

Business Paper

Council Meeting

17 June 2025

OUR VISION, MISSION AND VALUES



CALENDAR OF MEETINGS

Meeting Dates	Time	Meeting	Location
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June 2025			
Tuesday, 17	TBA	Councillor Induction Training – Understanding LG Finances & LG Asset Financials	Council Chambers
Tuesday, 17	6.30pm	Council Meeting	Council Chambers
Wednesday, 18	TBA	Councillor Induction Training – Understanding LG Finances & LG Asset Financials	Council Chambers
Friday, 20	9.00am	REROC Board Meeting	Wagga
Tuesday, 24 – Friday, 27	TBA	National General Assembly	Canberra

July 2025			
Tuesday, 1	6.00pm	Council Workshop	Council Chambers
Thursday, 3	6.00pm	New Residents Welcome	Council Chambers
Tuesday, 15	6.30pm	Council Meeting	Council Chambers

ORDER OF BUSINESS

1. RECORDING OF MEETING STATEMENT

2. ACKNOWLEDGEMENT OF COUNTRY

3. ATTENDANCE AND APOLOGIES FOR NON-ATTENDANCE

4. DISCLOSURES OF INTEREST

5. CONFIRMATION OF MINUTES

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5.2 Matters arising from Minutes

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8.1	Aboriginal Land Claim 35593	

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

This matter is considered to be confidential, as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

REPORTS FROM STAFF

Section 1 – Executive Services

6.1 Monthly Status Report – Council Meeting Actions: June 2025



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

DP13.2 Develop, implement and promote best practice governance policies and procedures

Author: Executive Assistant

Introduction

The General Manager is responsible for ensuring that Council's policies, decisions and priorities are implemented in a timely and efficient manner, consistent with the goals and objectives of Council. The General Manager provides the management oversight in relation to all information progressing from appropriate staff to Council for consideration via the Business Paper.

After a Council meeting, each resolution is allocated to the General Manager or responsible officer to action in accordance with the intent of the Council decision. Directors then provide feedback to the General Manager as to the progress of these resolutions monthly through the Manex meeting.

Financial Implications

Nil

Summary

The Monthly Status Report - Council Meeting Actions includes Council Resolutions up to and including the previous Council Meeting. A note in the status section has been completed by the relevant responsible officer with a reason if available.

Recommendation:

That Council receive and note the Monthly Status Report - Council Meeting Actions: June 2025.

Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
MARCH 2024		
Proposed Road Closure – Gordons Lane RESOLVED that Council: <ol style="list-style-type: none"> 1. endorse the closure of the public road known as Gordons Lane between Clear Ridge Road and Blands Lane 2. that the closure be subject to all parties along the road agreeing to the closure and funding Council's road closure application fees and all other associated fees including, advertising, survey, legal and land purchasing costs 3. receive a further report to consider any submissions lodged during the notification period to determine the approval for the proposal 4. receive a further report to consider the property valuers report and determination of any sale price. 	Director Technical Services	Letters sent to adjoining landowners. 12/02/25 Council continues to seek written acceptance from all parties.
JULY 2024		
Barnedman Community Section 355 Committee 06072024 RESOLVED that Council: <ol style="list-style-type: none"> a) Disband the Barnedman Community Committee – a Section 355 Committee of Council. b) Endorse the negotiations with the Barnedman Community Centre Incorporated. c) Determine that the Funds remaining within the Barnedman Community Committee account be utilised to undertake improvement works within the village of Barnedman. 	Director Corporate & Community Services	29/7/24: Committee members advised of Council decision to disband Section 355 Committee. Meeting held with Barnedman Community Centre Inc on maintenance and funding options with Memorandum of Understanding to be finalised for signing. 5/3/25 Discussions with BCCI continuing following draft MoU. Discussions centre on provision of financial support for community improvements.
AUGUST 2024		
Sealing Central Road – Funding Contribution 13082024 RESOLVED that Council: <ol style="list-style-type: none"> 1. Accept the contribution of \$100,000 (inc GST) from Graincorp towards the sealing of Boundary Street from the Graincorp exit to Compton Road. 2. That Council fund the remainder of the works from the Roads to Recover allocation in the 2025/2026 financial year. 	Director Technical Services	Design work to commence in 2025.

Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
Strengthening Communities Grant Policy 19082024 RESOLVED that Council: <ol style="list-style-type: none"> 1. Review the strengthening community grant policy to include a maximum per annum funding of \$5000 per group. 2. Any in kind support be included in this allocation. 3. Any joint ventures be approved by a majority of Councillors. 4. Any funding greater than that allowed in the strengthening community fund must be included in the approved budget set for the year. 	Director Corporate & Community Services	30/9/24 - Further discussions and review of the policy to be undertaken with new Council to determine a consistent approach to requests for funding. 5/3/25 - Workshop scheduled for 22/4/25 to establish grant areas and limits. 31/3/25 - Workshop to be held 29/4/25 to establish grant areas and limits. 14/5/25 – Revised Grant Policy to be finalised and presented to July Council meeting for endorsement.
OCTOBER 2024		
Part Day Public Holiday Application – West Wyalong Show 2025-2026 21102024 RESOLVED that Council make application for a local part day public holiday between the hours of 12noon and 6.00pm for the purpose of the West Wyalong Show on Wednesday 3 September 2025 and Wednesday 2 September 2026 covering the whole of the Bland Shire area.	Director Corporate & Community Services	Application made to NSW Industrial Relations. Letters sent to the schools & Evolution requesting feedback. Submissions will be received until 5pm 2/12/24 with a summary of those submissions to be sent to NSWIR by 4/12/24. 5/3/25 - Application awaiting Ministerial Approval. 2/6/25 – Application approved by the Minister, awaiting final gazette by the NSW Government to commence communications. COMPLETE: Formal notification received Monday, 2 June 2025.
DECEMBER 2024		

Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
Animal Pound Tender 08122024 RESOLVED: 1. That Council delegates to the General Manager the authority to enter into a contract with the successful tenderer for the construction of the animal pound where the contract value is contained within the funding allocation in the adopted budget and grant funding allocation. 2. That should the tender process not result in identifying a successful tenderer, that the Council delegates to the General Manager the authority to reject all tender submissions and enter into negotiations with suppliers for completion of the works in accordance with the Local Government (General) Regulation 2021 s 178(3)(e) as Council must have the works completed prior to the funding deadline. 3. That Council delegates to the General Manager, subject to the requirements of the Local Government Act 1993 section 377 and the adopted budget, the authorities of Council to take action required to ensure the delivery of the Pound project within the grant funding timeframe. 4. That should the General Manager exercise any delegated authority in relation to the construction of the Pound, that a further report be provided to the next Council meeting, outlining the details of the authority	Acting Director Technical Services	11/02/25 Letter of Award issued, and Contractor engaged. Report to be prepared for March Council meeting. 03/25: Report presented to March Council meeting. COMPLETE
JANUARY 2025		
Girral Road Project 03012025 RESOLVED That Council approve an additional funding allocation of \$3.5m for the Girral Road project, consisting of \$2m from Council's Roads to Recovery program (\$0.5m - 2024-25 and \$1.5m 2025-26) with a supplementary vote of \$1.5m through the March quarterly budget review.	Acting Director Technical Services	05/25 - COMPLETE
FEBRUARY 2025		
Girral Road Project 17022025 RESOLVED that Council receive a detailed report at the March Council meeting that includes an updated scope, budget and timeline for the Girral Road project; and that a progress report be included in the monthly Council report.	Acting Director Technical Services	Report to March 2025 Council meeting. 03/25: Report presented to Council. 04/25: Report presented to Council. 05/25: COMPLETE
Sale of Land – 2 Shamrock Street Wyalong 22022025 RESOLVED that that the sale of land at 2 Shamrock Stret Wyalong be deferred to the March 2025 Council meeting.	General Manager	21/02/2025 - Request for further information made. 05/25: Subject to report to May meeting. COMPLETE Refer May Resolution 21052025

Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
MARCH 2025		
03032025 RESOLVED that Council reschedule the additional Council Workshop proposed for April 22 to April 29 2025.	General Manager	COMPLETE
Employee Council Agreement 2024-2027 06032025 RESOLVED that Council endorse the revised Employee's Council Agreement for the period from 1 December 2024 to 30 November 2027 covering all Bland Shire Council staff employed under the Local Government (State) Award and that the Agreement be submitted to the relevant unions for execution.	General Manager	03/25: Agreement issued to Unions for execution.
Parking & Enforcement 13032025 RESOLVED that further information in relation to a parking education program be presented to Council ahead of re-endorsement of the enforcement of existing parking signage.	Manager Development & Regulatory Services	05/25: Road Safety Officer liaising with TfNSW and other stakeholders to develop ideas.
DA2024/0058 - Multi Dwelling Housing (9 dwellings) and Consolidation of 2 lots into 1 lot 14032025 RESOLVED that consideration of DA2024/0058 be deferred for further information to be provided at the April Council Workshop.	Manager Development & Regulatory Services	COMPLETE Refer April Resolution 22042025
APRIL 2025		
Public Exhibition – Draft Main Street Revitalisation Plan 05042025 RESOLVED: 1. That Council endorse the draft Main Street Revitalisation Plan and place it on public exhibition for a period of 28 days. 2. Following the period of exhibition and submission period to allow for written submissions to be made, any suggested amendments to the plan be made and a further report be presented to Council prior to its formal adoption.	General Manager	04/25: Document placed on public exhibition until 15 May. 05/25: Letterbox drop undertaken to main street businesses. 06/25: Submissions closed and being reviewed prior to any proposed amendments.
Review of Delegations 2025 07042025 RESOLVED that the delegations be referred to an upcoming Council Workshop.	Director Corporate and Community Services	14/5/25 – Delegations report resubmitted for May Council meeting following workshop discussions. COMPLETE Refer May Resolution 10052025

Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
<p>Policy Review - Public Interest Disclosures 09042025 RESOLVED:</p> <ol style="list-style-type: none"> 1. That, Council endorses the revised Public Interest Disclosure Policy and places the Policy on public exhibition for a period of 28 days commencing 17 April 2025. 2. Should there be comments received from the community on the proposed amendments to the revised Public Interest Disclosure Policy, a further report be prepared and presented to Council. 3. That should no submissions on the Policy be received during the Public Exhibition Period, that Council adopts the revised Public Interest Disclosure Policy. 	Director Corporate and Community Services	14/5/25 – Exhibition and submission period ends 29 May.
<p>Barmedman Community Centre Incorporated 10042025 RESOLVED That Council:</p> <ol style="list-style-type: none"> a) Endorse the negotiations with the Barmedman Community Centre Incorporated and the signing of a Memorandum of Understanding with Council. b) Funds remaining within the Barmedman Community Committee account be utilised to undertake improvement works within the village of Barmedman. c) Allocate an amount of \$5,000 per annum to the Barmedman Community Centre Incorporated to assist it in undertaking the requirements of the Memorandum of Understanding. d) Advertise its intention to provide the funding allocation for a period of 28 days from Thursday, 17 April 2025 and, should there be no objections received, distribute the funds accordingly. e) Following the September 2028 Local Government Election, review the Memorandum of Understanding and the financial arrangements prior to entering a new agreement with the Barmedman Community Centre Incorporated. 	Director Corporate and Community Services	14/5/25 – Exhibition and submission period ends 29 May.
<p>Bland Shire Council Managing its Wastewater Assets 14042025 RESOLVED that an allocation of \$300,000 be made in the 2025/2026 Budget to undertake preliminary scoping and design of an upgraded Waste Water Treatment system to service the West Wyalong and Wyalong townships.</p>	Manager Operations	Design works are yet to commence.

Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
<p>Sale of Land for Unpaid Rates 2004/2025 RESOLVED that Council agrees to:</p> <ol style="list-style-type: none"> 1. Sell the 10 properties as listed in the Sale of Land for Unpaid Rates report and detailed in the General Manager's certificates for the sale of land for unpaid rates in accordance with Section 713 of the Local Government Act 1993. 2. Authorise the public auction to be held, at a date to be decided, in the Council Chambers. 3. Authorise the General Manager to determine and appoint an auctioneer in line with Council's procurement policy. 4. Utilise the services of GP Evans & Englert for the provision of contracts for the sale. 5. The preparation of a schedule nominating a reserve price for each parcel (having regard to each parcel's valuation, the amount of debt outstanding to Council and the prevailing market prices) to be presented at the May 2025 Council meeting. 6. Authorise the General Manager, or the Director Corporate and Community Services, delegation to accept any reasonable offer on the day of the auction and to complete the contract of sale on behalf of Council. 	Manager Finance and Customer Services	Recoupa are expecting quotes from auctioneers by Friday 13 th June. Following the appointment of the auctioneer, the date for the sale will be set. Sale to be advertised before 30 th June 2025. Item added to agenda for the July workshop to provide further information.
<p>DA2024/0058 - Multi Dwelling Housing (9 dwellings) and Consolidation of 2 into 1 lots 2204/2025 RESOLVED that DA2024/0058 be deferred and an independent peer review be undertaken.</p>	Acting Director Technical Services	Independent review undertaken. For discussion at Council workshop 03062025. Subject to report to June meeting.
<p>DCP Amendment 2504/2025 RESOLVED that Council add a clause to the DCP to preserve active street frontages in Main Street West Wyalong, subject to a 28 day public exhibition period.</p>	Manager Development and Regulatory Services	05/25: Subject to report to June meeting.

Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
Endorsement of Draft Integrated Planning and Reporting documents, Budget and Making of Rates for 2025/26 1. That the Draft Delivery Program 2025-2029 and Operational Plan (including the draft Budget) for the Financial Year 2025/2026, Draft Revenue Policy (including Fees and Charges 2025/2026) and the Draft Long-Term Financial Plan 2025-2035 be endorsed and placed on public exhibition for a period of 28 days, commencing 7 May 2025, in accordance with the legislative requirements of the Local Government Act 1993. 2. That a revised Delivery Program 2025-2029 and Operational Plan (including the Budget) for the Financial Year 2025/2026, Revenue Policy (including Fees and Charges 2025/2026) and the Long-Term Financial Plan 2025-2035, incorporating all public comments, submissions and input from staff and Councillors, be provided to the Ordinary Council meeting to be held on 17 June 2025 for final adoption. 3. The Statement of Rating Structure and their respective short names as contained in the Operational Plan 2025/26 and make the Ordinary Rate and charges, including sewer charges, domestic and trade waste management charges, pursuant to s.494 and s.496 of the Local Government Act 1993 and Waste Management Levy pursuant to s.501 of the Local Government Act 1993 detailed in the tables below:	Director Corporate and Community Services	
MAY 2025		
Public Exhibition – Sport and Recreation Plan 06052025 RESOLVED: 1. That Council endorse the draft Sport and Recreation Plan and place it on public exhibition for a period of 28 days. 2. Following the period of exhibition and submission period to allow for written submissions to be made, any suggested amendments to the plan be made and a further report be presented to Council prior to its formal adoption.	General Manager	05/25: Plan placed on public exhibition,
Local Government Remuneration Tribunal 09052025 RESOLVED That Council fix the annual fee for Councillors at the maximum amount allowable, being \$13,930 per Councillor for the period 1 July 2025 to 30 June 2026 and fix the annual fee for the Mayor at the maximum amount allowable, being \$30,390 for the period 1 July 2025 to 30 June 2026.	Director Corporate and Community Services	

Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
<p>Review of Delegations 10052025 RESOLVED:</p> <ol style="list-style-type: none"> 1. That, in accordance with Section 377 of the Local Government Act 1993, the Bland Shire Council delegates its powers, authorities, duties and functions as set in the attachment to this report, to the Mayor, Brian Monaghan. 2. That, in accordance with Section 377 of the Local Government Act 1993 the Bland Shire Council delegates its powers, authorities, duties and functions as set in the attachment to this report to the General Manager, Grant Baker. 3. That the delegation to the Mayor, Brian Monaghan and the General Manager, Grant Baker, be subject to the following limitations: <ol style="list-style-type: none"> a. The delegated power, authority, duty or function being performed in accordance with Council policy; and b. The delegated power, authority, duty or function being performed in accordance with the Law. 4. That the delegations of Council will remain in force until they are revoked or amended by a resolution of Council or the persons no longer hold their position. 5. Council notes that the General Manager may delegate their powers, authorities, duties and functions at their discretion for the purposes of fulfilling the role of General Manager. 	Director Corporate and Community Services	
<p>Riverina Regional Library Service Agreement 11052025 RESOLVED That Council note the information within the report and endorse the signing of the Riverina Regional Library agreement by the General Manager.</p>	Director Corporate and Community Services	05/25: COMPLETE
<p>Strengthening Communities Application – West Wyalong Kennel Club 12052025 RESOLVED that Council:</p> <ol style="list-style-type: none"> a) Reject the application for funding of the West Wyalong Kennel Club under the Strengthening Communities Fund, and b) Delegate authority to the General Manager or his delegate to waive the fees for the use of Council grounds for the purpose of the Kennel Club event on 20/21 September 2025. c) Advises the Kennel Club of its decision and seek its agreement to include the Bland Shire Council logo in its promotional material as an indication of Council's financial support of the event. 	Director Corporate and Community Services	

Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
Strengthening Communities Application – Tallimba Public School 13052025 RESOLVED that Council: a) Approve the Strengthening Communities Grant application for funding from the Tallimba Public School Parents and Citizens Committee in the amount of \$2,025 to go toward the cost of hiring a marquee, tables and chairs for the 100-year anniversary event of the Tallimba Public School. b) Advises the Tallimba Public School of its decision and seek its agreement to include the Bland Shire Council logo in its promotional material as an indication of Council's financial support of the event.	Director Corporate and Community Services	
Strengthening Communities Application – Waratah Village 14052025 RESOLVED that Council defer consideration of the Strengthening Communities Grant application from Waratah Village pending further information.	Director Corporate and Community Services	
Request For Tender – Roads Programme – 2024-25 15052025 RESOLVED that Council award the Tender: VP435456 for the delivery of Bland Shire – 2024-25 Sealed Roads Programme to Fulton Hogan Industries Pty Ltd to the value of \$9,809,881 (Ex GST). Subject to the full availability of funds as detailed in this report.	Acting Director Technical Services	
Sale of Land – 2 Shamrock Street Wyalong 21052025 RESOLVED that Council proceed with the sale of Lot 3 being 2 Shamrock Street Wyalong subject to the contract being amended to include the 2 proposed business activities and pricing to include the cost of servicing.	General Manager	05/25: Advice provided to solicitor. Amended contract being prepared. COMPLETE
Aboriginal Land Claim 35565 24052025 RESOLVED that Council offer no objection to the Aboriginal Land Claim 35565 as there is no evidence of any lawful usage and no known future essential public purpose.	Acting Director Technical Services	

6.2 Bins 4 Blokes Program



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

DP 2.1: Develop and support community partnerships to increase a sense of safety and wellbeing within the community.

Author: General Manager

Introduction

This report is to seek Councils direction in relation to the involvement of Bland Shire Council in the Bins4Blokes initiative and considered provision of additional funding to engage in the program.

Council has received a request from the Ungarie Branch of the Country Womens Association (CWA) to consider the implementation of the Bins 4 Blokes campaign in the Bland Shire.

The CWA is campaigning to have this initiative brought in across NSW.

BINS4Blokes (www.bins4blokes.org.au) is a men's health campaign and initiative of the Continence Foundation of Australia, supported by a number of Australia's leading men's health and health professional organisations. 1.34 million boys and men across Australia experience incontinence.

BINS4Blokes has three objectives:-

1. To get more incontinence product disposal bins installed in male public toilets Australia-wide
2. To encourage men and boys with incontinence to get help
3. To raise awareness about how common incontinence is and the impacts of incontinence

The campaign encourages providers of toilets in public spaces to include disposal bins for incontinence products in male toilets. These providers include local governments, business owners, shopping centres or sporting stadiums.

There are currently very few places for these products to be disposed of, resulting in them not wanting to leave their homes.

The campaign also encourages boys and men who experience incontinence to engage with the National Continence Helpline by calling 1800 33 00 66 or emailing www.helpline.continence.org.au.

Council may wish to consider either a roll out of the initiative in all male toilets across the Bland Shire, or alternatively a limited trial across select higher use locations.

Should a trial be preferred Councils service provider has indicated it would be a 24 month trial and the unit rate would not be priced as competitively as a 36 month commitment.

Financial Implications

Staff have obtained advice from our existing female sanitary service provider. The financial impact of a roll out across 20 sites is approximately \$7,000 (Ex GST) per annum, with a 3 year contractual commitment.

Bins would be located in those male facilities that exist in proximity to facilities already served by Councils female sanitary bin service provider.

Recommendation:

That Council introduce one incontinence product disposal bin in each male public toilet block at an approximate cost of \$7,000 (Ex GST), per annum.

Section 2 – Corporate & Community Services

6.3 Finance and Investment Report for May 2025



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: Manager Customer & Financial Services

Introduction

The Finance and Investment Report is provided to Council for information and prepared in accordance with the Local Government (General) Regulation 2021.

Financial Implications

STATEMENT OF BANK BALANCES, RATES COLLECTIONS AND INVESTMENTS FOR THE MONTH OF MAY 2025.

