attendees who appreciated the opportunity to enjoy such a unique cultural experience in West Wyalong.



Barmedman Fun Day

As part of its October school holiday program, Council is holding a fun day at the Barmedman Recreation Ground on Thursday 10 October.

Activities will be centred around Council's portable pump track and include competitions, games, a BBQ and more. Council has worked with leaders in the Barmedman community to spread the word about the event and attract attendees on the day.

Movies and Bowling

Council will once again team up with Community Transport to take a group of local youth to Griffith on Wednesday 9 October for movies and bowling. The trip is once again fully booked and a great opportunity for Council to engage with local youth.

NRMA Safer Driving Program

Council is offering the NRMA Safer Drivers Program to learner drivers these holidays. The program is targeted at learners who have completed at least 50 hours of driving and they can add a further 20 hours to their log book by participating in the two day course on 1-2 October which provides a mix of theory and practical instruction.

Pizza and Pitch sessions

State Member for Cootamundra Steph Cooke MP hosted a pizza and pitch session for local youth at the Bland Shire Council Chambers on Monday 26 August.

The session was attended by five local youth representatives as well as Council staff. Positive discussions were held with the identified priorities in line with those identified at the recent Mayoral forum at West Wyalong High School including upgrades to the outdoor basketball court and skate park.

The need for ongoing mental health and wellbeing support for local youth was also identified.

West Wyalong Show

Bland Shire Council once again had a display in the industrial hall at the West Wyalong Show.

This year the display was able to showcase the role of Council's Children's Services Unit and the outstanding skills and artwork of our pre-school students.

Also featured was the 125th anniversary celebrations of Wyalong and West Wyalong.



New website

Bland Shire Council will launch a new website in 2019.

Council has had positive discussions with the new developer and has commenced the process of transferring data from the current website into the new site.

It is hoped that the new and improved Open Cities Bland Shire Council website will be ready to launch by the end of the year.

Monthly Grants Report

At its monthly meeting on 16 July, Council resolved that a monthly grants report be prepared and included in the monthly business paper.

The list below does not include grants received by Council prior to 1 August 2019 or roads specific annual grants such as Roads to Recovery or Financial Assistance grants. All future applications and grant advice will be updated and included in the monthly report.

Pending

Council has prepared and lodged the following grant applications which are pending –

Grant Name	Project	Amount Applied For	Status
Federal Government Stronger Communities Program	Ungarie RSL mural project (on behalf of Ungarie RSL)	\$19,163.20	Pending
Evolution Cowal Partnering Program	Ungarie RSL globe project (on behalf of Ungarie RSL)	\$5610	Pending
Crown Reserves Improvement Fund	Office Replacement and Fitout – West Wyalong Caravan Park	\$59,110	Pending (September 2019)
Crown Reserves Improvement Fund	Roof repairs to amenities blocks – West Wyalong Caravan Park	\$60,000	Pending (September 2019)
Crown Reserves Improvement Fund	Retailing of amenities block – West Wyalong Caravan Park	\$30,000	Pending (September 2019)
Crown Reserves Improvement Fund	Reconstruction of camp kitchen – West Wyalong Caravan Park	\$38,000	Pending (September 2019)
Crown Reserves Improvement Fund	Repairs and upgrade to kitchen – Weethalle Showground	\$17,380	Pending (September 2019)
Foundation for Rural and Regional Renewal – Tackling Tough Times Together	West Wyalong Christmas carnival (on behalf of Business West Wyalong)	\$20,000	Pending (September 2019)

Shovel ready projects

The State Government has allocated \$776,820 in funding to projects in the Bland Shire in round three of the Stronger Country Communities Fund of which at least 50 per cent must primarily benefit youth.

After consultation with youth (an essential part of the process), Councillors and other stakeholders, Council has costed and advanced the following projects to “shovel ready” status for Council to consider endorsing for inclusion as part of its round three application. Applications close on Friday 27 September.

Project	Amount applied for
Youth Resilience Project	\$50,000
West Wyalong Outdoor Basketball Court upgrade	\$214,000
Dog Park for Natural Heritage Reserve	\$68,000
West Wyalong Skate park upgrade	\$151,220
Purchase and installation of Outdoor Fitness Equipment	\$110,000
Green corridor refurbishment (stage 1)	\$183,600

Current Grant Opportunities

The Funding Centre release a monthly report which details every identified grant available throughout Australia.

When a project is identified by Council, fully costed and advanced to the “shovel ready” stage and (when applicable) matching funding is made available, Council staff will reference this report and seek to match projects to grant opportunities.

Council staff also assist community groups to identify appropriate grants and to lodge an application once it is “shovel ready”.

A list of current available grant opportunities is available by contacting Council’s community services staff.

8.12 Bland Shire Library Monthly Update



Our People - A Strong, healthy, connected and inclusive community

DP3.4 Foster a community learning culture optimising our physical and virtual spaces

Author: Library Services Coordinator

Membership Drive in September

Riverina Regional Library is currently promoting library membership via their website, e-newsletter, ABC Riverina and social media. While this is a region-wide promotion, Bland Shire Library opted to also promote membership within its own branch. The membership promotion includes

- Posters and postcards promoting the benefits of library membership being sent out to local schools, day care and early child care centres
- Prizes (two \$40 vouchers at local café of choice) for new members and current members who refer new members
- Colouring in competition (kids must have their own membership card)

Note: As of 31 August 2019, Bland Shire Library's total membership stood at 1851.

Annual Author Visit 16 – 20 September

Illustrator Ben Wood is this year's author in residence. A schedule for the 16 – 20 September has been finalised with all nine schools within the Bland Shire plus a home-educated family participating in Mr Wood's visit.

Mr Wood – who will spend the week speaking to some 800 students aged 5 to 16 years about his work – believes that showing something through an image is just as much a challenge as writing and is extremely passionate about teaching students about visual narrative.

This year's visit is being partially funded by Cowal Gold Operations thanks to a Partnering Grant. It should be noted that the library has held an annual author visit for children across the Bland Shire for the past 20 years. The five main benefits of these visits are:

- Encourages reading for fun
- Motivates reluctant and struggling readers
- Supports learning
- Improves writing confidence
- Makes creativity accessible and inspires students

Reading Hour 19 September

The Australian Reading Hour (ARH) is an important annual campaign encouraging Australians of all ages to read for one hour. This year, the Australian Reading Hour will take place on Thursday 19 September. The premise is simple – pick up a book at any time of the day or night and read for an hour.

To encourage the local community to get involved, the library will remain open until 7pm Thursday 19 September with a communal one hour reading session from 5.30pm – 6.30pm. Participants who register for the event will be entered into a draw to win prizes. Illustrator Ben Wood has been invited to attend the event.

October School Holiday program

The library has another fun-filled program planned for the October school holidays.

- Tuesday 1st October at 10am – **Crocodile Encounters** is a travelling reptile show from the Central Coast that provides a fun educational and “hands-on” experience for children of all ages. The show will give children the opportunity to “get up close and personal” with lizards, snakes, turtles and crocodiles while educating them about these often misunderstood creatures. This is the second time the library has hosted a visit by Crocodile Encounters.
- Wednesday 2 October at 10.30am – **Cake Decorating** with Dagmar McIntyre is in demand again. These holidays the children will be creating Christmas cookies. Pending numbers, a second session will be held at 2pm.
- Thursday 10 October at 10.30am – **Spook-tacular Games Day!** A variety of fun games and team challenges plus other activities based around a Halloween theme.

Tech Savvy Seniors Regional Roadshow

The Tech Savvy Seniors Regional Roadshow will be at Bland Shire Library on Tuesday 19 November – time to be determined. A free two-hour technology session for seniors will be delivered by a trainer, followed by light refreshments. The training will be at an introduction level on tablets and smartphones.

Seniors can bring along their own devices for technology support or trouble-shooting, ask any questions they may have about technology and learn how Tech Savvy Seniors can help them to build their skills and confidence to use technology.

The TSS Regional Roadshow is a key initiative of the NSW Government’s Ageing Strategy to help older Australians develop confidence and skills to better participate in the community. Delivered in partnership with Telstra, the TSS Regional Roadshow supports older people in rural areas.

Creative Libraries for Adult Learners

As part of Adult Learners’ Week, the library ran a “Creative Libraries” program for Kurrajong Waratah Skills Centre. The session, which ran from 11.30am to 2.30 pm on Thursday 5 September, included a tour of the newly refurbished library, experience using new technology, soap making and paper craft. A light luncheon was served and from all accounts, a wonderful day was had by all.