BANK BALANCES AS AT 31ST MAY 2025

ACCOUNT	BALANCE
General Fund	\$6,793,390.10
Business Card	\$40,000.00
	\$6,833,390.10
<i>Invested Funds</i>	
Fixed Deposits	\$75,200,000.00
Deposits at Call	\$3,111,493.06
	\$78,311,493.06
Net Balance	\$85,144,883.16
Percentage of Invested Funds to Net Balance	91.97%

STATEMENT OF BANK BALANCES AS AT 31.5.25
SUBMITTED TO THE ORDINARY MEETING JUNE 17, 2025

Balance as at 01 May 2025	\$8,279,322.83
<i>Plus Receipts for May 2025</i>	<i>\$6,655,773.98</i>
<i>Less Payments for May 2025</i>	<i>-\$8,141,716.71</i>
CASH BALANCE	\$6,793,380.10

Limit of Overdraft Arranged with Bank

\$ 350,000.00

ACCOUNTS CERTIFICATION

I CERTIFY,

That the accounts totalling \$8,141,716.71

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 preceding monthly period.

.....
 Manager Customer and Financial
 Services Responsible Accounting Officer

CERTIFICATE OF GENERAL MANAGER

This accounts summary, a copy of which was submitted to each member of Council on the 17th June 2025, 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 **\$8,141,716.71** was submitted to the Ordinary Meeting on the 17th June 2025 and that the amounts are presented to Council for confirmation of payment.

.....
Chairman of Ordinary Meeting

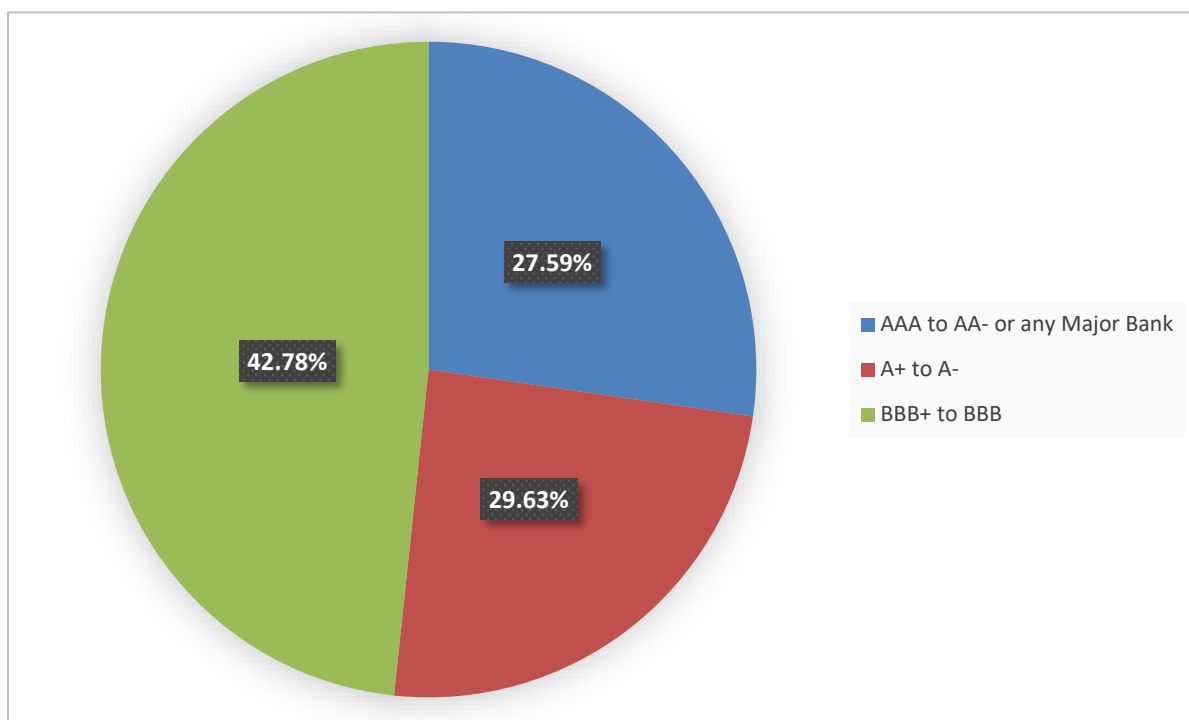
INVESTMENTS

The following table gives details of Council's Funds invested at 31st May 2025. The funds consist of monies from the Bank Accounts of the Trust Funds, Reserve Accounts, Sewerage Fund and Combined General Account.

INSTITUTION	RATING	DATE	DATE DUE	TERM	YIELD	INVESTED AMOUNT
Northern Territory Treasury	AA-	30/09/2020	15/12/2025	1902	1.20%	2,000,000.00
Auswide Bank	BBB+	13/06/2024	11/06/2025	363	5.30%	1,000,000.00
Defence Bank	BBB+	20/06/2024	18/06/2025	363	5.20%	2,000,000.00
ING Bank	A	26/06/2024	25/06/2025	364	5.25%	2,000,000.00
ING Bank	A	8/07/2024	2/07/2025	359	5.37%	2,000,000.00
NAB	AA-	8/07/2024	4/06/2025	331	5.30%	1,000,000.00
NAB	AA-	8/07/2024	8/07/2025	365	5.35%	2,000,000.00
ING Bank	A	17/07/2024	15/07/2025	363	5.33%	1,000,000.00
Police Bank	BBB+	31/07/2024	31/07/2025	365	5.25%	2,000,000.00
AMP	BBB+	7/08/2024	5/06/2025	302	5.20%	1,000,000.00
NAB	AA-	15/08/2024	12/08/2025	362	5.05%	1,000,000.00
NAB	AA-	22/08/2024	22/07/2025	334	5.00%	1,000,000.00
NAB	AA-	29/08/2024	19/08/2025	355	4.95%	1,000,000.00
ING Bank	A	5/09/2024	2/09/2025	362	4.93%	1,000,000.00
Bendigo Bank	A-	8/09/2024	8/09/2025	365	4.65%	400,000.00
Bendigo Bank	A-	8/09/2024	8/09/2025	365	4.65%	400,000.00
Bendigo Bank	A-	8/09/2024	8/09/2025	365	4.65%	400,000.00
NAB	AA-	12/09/2024	10/09/2025	363	4.90%	2,000,000.00
NAB	AA-	20/09/2024	17/09/2025	362	4.90%	1,000,000.00
Bank of QLD	A-	26/09/2024	25/06/2025	272	4.85%	2,000,000.00
NAB	AA-	9/10/2024	8/10/2025	364	4.95%	2,000,000.00
Commonwealth Bank	AA-	16/10/2024	24/09/2025	343	4.71%	2,000,000.00
ING Bank	A	17/10/2024	15/10/2025	363	5.03%	2,000,000.00
Police Bank	BBB+	24/10/2024	21/10/2025	362	5.00%	2,000,000.00
NAB	AA-	24/10/2024	26/08/2025	306	4.95%	2,000,000.00

ING Bank	A	8/11/2024	4/11/2025	361	5.09%	1,000,000.00
BankVic	BBB+	14/11/2024	15/10/2025	335	5.10%	1,000,000.00
Auswide Bank	BBB+	21/11/2024	20/11/2025	364	5.00%	2,000,000.00
MyState Bank	BBB+	28/11/2024	28/10/2025	334	5.00%	2,000,000.00
MyState Bank	BBB+	3/12/2024	3/12/2025	365	5.10%	1,000,000.00
Beyond Bank	BBB+	10/12/2024	10/12/2025	365	5.10%	1,000,000.00
AMP	BBB+	18/12/2024	18/06/2025	182	5.20%	1,000,000.00
Defence Bank	BBB+	9/01/2025	8/01/2026	364	4.95%	1,000,000.00
AMP	BBB+	15/01/2025	15/07/2025	181	5.10%	1,000,000.00
AMP	BBB+	21/01/2025	21/01/2026	365	4.95%	1,000,000.00
Great Southern Bank	BBB+	30/01/2025	30/09/2025	243	4.86%	2,500,000.00
ING Bank	A	6/02/2025	4/02/2026	363	4.75%	1,000,000.00
AMP	BBB+	6/02/2025	6/08/2025	181	4.85%	1,000,000.00
NAB	AA-	12/02/2025	12/11/2025	273	4.80%	1,000,000.00
ING Bank	A	18/02/2025	18/02/2026	365	4.81%	1,000,000.00
Rabobank	A+	20/02/2025	2/09/2025	183	4.80%	2,000,000.00
ING Bank	A	26/02/2025	25/02/2026	364	4.80%	1,000,000.00
ING Bank	A	5/03/2025	4/03/2026	364	4.68%	1,000,000.00
Defence Bank	BBB+	6/03/2025	4/03/2026	363	4.65%	1,000,000.00
Judo Bank	BBB	11/03/2025	10/09/2025	183	4.80%	2,000,000.00
Bank of QLD	A-	18/03/2025	12/03/2026	359	4.55%	2,000,000.00
ING Bank	A	20/03/2025	19/03/2026	364	4.65%	1,000,000.00
Bank of QLD	A-	20/03/2025	17/12/2025	272	4.65%	1,000,000.00
Auswide Bank	BBB+	26/03/2025	25/03/2026	364	4.65%	1,000,000.00
Auswide Bank	BBB+	2/04/2025	1/04/2026	364	4.65%	1,000,000.00
NAB	AA-	7/04/2025	8/07/2025	92	4.70%	1,500,000.00
Australian Unity	BBB+	1/05/2025	5/05/2026	369	4.30%	1,000,000.00
Heartland Bank	BBB	2/05/2025	15/04/2026	348	4.40%	1,000,000.00
ING Bank	A	6/05/2025	30/04/2026	359	4.15%	1,000,000.00
Defence Bank	BBB+	21/05/2025	21/05/2026	365	4.35%	2,000,000.00
MyState Bank	BBB+	27/05/2025	23/04/2026	331	4.30%	1,000,000.00
ANZ Deposit at Call	AA-					50,967.31
CBA Deposit at Call	AA-					3,060,525.75
TOTAL:						78,311,493.06

Long Term Credit Rating	Policy Maximum (%)	Current Holding (%)	Current Holding (\$)
AAA to AA- or any Major Bank	100	27.59	22,611,493.06
A+ to A-	80	29.63	23,200,000.00
BBB+ to BBB	70	42.78	32,500,000.00
BBB- and Unrated	10	-	-
			78,311,493.06



Individual Institution Limit	Rating	Policy Maximum (%)	Current Holding (%)	Current Holding (\$)
AMP	BBB+	25%	6.38%	5,000,000.00
ANZ	AA-	40%	0.07%	50,967.31
Australian Unity	BBB+	25%	1.28%	1,000,000.00
Auswide Bank	BBB+	25%	6.38%	5,000,000.00
Bank of QLD	A-	30%	6.38%	5,000,000.00
BankVic	BBB+	25%	1.28%	1,000,000.00
Bendigo Bank	A-	30%	1.53%	1,200,000.00
Beyond Bank	BBB+	25%	1.28%	1,000,000.00
Commonwealth Bank	AA-	40%	6.46%	5,060,525.75
Defence Bank	BBB+	25%	7.66%	6,000,000.00
Great Southern Bank	BBB+	25%	3.19%	2,500,000.00
ING Bank	A	30%	19.15%	15,000,000.00
Judo Bank	BBB	25%	2.55%	2,000,000.00
MyState Bank	BBB+	25%	5.11%	4,000,000.00
NAB	AA-	40%	19.79%	15,500,000.00
Northern Territory	AA-	40%	2.55%	2,000,000.00
Police Bank	BBB+	25%	5.11%	4,000,000.00
Rabobank	A+	30%	2.55%	2,000,000.00
Heartland Bank	BBB	25%	1.28%	1,000,000.00
				\$78,311,493.06

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

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.

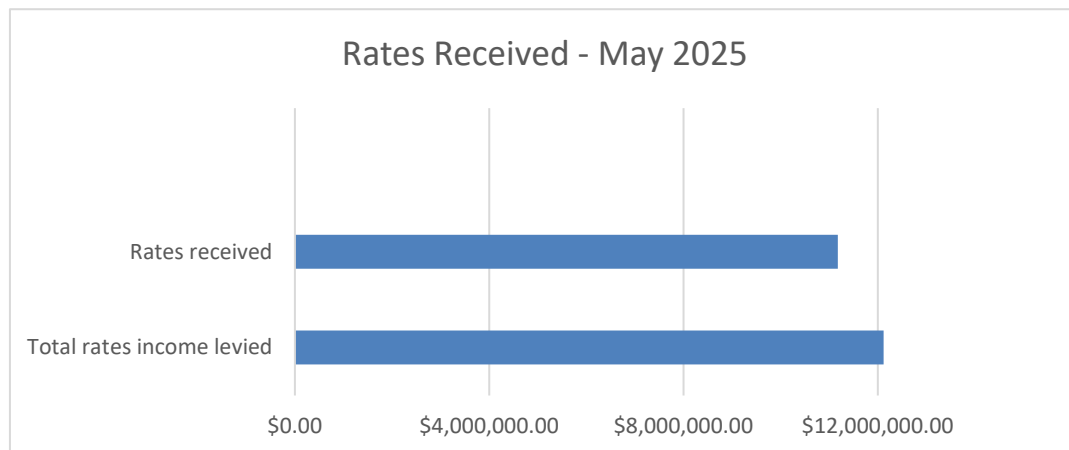
GENERAL MANAGER

RATES REPORT

Below is a summary of outstanding rates

Total rates income levied (2024/25)	\$ 12,115,986.34
Rates received as at 31/5/2025	\$ 11,176,958.39
% of rates received to date	92.25%

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



Summary

The information provided within this Finance and Investment Report has been prepared in accordance with the Local Government (General) Regulation 2021 as well as Council's financial management policies and procedures. Further, 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 information contained within the Finance and Investment Report for the month of May 2025.
 2. That Council confirms the payment of accounts, for the period 01 May to 31 May 2025, totalling \$8,141,716.71.
-

6.4 Adoption of Integrated Planning and Reporting documents and Budget for 2025/26



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

DP10.3 Ensure the General Manager takes on a high level role in implementing the Community Strategic Plan and other Council documents.

Author: Director Corporate and Community Services

Introduction

This report is for Council to adopt the following Integrated Planning and Reporting (IP&R) documents which were endorsed for public comment at an extraordinary meeting of Council held on 6 May 2025.

The documents were developed with reference to the *Community Strategic Plan 2025-2035 – Building a Sustainable Community: Empowering People, Promoting Fairness and Achieving Progress*. This strategic plan was endorsed by Council at its meeting in February of this year and is the starting point for the development of Council's Integrated Planning and Reporting documents.

The Community Strategic Plan is the highest-level planning document within the NSW IP&R Framework. It integrates with:

- The Delivery Program (4-year Council commitment)
- The Operational Plan (annual action and budget plan)
- A Resourcing Strategy, which includes:
 - Long-Term Financial Plan
 - Workforce Management Plan
 - Asset Management Plan

While the overall Resourcing Strategy is a key piece of the IP&R process, the remaining documents which form this component will be presented to a future meeting of Council for endorsement and adoption. Specifically, work is still being undertaken to finalise the Workforce Management Strategy and the Asset Management Strategy.

The Delivery Program and Operational Plan documents have been amended slightly based on internal and Councillor feedback. The main changes have been the inclusion of an Executive Summary to provide an overview of the intentions and activities within each of the documents and the addition of measures within the Operational Plan. The other changes from the documents placed on exhibition relates to re-allocation of responsible officers and minor wording amendments. There have also been some adjustments to the responsible officers. These changes do not impact the intent of the original document and have been included for clarity purposes.

Financial Implications

The Long-Term Financial Plan and annual budget provides detail on the financial implications to be considered by Council. Council's 2025–2026 Budget forecasts a deficit of \$7.28 million (subject to any submissions received following the writing of this report). This result reflects ongoing cost pressures, including increasing service delivery costs, asset maintenance obligations, and limited revenue growth.

Despite the deficit, Council maintains a solid investment portfolio, which continues to provide stable returns and supports overall liquidity. The budgeted deficit is being carefully managed through the use of accumulated reserves and a focus on long-term financial sustainability. Council remains committed to reviewing operational efficiencies and aligning expenditure with the priorities outlined in the Delivery Program and Long-Term Financial Plan.

Summary

The *Local Government Act 1993 (the Act)* requires Councils in NSW to operate under the Integrated Planning and Reporting (IP&R) guidelines which aim to streamline Council operations and optimise the use of resources.

The Community Strategic Plan (CSP) set out the ten-year agenda and identified other organisations involved in bringing the aspirations of the community to fruition. While Council prepares this document on behalf of the community, it is not responsible for delivering it all. This element also includes references to the Quadruple Bottom Line of economic, environment, leadership and social outcomes. The CSP developed and endorsed by Council sets out five core themes - Place, Growth, Family, People, and Home – and 27 objectives or outcomes for the community.

The Delivery Program (DP) is the current Council's commitment to the Bland Shire Community and identifies what strategies will be undertaken to achieve specific projects this Council wants to deliver on behalf of the community. It sets out the principal activities to be undertaken by the council to perform its functions, is a four-year document which must be established after each ordinary election. Progress on the Delivery Program is reported to the Council and the broader community on a six-monthly basis. The DP has been developed with 106 strategies, ideas and a broad range of issues relevant to the whole community. This document also identifies in which year of the four-year plan the activities will occur.

The 165 actions listed in the Operational Plan identify what undertakings will be embarked on by Council during the financial year of 2025/26. Each of these activities are required to be reported on by the nominated Responsible Officer on a quarterly basis, with a six-monthly update presented to the elected Council. During the period of its exhibition, measures for each of the actions were developed and are included in the final document presented for Council's adoption.

The Budget for the 2025/2026 Financial Year provides the funding for Council to achieve the actions contained in the Operational Plan.

The following dot points provide some guidelines which were used in the preparation of the 2025/2026 Budget:

- Rates income is based on a rate increase amount of 4.2%.
- User Charges and Fees have increased on average by 2.4% in accordance with CPI.
- Interest on Investments is based on an average of 5% Investment Returns.
- Wages have been prepared based on an increase of 3% in line with the Local Government (State) Award from 1 July 2025.
- Other expenses have been budgeted to increase by 2.4%.

The Operational Budget has been prepared in accordance with the Long-Term Financial Plan (LTFP).

The documents were placed on Public Exhibition on 7 May 2025 with comment sought from the community. Two community information sessions were scheduled and held on Tuesday 13 May and 10 June and members of the community were invited to lodge written submissions up to 5pm 17 June.

At the time of writing this report, there have been no public submissions on the documents and only internal submissions in relation to the budget document. Any submissions received prior to the Council meeting will be collated and tabled at the meeting for Councillors to consider prior to final adoption.

Revenue Policy (including Fees and Charges 2024/2025)

A review of all fees and charges was conducted as part of the preparation of the 2024/2025 budget. A CPI increase of approximately 2.4% has been applied to most fees and charges to cover expected increases in costs in providing the goods or service. Those statutory fees and charges that are set by the NSW Government are yet to be advised. Any significant changes to fees and charges are to be consulted with the community as part of the public exhibition process.

A copy of the Delivery Program 2025-2029, Operational Plan (including the Budget) for the 2025/2026 Financial Year along with the Revenue Policy (including Schedule of Fees and Charges) for the 2025/2026 Financial Year) and the Long Term Financial Plan have been provided under separate cover.

Recommendation:

That Council:

1. Adopts the Delivery Program 2025-2029 and Operational Plan (including the Budget) for the Financial Year 2025/2026 and the Revenue Policy (including Fees and Charges 2025/2026).
 2. Adopts the 10-year Long Term Financial Plan for inclusion in the Resourcing Strategy.
-

6.5 Strengthening Communities Application – Waratah Village Association (Auspiced by the Lions Club)



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

DP3 -Provide cultural activities and community programs that foster social development and community wellbeing.

Author: Director Corporate and Community Services

Introduction

At the 20 May 2025 Council Meeting, an application for funding under the Strengthening Communities Grant was deferred to allow further information to be sought from the proponent (Minute No. 14052025). The matters for consideration are as follows:

1. Auspice by an incorporated organisation

The West Wyalong Lions Club has provided a letter stating that they will auspice the Waratah Village Association for the purpose of this grant application. The letter from the Lions Club incorrectly asserts that Council has awarded the Grant, however this factual error does not have an impact on the result.

Council should be aware that the auspice of a grant results in issuing of funding to the auspicings body (the Lions Club) who will be legally responsible for the receipt of funding and management of the grant for the auspicee (Waratah Village Association). The detail of the legal arrangement between the Lions Club and the Waratah Village Association is not available to Council at the time of preparing this business paper therefore a conditional recommendation has been provided to Council that the issuing of the grant be subject to the provision of a copy of the auspice agreement.

2. Consideration of funding reduction to \$5,000 to match the proposed Guidelines.

The Waratah Village Association have provided a letter stating the request is amended to \$5,000 to meet the proposed guidelines for the grant funding.

The application under consideration is a request for funding is amended to be Lions Club, on behalf of the Waratah Village Association for Introduction of Music as Therapy Program under the Strengthening Communities Grant Program.

Financial Implications

The Waratah Village Association is seeking an amount of \$5,000 from Council to assist with the costs of purchasing resources to run the Introduction of Music as Therapy Program.

The current balance of the Strengthening Communities Grant Program is \$25,038.

Summary

The Strengthening Communities Grant Program provides funding to increase community participation and access to information, services or facilities that strengthen the social fabric of communities within the Bland Shire.

Funding is also offered to assist with undertaking new or to build upon existing projects and events.

All Strengthening Communities Funding must be as part of a specific project, initiative, or activity. The Waratah Village Association previously received funds under the Access Grants program which were put towards the purchase of a mobility access vehicle.

It received an amount of \$4,000 at that time and submitted the required acquittal documentation to Council.

Music Therapy is a guided lifestyle program led by staff/volunteers who provide meaningful activities for all cognitions, mobilities, hearing and sight levels. Residents who take part in Music Therapy would be given the option to wear wireless headphones. Either individually or in a group, residents could listen to music of their choice.

There is evidence that there are proven therapeutic benefits including reducing agitation, stress responses and anxiety. These benefits are even more pronounced for those living with dementia.

Recommendation

That Council:

- a) Approve the Strengthening Communities Grant application for funding from the Waratah Village Association in the amount of \$5,000 to assist with the costs of purchasing resources to run the Introduction of Music as Therapy Program subject to the following points.
 - b) That the grant is only to be considered approved upon the formal agreement for auspice between the West Wyalong Lions Club and the Waratah Village Association being provided to Council.
 - c) Seeks formal acknowledgement from the Waratah Village Association through joint media promotion of the Program once the required equipment has been sourced.
-

Bland Shire Council Grant Application Form

Submitted on	12 April 2025, 5:14AM
Receipt number	35
Related form version	0

Type of Application

Strengthening Communities Grant

Applicant Information

Organisation/Applicant Name	Waratah Village Association
Contact Person	Glenys Haworth
Position in Organisation	Chairperson
Organisation/Applicant Address	c/- 86 Park Street, West Wyalong NSW 2671
Contact Phone Number	
Email	
Are you registered for GST	No
Does your organisation have ABN? (If you do not have an ABN you must be auspiced by another organisation)	Yes
If Yes, please provide your ABN below	63731378694
Is your organisation not for profit	Yes
Does your organisation have insurance, including public liability cover?	Yes
Is your organisation incorporated?	No

Project/Event Information

Project/Event Title	Introduction of Music as Therapy Program
Provide a General Description of the Project/Event	To purchase resources -20 headphones, charger station, percussion instruments etc

Grant Funding Sought	5562
Where and when will the Project/Event take place (please provide location, date and time)	RFBI West Wyalong Masonic Village. Weekly or fortnightly Music as Therapy sessions.
Will the Project/Event be completed in the next 12 months	Yes
What benefits will the Project/Event bring to the Bland Shire (please state the expected number of participants if relevant)?	20 residents each session. Potentially all 63 Village residents. Performances?
Has your organisation previously received any funding from Council?	Yes
If yes, please specify when you received it and how much?	\$4,000 Access Grant towards Mobility Access Vehicle. 5 years ago?
If yes, have you submitted an acquittal form to Council?	Yes

Budget

Project/Event Budget	QUOTATION - 3428835.pdf Music as Therapy.docx
----------------------	--

Applicants Signature

The information contained in this application is true and correct to the best of my knowledge

[Link to signature](#)

Bland Shire Council

To Whom It May Concern


The purpose of this application as submitted by the Waratah Village Association is to seek funding for resources to introduce a new Music as Therapy Program at the RFBI West Wyalong Masonic Village. This initiative would be of major benefit giving enjoyment and stimulation to all the residents participating, especially those who may be suffering from dementia and/ or agitation.

RFBI West Wyalong Masonic Village staff are very supportive of this application as they are aware of the many benefits such a program will provide for their residents.

The Waratah Village Association has a Charitable fundraising number 12725 as listed with NSW Fair Trading.

In the original Strengthening Communities Program funding for \$5,562 was sought. It is our understanding that guidelines have been adjusted to \$5,000 maximum per organization/ application. The Waratah Village Association is thankful for any financial assistance that is given towards this worthwhile project. Thank you.

Kind Regards,


Glenys Haworth

(Chairperson, Waratah Village Association)

File: <u>G+S-APP-SC</u>	Action
Action Officer: <u>DCCS</u>	<input checked="" type="checkbox"/>
REC'D	03 JUN 2025
Copy to:	Bland Shire Council

From: alan.mcglynn@bigpond.com
To: [Grant Baker](#); [Council Records](#); haworth1@bigpond.com
Cc: [Ross Armstrong](#); [Piefke Brian F](#)
Subject: Lions Club acting for Waratah Village Assoc.
Date: Thursday, 5 June 2025 10:41:31 AM
Attachments: [paste.png](#)

Grant Baker
The General Manager
Bland Shire Council

Dear Grant

"The Waratah Village Association (WVA) has successfully applied for funding of \$5,562 from Bland Shire Council to implement a new 'Music as Therapy Program' at the RFBI West Wyalong Masonic Village.

Since the WVA has not finalised its incorporation, the West Wyalong Lions Club will act as its auspice.

The WVA has a charitable fundraising number of 12725 as listed with NSW Fair Trading.

Could you please arrange to transfer these funds to the West Wyalong Lions Bank Account (BSB 062 621, Acc. No. 2800 9629) as requested by Glenys Haworth (Chairperson, WVA). Upon receipt, we will forward them immediately to the WVA account provided by Glenys to Ross Armstrong at 0427 487 666.

Any queries, please contact Ross.

Kind regards

Alan McGlynn (Secretary)



6.6 Strengthening Communities Application – West Wyalong Kennel Club



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

DP3 -Provide cultural activities and community programs that foster social development and community wellbeing.

Author: Director Corporate and Community Services

Introduction

At the 20 May 2025 Ordinary Council Meeting, a request was considered for financial support of the West Wyalong Kennel Club and it was resolved that Council (12052025):

- a) Reject the application for funding of the West Wyalong Kennel Club under the Strengthening Communities Fund, and*
- b) Delegate authority to the General Manager or his delegate to waive the fees for the use of Council grounds for the purpose of the Kennel Club event on 20/21 September 2025.*
- c) Advises the Kennel Club of its decision and seek its agreement to include the Bland Shire Council logo in its promotional material as an indication of Council's financial support of the event.*

Council Staff consequently contacted the Kennel Club to arrange this support, however, have been advised that a change of plans has occurred for the proposed events. The Club has therefore requested that the application be reconsidered by Council with specific detail of the support requested. Staff advised this would be best placed by rejecting the initial request and a new request being submitted to Council (**Attachment One**).

The event will now be held at West Wyalong Rugby Union Club Grounds starting at 8.30am on Saturday 20th September and Sunday 21st September 2025.

Financial Implications

The Club has requested funding of \$4,981.

The current balance of the Strengthening Communities Grant Program is \$25,038.

Summary

The Strengthening Communities Grant Program provides funding to increase community participation and access to information, services or facilities that strengthen the social fabric of communities within the Bland Shire.

Funding is also offered to assist with undertaking new or to build upon existing projects and events.

All Strengthening Communities Funding must be as part of a specific project, initiative, or activity. Funding is also offered to assist with undertaking new or to build upon existing projects and events.

The Club has submitted a request to assist with purchasing equipment for 3 Dogs NSW Affiliated Dog Shows consisting of 2 Championship shows and 1 A2O show. The event will be one of only 4 A2O shows allowed to be held in the state of NSW each year. The event will be assisted by NSW judges and interstate judges with exhibitors from QLD, NSW, and VIC and SA.

The benefits outlined in the application are that the shows will bring benefit to the Bland Shire with attendees staying at West Wyalong and having evening meals at different venues each night. Additional local spend will occur on accommodation, fuel, food etc.

The committee has not previously sought funds from Council for activities within the village and, as such it meets the current guidelines within the Strengthening Communities Program.

Recommendation:

That Council

1. Rescind the support previously offered to the West Wyalong Kennel Club (Minute number 12052025) noting this is the request of the Kennel Club.
 2. Approve the Strengthening Communities Grant application for funding from the West Wyalong Kennel Club in the amount of \$4,981 to go toward the cost of the West Wyalong Kennel Club Shows on 20-21 September 2025.
 3. Seeks formal acknowledgement from the West Wyalong Kennel Club to include the Bland Shire Council logo in its promotional material as an indication of Council's financial support of the event.
-

Bland Shire Council Grant Application Form

Submitted on	26 May 2025, 8:45PM
Receipt number	36
Related form version	0

Type of Application

Strengthening Communities Grant

Applicant Information

Organisation/Applicant Name	West Wyalong Kennel Club
Contact Person	Cecilia Dobson
Position in Organisation	Treasurer
Organisation/Applicant Address	53 Cassin Street West Wyalong NSW 2167
Contact Phone Number	0431693371
Email	ceilydobson2@gmail.com westwyalongkennelclub@gmail.com
Are you registered for GST	
Does your organisation have ABN? (If you do not have an ABN you must be auspiced by another organisation)	Yes
If Yes, please provide your ABN below	63812345765
Is your organisation not for profit	Yes
Does your organisation have insurance, including public liability cover?	Yes
Is your organisation incorporated?	Yes

Project/Event Information

Project/Event Title	West Wyalong kennel Club Shows
Provide a General Description of the Project/Event	3 Dogs NSW Affiliated Dog Shows consisting of 2 Championship shows and 1 A2O show. We will be holding 1 of only 4 A2O shows allowed to be held in the state of NSW each year. We have contracted both NSW judges and interstate judges. We expect exhibitors from QLD,NSW,VIC

and SA.

Grant Funding Sought

4981

Where and when will the Project/Event take place (please provide location, date and time)

West Wyalong Rugby Union Club Grounds Tallimba Rd West Wyalong NSW starting at 8.30am on Saturday 20th September and Sunday 21st September 2025.

Will the Project/Event be completed in the next 12 months

Yes

What benefits will the Project/Event bring to the Bland Shire (please state the expected number of participants if relevant)?

Our shows will bring benefit the Bland shire with judges staying at west wyalong and having evening meals at different venues each night. our exhibitors will need accomodation fuel food etc

Has your organisation previously received any funding from Council?

No

If yes, please specify when you received it and how much?

If yes, have you submitted an acquittal form to Council?

Budget

Project/Event Budget

[bunnings trestles chairs.png](#)
[2025WestWyalongKennelclubBudget.xlsx](#)
[incorporation.pdf](#)
[ind rubber matting.png](#)
[Ins certificate.jpeg](#)
[Oztrail.png](#)
[ramp quote West wyalong mens shed.png](#)
[TFN.pdf](#)
[Vevor grooming judges tables.png](#)
[West Wyalong Kennel Club schedule 2025.png](#)
[West Wyalong Signs WWKC sign.png](#)
[grant request breakdown Equipment.docx](#)

Applicants Signature

The information contained in this application is true and correct to the best of my knowledge



[Link to signature](#)

Equipment	Estimated	Actual
ramp tables (5)	\$2,000.00	
rubber for tops (8m)	\$487.08	
3x large grooming tables	\$803.96	
4 x 6ft trestle tables 12 x chairs	\$635.76	
6mx3m secretary gazebo with 6 walls	\$668.94	
WWKC A frame sign	\$385.00	
Total	\$4,980.74	\$0.00



EXPENSES DETAILS

	Estimated	Actual
Total expenses	\$17,241.43	\$7,189.80

Judges	Estimated	Actual
Accommodation (AE)	\$1,960.00	
Judge Fees (6 Judges)	\$1,530.00	\$1,530.00
Judges fuel extra	\$150.00	
Stewards fees (6 Stewards)	\$1,080.00	\$1,080.00
Dogs NSW REP	\$50.00	\$50.00
Total	\$4,770.00	\$2,660.00

Equipment	Estimated	Actual
****Ramp Tables (5 @ 450 inc Rubber)	\$2,000.00	
****rubber matt (\$487.08inc in RAMP)	\$487.08	
1 ramp table with rubber	\$455.00	\$455.00
	\$239.55	
Total	\$3,181.63	\$455.00

Refreshments	Estimated	Actual
Judges mealsfri/sat night	\$400.00	
daytime meals and fluids	\$480.00	
Total	\$880.00	\$0.00

External fees	Estimated	Actual
Dogs NSW entry Levy (AE)	\$1,200.00	
A2O entry levy9(USD)(AE)	\$900.00	
Dogs Aust A2O app fee	\$200.00	\$200.00
Dogs NSW memsh/Ins	\$688.00	\$688.00
Dogs NSW Schedule Fee	\$399.00	\$399.00
Total	\$3,387.00	\$1,287.00

Publicity	Estimated	Actual
Cataloguer	\$600.00	\$600.00
Showmanager .50 p/e	\$300.00	
Total	\$900.00	\$600.00

Prizes	Estimated	Actual
Ribbons	\$2,187.80	\$2,187.80
prizes	\$1,875.00	
Total	\$4,062.80	\$2,187.80

Miscellaneous	Estimated	Actual
printing	\$60.00	
Total	\$60.00	\$0.00

NOTES

Dogs NSW @\$2 per entry, pay after show
 A2O @ \$2 usd per entry pay after show
 Showmanager @ \$0.50 per entry paid before remittance

Equipment

1 ramp table already paid for
 ***still need 5 ramps tables ropes and poles
 Ramps \$350 each WWMS + 8m rubber for tops approx 440 each
 if we cant find money may have to hire from c cowra kennel club
 200 dep + \$25per show per table Total 375 + bond per table +fuel
 can borrow grooming tables from harden we must pic up and return
 try to borrow xtra gazebo etc
 WW rugby club doing Catering during day
 WW Mens Shed making Tables

Judges Staying Cameo Inn Motel
 Judges night meals 2 different venues

Exhibitors
 Tourism
 Accomodation fuel Groceries entertainment

moved to next year budget wish list

4Grooming Tables(2026 budget?)	\$803.96
4tresletables 12 folding chairs	\$635.76
Secretary 6x3 Gazebo with 6 3x3 walls	\$668.94

to run own office catalogueing
 portable internet device
 tablet/printer quotes
 equipment we don't get this year



INCOME DETAILS

Total income	Estimated	Actual
	\$18,869.00	\$1,650.00

Entries show 1 SAT 20Sept AM					
Type	Estimated	Actual	Price	Estimated income	Actual income
Adults	250		\$18.00	\$4,500.00	\$0.00
babies	20		\$12.00	\$240.00	\$0.00
Sweepstakes			\$10.00	\$0.00	\$0.00
Total	270	0		\$4,740.00	\$0.00

entries show2 A20 SAT 20 SEPT PM					
Type	Estimated	Actual	Price	Estimated income	Actual income
Adults	300		\$20.00	\$6,000.00	\$0.00
babies	20		\$12.00	\$240.00	\$0.00
sweepstakes			\$10.00	\$0.00	\$0.00
Total	320	0		\$6,240.00	\$0.00

entries show 3 SUN 21 SEPT AM					
Type	Estimated	Actual	Price	Estimated income	Actual income
Adults	250		\$18.00	\$4,500.00	\$0.00
Babies	20		\$12.00	\$240.00	\$0.00
Sweepstakes	20		\$10.00	\$200.00	\$0.00
				\$0.00	\$0.00
Total	290	0		\$4,940.00	\$0.00

Sponsorships Donations					
Type	Estimated	Actual	Price	Estimated income	Actual income
balBF				\$0.00	\$0.00
WW VET	1		\$750.00	\$750.00	\$750.00
Cameo Inn Motel	1		\$400.00	\$400.00	\$400.00
Oils Plus West Wyalong	1		\$200.00	\$200.00	
WWSC	1		\$600.00	\$600.00	\$0.00
HN Bedding Wagga	1		\$499.00	\$499.00	\$0.00
	1		\$500.00	\$500.00	\$500.00
Total	6	0		\$2,949.00	\$1,650.00

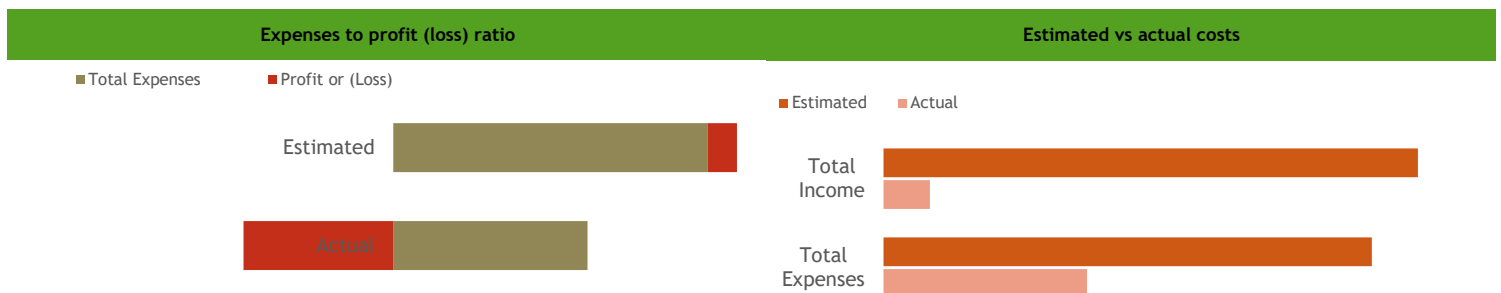


PROFIT + LOSS SUMMARY

Expenses summary	Estimated	Actual	Actual expenses
judges	\$4,770.00	\$2,660.00	judges
Prizes	\$4,062.80	\$2,187.80	Prizes
Program	\$3,387.00	\$1,287.00	Program
Publicity	\$900.00	\$600.00	Publicity
equipment	\$3,181.63	\$455.00	equipment
Miscellaneous	\$60.00	\$0.00	Miscellaneous
Refreshments	\$880.00	\$0.00	Refreshments
Total	\$17,241.43	\$7,189.80	

Income summary	Estimated	Actual	Actual income
sponsors/donations	\$2,949.00	\$1,650.00	sponsors/donations
show1	\$4,940.00	\$0.00	show1
show2	\$6,240.00	\$0.00	show2
show3	\$4,740.00	\$0.00	show3
Total	\$18,869.00	\$1,650.00	

Profit & loss summary	Estimated	Actual
Total Income	\$18,869.00	\$1,650.00
Total Expenses	\$17,241.43	\$7,189.80
Profit or (Loss)	\$1,627.57	(\$5,539.80)



ENTRIES CLOSE TUESDAY SEPT 16TH 6PM WITH SHOW MANAGER



WEST WYALONG KENNEL CLUB



2 Championship All Breeds Shows & A2O Show

SEPTEMBER 20TH & 21ST 2025

West Wyalong Rugby Union Club, Tallimba Rd, West Wyalong, NSW

Classes to be judged: 1, 2, 3, 4, 5, 10, 11, 18 (Dogs and Bitches)

Entries to: The Cataloguer, Lyn Pearson PO Box 34, Yerong Creek 2642.

Secretary Michele Beyer westwyalongkennelclub@gmail.com Extreme Weather Ph. 0456176775

	SAT 20TH 8.30 AM GREEN SHOW	SAT 20TH NOT BEFORE 11AM A2O SHOW	SUN 21ST GOLD SHOW
JULIE KEENAN (VIC)	NON SPORTING	TOYS	3-6 SWEEPS TERRIERS & HOUNDS
MICHEL GLOVER (VIC)	WORKING DOGS	GUNDOGS	UTILITY GRAND CH SWEEPS
DON MAHONEY (NSW)	UTILITY GENERAL SPECIALS	TERRIERS & HOUNDS	VETERAN SWEEPS WORKING DOGS
ELLE COOMBES (VIC)	TERRIERS & HOUNDS	WORKING DOGS GENERAL SPECIALS	NON SPORTING BRACE TEAM SWEEP
MAUREEN GOSTELOW (V)	GUNDOGS	NON SPORTING	TOYS GENERAL SPECIALS
RHONDA RALPHS (NSW)	TOYS	UTILITY	6-12 SWEEPS GUNDOGS

Order of Judging:

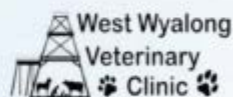
Saturday – Starting at 8:30am, As per the Schedule. Terriers Before Hounds. All 3 Shows.

Sunday – Starting at 8:30am with 3-6, 6-12 & Veteran Sweepstake's Followed by Handlers then Brace & Grand Champion Sweepstake's

DOGS NSW Junior Handlers, Judge TBA.

LADIES & GENTS Handlers, Judge Miss C Manton

DOGS NSW Representative: Mrs Yvonne Hornsey



Entry Fee: Ordinary Classes \$18.00, Sweepstake's \$10.00, Baby puppies \$12.00, A2O \$20
Catalogue combined Free On Line.

Camping: Non Powered available ringside and about the grounds. \$30/weekend. Camping open Friday - Monday. Book online through show manager. Showers and Licensed Canteen on grounds.

Prizes: Category B. General Specials & Group Specials, Cash and Sash.
Sweepstake's 1,2,3 Sash and Prize
Junior Handlers 1,2,3 Sash and Prize



Join us on our Facebook page at West Wyalong Kennel Club.

WWKC reserves the right to substitute or appoint additional judges if needed.

Quote

Quote number
IV00000004625

Issue date
26/05/2025

Expiry date
09/06/2025

Bill to

Ceily Dobson
West Wyalong Kennel Club

Item ID	Description	UoM	Qty	Unit price (\$) <i>excluding tax</i>	Tax	Amount (\$) <i>excluding tax</i>
DES-001	Layout and Scaled Design	Qty	1	80.00	GST	80.00
AFR-001	A Frame Sandwich Board	Qty	1	270.00	GST	270.00

Notes

Ceily Dobson

Double side 900x600mm A Frame
West Wyalong Kennel Club

Subtotal *(exc. tax)* \$350.00

Tax \$35.00

Total amount **\$385.00**
including tax

Stocked items (16)



Ready to collect in 4 hours.