Astronomy for Everyone

As part of National Science Week, Bland Shire Library held an immersive science event blending a live talk and virtual reality. Science communicators and researchers Professor Alan Duffy and Dr Rebecca Allen shared the latest wonders of Australian-led research in Astronomy through SciVR – an immersive astronomy experience enabled by a virtual reality smartphone app. A small but enthusiastic group of parents and children attended the event with all participants receiving a free set of virtual reality glasses courtesy of Swinburne University.



Successful Children's Book Week

Over 400 students and teaching staff from schools across the Bland Shire visited the library during Children's Book Week 17 – 23 August to participate in a variety of activities aimed at promoting Australian children's literature and reading. While the younger children enjoyed storytelling and a simple craft activity, the older children participated in discussing the CBCA Book of the Year books and the importance of reading. They also took part in the annual Amazing Race, which involves the children finding picture puzzles hidden in and around the library and is always lots of fun. As part of its Children's Book Week celebrations, the library held a competition based around this year's theme 'Reading is my Secret Power'. As always, an overwhelming number of entries were received with awards presented at the relevant school assemblies. Based on feedback from teaching staff and students, another successful Book Week event, which also provided an opportunity for students and teaching staff to see the library's newly refurbished interior.



Emergency CPR for Babies and Toddlers

Another successful First Aid for Babies and Toddlers session was held in August – conducted by Shanon Evans, Clinical Nurse Educator, West Wyalong Health Service and paramedic Mal Croucher. The session was organised as part of the library's regular Baby Bounce program (for babies 24 months and younger).

Knitters Recognised

The library's resident knitting group Knit and Knatter was formed in 2012. Since that time the group has grown with approximately 20 knitters now participating on a regular basis. Over the past seven years, the group has supported a multitude of charitable causes – both local and regional. Recently, the group was invited to attend a morning tea in Wagga Wagga, organised by the Michael O'Reilly Pharmacy. The morning tea was held as a "thank you" to our knitters for their contribution to the Guardian Angels program, which is run by the Pharmacy. The Guardian Angels program supports a range of charitable causes across the Riverina region.



Local History Digitalisation

The library has received its portable scanning kit from the State Library of NSW. Consultant Ellen Forsyth (State Library) has advised that training in the use of the equipment will take place in November.

Meetings

- South West Zone Librarian's Meeting to be held in Wagga Wagga on Wednesday 25 September 2019



Library Statistics for August 2019

- 256 Information Requests
- 353 Customer Service Requests – this figure includes technology assists
- 417 Computer Usage
- 89 requests for Wi-Fi (ie. mobile device users)
- 72 adults attended regular programs in the library
- 211 children and parents/carers attended regular children's programs in the library
- 401 students and 44 teaching staff attended the library's Book Week program
- 229 Visitor Information Requests – this figure relates to normal library opening hours only and includes 16 telephone requests
- 18 programs were held in August plus 13 group sessions held as part of Book Week)

NB. The above statistics are collected manually and may not be exact. However, the above figures are deemed a fair and reasonable indicator.

- 3066 people through the door
- 2214 library items issued
- 100 library items reserved
- 16 new members

NB. The above statistics are collected electronically and are deemed accurate.

8.13 Children's Services Monthly Update



Our People - A Strong, healthy, connected and inclusive community

DP4.2 Provide quality, accredited and affordable Education and Care Services within Bland Shire and surrounds (Bland Preschool, Family Day Care, Mobile Resources Unit Vacation Care and Toy Library services)

Author: Children's Services Coordinator

Vacation Care

Planning for the upcoming Spring Vacation Care period has commenced. The program will be offered for the first week of the school holidays, Monday 30 September through to Friday 4 October 2019. Bookings have commenced with applications closing 25 September 2019.

Two local excursions have been planned utilising local facilities – the West Wyalong Wetlands and the West Wyalong Basketball Stadium.

Two excursions have been booked – Mickayla from Balance Yoga and Wellness and Sally Russell from Lake Cowal Conservation Centre.

Mobile Resource Unit Playgroup and Ungarie Preschool

Ungarie preschool/LDC now have 12 children attending on Wednesdays and 15 on Thursdays. Ungarie Preschool children have started kindy orientation on Tuesdays. We continue to do school readiness for those children.

We celebrated Super Hero dress up day including Playgroup venues in this event, raising funds for Bear Cottage with a total of \$152 being raised between Ungarie and Bland Preschool.

On the 21 August we celebrated Book Week, which was a huge success. Families went to so much effort with the children's wonderful looking outfits.