I/N:0444839

Lifetime Resin Classic
Folding Chair

-

12

+

\$359.76

Item price: \$29.98



[Change to Delivery](#) | [Move to List](#)



There are only 9 items available. [Change store](#) to check availability or adjust the quantity.

44



I/N:3192212

Lifetime 6ft Standard
Blow Mould Trestle
Table

-

4

+

\$276

Item price: \$69



[Change to Delivery](#) | [Move to List](#)



Out of stock. [Change store](#) to check availability or remove item.



[Empty cart](#)



[Change all items to delivery](#)

Order summary

Subtotal (16 items)

\$635.76

Total (16 items)

\$635.76

By continuing I accept Bunnings' [Terms & Conditions](#)
and [Privacy Policy](#).


Continue to checkout

Continue to checkout

By continuing I accept Bunnings' [Terms & Conditions](#) and [Privacy Policy](#).

Shopping Cart

CHECKOUT NOW

Item Description		Quantity	Price
<div><div></div><div>Fine Rib Rubber Mat - 3mm x 1200mm SKU: <i>SRRIB3</i> Thickness (mm): 3 Width (mm): 1200</div></div>		8	8 x \$42.78 \$342.24
			<div></div>

CONTINUE SHOPPING

UPDATE MY CHANGES

Shipping Calculator

Enter your post code to calculate.

Australia

Post Code

2668

CALCULATE SHIPPING

Discount Code

If you have a coupon or discount code enter it below

APPLY COUPON CODE

Sub Total

\$342.24

☐ Direct Freight - \$109.17

☒ Startrack Road Express - \$144.84

☐ eParcel Standard - \$421.24

☐ Pick-up from warehouse -

"Free pickup is available from our Brisbane, Melbourne, and Perth warehouse. Once your order is processed, we will contact you to confirm when it is ready for collection."

Shipping Cost To Post Code 2668

\$144.84

GST Inc.

\$44.28

Shopping Cart Total

\$487.08



CERTIFICATE OF CURRENCY

CERTIFICATE NO. 83343

This certificate confirms that the under mentioned policy is effective in accordance with the details shown.

Name of Insured: **Royal New South Wales Canine Council Limited**
Royal New South Wales Canine Council Limited T/as Dogs NSW
Royal NSW Canine Council Health and Welfare Charity Limited
Kennel Control of NSW Pty Limited
Including all Affiliates/Breed Clubs as declared to Sportscover

Cover: Public Liability: \$20,000,000 any one occurrence
 Products Liability: \$20,000,000 any one occurrence and in the aggregate
 (For The Business of Canine Association Promoting Dog
 Ownership/Registrations/Functions/Demonstrations/Dog Shows/Dog Training &
 Trials only)

Activity/Business: Canine Association Promoting Dog
 Ownership/Registrations/Functions/Demonstrations/Dog Shows/Dog Training &
 Trials

Excess: As per policy schedule

Period of Insurance: 28/2/2025 to 28/2/2026

Underwriter: Certain underwriters at Lloyd's & HDI Global Specialty SE-Australia

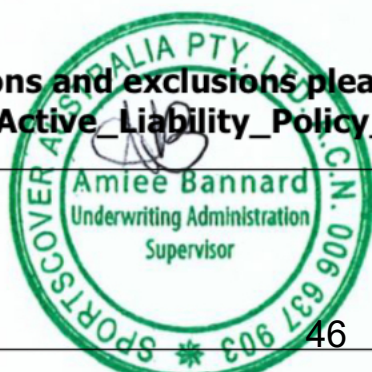
Policy Number: PMEL99/0122451

Territorial Scope: Worldwide Excluding USA and Canada

Jurisdictional Limits: Commonwealth of Australia and New Zealand

Counterparties: None

For full terms, conditions and exclusions please refer to Your Policy Wording version
Active_Liability_Policy_Wording_05.24.



24/02/2025

MANAGER

DATE



Free Delivery

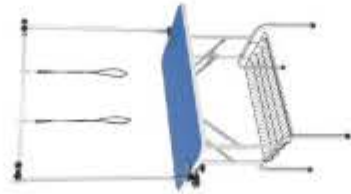


30-day No-hassle Returns



12-month Warranty

1 Shopping Cart 2 Pay 3 Completed



VEVOR Pet Grooming Table Two Arms with Clamp, 915 x 610mm Dog Grooming Station,...

Size:36 inch
Number of Stabilizer Arms:Double Arm

FREE Delivery
Sun. Jun. 1

-

4

+

Delete

Save for Later

AU \$200.99

Order Summary (4 items)

Subtotal:	AU \$803.96
-----------	-------------

Total: AU \$803.96

Reward AU \$16.08 (1608 points) after payment

Secure Checkout

PayPal

100% Secure Payment by:

You May Also Like

091308969

DATE 26-5-25

O/NO _____

WW Mens Shed

South West Slopes Credit Union

BSR: 802.367 Alt: 400581196

QUOTE

ABN/GST No. (Of Supplier)

TO

WEST WYANONG
KENNEL CLUB

ABN (Of Recipient)

[illegible]

SUBTOTAL

48

GST

TOTAL INCLUSIVE OF GST

2000.

Section 3 – Technical Services

6.7 Contract for Supply and Delivery of Bulk Fuel



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

Author: Plant & Workshop Coordinator

Introduction

Bland Shire Council, along with 13 other Councils have joined with Central NSW Joint Organisation in going to tender for the Supply and Delivery of Bulk fuel with a view of gaining the best value for Council through increased buying power.

Financial Implications

As Bland Shire Council is not a member Council of the Central NSW Joint Organisation, there is a fee of \$1,100 including GST, to take part in the contract.

Summary

Council currently operates six mobile diesel tankers that can be scattered anywhere within the Bland Shire LGA, depending on the Works program at any given time. The fuel supplier is obliged to ensure supply of fuel to these tankers at least weekly or as needed.

The Central NSW Joint Organisation conducted the tender process which was released through the eProcure portal in accordance with the tendering requirements under the Local Government Act 1993 (NSW) (LG Act) and local Government (General) Regulation 2005 (Regulation). After checking for conformity with the schedules, and requirements of the RFT, the submissions were then assessed against agreed and weighted criteria, from which three suppliers were recommended:

- Castlyn Pty Ltd. T/A Inland Petroleum.
- Ocwen Energy Pty Ltd T/As Lowes Petroleum Service; and
- Petro National Pty Ltd T/A Oilsplus.

Council may sign with any or all providers on the panel. We evaluated submissions from the three approved suppliers taking on board price, level of service and ability to respond quickly. We concluded that any marginal saving on price would be outweighed by the significant cost of downtime for our team if fuel was not delivered in a timely manner. Therefore, considering customer service, delivery, contribution to local economy as well as price we selected **Petro National Pty Ltd T/A Oilsplus** as our preferred supplier.

The term of the contract is from July 1, 2025, to June 30, 2027, with an option of a one year extension.

Recommendation:

That Council enter into contract No. S1_2025, Supply and Delivery of Bulk Fuel, with Central NSW Joint Organisation and continue to purchase bulk diesel from Petro National PTY LTD T/A Oilsplus.

6.8 DCP Amendment – Active Street Frontage



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 of Development & Regulatory Services

Introduction

At the April Council Meeting, Councillors requested a process be commenced to introduce an “Active Street Front Requirement” to the current Bland Shire Development Control Plan (DCP) 2012.

The original resolution (**Minute No. 25042025**) directs Council to add a clause to the current DCP to preserve the street frontages on Main Street subject to a 28-day exhibition period.

Council staff recommend the following additional controls be incorporated into the current DCP under Section 3, Table PD12, which relates to single dwellings in the B2 Local Centre Business Zone (E1 Local Centre under BLEP 2011), and Section 4, Table PMD10, which relates to multi-dwelling development in the B2 zone. Additional requests were made from Councillors. As such, the planning team suggest the following additional controls be added under Section 5.0.3 – Commercial, Business and Retail Development:

Page		Performance Criteria		Acceptable Solutions
39	PD12.5	Protecting and enhancing active commercial character street frontages in Main Street	AD12.5	Frontages to Main Street must predominantly be utilised as a commercial or retail premises.
47	PMD10.4	Protecting and enhancing active commercial character street frontages in Main Street	AMD10.4	Frontages to Main Street must predominantly be utilised as a commercial or retail premises.
49	PC7	To provide active street frontages to all retail, commercial and mixed-use buildings fronting main streets. Active street frontages are to contribute to the activation of vibrant, comfortable, and safe public spaces. A building is to have an active street frontage when the ground floor of the building facing the street/s is predominantly used for the purposes of	AC7.1	At ground level buildings are to maximise active frontages to Main Street, from the intersections of Main and Operator Street and Main and Fleece Street
			AC7.2	The design of active street frontages must include a minimum 70% glazing (including doors). Ground floor business and office uses must utilise internal fit-outs for privacy. The use of frosted screens or opaque glass for privacy within the active frontage is discouraged.
			AC7.3	Active Street Frontages are to prioritise pedestrian access, with

		retail or commercial premises.		vehicular access and parking to be provided to the rear of premises unless off street parking is required and there is no viable alternative.
			AC7.4	Secondary street frontages are to minimise blank walls within the first 25% of the lot boundary from Main Street, with no more than 5m of wall without a transparent opening (door or window).

Councillors indicated that the active frontage precinct should extend along Main St from Fleece St to Northcott St, however, Planning staff recommend reducing this area to Operator St. This is based on the current land uses and built form in this area, which is generally more industrial in nature than the main commercial core of Main Street.

Financial Implications

NIL.

Summary

The above proposed amendments will alleviate Councillors concerns regarding future development applications for residential development in the Main Street or West Wyalong. During the Bland Local Environmental Plan review, changes within the zoning; permitted and prohibited development will further strengthen the intent of maintaining active street frontages for business within the main street.

Recommendation:

1. That Council endorse the amendment to the current Bland Development Control Plan (DCP) in accordance with the Manager of Development and Regulatory Services Report and places the DCP on public exhibition for a period of 28 days commencing 18 June 2025.
 2. Should there be comments received from the community on the proposed amendments to the current DCP, a further report be prepared and presented to Council.
 3. That should no submissions on the proposed amendments to the current DCP be received during the Public Exhibition Period, that Council adopts the proposed amendments to the current DCP.
-

6.9 DA2024/0058 - Multi Dwelling Housing (9 dwellings) and Consolidation of 2 lots into 1 lot

Author: – Manager of Development & Regulatory Services

Introduction

The Applicant is seeking consent to construct Multi-Dwelling Housing comprising - Nine (9) x Two (2) bedroom attached Dwelling Houses. The multi-dwelling housing is proposed to be constructed in two (2) separate buildings with a central driveway located between the buildings.

The subject site is known as 79 Main Street, West Wyalong and comprises Lot 376 DP 753135 and Lot 735 DP 753135 with a combined area of approximately 1376 m2. The proposal also includes the consolidation of these lots. The site is located within close proximity of the town centre of West Wyalong.

The site is zoned E1 - Local Centre pursuant to the Bland Local Environmental Plan (BLEP) 2011. Development for the purposes of Residential Accommodation, including multi dwelling housing is permissible with development consent within the E1 Zone.

The current use of the site is vacant land. Land use in the vicinity of the site is a mix of commercial and residential accommodation. Immediately adjoining the site are Tattersalls Hotel on the western side and Vinnies on the eastern side of the site. On the opposite side Main Street are a mix of commercial developments and residential accommodation, being Aberline Apartments. At the rear of the site and on the opposite side of Gladstone Lane are a series of garages and high fences associated with residential dwellings located on Gladstone Street.

The proposed Multi-Dwelling Housing development has been amended throughout the Development Application phase. The original proposal was for the construction of ten (10) x one (1) bedroom dwellings with two-way access at either end of the site. The revised plans include a reduction in the number of units on the site to nine (9) units and a one-way access arrangement throughout the site. The new design was initiated in response to neighbour concerns and Council advice. In broad terms, the revised iteration of plans are considered to be preferred and have design merit particularly in the reference to the impact on the adjoining Item of Environmental Heritage being Tattersalls Hotel.

Council's Heritage Advisor visited the site and reviewed the current design. The Heritage Advisor described the revised proposal as consisting of single storey "traditional" style accommodation, with the units facing Main Street being described as "house and verandah typology".

Various recommendations relating to openings, fencing and entrances were made by the Heritage Advisor to ensure that the new work responds to the heritage context through an informed analysis of the area's character, quality and heritage value. These recommendations were marked up on the plans, sent to the Applicant and the plans were subsequently revised. As amended, Council's Heritage Advisor considers the proposed development to be appropriate within the heritage context of the area.

The proposed development, as amended, has utilised design cues that allow the development to be read as positively contributing to the streetscape and the adjoining buildings on Main Street. The amended design of the development as presented to Main Street draws on the Federation era, with single gable ends, vertically oriented fenestration, verandas and finial detailing. Materials specified for the external walls are prefinished and painted an off white to grey cladding. The palette selected for the external finishes will compliment rather than interrupt the streetscape. Pleasingly, no parking areas or garages/carports are visible from the primary road frontage, being Main Street.

New landscaping will visually soften the development in the streetscape. The proposed redesigned fencing is of an open design and will attain a maximum height of 1.2 metres above existing natural ground level, thereby providing a residential scale and allowing the landscaping beyond to be viewed from the street alignment.

The revised site layout and one way driveway will potentially ameliorate traffic issues associated with the development and the provision of undercover parking for each dwelling is considered to be an improvement to the original open car park.

Upon assessment, one non-compliance was apparent. Chapter 11 of the Bland Shire Development Control Plan requires that a multi-unit dwelling containing 2 bedrooms is required to provide one covered and one uncovered parking space. Visitor parking is to be provided at a rate of one (1) space per three dwellings or part thereof (may be uncovered). One (1) car parking space is proposed per unit in each of the proposed carports, being a total of nine (9) spaces. Three (3) visitor parking spaces are proposed.

It is acknowledged that one uncovered space per unit is not provided per unit. However, the proposed shortfall is considered to be acceptable for the following reasons:

- One (1) undercover space is available for the use of each dwelling.
- The second bedrooms in each unit are small and may only ever be used as a study.
- Vehicles will be able to move on and off the property in a forward direction to ensure safe ingress and egress to the property. Adequate sight distances are available in both directions for both crossovers.
- With a street frontage of 27.46m and a wide road width on Main Street, there is sufficient space to also accommodate overflow parking off-site along Main Street.
- There are no covered or uncovered parking spaces forward of the building line. Therefore, garages and carports are not visually dominating in the streetscape.
- Adequate visitor parking has been provided to comply with the DCP.
- Dual-occupancy development only requires 1 space for a 2 bedroom unit, whereas multi dwelling housing calls for 1 space per dwelling plus one additional space per dwelling for two or more bedrooms. per the DCP As such, there is a inconsistency in Council policy.
- Rear lane access is only used for egress.

For these reasons, the proposal is considered to be satisfactory in this regard.

Furthermore, it is recognised that the proposal will provide housing to accommodate for the current growth and housing demands within the LGA. The proposal may be described as infill housing, which is one of the key outcomes defined as a need from the Bland Housing Strategy.

Six (6) submissions were received for the original design however on the second notification following the changed design, one (1) written submission was received in relation to the revised development proposal. No further consideration is considered necessary for the matters raised in the submission.

Financial Implications

Council has received payment of Development Application fees totalling \$3,439.60.

Council has now exceeded the 42 day period to determine this application. The applicant has expressed they may take legal action against Council in the Land and Environment Court. The financial cost of legal proceedings will be significant.

Summary

Under the *Bland Local Environmental Plan 2011*, multi dwelling housing is permitted with consent within the subject zone, E1 Local Centre. The proposed development is consistent with the objectives of the zone, by providing variety by way of multi dwelling housing to accommodate the current housing demands of the community.

When presented at the March Council meeting several Councillors expressed serious concerns about multi-dwelling developments being allowed near the CBD. Officers clarified that the development was permitted within the current requirements of the LEP and DCP in force. Whilst it is acknowledged Councillors have concerns, it was explained that the development would be approved if it was escalated to the Land and Environmental Court.

Council expressed their concerns of this view and requested the legal status of the DA within the current LEP and DCP be undertaken before any decision was made. Council determined to defer a decision on the matter.

A Legal Opinion was then sought and received from a leading legal firm. The legal opinion supported the officers' view that the DA was acceptable with the current LEP and DCP.

As a further step in satisfying Council's concerns the Director Technical Services sought a Peer Review from an independent Planning Professional, only providing the documents submitted by the Applicant to ensure impartiality. This Peer Review was completed and again the recommendation was to approve the DA with appropriate conditions.

Noting the concerns of Council, the consensus is that the DA be approved to avoid any further unnecessary costs to Council and to ensure that the LEP and DCP be upgraded as soon as possible.

Recommendation:

That Council approve DA2024/0058 - Multi Dwelling Housing (9 dwellings) and Consolidation of 2 into 1 lots, subject to development consent conditions contained within the Town Planners report.

CONDITIONS

PART A - ADMINISTRATIVE CONDITIONS

General

1. This consent relates to **Multi Dwelling Housing (9 dwellings) and Consolidation of Two (2) lots into One (1) lot** as illustrated on the plans, specifications and supporting documentation stamped with reference to this consent, as modified by the following conditions. The development shall be carried out in accordance with this consent.

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 s4.55 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.*
2. The **Multi Dwelling Housing (9 dwellings)** is not to be occupied, or the use is not to 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

3. 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 2021.*

Erection of signs

4. A sign must be erected in a prominent position on site:
 - 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 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.

Documents

5. A copy of the stamped plans and development consent is to be available on site and available for inspection at the request of an authorised officer for the duration of the development.

PART B - REQUIREMENTS PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

Construction Certificate Application

6. 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 the site.

Engineering Plans

7. Engineering plans, showing details of all proposed work 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.

Stormwater Management Plan

8. The peak stormwater runoff from the site for all rainfall events is not to be greater than the current stormwater runoff from the site. A Stormwater Management Plan including hydrological modelling of both the predevelopment and post development conditions is to be submitted prior to issuing of the Construction Certificate.

Section 94A Contribution Condition

9. Pursuant to section 4.17(1) of the *Environmental Planning and Assessment Act 1979*, and the Bland Section 94A Development Contributions Plan 2011, a contribution of \$1,437.50 shall be paid to Council.
The amount to be paid is to be adjusted at the time of the actual payment, in accordance with the provisions of the Bland Section 94A Development Contributions Plan. The contribution is to be paid before a Construction Certificate is issued.

Section 68

10. A Section 68 Approval under the *Local Government Act 1993* is required prior to the issue of a Construction Certificate for the development for:
 - Sewerage work, and
 - Stormwater drainage work.

Water Supply – Goldenfields Water County Council

11. Developer to submit an application to Goldenfields Water County Council (GWCC) for water supply, and obtain a Certificate of Compliance prior to the Construction Certificate being issued.

Sewer Headwork's Charge

12. Headwork's charge for the new connections shall be paid to Council, being a fee of \$46,845.00. Payment shall be paid to Council prior to any sewer services works being carried out.

Please contact Council's sewer services for an inspection.

Car Park Layout Standards

13. Prior to the release of the Construction Certificate a revised parking plan shall be submitted that demonstrates compliance with the following standards. Swept path analysis is to be included in the revised parking plan.
- (a) AS2890.1 2004
 - (b) AS2890.2 2002
 - (c) AS2890.3 2003
 - (d) AS/NZS2890.6.2009

Garbage Area

14. Prior to the issue of the Construction Certificate, details of the proposed garbage/bin storage area at the rear of the development must be submitted for assessment and approval by the Director Technical Services. The development shall be carried out in accordance with the approved details.

Landscaping - Construction

15. Prior to the release of the Construction Certificate, detailed construction plans for the landscape treatments as documented in this Development Application shall be submitted for approval.

Detailed plans are to show all landscape treatments that include but are not limited to: Entry treatments, signage, tree planting, carparks, shrub planting, turfing, signage, paths, pavement treatments etc. A Plant Schedule indicating all plant species, pot sizes, spacings and numbers to be planted within the development shall be submitted. Plant species are to be identified by full botanical name. All plants proposed are to be detailed in the plant schedule. The detailed landscape construction plans are to include the quantity and location of any and all Street Trees proposed for installation as part of this development.

Essential Energy and Telecommunications

16. Prior to the issue of Construction Certificate, satisfactory arrangements for Essential Energy and the relevant telecommunications authority, for both the provision of electrical power and telecommunications lines respectively, to fully service the development, shall be made. The developer must furnish documentary evidence that such arrangements have been made. The services of a Level 2 Electrician/Accredited Service Provider (ASP) are required to be engaged in order to disconnect the existing service from the network and then remove the private pole. The Applicant is required to contact Essential Energy in this regard.

Relocate Services

17. If the development is likely to disturb or impact upon telecommunications, power or water infrastructure, written confirmation from the service provider that they have agreed to the proposed works must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate. The arrangements and costs associated with any adjustment to infrastructure shall be borne in full by the applicant/developer.

Check Underground Services

18. No works are to take place to any services without prior written approval from the relevant authority.

NOTE: Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Before you dig at www.byda.com.au or telephone on 1100 before excavating or erecting structures.

PART C - REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK

Notice of Commencement

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

Erosion and Sediment Control

20. Erosion and sediment control measures shall be installed and maintained until all disturbed areas have revegetated in accordance with the Bland Development Control Plan 2012.

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

Residential Building Work

21. Any licensed contractor(s) **performing residential building work valued at \$20,000 or more** must obtain indemnity insurance as required by the *Home Building Act 1989*. Evidence of such insurance must be provided to the Principal Certifying Authority (PCA) before building works commence.

Notes:

- *This condition is prescribed under the Environmental Planning and Assessment Regulation 2021.*
- *If appointment as PCA, **Bland Shire Council WILL NOT INSPECT any building work unless evidence of indemnity insurance has been provided.** A copy of the Certificate of Insurance will suffice.*

Temporary Onsite Toilet

22. A temporary on-site toilet is to be provided and must remain throughout the project or until an alternative facility meeting Council's requirements is available on-site.

Damage to Public Assets

23. The developer or their 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.

Public Infrastructure Fronting the site

24. Prior to works commencing on site, Council must be notified of any damage to kerb and gutter and footpath fronting the site. The absence of such notification shall indicate that no damage exists and the applicant shall be responsible for the repair of any damage to kerb and gutter or footpath fronting the site. Satisfactory protection for existing public infrastructure must be provided and maintained throughout the construction period.

Access Levels

25. If a vehicular crossing over the footway must be constructed, access levels must be confirmed from Council's Technical Services Department. The vehicular crossing must be constructed in accordance with Council's Engineering Guidelines.

Soil and Water Management Plan

26. No building, engineering, or excavation work, or topsoil stripping or vegetation removal, is to be carried out in relation to this development until a Soil and Water Management Plan for the site shall is submitted to the appointed certifier confirming compliance with Council's Engineering Guidelines and Soils and Construction Volume 1, Managing Urban Stormwater. Once approved, the measures in the Soil and Water Management Plan are to be implemented during the course of the development.

Clearance from Powerlines

27. Prior to the commencement of any works, a letter from Essential Energy indicating that satisfactory clearances and minimum distances from power lines will be maintained during and after all construction works must be provided to Council.

PART D - REQUIREMENTS DURING WORKS

Approved Hours of Construction

28. Construction work may only be undertaken in accordance with the provisions of the Environmental Protection Authority – Interim Construction Noise Guideline as identified below:

DAY	HOURS
Monday to Friday	7:00am to 6:00pm
Saturday	8:00am to 1:00pm
Sunday & Public Holidays	Nil

Uncovering relics or Aboriginal objects

29. All works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and report the finding to the Local Aboriginal Land Council (LALC) in the area or to Northern Tablelands Local Land Services for an aboriginal object.

In this condition:

- “relic” means any deposit, artefact, object or material evidence that:
 - a. relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

- b. is of State or local heritage significance; and
- “Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.

Call West Wyalong LALC on 02 6972 3493 or Northern Tablelands Local Land Services on 02 6728 8020 to be directed to someone who can help with your enquiry.

Vehicular Access

30. Any upgrades to Vehicular access within the road reserve must be constructed to Council standards, at full cost to the developer, Driveway design and grades shall comply with AS2890.1: 2004 (or as amended). All vehicles are to enter and leave the site in a forward direction, to ensure traffic and pedestrian safety. Wayfinding signage is required to be erected to enforce the one-way traffic arrangement on site.

Fencing

31. Fencing forward of the front building setback of Unit 1 shall not exceed a height of 1.2 meters.

Installation of Smoke Alarms

32. A smoke alarm complying with Part 3.7.2 of the Building Code of Australia and AS 3786 is to be installed between the remainder of the dwelling, be connected to the consumer mains power where consumer power is supplied to the building and be interconnected where there is more than one alarm.

Ponding to Neighbours

33. All earthworks, filling, building, driveways or other works, must be designed and constructed (including stormwater drainage if necessary) so that at no time, will any ponding of stormwater occur on adjoining land as a result of this development.

Onsite Water Storage

34. Any proposed Water Storage Tanks shall be no closer to side and rear boundaries than 900mm and if adjacent to the dwelling it is servicing, not on the north side of the dwelling.

Stormwater Drainage Constructed and Maintained

35. Stormwater drainage must be constructed and maintained so as to provide a satisfactory overland flow path and not adversely affect adjacent properties. Overland flow path shall be directed to Main Street only. No stormwater shall be directed to the Rear Lane.

Collect and Convey Surface Runoff

36. All storm water runoff from the proposed development must be collected on site and conveyed to Main Street, in a manner consistent with AS 3500.

Building Waste

37. 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

38. All building materials, plant and equipment are to be placed wholly within the development site 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

39. 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 (e.g. 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.

Upgrade Council Infrastructure

40. Any upgrades or alterations to existing Council infrastructure required as a result of the development shall be at the full cost of the applicant. Contact Council's Development Engineer to confirm what approval is required prior to commencing work on any Council infrastructure. Such work includes (but is not limited to) upgrade or connection to sewer or stormwater mains, and alteration of stormwater pits and sewer manhole levels, amendments to kerbing or drainage channels or roads.

Disturbed Areas Stabilised

41. All disturbed development areas shall be progressively stabilised and/or revegetated so that no development areas remain exposed to potential erosion damage for a period of greater than 14 days.

Public Road Maintained Clean

42. The developer is to maintain all adjoining public roads to the site in a clean and tidy state, free of excavated "spoil" material.

Overhead Wires

43. The new entrance and exit are to have adequate clearance from the top surface of the footway crossings as constructed to the underside of any overhead electricity or telephone wires, to the satisfaction of Essential Energy and/or relevant telecommunications authority respectively. Written evidence of compliance with the authorities' requirements must be provided to Council.

Trees

44. Trees indicated on the submitted plans for removal, shall be removed from the site in accordance with the proposed development. The approved works shall be executed so as to comply with the NSW Work Cover Code of Practice – amenity tree industry 1998 No. 034. Any works associated with tree removal shall be carried out in Accordance with Australian Standards - AS 4373-2007, Pruning of Amenity Trees. All tree stumps shall be removed below ground level and the surface area reinstated to prevent potential injury. All waste material from the subject tree/s shall be removed from site in conjunction with clearing. Any trees removed from site will be replaced with a suitable species of similar height and size.

PART E - REQUIREMENTS PRIOR TO OCCUPATION CERTIFICATE

Occupation Requirements

45. 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.

Evidence of Consolidation

46. The applicant shall demonstrate that Lot 376 DP 753135 and Lot 735 DP 753135 have been consolidated, prior to the issue of the Occupation Certificate.

Public Infrastructure

47. 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.

Replace Redundant Kerb Layback

48. Prior to issue of occupation certificate the redundant kerb layback in Main Street shall be replaced with conventional barrier kerbing, and Council's footway rehabilitated, in accordance with Council's Engineering Guidelines.

Paving of Vehicular Movement Areas

49. Prior to the issue of Occupation Certificate, the paving of all vehicular movement areas must be either a minimum of 150mm thick flexible pavement and sealed or 150mm thick reinforced concrete.

Entrance and Exit Signs

50. Prior to the issue of Occupation Certificate, signs must be erected that clearly indicate to drivers of vehicles, both on and off the subject land, the driveway by which they are to enter or leave the subject land.

Provision of Formal Address Number

51. The person having the benefit of this consent is to contact Bland Shire Council and request formal property address numbers for each dwelling. The property number is to be provided in a visible place on or near the entrance for the convenience of visitors, emergency services and postal services prior to the issue of a Final Occupation Certificate. Numbers shall be

100mm high x 50mm wide (minimum) and of a colour contrasting with the surface to which they are affixed.

Smoke Alarms

52. A Compliance Certificate certifying the installation of smoke alarms in every dwelling is to be provided to Council.

BASIX Certificate

53. Commitments listed in BASIX Certificate number 1746120M relating to the development must be fulfilled prior to the issue of an Occupation Certificate.

Ground Levels

54. 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.

Letterboxes

55. Letterboxes are to be installed fronting Main Street prior to the issuing of an Occupation Certificate.

Completion Requirements

56. 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.

Landscaping Completion

57. Prior to the issue of an Occupation Certificate for the dwellings, the proposed development is to be landscaped to enhance the development's appearance within the streetscape and provide shade and environmental benefits in accordance with the approved landscaping plan for the development.

Outdoor Lighting

58. Any lighting used on site in connection with the development is to comply with AS 4282 – Control of the Obtrusive Effects of Outdoor Lighting (current version), to protect the amenity of the locality.

PART G – REASONS FOR CONDITIONS

Conditions of consent have been imposed to:

59. Ensure the proposed development:
- a) achieves the objectives 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 Plan, Codes and Policies.

60. 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.
61. Meet the increased demand for public amenities and services attributable to the development in accordance with Section 7.11 of the *Environmental Planning and Assessment Act 1979*.
62. Ensure the protection of the amenity and character of land adjoining and in the locality of the proposed development.
63. Minimise any potential adverse environmental, social or economic impacts of the proposed development.
64. Ensure that all traffic, carparking and access requirements arising from the development are addressed.
65. Ensure the development does not conflict with the public interest.

PART G – OTHER COUNCIL APPROVALS

Section 68 *Local Government Act 1993* and Section 138 *Roads Act 1993*

Section 138 Roads Act

66. For all construction work required on Council road reserves (e.g. vehicular footpath crossings utilities and stormwater work, footpath paving, kerb and gutter etc.), the Applicant is to submit an Application to Council as the roads authority pursuant to s138 of the *Roads Act 1993* and obtain approvals for all such proposed work. These Application(s) must be approved prior to the issue of a Construction Certificate, to ensure that pedestrian and vehicular safety during construction has been addressed and that the work meets Council's relevant Engineering Code and other design standards for work in road reserves.

The proposal which will involve work/activity over public land, is to be protected by public liability insurance with a minimum cover of \$10 million, or such other amount as may be advised by Council.

Notification of Final Restoration Works

67. The applicant is responsible for undertaking final restoration of the work area as soon as practicably possible, but within 14 days after work has been completed. Council must be notified of the final restoration works.

Pedestrian Access

68. Pedestrian Access past the site is to be available at all times. Access past the site must be no less than 1.5 metres wide of footpath and must be maintained and free of obstruction to pedestrians at all times. Traffic Controllers must be on site and available to escort pedestrians as required.

Comply with all Conditions of Consent

69. The applicant is responsible for complying with ALL conditions of consent. It is the Applicants responsibility to note the expiry date and ensure the approval is extended and appropriate fees paid if the work must continue. Extension of approval must be arranged prior to expiry of current approval. Failure to renew the approval may result in issue of infringement notice.

Contractors Require Public Liability Insurance

70. The Applicant/Principal Contractor of this road occupancy consent must ensure all sub-contractors working within the approved area have current public liability insurance to the value of 20 million dollars. The public liability insurance must be valid for the duration of the work.

Restoration of Nature Strip / Footpaths

71. Any area within the road reserve disturbed by trenching / installation works must be filled and suitably compacted. The areas shall be levelled with suitable debris free topsoil. Topsoil fill must be flush with existing footpaths and top of kerbs and returfed to ensure area is immediately stabilised. Note: Topsoil and seeding is not supported unless express approval is given by Council.

Any hardstand footpaths disturbed by works shall be restored to Council standard. Restoration of paths must incorporate complete segments. Partial restoration is not permitted.

Note: The roadway must be reopened at the end of each shift. The work shall be arranged to ensure all trenching is backfilled at the end of each shift and / or slip-free steel plates are placed over the work area to provide safe, hazard free passage past the work site. In situations where work is incomplete due to emergency or unforeseen circumstance, traffic control must remain in place and the worksite must be supervised under 24hr traffic control personnel.

Environmental Sediment Controls

72. Environmental sediment controls must be in place prior to work commencing and maintained as required to ensure compliance with current Environmental Standards and Legislation.

Before you dig

73. Beware: Damage to cables and conduits can disrupt services and cost YOU money. For prompt location of cables and conduits, please ring 1100. Calls to this number are free.

PART H – GENERAL ADVICE

BOUNDARY ENCROACHMENTS

Consent given to build in close proximity to the allotment boundary is in no way to be construed as permission to build on, or encroach over, the allotment boundary. Your attention is directed to the provisions of the *Dividing Fences Act 1991*, which gives certain rights to adjoining owners, including use of the common boundary. In the absence of the structure standing well clear of the common boundary, it is recommended that you make yourself aware of your legal position. This may necessitate a survey to identify the allotment boundary.

LAPSING OF DEVELOPMENT CONSENT

Development consent does not lapse if the approved use has actually commenced or the proposed work is physically commenced before the consent lapse date, except where a condition specifies a limit to the duration of the consent.

RIGHT OF APPEAL

If you are the applicant:

You can appeal against this decision in the Land and Environment Court within twelve (12) months of the date of this notice (section 8.7 of the *Environmental Planning and Assessment Act 1979*). You cannot appeal, however, if a Commission of Inquiry was held and the development is designated development or state significant development.

REVIEW OF DETERMINATION

An applicant may request the Council to review this determination within one (1) year after the date the applicant received this notice. The prescribed fee must be paid with the request for a review. Once the review is completed the Council may confirm or change the determination.

If there is an appeal, the period of time within which Council may undertake a review is extended up to the time the Court hands down its decision.

A Review cannot be requested for:

- a determination to issue or refuse to issue a complying development certificate, or
- a determination in respect of designated development, or
- a determination in respect of integrated development, or
- a determination in respect of integrated development, or a determination made by Council under Section 116E in respect of an application by the Crown.

DEVELOPMENT ASSESSMENT REPORT		
DA Number:	DA2024/0058 & PAN-433267	
Address:	79 Main Street, West Wyalong NSW 2671	
Legal Description:	Lot 376 DP 753135 & Lot 735 DP 753135	
Development Description:	Multi Dwelling (9 dwellings) and Consolidation of 2 lots into 1 lot.	
PROJECT OVERVIEW		
<p>The Applicant is seeking consent to construct Multi-Dwelling Housing comprising - Nine (9) x Two (2) bedroom attached Dwelling Houses. The multi-dwelling housing is proposed to be constructed in two (2) separate buildings with a central driveway located between the buildings.</p> <p>The subject site is known as 79 Main Street, West Wyalong and comprises Lot 376 DP 753135 and Lot 735 DP 753135 with a combined area of approximately 1376 m2. The proposal also includes the consolidation of these lots. The site is located within close proximity of the town centre of West Wyalong.</p> <p>The site is zoned E1 - Local Centre pursuant to the Bland Local Environmental Plan 2011. Development for the purposes of Residential Accommodation, including multi dwelling housing is permissible with development consent within the E1 Zone.</p> <p>The current use of the site is vacant land.</p> <p>Land use in the vicinity of the site is a mix of commercial and residential accommodation. Immediately adjoining the site are Tattersalls Hotel on the western side and Vinnies on the eastern side of the site. On the opposite side Main Street are a mix of commercial developments and residential accommodation, being Aberline Apartments. At the rear of the site and on the opposite side of Gladstone Lane are a series of garages and high fences associated with residential dwellings located on Gladstone Street.</p> <p>The proposed Multi-Dwelling Housing development has been amended throughout the Development Application phase. The original proposal was for the construction of ten (10) x one (1) bedroom dwellings with two-way access at either end of the site. The revised plans include a reduction in the number of units on the site to nine (9) units and a one-way access arrangement throughout the site. The new design was initiated in response to neighbour concerns and Council advice. In broad terms, the revised iteration of plans are considered to be preferred and have design merit particularly in the reference to the impact on the adjoining Item of Environmental Heritage being Tattersalls Hotel. The revised site layout and one way driveway will potentially ameliorate traffic issues associated with the development and the provision of undercover parking for each dwelling is considered to be an improvement to the original open car park.</p> <p>Furthermore, it is recognised that the proposal will provide housing to accommodate for the current growth and housing demands within the LGA.</p> <p>One (1) written submission was received in relation to the revised development proposal. The matters raised in the submission are discussed below.</p>		
PROPERTY DETAILS/HISTORY		
	Checked	Comments

File History	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	No relevant site history.
Title Plan	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Ownership	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Ali Tunckin, as the legal owner of the land, has provided written consent for the lodgement of the application.			
APPLICATION TYPE			
Does this application require referral for decision by Council?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is this application an Integrated Development Application?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this application a Designated Development Application?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this application for State Significant Development?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this application submitted by/on behalf of a Public Authority?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this application a staged Development?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Stage Detail:			
Is this application a section 4.55 amendment?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Does this application require concurrence referral?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Does this application require courtesy comment?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Department	Date Requested	Date Received	Comments/Issues Raised
Golden-fields Water County Council	4.7.2024 and 19.2.2025	4.7.2024 and 19.2.2025	<p>Gold fields Water have indicated that they are able to supply water to the proposed development. They have recommended conditions of consent as follows:</p> <ul style="list-style-type: none"> ➤ The developer is to submit an application to GWCC for water supply; ➤ A Certificate of Compliance is required prior to the release of a Construction Certificate for the development; and ➤ Developer Infrastructure Charges are applicable.

		Applicable
SEPP (Biodiversity and Conservation) 2021 <i>This SEPP protects the biodiversity values of trees and other vegetation in areas of the State, and to preserve the amenity of areas of the State through preservation of trees and other vegetation.</i> No proposed clearing or loss of native or significant vegetation. The site is not mapped on the Biodiversity Values Map. No further consideration necessary.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
SEPP (Building Sustainability Index: BASIX) 2004 <i>The SEPP provides for the implementation of BASIX throughout the State.</i> As the value of the proposed works is estimated to be in excess of \$50,000, the proposed development is defined as BASIX affected. Basix Certificate for Multi Unit housing has been submitted with the application and is attached to the file. A suitable condition requiring compliance with the submitted BASIX Certificate prior to the release of the Occupation Certificate for the dwellings has been included as a part of the determination documentation.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
SEPP (Exempt and Complying Development Codes) 2008		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

<i>The SEPP provides exempt and complying development codes that have State-wide application.</i>		
SEPP (Housing) 2021 <i>The SEPP aims to encourage provision of housing for seniors, including residential care facilities. The SEPP provides development standards.</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Industry and Employment) 2021	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Planning Systems) 2021	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Precincts – Central River City) 2021	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Precincts – Eastern Harbour City) 2021	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Precincts – Regional) 2021	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Precincts – Western Parkland City) 2021	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Primary Production) 2021 <i>This SEPP facilitates the orderly economic use and development of lands for primary production; reduce land use conflict and sterilisation of rural land.</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Resilience and Hazards) 2021 - Remediation of Land <i>The SEPP provides a systematic approach to the assessment of development proposals for potentially hazardous and offensive industry or storage.</i>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<p>Clause 4.6 of the SEPP states that:</p> <p>1) A consent authority must not consent to the carrying out of any development on land unless:</p> <ul style="list-style-type: none"> a) It has considered whether the land is contaminated, and b) If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and c) If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose. <p>The subject site is not listed on Council's Geographic Information System as being potentially contaminated as a result of any past or present uses of the land. A further search of Council's files for the subject property has not identified any previous use of the land that may have led to potential contamination. The site is located within the E1 – Local Centre zone and has not been previously developed for any specific use, other than for a carpark associated with Tattersall's Hotel. There was no indication during the site inspection of the property, of any potential contamination of the land.</p> <p>As such, it is considered that the subject site is suitable for the proposed development.</p>		
SEPP (Resources and Energy) 2021 <i>The SEPP aims to provide proper management of mineral, petroleum and extractive material resources and ESD</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Transport and Infrastructure) 2021 <i>The SEPP provides a consistent approach for infrastructure and the provision of services across NSW, and to support greater efficiency in the location of infrastructure and service facilities.</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

LOCAL ENVIRONMENTAL PLAN	
The subject land is zoned:	<p>E1 Local Centre pursuant to <i>Bland Local Environmental Plan</i> 2011.</p> <p>The objectives of the E1 zone are as follows:</p> <ul style="list-style-type: none"> ➤ To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.