Bland/Temora Family Day Care

Monitoring visits are on schedule with all being completed for the month of August. This month has been a busy one with preparations for the show display and Father's Day. Our show display this year consisted of the History of Bland/Temora Family Day Care and educators were able to share some of their photos and newspaper clippings right back to when Family Day Care commenced.

Brooke Spackman has commenced back after her maternity leave which brings the educator numbers to 6 in West Wyalong and 5 in Temora.

It Takes a Village (ITAV)

Out of town villages visited this month: Tallimba and Corinella, and Weethalle on 7 August and 14 August and the 28 August respectively and the Splatter Gallery for West Wyalong participants on the 21 August.

The activities organised were a String Art workshop for out of town venues and an art class with Claire Cumming from the Splatter Art Gallery for West Wyalong.

Between all venues visited by ITAV; 22 adults and 17 children participated.

Toy Library borrowings for the month: approximately 70 items by 25 users. Toy Library flyer to be distributed by Kurrajong on 4 September.

The Family movie night is scheduled for the 27 September starting at 5pm. Movie showing at 7pm. All services have been booked and the flyer will be distributed by Kurrajong on 4 September.

Bland Preschool

Steps vision screening visited the Preschool on Wednesday 14 and Tuesday 27 August.

Book Week Dress-up Days were held on Tuesday 20, Thursday 22 and Friday 23 August.

Our Wed/Thurs Bilby class went to Toppo school for an excursion on Wednesday 28 August. They visited the kindergarten classroom where they participated in activities and played games. For morning tea, the children all had a picnic outside, followed by a play on the outdoor equipment. Excursions such as these, are extremely important for a child's transition to school.

Cole Kremer brought his horse into Preschool for the Bilby and Gecko classes to meet on Friday 23 August.

On Monday 29 August Bland Preschool hosted an excursion with Sally Russell from the Lake Cowal Conservation Centre (LCCC). She taught the Mon/Tues children about how animals camouflage in their habitat. This was a hands on experience where the children were given plastic bugs/insects and were asked to try and hide them in the appropriate habitat. We then looked at water bugs under the microscopes. The children had to catch their bugs using a pretend fishing rod and place it in the provided petri dish. They then placed it under the microscope where they could look at the bug in detail. As an extension, the educators and children went on a spontaneous excursion in the scrub, looking for environments.



8.14 Bland Community Care Services Update



Our People - A Strong, healthy, connected and inclusive community

DP1- Ensure health and support services address the needs of the community

Author: Acting Community Care Coordinator

On 1 July 2019, the Australian Government Aged Care Quality and Safety Commission introduced the new Charter of Aged Care Rights and Quality Standards. Under the aged care law, providers are required to encourage all consumers to sign the Charter and ensure all consumers are provided with a copy of the Charter that sets out:

- the consumer (or authorised person)'s signature (if they choose to sign);
- the full name of the consumer (and authorised person, if applicable);
- our signature;
- the date on which you gave the consumer a copy of the Charter; and
- the date on which you encouraged the consumer (or their authorised person) to sign the Charter.

We are also required to retain a copy of the signed Charter on record.

As a consumer, clients have the option of signing the Charter of Aged Care Rights and can continue to receive care and services even if they choose not to sign. If signed, consumers are acknowledging that Bland Community Care Services has given them:

- information about their rights in relation to the aged care service;
- information about their rights under the Charter; and
- a copy of the Charter signed by their provider.

Given that all clients are encouraged to sign the Charter of Aged Care Rights, staff have been busy updating all client assessments which are required to be done on an annual basis to ensure all information on record is correct and clients are receiving the services required.

Client Satisfaction Survey

To ensure that Bland Community Care Services are meeting the needs of clients and current legislation, Council is required to engage with consumers regarding current services provided, this will be done via a client satisfaction survey which is currently under distribution to all clients listed with Bland Shire Council's Community Care Services. This year, the questions are based on the current Aged Care Quality Standards which came into effect on 1 July 2019 and will assist in service delivery improvement and meeting consumer needs.

Wednesday Activity Day

During August Bland Community Care Services Wednesday Activity Day has been very successful with clients joining us from all areas of the Bland Local Government Area.

Community Volunteers have been played a major role throughout the month assisting with transportation, meal preparation and assistance provided to clients enabling them to participate in all activities on offer. We would like to thank Phil, Margaret and Miranda for their continued support, without our volunteers, the Wednesday Activity Days would not be as successful.



Due to the West Wyalong Show being held on Wednesday 4 September, Activity Day was not held.