	<ul style="list-style-type: none"> ➤ To encourage investment in local commercial development that generates employment opportunities and economic growth. ➤ To enable residential development that contributes to a vibrant and active local centre and is consistent with Council's strategic planning for residential development in the area. ➤ To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. ➤ To promote the heritage character of West Wyalong and Wyalong. ➤ To encourage tourism opportunities in West Wyalong and Wyalong. <p>The proposed development is considered to be consistent with the applicable objectives of the zone for the following reasons:</p> <ul style="list-style-type: none"> ➤ In general, residential land uses which are located within close proximity to a local centre contribute to the vibrancy and activity within a town. The potential future occupants would have the opportunity to access employment, retail and community services within walking distance of their home. ➤ As revised, it is not believed that the proposed development will detract from the heritage character of West Wyalong. The heritage aspects of the proposal are expanded upon later in the report. ➤ The proposal also presents a potential opportunity to provide tourist accommodation in West Wyalong. ➤ The proposed development is consistent with the zone objectives and is permissible with consent. <p>The consolidation of land does not require development consent to be obtained from Council. It is however considered to be prudent, that the consolidation is enforced by a recommended condition of any consent.</p>	
Definition from BLEP	<p><i>multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.</i></p>	
Permissibility:	<p>Multi dwelling housing is permitted with development consent in the E1 Local Centre Zone, by virtue of being for an innominate purpose described as <i>"any other development not specified"</i> as permitted in the land use table.</p>	
Clause		Compliance
Part 4 Principal Development Standards		
4.1	Minimum subdivision lot size	Not Applicable
4.1AA	Minimum subdivision lot size for community title schemes	Not Applicable
4.1A	Minimum subdivision lot size for strata plan schemes in certain rural and environmental zones	Not Applicable
4.2	Rural Subdivision	Not Applicable

4.2A	Erection of dwelling houses on land in certain rural and environmental protection zones	Not Applicable
4.2B	Erection of rural workers' dwellings	Not Applicable
4.3	Height of buildings	Not adopted
4.4	Floor space ratio	Not adopted
4.5	Calculation of floor space ratio	Not adopted
4.6	Exceptions to development standards	Not Applicable
Comment: No further consideration of the above matters if considered to be necessary.		
Part 5 Miscellaneous Provisions		
5.1	Relevant acquisition authority	Not Applicable
5.2	Classification and reclassification of public land	Not Applicable
5.3	Development near zone boundaries	Not Applicable
5.4	Controls relating to miscellaneous permissible uses	Not Applicable
5.5	Controls relating to secondary dwellings on land in a rural zone	Not adopted
5.6	Architectural roof features	Not adopted
5.7	Development below mean high water mark	Not applicable
5.8	Conversion of fire alarms	Not Applicable
5.9	Dwelling house or secondary dwelling affected by natural disaster	Not adopted
5.9AA	Repealed	Repealed
5.10	Heritage conservation – Refer to discussion below.	Complies
5.11	Bushfire hazard reduction	Not Applicable
5.12	Infrastructure development and use of existing buildings of the crown	Not Applicable
5.13	Eco-tourist facilities	Not Applicable
5.14	Siding spring Observatory – maintaining dark sky	Not adopted
5.15	Defence communications facility	Not adopted
5.16	Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	Not Applicable
5.17	Artificial water bodies in environmentally sensitive areas of operation of irrigation corporations	Not Applicable
5.18	Intensive livestock agriculture	Not Applicable
5.19	Pond-based, tank based and oyster aquaculture	Not Applicable
5.20	Standards that cannot be used to refuse consent—playing and performing music	Not Applicable
5.21	Flood planning	Complies
5.22	Special flood considerations	Not adopted
Comment: 5.10 Heritage Conservation		

<p>Clause 5.10(4) of the <i>Bland Local Environmental Plan (BLEP) 2011</i>, requires, <i>inter alia</i>, a consent authority to consider the effect of the proposed development on the heritage significance of the area within the vicinity of land on which a heritage item is located.</p> <p>The proposed development is located adjacent to the “Tattersalls Hotel” building, at 83-87 Main Street, West Wyalong, which is listed as an Item of Environmental Heritage (I19) under Schedule 5 of the BLEP. As such, any application on the site is required to consider the impact of the development on the heritage significance of the adjoining item. The Bland Mainstreet Heritage Study and Inventory from 2005 describes the Tattersalls Hotel as follows...”<i>The site has historic significance as an early hotel and visual prominence on a corner location. The property has a long association with the Tierney family and the hotel has a social and community esteem as a centre of public meetings and a hotel with dining and function room</i>”.</p> <p>Council’s Heritage Advisor visited the site and reviewed the current design. The Advisor described the revised proposal as consisting of single storey “traditional” style accommodation, with the units facing Main Street being described as “house and verandah typology”.</p> <p>Various recommendations relating to openings, vertically emphasised fenestration, fencing and entrances were made by the Heritage Advisor to ensure that the new work responds to the heritage context through an informed analysis of the area’s character, quality and heritage value. These recommendations were marked up on the plans, sent to the Applicant and the plans were subsequently revised. As amended, Council’s Heritage Advisor considers the proposed development to be appropriate within the heritage context of the area.</p> <p>5.21 Flood Planning OUTER Flood Plain The subject land is not identified on the Flood Planning Map. However, Council recently carried out a flood study for the Wyalong & West Wyalong Area. Design Flood Modelling (Preliminary Results) map, which was provided as party of the flood study, was reviewed. In relation to the subject land, no overlays of water inundation were visible on the map, therefore, the subject land is not likely to be significantly impacted by flood.</p>		
Part 6 Additional local provisions		
6.1	Essential services	Complies
6.2	Earthworks	Complies
6.3	Terrestrial biodiversity	Not Applicable
6.4	Riparian land and watercourses	Not Applicable
6.5	Wetlands	Not Applicable
6.6	Groundwater vulnerability	Not Applicable
6.7	Repealed	Not Applicable
6.8	Airspace operations	Not Applicable
6.9	Location of sex services premises	Not Applicable
Comment:	<p>6.1 Essential Services Council is satisfied that essential services for the proposed development are available, or adequate arrangements can be made to ensure that the below services are readily available on the site.</p>	

	<p><u>Sewer</u>: According to Councils GIS Program, Council's reticulated sewer infrastructure is available in the rear lane and can service the site.</p> <p><u>Water</u>: Goldenfields Water have indicated that they are able to supply water to the proposed development. They have recommended conditions of consent as follows:</p> <ul style="list-style-type: none"> ➤ The developer is to submit an application to GWCC for water supply; ➤ A Certificate of Compliance is required prior to the release of a Construction Certificate for the development; and <p>Developer Infrastructure Charges are applicable - \$42,120.00</p> <p><u>Electricity</u>: Essential Energy have no objection to the proposed development. There is electricity infrastructure available to the site. Minor augmentation may be required. Essential Energy have advised that an existing service pole located on the site is a private pole and is not owned by Essential Energy. They have further advised that the developer will require the services of a Level 2 Electrician/Accredited Service Provider (ASP) in order to disconnect the existing service from the network and then remove the private pole. The Applicant will be required to liaise with Essential Energy in this regard.</p> <p><u>Access</u>: Suitable road access from Main Street and Gladstone Lane is available to service the proposed development. The revised one-way access arrangements respond to initial engineering concerns and are considered to be preferable to the original design.</p> <p><u>Stormwater</u>: Roof and surface stormwater from paved and impervious areas is to be collected and directed to a legal point of discharge, namely the kerb and gutter on Main Street, to protect the site and adjoining property from effects of flooding. Relevant work is to be carried out immediately after the roof and guttering is installed. A Stormwater Management Plan is required as a recommended Condition of the Development Consent.</p> <p>6.2 Earthworks The application includes earthworks to accommodate the proposed development. Appropriate conditions will be recommended on any consent to ensure that adequate erosion and sedimentation controls and dust mitigation measures are in place during site works.</p>
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DEVELOPMENT CONTROL PLAN

PART 1.3 DEVELOPMENT APPLICATION NEIGHBOUR NOTIFICATION POLICY		
Is the proposal Advertised Development?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Comment The proposed development is not listed as one of the prescribed uses contained in Clause 1.3.9 of the Bland Shire Development Control Plan and accordingly, was not required to be advertised in a local newspaper.		
Did the application require Neighbour Notification?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Comment In response to the original plans, neighbour notification was sought between the following dates: 4 July 2024 and 22 July 2024.		

In response to the notification of the proposal, a total of 6 submissions were received from four (4) nearby properties being:

- 64 Gladstone Street, West Wyalong;
- 68 Gladstone Street, West Wyalong;
- 70 Gladstone Street, West Wyalong; and
- 72 Gladstone Street, West Wyalong.

Neighbour notification was again sought for the revised plans between the following dates: 5 February 2024 and 19 February 2025.

In response to the notification of the proposal, one (1) submission was received from a property on the opposite side of Main Street being:

- 88 Main Street, West Wyalong (Aberline Apartments).

The matters raised in this submission are addressed later in the report.

PART 4 DUAL OCCUPANCY AND MULTI-DWELLING RESIDENTIAL DEVELOPMENT

The proposed multi-unit development whilst not being located in a residential zone has been assessed under Section 4 of the Bland Shire Development Control and with regard to the additional specific policy relating to the E1 – Local Centre zone. The overarching objective of Chapter 4 aims to ensure that residential development is of a high visual quality and amenity, while minimising impacts on surrounding development. The proposed design of the development, as revised, is considered to be of high visual quality. The new plans have also reduced the impact on the surrounding properties as evidenced by the reduced number of submissions received in response to the notification of the development. Furthermore, Council's Heritage Advisor is satisfied the proposal will not adversely impact on the heritage significance of the adjoining heritage item. Accordingly, the proposal satisfies this objective.

Development respects the character of the neighbourhood by:

PMD1.1	Being respectful of, without necessarily imitating the style and character of adjoining houses and gardens including the scale, materials, roof forms and types of trees.	Meets Acceptable Solution
PMD1.2	Providing attractive streetscapes, comprising trees, gardens, building facades, fences and walls.	Meets Acceptable Solution
PMD1.3	Preserving established trees and gardens.	Not Relevant

Comment

The proposed development, as amended, has utilised design cues that allow the development to be read as positively contributing to the streetscape and the adjoining buildings on Main Street. The amended design of the development as presented to Main Street draws on the Federation era, with single gable ends, vertically oriented fenestration, verandas and finial detailing. Materials specified for the external walls are prefinished and painted an off white to grey cladding. The palette selected for the external finishes will compliment rather than interrupt the streetscape.

Pleasingly, no parking areas or garages/carports are visible from the primary road frontage, being Main Street. New landscaping will visually soften the development in the streetscape.

The proposed redesigned fencing is of an open design and will attain a maximum height of 1.2 metres above existing natural ground level, thereby providing a residential scale and allowing the landscaping beyond to be viewed from the street alignment.

Development takes advantage of the attributes of the site, by:

PDM2.1	Using its slope, its orientation to the sun, and its established landscape quality to create useable outdoor spaces and views.	Meets Acceptable Solution
PDM2.2	Combining neighbourhood gardens to maintain the landscape character of the area.	Not Relevant
PDM2.3	Minimising paved areas.	Meets Acceptable Solution

PDM2.4	Keeping the floor area of the new building to a minimum through efficient planning so as to retain as much of the existing backyard and garden as possible and to minimise site coverage and maximise setbacks from the boundaries.	Meets Acceptable Solution
PDM2.5	Ensuring setbacks from the street alignment do not vary dramatically from those in the rest of the street.	Meets Acceptable Solution
Comment The proposed development, as amended, creates open space for each individual unit that is preferable in terms of usability and privacy than the original iteration of plans. Paved areas are minimised as much as is physically possible. The one-way driveway design, as amended, has allowed for less hard stand areas in the development. The gross floor areas of each unit are at a minimum. The proposed setback from Main Street ranges from 2.28m to 3.14m which is appropriate within the context of the E1 Local Centre zone given that both buildings on the adjoining properties have zero setbacks. Again, it is considered that a reduced setback is preferable to parking areas and structures being visible from Main Street.		
Development is of appropriate building height, bulk and form by:		
PDM3.1	Being respectful of the predominant surrounding building forms, roof forms and building heights.	Meets Acceptable Solution
PDM3.2	Minimising building bulk and height on or near boundaries to avoid overshadowing and overlooking of neighbours.	Meets Acceptable Solution
These considerations are more relevant to the Residential zones and less relevant to the E1 Local Centre zone, nonetheless the matters have been considered. The front facade of the development is articulated so that the height, bulk and scale is appropriate to the prevailing scale of the street and the surrounding buildings and; as such, the proposed development is not expected to detract from the character of the street. The proposed development has been redesigned so as not to detract from the heritage significance of the Tattersall's Hotel. The proposal attains a maximum height of 5.54m to the apex of the ridgeline, thereby complying with the 8m height limit. The outlooks from dwellings do not overlook the POS of any adjoining properties.		
Development protects the heritage qualities of the area by:		
PDM4.1	Respecting existing heritage buildings, streetscapes or gardens close to the development.	Meets Acceptable Solution
Refer to consideration under Clause 5.10 of the <i>Bland Shire Local Environmental Plan 2011</i> and Part 10 – Heritage Conservation below.		
Development provides good environmental performance access by:		
PDM5.1	Providing good sunlight to living areas and avoiding overshadowing of neighbours and established garden areas.	Meets Acceptable Solution
PDM5.2	Planning the internal layout of a dwelling to ensure good daylight to living areas.	Meets Acceptable Solution
PDM5.3	Locating parking in the shadow of the buildings.	Meets Acceptable Solution
Comment Siting and configuration of the dwellings and internal layouts of each dwelling ensure sufficient sunlight to living areas and high occupancy habitable rooms. The proposed development is oriented for optimum sunlight to living rooms. All dwellings have predominantly east and west facing windows. Private open space is available to each unit on either the eastern or western sides of the dwellings. Main living areas open directly onto the private open space via large sliding doors, which allow adequate sunlight, natural light and ventilation into the dwellings. Cross ventilation for the dwellings is considered to be suitable. Shadow diagrams submitted with the proposal demonstrate that private open space areas will achieve at least 2 hours of sunlight between 9am and 3pm on June 21. The		

position of the proposed carports is considered appropriate in this instance in terms of not compromising solar access to the private open space or habitable rooms of the dwellings.		
Development creates clear address and access by:		
PDM6.1	Ensuring dwellings adjoining the street frontage address the street.	Meets Acceptable Solution
PDM6.2	Providing each dwelling with clear and distinct access, preferably visible from a public street.	Meets Acceptable Solution
Comment The two (2) dwellings adjoining the street frontage address the street. The front façades of these units incorporate windows and doors to habitable rooms that address the street frontage. The remainder of the units are accessed from their carports via central driveway which is acceptable in this instance. On balance, it is considered that the overall development satisfies the majority of the DCP considerations and, as such, the proposed access arrangements are considered to be satisfactory.		
Development provides access and parking by:		
PDM7.1	Providing adequate parking for the number and type of dwellings.	Meets Acceptable Solution
PDM7.2	Ensuring that access driveways and garage frontages do not visually dominate development.	Meets Acceptable Solution
PDM7.3	Ensuring vehicle access to and from the site is safe.	Meets Acceptable Solution
PDM7.4	Minimising the number and width of access driveways consistent with the traffic function of those driveways.	Meets Acceptable Solution
Comment Chapter 11 of the Bland Shire Development Control Plan requires that a multi-unit dwelling containing 2 bedrooms is required to provide one covered and one uncovered parking space. Visitor parking is to be provided at a rate of one (1) space per three dwellings or part thereof (may be uncovered). Vehicle crossovers are required for both the Main Street entrance to the property and the Gladstone Lane entrances to the property. One (1) car parking space is proposed per unit in each of the proposed carports, being a total of nine (9) spaces. Three (3) visitor parking spaces are proposed. It is acknowledged that one uncovered space per unit is not provided per unit. However, the proposed shortfall is considered to be acceptable for the following reasons: <ul style="list-style-type: none"> ➤ One (1) undercover space is available for the use of each dwelling. ➤ The second bedrooms in each unit are small and may only ever be used as a study. ➤ Vehicles will be able to move on and off the property in a forward direction to ensure safe ingress and egress to the property. Adequate sight distances are available in both directions for both crossovers. ➤ With a street frontage of 27.46m and a wide road width on Main Street, there is sufficient space to also accommodate overflow parking off-site along Main Street. ➤ There are no covered or uncovered parking spaces forward of the building line. Therefore, garages and carports are not visually dominating in the streetscape. ➤ Adequate visitor parking has been provided to comply with the DCP. ➤ Dual-occupancy development only require 1 space for a 2 bedroom unit, as per the DCP. As such, there is a potential inconsistency in Council policy. ➤ Rear lane access is only used for egress. For these reasons, the proposal is satisfactory in this regard.		
Development provides facilities consistent with the residential use of the land including:		
PDM8.1	Letterboxes.	Meets Acceptable Solution

PDM8.2	Clothes drying facilities - All dwellings are provided with an external clothes drying area, which are positioned so that they are capable of being concealed from the street.	Meets Acceptable Solution
PDM8.3	Garbage bin storage.	Meets Acceptable Solution
PDM8.4	Outdoor service areas.	Meets Acceptable Solution
Comment Letter boxes for each dwelling have been provided on Main Street and garbage bin storage is proposed on Gladstone Lane and is concealed from the street. Drying areas are located within the individual POS. POS greater than the prescribed will allow for a 6m ³ outdoor storage area, see Ground Floor Plan A101.		
Development is served by necessary utilities and services including:		
PDM9.1	Telephone/data, water, sewer, power and gas.	Meets Acceptable Solution
PDM9.2	Onsite water storage.	Not Relevant
PDM9.3	Drainage <i>Note: Headwork's and/or development servicing plan charges may be applicable to the development. Applicants are advised to contact Council's Engineering Services Department to determine these charges, which are payable prior to the release of any Construction Certificate.</i>	Meets Acceptable Solution
Comment Council is satisfied that essential services for the proposed development are available and/or adequate arrangements can be made, to make them available. DSP charges will be levied via a condition of consent. Stormwater will be directed to Main Street. Conditions relating to drainage will be applied.		
B2 Local Centre Zone		
PDM10.1	Using its slope, its orientation to the sun, and its established landscape quality to create useable outdoor spaces and views.	Meets Acceptable Solution
PDM10.2	Minimising paved areas	Meets Acceptable Solution
PDM10.3	Keeping the floor area of the new building to a minimum through efficient planning so as to retain as much of the existing backyard and garden as possible and to minimise site coverage and maximise setbacks from the boundaries.	Meets Acceptable Solution
Comment The design of the proposed development adequately reflects the topography of the site and minimises the need for cut and fill associated with dwellings, landscaping and driveway construction. Paved areas are minimised as much as is physically possible. The one-way driveway design, as amended, has allowed for less hard stand areas in the development. Secluded private open space is provided for each dwelling at a rate of in excess of 30m ² and is able to attain a minimum dimension of 3m x 5m. Site coverage (gross building area) does not exceed 75% of the site.		

PART 10 HERITAGE CONSERVATION		
PH1	New development (including the replacement of existing buildings) achieves a future character that provides for one or two	Meets Acceptable Solution

	storey development, but does not directly copy or imitate past architectural styles. It is respectful of existing development both directly adjoining and in the immediate area.	
PH2	Changes and modifications are respectful of the original architectural design of the building, unless that design is incompatible with buildings in the immediate vicinity, in which case the design is to be respectful of those buildings.	Not Relevant
Development in the vicinity of a heritage item		
PH6	Encourage development in the vicinity of a heritage item to be designed and sited to protect the significance of the heritage item.	Meets Acceptable Solution
Comment Chapter 10 of the DCP requires that new development in the vicinity of a heritage item is encouraged to be designed and sited to protect the significance of the heritage item. The proposed development, as revised, respects the adjoining characteristic Tattersalls Hotel building in terms of scale, bulk and roof form. The proposed 28 degrees roof pitch is an acceptable heritage pitch. Refer to the detailed discussion under Clause 10 of the BLEP above.		

PLANNING AGREEMENT Section 4.15(1)(a) (iia) – EP & A Act		
Is there a planning agreement in force under section 7.4 of the EP&A Act	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Has a Planning Agreement been offered under this development?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

PLANNING STRATEGIES/LOCAL POLICY		
Is there a Planning Strategy or Local Policy that requires notation?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Has the applicant submitted any supporting planning assessments?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Comment:

Bland Shire Council Local Strategic Planning Statement (LSPS):

The LSPS sets the framework to guide future economic, social and land use planning decisions for Council for the next 20 years. As a part of this process, the LSPS recognised the opportunities presented by the expansion of the mining and renewable energy sectors. The LSPS does however recognise a challenge in attracting investment in housing within West Wyalong and Wyalong. Housing opportunities and choice are highlighted as being a priority to cater for changing demographics and population needs. The proposed development provides choice and variety by way of multi dwelling housing to accommodate the current and future housing demands of the community.

Bland Housing Strategy – BHS (October 2022):

The Bland Housing Strategy establishes the strategic framework for residential growth within the Bland Shire for the next 20 years. The “Housing Vision” of the Strategy states that...*Residents will have access to a range of housing types that provide choice, are sustainable, affordable and suit the current and future needs of residents*”. The housing vision was drawn from extensive community consultation and strategic planning work undertaken by Council.

It is considered that the proposed development aligns with the intent of the Strategy for the following reasons:

- The BHS highlights that there is a housing supply gap for smaller dwellings. Lone person households currently make up 33% of the total households living in the Bland Shire. This figure is likely to expand with the expansion of the Cowal Gold Mine and a general trend towards smaller household sizes and an ageing population. In response, one and two bedroom dwellings currently only make up 4% of the total housing stock, indicating a mismatch in the range of housing choice. Furthermore, it is recognised that lone persons living in larger homes would be incurring greater housing costs than required.
- The BHS also recognises that there is an emerging housing supply gap for adaptable housing and housing for seniors with the percentage of persons aged over 65 projected to increase from 20% to 25% by 2036. As such, there needs to be housing within the main townships that meets the needs of this growing population – housing that is located close to town to allow residents to “age in place”.

The proposal satisfies the intent of these documents. In essence, multi-unit dwelling houses located within walking distance of the centre provides a housing type that is diverse and affordable. Smaller dwellings offer a sustainable way of encouraging more homes without placing additional demands on infrastructure. Focussing housing in locations that already have access to services to meet the everyday needs of the residents helps to avoid undesirable impacts such as traffic congestion and a lack of street parking. The proposal may be described as infill housing, which is one of the key outcomes defined as a need from the BHS.