Advertisement

On Friday 16 August the West Wyalong Advocate ran a feature advising the Services we have on offer in West Wyalong and surrounds. The article assisted in the promotion of services as well as a helpful tool for locals and newcomer's to town.

As part of this promotion, we took the opportunity to advertise of Exercise Group, which has been very popular amongst clients and continues to grow with the number of participants increasing on a weekly basis.

We plan to continue advertisement for services we provide throughout the coming months.

NDIS

We continuing to assist NDIS participants to receive the much needed services required and have been receiving many enquiries from NDIS participants requiring services and assistance with plan management.

8.15 Development Services Activity Report August 2019



Our Leadership - A well run Council acting as the voice of the community

DP17 Lead the community by example with sustainable, effective, efficient and customer focused practices

Author: Manager Development & Regulatory Services

Planning and Building Activities Update

Development Applications

The Council has received the following Development Applications during August 2019:

Application No	Address	Development
DA2020/0007	192 Railway Road, West Wyalong	Installation of a manufactured secondary dwelling
DA2020/0010	40 Operator Street, West Wyalong	Addition of a patio to an existing garage
DA2020/0011	Lake Cowal Road, Lake Cowal	Industrial warehouse facility

The following DA applications were approved during August 2019:

Application No	Address	Development	Approval Date
DA2020/0002	87 Church Street, West Wyalong	Secondary dwelling and storage shed	15/8/2019
DA2020/0007	192 Railway Road, West Wyalong	Installation of a manufactured secondary dwelling	23/8/2019

Complying Development Certificates

The following CDC Application was received from a Private Certifier during August 2019:

Application No.	Address	Development	Received Date
CDC2020/0001	40 Operator Street, West Wyalong	Inground swimming pool	8/8/2019

Building Inspections

The following routine building inspections were carried out during August

Inspection Type	Number
Pre-Lodgement	2
Site	3
Pier Holes	2
Slab/Coping	5
Frame	6
Hot & Cold	4
Wet Areas	3
Drainage/Plumbing	13
Stormwater	6
Final	11
Total Inspections	55

Inspection Description	Location
Noise complaint	Cypress Street
Building advice	Main Street
Fire protection advice	Main Street
Caravan Park	Main Street

Planning Certificates

Twenty (20) Section 10.7 Planning Certificates were issued during August 2019.

Regulatory Activities Update

Dog Attacks

One (1) dog attack was reported during August 2019 and as a result one (1) dog was injured and had to be euthanased. The attacking dog was seized by Council and a notice of intention to declare the dog a dangerous dog has been issued.

8.16 Assets & Engineering Services Report



Our Places - Maintain & improve the Shire's assets & infrastructure

*DP9.1 Responsibly manage asset renewal and maintenance for current and future generations
DP9.4 Maintain parks, ovals and recreational facilities to approved standards*

Author: Director Asset & Engineering Services

1. Council Road Crew Locations Week Commencing 12.8.2019

- Graders
 - Phiefers/Clements Lane
 - Mahda Road/Tidde Lane
 - Norris Lane/Meachams Lane
 - Bimbeen Road/Gun Road
 - Maitlands/Fiegerts Lane
- Gravel Carting
 - Tidde Lane
- Maintenance Crews (Bobcat/Backhoe)
 - Shire Roads

2. Council Road Crew Locations Week Commencing 19.8.2019

- Graders
 - Tallimba Road
 - Tidde Lane
 - Henlys West
 - Gunn Road
 - Barmedman Area
- Gravel Carting
 - Tidde Lane
- Maintenance Crews (Bobcat/Backhoe)
 - Shire Roads

3. Council Road Crew Locations Week Commencing 26.8.2019

- Graders
 - Tallimba Road
 - Tidde Lane
 - Lake Cowal Road
 - Gunn Road
 - Barmedman Area
- Gravel Carting
 - Tidde Lane
- Maintenance Crews (Bobcat/Backhoe)
 - Shire Roads

4. Council Road Crew Locations Week Commencing 2.9.2019

- Graders
 - Tallimba Road
 - Tidds Lane
 - Lake Cowal Road
 - Gunn Road
 - Barmedman Area
- Gravel Carting
 - Tidds Lane
- Maintenance Crews (Bobcat/Backhoe)
 - Tallimba Road

NOTICES OF MOTIONS / QUESTIONS WITH NOTICE

Nil received for this meeting.