ENVIRONMENTAL IMPACTS Section 4.15(1)(b) – EP & A Act			
	Impact		Comment
Social	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Satisfactory.
Economic	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Satisfactory.
Siting & Configuration	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	See comments under DCP
Setbacks	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Complies.
Privacy	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Satisfactory.
Overshadowing	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	See comments under DCP
Solar Access	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	See comments under DCP
Visual	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	See comments under DCP
Amenity	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Satisfactory.
Water	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Refer to discussion earlier in the report.
Air	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Satisfactory.
Noise	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	It is noted that any noise generated by the proposed development will be residential in nature and noise associated with residential development

			is considered to be acceptable given the zoning of the land. A standard condition will be recommended in relation to construction hours in order to preserve surrounding amenity.
Land Degradation	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	The site does not contain any land mapped as being of Biodiversity Value by the Office of Environment and Heritage (OEH) Biodiversity Values Map. There are no threatened species mapped as recorded by BioNet, as occurring on or near the site. The site is highly modified and devoid of vegetation through the previous use of the site as carpark for the adjoining Tattersall's Hotel and as a result of unauthorised tree clearing. Based on this, it is not expected that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposed development.
Vegetation Loss	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Flora	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Fauna	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Has a Threatened Species Impact Assessment been prepared?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Does the proposed development require approval under the EPBC Act?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Heritage	Impact		Comment
European	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	The subject site is not identified as being of European heritage significance.
Aboriginal	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	The site has been heavily modified. Creek lines/watercourses (even if ephemeral) n/a Shoreline of water body (past or present) n/a Cliff lines/boulders (higher than 1m) n/a Overhangs in any of the cliff lines/boulders n/a Deep sandy deposits n/a Old growth trees n/a No further investigation considered necessary. Standard Advising to be included on any consent regarding obligations of developer should items of significance be identified during construction.
Is the land classified as containing and item of environmental heritage?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is there an impact on a heritage item in the vicinity of the proposal?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Comment Refer to comments above.			
Is this proposal in a heritage conservation area?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this proposal in an adjoining or in close vicinity to a conservation area?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Has a Heritage Impact Statement been prepared for the proposal?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Has an Archaeological Survey been prepared for this proposal?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

FLOODING Section 4.15(1)(b) – EP & A Act		
Is this property flood affected?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Comment The subject land is not identified on the Flood Planning Map. However, Council recently carried out a flood study for the Wyalong & West Wyalong Area. Design Flood Modelling (Preliminary Results) map,		

which was provided as part of the flood study, was reviewed. Overlays of water inundation are not visible on the map in relation to the subject land, therefore, the subject land is not likely to be significantly impact by flood.

BUSHFIRE PRONE LAND
Section 4.15(1)(b) – EP & A Act

Is this property bushfire prone as per the Bush Fire Prone Land Map?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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CONTAMINATED LAND
Section 4.15(1)(b) – EP & A Act

Has this land been identified as being contaminated land by Council?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does this land require remediation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Has a Contaminated Land Site Investigation been completed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is it possible that this land may be contaminated?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is this land in the close vicinity or adjoining a known contaminated site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

INFRASTRUCTURE
Section 4.15(1)(b) – EP & A Act

Is an engineering assessment required?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Has an engineering assessment been completed?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Who completed the engineering assessment?	Zibby Wrobel	

Comment

- Sewer Headworks Charges.
- One –way access design is positive.
- Stormwater is to be directed to the street.
- A Stormwater Management Plan is required as a condition of the recommended Development Consent.
- Swept path analysis is required as a condition of the recommended Development Consent.
- Minor augmentation may be required to accommodate the vehicular access.

Does this proposal have any potential impact on:

	Impact		Comment
Sewer	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Council's reticulated sewer is located within the rear lane adjacent to the site. A section 68 Application will be required for the connection.
Water	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Goldenfields Water have indicated that they are able to supply water to the proposed development. They have recommended conditions of consent as follows: <ul style="list-style-type: none"> ➤ The developer is to submit an application to GWCC for water supply; ➤ A Certificate of Compliance is required prior to the release of a Construction Certificate for the development; and ➤ Developer Infrastructure Charges are applicable - \$42,120.00
Drainage	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Stormwater drainage must be constructed and maintained so as to provide a satisfactory overland

			flow path and not adversely affect adjacent properties. Stormwater shall be directed to the Main Street. A Stormwater Management Plan is required as a Condition of Consent.
Access	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Suitable road access from Main Street and the rear lane can accommodate the proposed development. The revised design to allow for one way access, with ingress from Main Street and egress onto Gladstone Lane came about in a request for additional information from Council's Engineering Department which stated as follows:</p> <p>1. <i>I would request a redesign of the layout – with a drive through arrangement from Main Street Entry to Gladstone Lane Exit</i></p> <p>a. <i>due to tight confines of Gladstone Lane if the parking spaces in the rear are overparked then there will be unnecessary vehicular movements in the laneway – refer to DCP which does highlight laneway access arrangements</i></p> <p>The revised design satisfies these initial concerns.</p>
Kerb & Gutter	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Existing kerb and gutter exists along the primary street frontage. Minor augmentation may be required to accommodate the vehicular access.
Upgrade Existing Road	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Suitable road access is available from Main Street and Gladstone Lane, which are sealed Council managed roads. No road upgrades are required.
Road Network	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	The existing road network is capable of serving the additional demands created by the proposed development. Suitable road access is available from Main Street and the Gladstone Lane, which are sealed Council managed roads.
Existing Easements	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	No known easement.
Electricity	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Electricity infrastructure is available along Main Street to service the site. Minor augmentation may be required to accommodate servicing all nine (9) dwellings. Essential Energy have advised that an existing service pole located on the site is a private pole and is not owned by Essential Energy. They have further advised that the developer will require the services of a Level 2 Electrician/Accredited Service Provider (ASP) in order to disconnect the existing service from the network and then remove the private pole.
Telecommunications	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NBN is available at the subject address. Plans indicate NBN & telephone/data outlets will be provided to each dwelling.
Pedestrian Access	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Council footpath exists along the primary street frontage of Main Street. All dwellings have pedestrian access from the primary street frontage by way of designated internal access paths or the internal driveway.

Loading and Unloading	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	During construction, loading and unloading of machinery, building materials and the like will take place. Site access is available from both the primary street frontage and rear lane. The land is of a size that plant and machinery may be accommodated on-site during construction. Any consent shall be conditioned with approved hours of construction to minimise any potential impacts on adjoining/surrounding neighbours.
Parking	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Refer to discussion above.
Energy Consumption	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	As the value of the proposed works is estimated to be in excess of \$50,000, the proposed development is defined as BASIX affected. A Basix Certificate 1746120M for Multi Unit housing has been submitted with the revised Application and is attached to the file. A suitable condition requiring compliance with the submitted BASIX Certificate prior to the release of the Occupation Certificate for the dwellings has been included as a part of the recommended determination documentation.
Does the development require any new easements?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Has an Erosion and Sedimentation Control Plan been submitted?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

CONSTRUCTION ASSESSMENT

Is a construction certificate required?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is a subdivision works certificate required?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Was a construction certificate application submitted with this application?		No <input checked="" type="checkbox"/>
Has Council been appointed as the Principal Certifying Authority?		To be determined
Is an annual Fire Safety Certificate required?		No <input checked="" type="checkbox"/>

SECTION 68 ASSESSMENT

Is a Section 68 assessment required?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Has a Section 68 assessment been completed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Was a Section 68 application submitted with this application?		No <input checked="" type="checkbox"/>
What type of Section 68 approval is required? To be conditioned.	<input checked="" type="checkbox"/>	Sewer
	<input checked="" type="checkbox"/>	Stormwater

DEVELOPER CONTRIBUTIONS

Does this proposal require any Developer Contributions	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Amount	\$1,437.50	

ADVERTISING SIGNAGE

Does this application include advertising signage?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Has an assessment under SEPP (Industry and Employment) 2021 been carried out?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

NOTIFICATION

Does this application required neighbour notification?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is this application advertised development under the EP & A Act?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Was this application notified/advertised as per the provisions of:	DCP	
Was this application notified/advertised for public interest purposes only?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Dates notification undertaken:		
Commenced:	4/07/2024	Finished: 22/07/2024
Were there any written submissions received?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Traffic matters, congestion in and around the site in Main Street. Increased traffic will potentially lead to conflict with pedestrian users.

The objection states as follows:

Traffic from this site will make the congestion in that part of the Main St a lot worse and more dangerous to both pedestrians and vehicular traffic movement when combined with traffic entering and leaving the IGA car park , Monash St , Davies Automotive , Stribley Lane and Operator St , an area that gets more and more congested daily particularly at School drop of and leaving times , not to mention mine pick up and drop off and lunch times . This area is becoming quite a hot spot and with already suggested problems at Operator Street intersection with the inability to see traffic coming from the east along Main Street it will now with this development this will all compound even more with the ability for the new development to generate another 18 or so cars and maybe more car movements it will be a dangerous area. With the sudden of the gutter at this site quite pronounced it will certainly slow the traffic in and out of the property greatly. Perhaps entering only to the new development in Main St will alleviate some of the problem, but now is the time to address it not afterwards. I can see problems with the rear adjoining residents complaining about congestion and noise as well The only problem I can see in this scenario is that it will put much more traffic into Gladstone Lane.

The Applicant's response is as follows:

The revised design does not allow for cars to exit onto Main Street. The revised design also addresses this by reducing the number of townhouses from 10 to 9 and by reconfiguring the site layout to facilitate a one-way traffic flow. Vehicles will now enter from Main Street and exit onto the rear lane, minimising disruptions to Main Street traffic flow. This revised design, which includes a central, one-directional driveway, is intended to manage traffic flow within the development and mitigate potential traffic impacts.

Council's response is as follows:

Suitable road access from Main Street and Gladstone Lane can accommodate the proposed development. Traffic is able to enter/exit the site via a one-way access arrangement in a forward direction and it is considered that the existing road network is capable of supporting the additional traffic generated by the development. The revised design to allow for a one-way access design, with ingress from Main Street and egress onto Gladstone Lane came about in a request for additional information from Council's Engineering Department which stated as follows:

1. I would request a redesign of the layout – with a drive through arrangement from Main St Entry to Gladstone Lane Exit
 - a. due to tight confines of Gladstone Lane if the parking spaces in the rear are overparked then there will be unnecessary vehicular movements in the laneway – refer

	<p><i>to DCP which does highlight laneway access arrangements</i></p> <p>The proposed development represents a minor contribution to the overall traffic movements within the locality. It is not considered that the proposal will impact the ability of other road users to utilise the surrounding road network. The revised design satisfies these initial concerns.</p> <p>To ensure that pedestrian safety is recognised, a Condition of Consent has been included on the recommended Development Consent as follows: All vehicles are to enter and leave the site in a forward direction, to ensure traffic and pedestrian safety. Wayfinding signage is required to enforce the one-way traffic arrangement on site.</p> <p>The proposal is satisfactory in this regard.</p>
<p>Lack of quality design of the development, small size of the units, over development of the site and lack of landscaping to soften the development.</p> <p>The objection states as follows: <i>The size of these units is quite a worry to me and others as the potential look of the units is not great to say the least and not much thought has been given to the outlook . When I built my flats across the road at 88 Main St, I was required to plant trees/ bushes and heaps of greenery to soften my development against the harshness of the Main St and improve their overall looks . I notice that virtually no allowance has been granted or designed into these new units. One rule for one and another for someone else? With the stark looks of the architecture of the new units and a lack of greenery it is going to look quite “slummy” in my opinion.</i></p> <p><i>Maybe this development needs less units on the block and a bit more thought put into its design and layout. It seems like BSC will approve any units of any tiny size just to fill blocks of land and give “miners cottages “ instead of proper sized units , something that should be urgently discussed as the standards BSC are adhering to are obviously slipping .</i></p>	<p>The Applicant’s response is as follows:</p> <p><i>The development has been significantly revised following community consultation and Council review, incorporating many suggestions from neighbours, Council Officers, and Council's Heritage Officer. We have placed strong emphasis on improving the design aesthetic and overall quality of the development, and considerable care and time have been taken to achieve this outcome. Concerns regarding the proposal when compared with 88 Main Street, particularly in relation to aesthetics and landscaping, are unfounded. 88 Main Street features minimal landscaping, consisting primarily of two patches of artificial turf and a few small planter boxes. Furthermore, it's facade design largely reflects its previous use as a mechanic's workshop. In contrast, the revised development at 79 Main Street fully complies with Council's landscaping requirements. Images highlighting this comparison are attached for your reference as a pdf...(attached to the file).</i></p> <p><u>Council's response is as follows:</u></p> <p>The subject land is zoned E1 which permits multi-unit housing with the consent of Council. The proposal largely complies with all of Council's codes and policies relating to the proposed development. The zoning allows for a greater density in housing stock in the area. It is considered that the proposed development thoughtfully responds to the adjoining properties</p>

	and locality. There are no density or floor area controls prescribed in Council's DCP that would prohibit the proposed development. Multi-unit dwelling houses located within walking distance of the centre provides a housing type that is diverse and affordable. Smaller dwellings offer a sustainable way of encouraging more homes without placing additional demands on infrastructure. Refer to discussion under the Bland Shire Housing Strategy above. A Landscape Plan has been submitted with the proposal, the plan allows for deep rooted plantings to be located within the front building setback of the site. By comparison, the landscaping at the development of 88 Main Street property features planter boxes sited on a concrete slab which will invariably restrict the height of their plantings by virtue of the limited soil depth. The proposed plantings will be required to be installed by condition in the recommended Development Consent, prior to the issue of an Occupation Certificate.
Lack of rainwater tanks	There is no requirement under the Council's Bland Shire Development Control Plan 2011 (DCP) to install rainwater tanks. Clause PMD9.2 of the policy only relates to the siting of the tanks and not the provision of onsite water storage. Developers can however nominate to supply water tanks in order to attain compliance for a BASIX Certificate.

SECTION 88B INSTRUMENT

Does Council require a Section 88b instrument to be prepared?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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PUBLIC INTEREST

Does this proposal have any construction or safety issues?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are there any public health issues associated with the proposal?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are there any other public interest issues?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

SITE SUITABILITY

Is the site suitable for the development?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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ASSESSING OFFICER COMMENT

Comment:	Under the <i>Bland Local Environmental Plan 2011</i> , multi dwelling housing is permitted with consent within the subject zone, E1 Local centre. The proposed development is consistent with the objectives of the zone, by providing variety by way of multi dwelling housing to accommodate the current housing demands of the community. The site is located in close proximity to the CBD, medical and sporting facilities, schools and early childcare centre, offering a variety of conveniences to the community. The proposed
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	development is consistent with Council's Bland Shire Development Control Plan 2011 (DCP). Proposed variations to any acceptable solutions of the DCP are justifiable and have planning merit. The development achieves the performance outcomes sought under the plan. A section 4.15 assessment of the proposal indicates that the development is acceptable in this instance and, as such, the proposal is recommended for conditional approval.
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RECOMMENDATION	
Approved	
Comment:	The proposal is recommended for a conditional approval.

Section 4 – Reports for Information

Recommendation:

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

- 6.10 Economic Development & Tourism Report
 - 6.11 Community Development Report
 - 6.12 Bland Shire Library Monthly Update
 - 6.13 Children Services May Update
 - 6.14 Bland Community Care Services Update May '25
 - 6.15 Bland Shire Council Museum Advisor Report April 2025
 - 6.16 Bland Shire Council Museum Advisor Report May 2025
 - 6.17 Technical Services Report
 - 6.18 Development Services Activity Report – May 2025
-

6.10 Economic Development & Tourism Report



Our Prosperity - Growing our population and jobs

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

ECONOMIC DEVELOPMENT

Why Leave Town Report

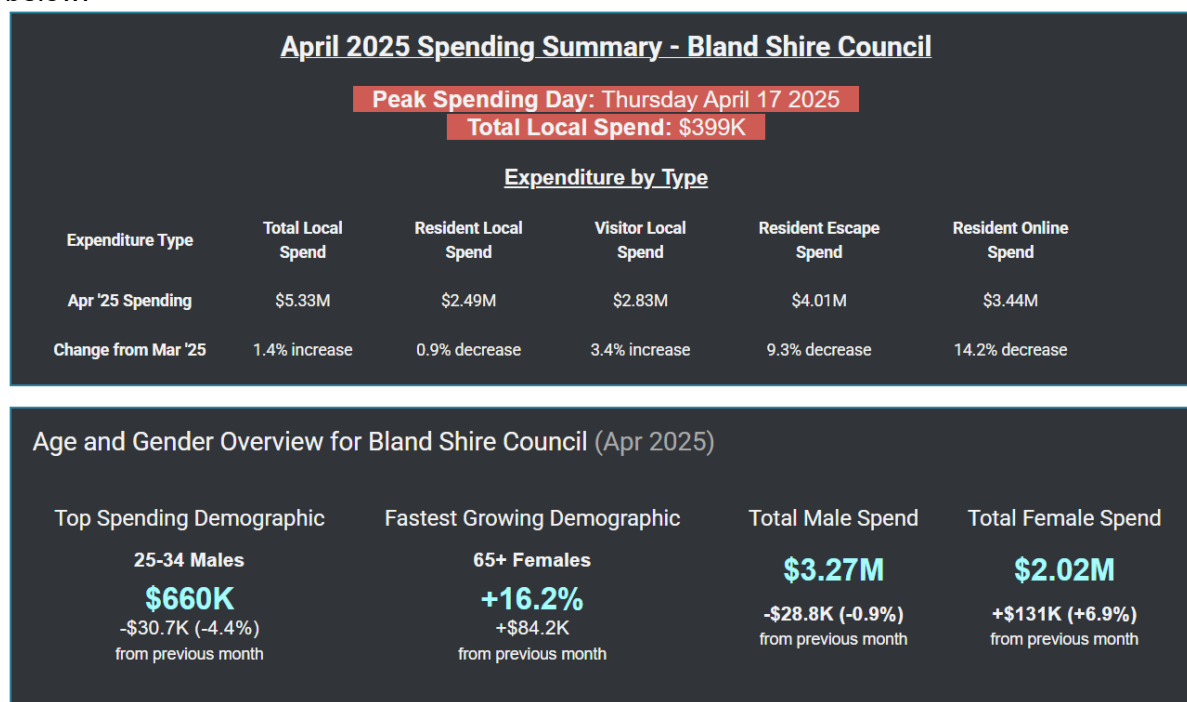


Bland Shire spending activity

Attached are two reports that provide valuable insights into spending activity in Bland Shire for the month of April.

Spendmapp Report (Geografia) – Focuses on both local and visitor spending across various categories, including how much residents are spending locally, online, and outside the LGA. This report is part of a project included within the Bland – Temora Regional Drought Resilience Plan implementation, and funded by the NSW Regional Growth Fund.

It is to acquire spend data and undertake associated analysis to provide real-time aggregated data, this aims to answer crucial questions about our local economic health during times of drought, facilitating support efforts and investment advocacy. The analysis work is being undertaken by RDA Riverina on behalf of the Councils. A summary report for April is provided below.



A report (**Attachment 1**) provides detailed insights into spending patterns in the Bland Shire for the past 2 years.

CommBank iQ Report (via Destination Riverina Murray) – Concentrates on visitor spend and visitor numbers, based on CommBank's in-store card transaction data.

Destination Riverina Murray NSW (DRNSW) provide a service to Councils analysing data from the CommBank Destination iQ product that looks at visitor spend for subscribers. DRNSW provide individual visitation data summary reports for each member LGA. A report from April 2025 is provided as **Attachment 2**.

These reports come from different sources and use different methodologies. As such, the total spend figures may not align exactly due to differences in data sources (Westpac vs CommBank) and calculation methods. However, the key value lies in the trends and relative proportions of local vs visitor spend, and the extent of escape spend (money spent by locals outside the LGA).

Key Insights from April 2025:

From Spendmapp:

- **Total Local Spend** was \$5.3M, showing a -2.3% decline over two years, underperforming compared to the rural LGA average (+8.1%).
- **Resident Wallet:** 25.2% of local residents' spending stayed within the LGA, while 40.5% was spent outside (escape spend), and 34.4% online.
- **Top Growth Categories:** Department Stores & Retail (+14%, \$309.8K), Bulky & Household Goods (+53%), and Dining, Entertainment & Travel (+11%).
- **Visitor Spend** made up 53.2% of the local economy, with most spending in Consumer Staples (60.9%).
- **Demographics:** The highest spending group was males aged 25–34. Spending by those aged 45–54 declined the most (-10.2%).

From CommBank iQ:

- **Visitor Spend** in April 2025 was \$2.374M, showing a steady increase from the previous year.
- The data reflects only in-store card transactions by domestic visitors using CommBank cards, excluding online, cash, and international transactions.

TOURISM

Delegates Report - Destination and Visitor Economy Conference 2025

This report summarises key insights and reflections from the Destination and Visitor Economy Conference, held from May 26-28, 2025, and hosted by the Tweed Shire Council at Kingscliff. The conference provided invaluable networking opportunities and a platform to discuss strategies for enhancing the visitor economy across NSW and how you can implement the strategies at your Council.

Showcasing the Region and Building Connections

The Tweed Shire Council excelled as a host, effectively showcasing the region through well-organized site visits, diverse event venues, local dining experiences, and products. The three-day event fostered continuous networking among delegates, including councillors, economic development officers, and Visitor Information Centre (VIC) staff from coastal, regional, and remote councils across NSW.

Day 1: Laying the Foundation for a 24-Hour Economy

Morning Session

The event opened with a keynote presentation by Michael Rodrigues, NSW's 24-Hour Economy Commissioner. He encouraged attendees to reflect on what *"Locals Love and Visitors Crave"* within their Local Government Area (LGA), asking: *"When visitors stay overnight, where can we send them for food and entertainment?"* Rodrigues emphasized the importance of collaboration over competition among local businesses and fostering collective pride in the LGA. He also highlighted the availability of a state government vision and a Local Government Tool Kit to support local initiatives.

Afternoon Workshops

Three concurrent workshops were held:

- Smart Destination – Exploring AI tools and tourism trends
- Drive Tourism – Strategies to accelerate local destinations
- Creative Destinations – Leveraging arts, culture, and museums for tourism

The *Creative Destinations* session, led by Andrew Gray and Brett Adlington, focused on cultural tourism in regional areas. Topics included arts, heritage, Indigenous and public art, artisan markets, festivals, and live music. Attendees were encouraged to use Australian Tourism Data Warehouse (ATDW) Listings to promote events and access a digital cultural map.

In 2024, 5.8 million tourists in NSW sought cultural experiences, with 2,744 listings on ATDW. This equates to 1 in 8 tourists seeking cultural tourism, particularly unique, handmade local products.

Key Takeaways:

- The visitor economy is everyone's business
- Councils should have dedicated cultural staff
- Connection, collaboration, and communication are essential
- Local businesses should be included in tourism strategies
- Attendance at industry events (e.g., Destination Networks, Tourism Associations) is encouraged

The session concluded with a strong message: supporting arts and culture is vital to regional tourism success.

Day 2: Inspiration, Site Visits, and Event Strategies

Day two featured a packed program, including an inspiring address from Gus Balbontin, the NSW Top Tourism Town Awards, site visits, and the Conference Dinner. The video presentations from the Tourism Town finalists were particularly inspiring, showcasing how each LGA uniquely promotes its attractions and features to enhance the visitor economy.

In the afternoon, delegates chose from four site visits:

- Pedals Pastures and Platters – attended by Marina Uys
- Coastal Chic Retreats – attended by Maree Messner
- Fruits, Ferments and Fun
- Sacred Sands and Stories

The focus of a key talk on day two was Rural and Regional Events, presented by Troy Green (General Manager, Tweed Shire Council), Michael Thurston (General Manager, Destination North Coast), and Phil Johnston (Director Community and Economic Development, Narromine Shire Council). Key takeaways emphasized events being authentic, not competing with neighbours, and showcasing what is unique to our region – be it natural, cultural, creative, culinary, or community-based.

Consideration was given to whether an event truly aligns with our distinct region. Strategies around events included: knowing who we are, council backing tourism, viewing events as a sustainability strategy, and understanding what is special about our destination. The speakers also highlighted the importance of event training, developing a distinct brand, and securing council support for festivals, citing the Narromine Dolly Parton Festival as a successful example of council backing. The need for regions to work collaboratively was also emphasised.

Day 3: International Markets and Cultural Immersion

The final day concluded with the announcement that Maitland Council will host the 2026 conference.

Phillipa Harrison, Managing Director of Tourism Australia, presented an update on international markets. While international arrivals remain around 1 million below pre-COVID levels, growth is expected, with a target of 14 million visitors by 2030. Key markets include China, India, New Zealand, the US, and the UK. Harrison emphasized the need for regions to offer distinctive, authentic experiences, highlighting growing interest in agritourism, local produce, culinary tourism, and Indigenous culture. She encouraged communities to share their lifestyle, heritage, and stories to attract international visitors.

The final session, Leveraging Tourism Through Music and Culture, featured Emily Collins (Sound NSW) and Clark Webb (Bularri Muurlay Nyanggan Aboriginal Corporation). Collins discussed Sound NSW's 10-year strategy, including Special Entertainment Precincts and a Music Tourism Touring Fund. Webb shared insights from the Freedom School, which teaches Indigenous culture as a focus but all cultures in your council area and trains local tour guides, creating a cycle of cultural education and tourism leadership.

The day reinforced the importance of cultural identity, storytelling, music and cultural food in shaping regional tourism experiences and attracting global audiences.

Conclusion and Future Directions

Attending the Destination and Visitor Economy Conference provided valuable insights into enhancing Bland Shire's tourism potential. Key takeaways included the importance of developing a unique tourism strategy, potentially in collaboration with neighbouring shires, and leveraging existing assets like art trails.

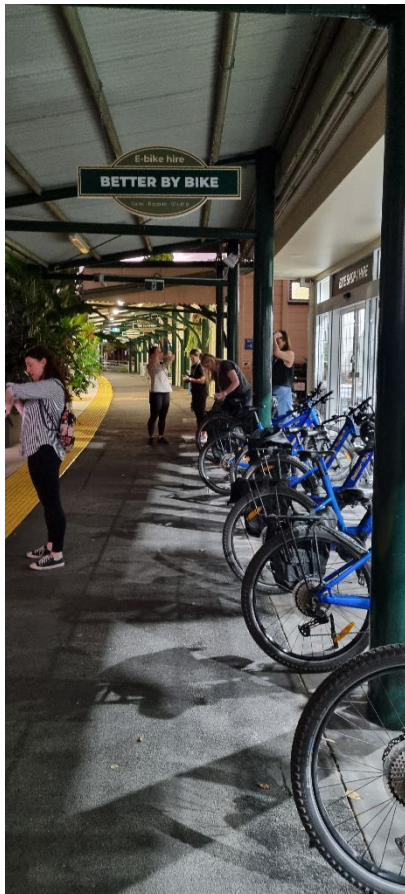
A central theme was that the visitor economy is everyone's business. Events should reflect what *"Locals Love and Visitors Crave"*, with strong council support, authenticity, and alignment with broader strategies. Embracing what makes Bland Shire unique—its natural beauty, culture, and community spirit—will be key to standing out.

Collaboration is essential. Local businesses, cultural institutions, and community groups should be engaged in event planning and promotion. Opportunities with external providers and platforms like ATDW can help amplify reach.

Marketing should be targeted and story-driven, using free tools and aligning with regional and national campaigns like *"Come and Say G'day"*.

Finally, capacity building is critical. Training, toolkits, mentorship, and infrastructure investment will support sustainable event delivery. Measuring impact will guide future planning.

By implementing these strategies, Bland Shire can grow its visitor economy, strengthen community pride, and attract a wider audience.



Regional Lifestyle Magazine – Spring 2025 Golden Edition Feature

Regional Lifestyle Magazine (formerly *Central West Lifestyle Magazine*) is a premium quarterly publication that celebrates the people, places, events, businesses, and services that define life in rural and regional New South Wales and Southern Queensland.

With a strong distribution network of over 200 newsagents and selected retail outlets, the magazine has built a loyal readership and is widely recognised for its high-quality editorial and photography.

Each edition captures the *essence of regional living*, offering authentic stories and insights into the communities it features.

The upcoming Spring 2025 Golden Edition marks a significant milestone — the magazine's 10-year anniversary. To commemorate this occasion, *Regional Lifestyle Magazine* will dedicate a special feature showcasing five key councils:

- Bland Shire Council
- Temora Shire Council
- Coolamon Shire Council
- Cootamundra-Gundagai Regional Council
- Junee Shire Council

This edition will include 150+ pages focused on these councils, with each guaranteed a minimum of 30 pages.

Content will highlight town profiles, local businesses, events, day trips, and tourism initiatives, offering a comprehensive look at what makes each area unique.

This collaboration presents a significant opportunity to promote The Riverina councils as a vibrant and diverse regional destination. It will enhance regional visibility, attract new visitors, support local businesses, and strengthen the identity of each participating council. By working together, the councils can amplify their reach and present a unified, compelling story of life in regional Australia— one that celebrates community, culture, and opportunity in the heart of regional NSW.

A planned launch of the magazine will be held at the Drover's Run at Marrar on Saturday August 16, 2025. This will be an evening event and councillors and invited guests will receive an invitation soon.



Bland Shire Council

Spending Insights

Spendmapp Dataset: April 2023 to April 2025



Geografia

The global benchmark for
thoughtful economic, demographic,
and spatial solutions.

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Disclaimer

This document has been prepared by Geografia for Bland Shire Council and is intended for its use. While every effort is made to provide accurate and complete information, Geografia does not warrant or represent that the information contained is free from errors or omissions and accepts no responsibility for any loss, damage, cost or expense (whether direct or indirect) incurred as a result of a person taking action in respect to any representation, statement, or advice referred to in this report.

Welcome to the Spending Insights Report

Track Economic Change, Benchmark
Performance, and Compare with
Confidence.

The Spending Insights Report is one of a series of reports produced by the Geografia team for Spendmapp users. It is designed to help you communicate Spendmapp insights to your councillors, colleagues, business and residential community and investors.

The report is powered by Spendmapp. It draws on transaction records of one of Australia's largest banking groups. All figures are weighted to account for other banks and non-card transactions, using adjustments based on Reserve Bank of Australia data. Our methodology ensures our spend analytics encompass the country's full range of consumer economic activity.

What is in this Report?

The Spending Insights report provides a holistic and rigorous understanding of key aspects of local economic activity. It includes benchmarking against comparable LGAs, comparisons to inflation, and aggregated views of spending such as the Resident Wallet (the

sum of Resident Local Spend, Resident Escape Spend and Resident Online Spend).

Every month, the report highlights how much is being spent locally and how that spending is shifting, by Demography, Expenditure Category, and Expenditure Type. We include year-on-year trends, typical ranges across comparable regions, and performance relative to the Consumer Price Index.

For benchmarking, both average and typical ranges across comparable LGAs are provided so you can quickly see whether movements in your economy are tracking below, at or above relevant trends. A more comprehensive comparison is available through your *Quarterly Comparisons Report*, which benchmarks trends in your economy against similar councils around Australia.

The Geografia team that brings you Spendmapp and this report have worked with Australian local governments for almost twenty years. If you have any questions about this report or other requirements, please get in touch.

Note that all figures sourced from Spendmapp in this report are current as of 20 May 2025.

Total Local Spend

In April 2025, Total Local Spend in Bland Shire Council was \$5.3M. The recent trend in spending has shown variability, with several months below the change in the Consumer Price Index for Australia.

From April 2023 to April 2025, Total Local Spend in Bland Shire Council decreased by -2.3%. This is below the rural LGA average change of 8.1%, and below the typical range of 4.7% to 11.9%. During the same period, the Consumer Price Index (CPI) rose by 5.3%.

Over the last six months, the change in Total Local Spend in Bland Shire Council has been below the change in rural LGAs (Figure 1).

Breaking Total Local Spend down, in April 2025, year-on-year percentage change for Consumer Staples decreased by 8.7%; Discretionary Spend increased by 11.4%; and spending in Services & Other increased by 1.7% (Figure 2).

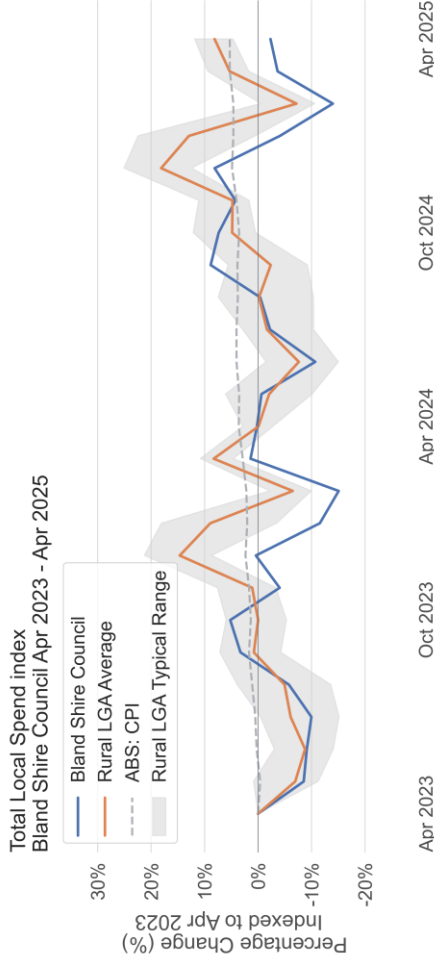


Figure 1: Indexed Total Local Spend Compared to rural LGAs

Source: Spendmapp by Geografia (2025); ABS (2025)

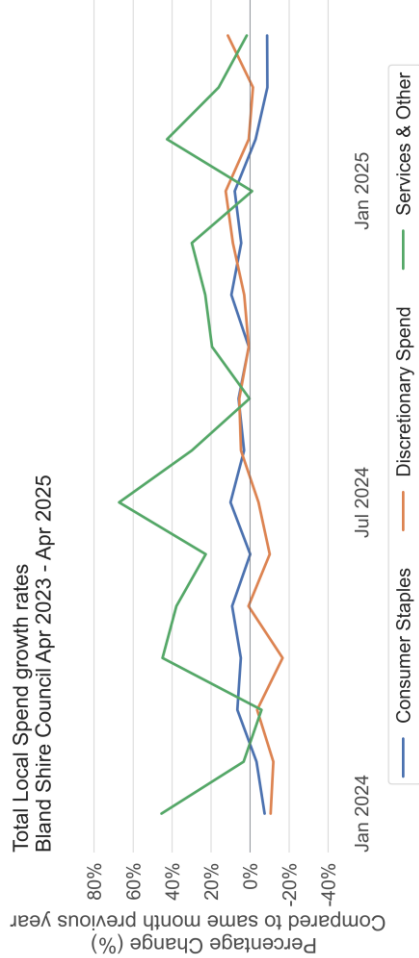


Figure 2: Year-on-Year Change in Total Local Spend by Category

Source: Spendmapp by Geografia (2025)

Resident Wallet

Resident Escape Spend accounted for the largest share of Resident Wallet and was within the typical share range for rural LGAs.

Resident Wallet is the sum of Resident Local Spend, Resident Escape Spend and Resident Online Spend. The share of Wallet going to Resident Local Spend is an indicator of the range and attractiveness of local businesses compared to businesses elsewhere and should be encouraged over online and escape spend.

In April 2025, Resident Local Spend was within trend, and accounted for 25.2% (\$2.5M) of Resident Wallet. At 40.5% (\$4.0M), Resident Escape Spend was within trend and at 34.4% (\$3.4M), Resident Online Spend was within trend (Figure 3).

Between April 2023 and April 2025, Resident Wallet per capita in the Consumer Staples category increased by 0.7%; Discretionary Spending increased by 15.4%; and spending in Services & Other increased by 21.7%. By comparison, the Consumer Price Index (CPI) increased by 5.3% during this period (Figure 4).

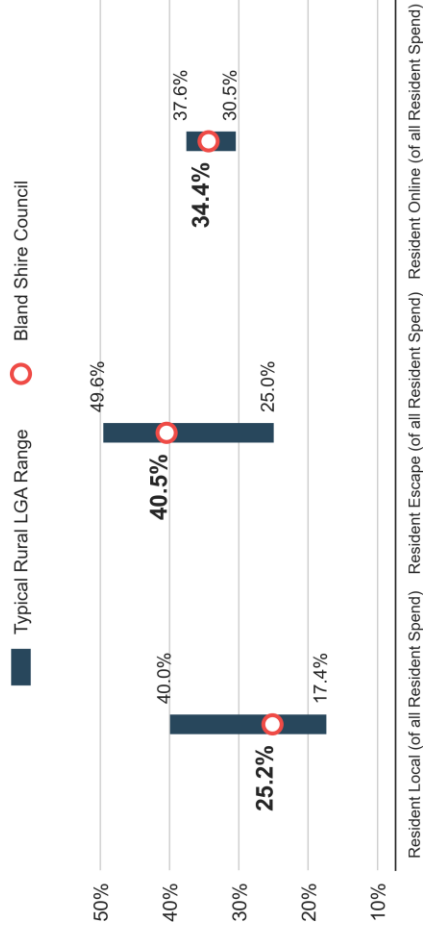


Figure 3: Share of Resident Wallet Compared to rural LGAs

Source: Spendmapp by Geografia (2025)

Figure 3 shows the range (in blue) of Resident spend share by expenditure type for rural LGAs in April 2025. Falling outside the range means your economy has a significant variation from the norm.

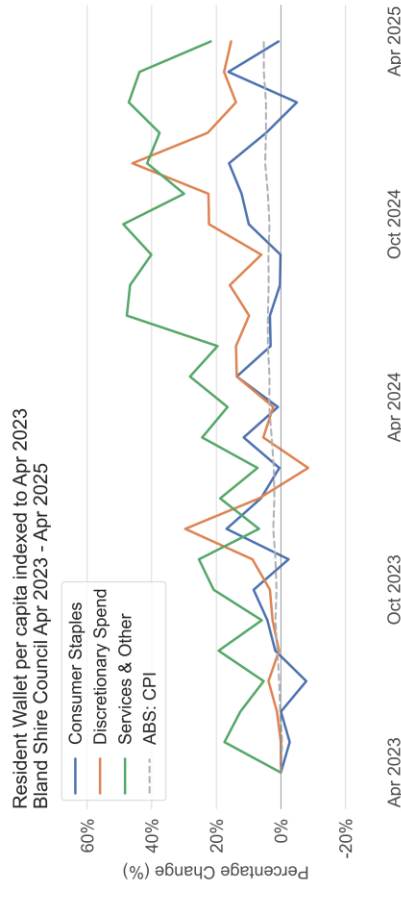


Figure 4: Percentage Change of Indexed Resident Wallet per Capita

Source: Spendmapp by Geografia (2025); ABS (2025)

Spending in the category Department Stores & Retail (\$309.8K) recorded the highest change in value (Table 1).

Expenditure Category	Year-on-year change	Change in Value
Bulky & Household Goods	53%	\$149.5K
Department Stores & Retail	14%	\$309.8K
Dining, Entertainment & Travel	11%	\$151.3K
Services & Other	4%	\$81.3K
Grocery Stores, Food & Alcohol Retailing	3%	\$67.9K
Light Industry, Trades & Transport	-14%	\$-225.0K

Table 1: Top 6 Year-on-Year Change by Expenditure Category (April 2025 Compared to April 2024)

Source: Spendmapp by Geografia (2025)

Resident Spend was led by spending in Department Stores & Retail (25.3%) (Figure 5).

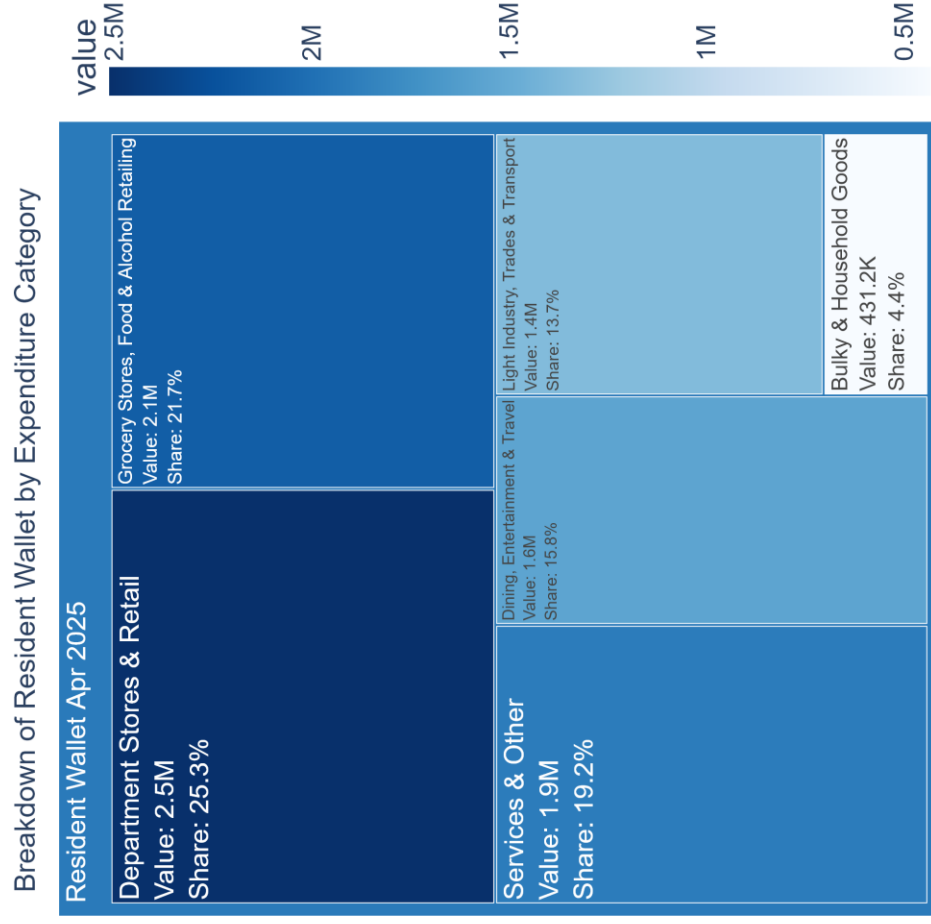


Figure 5: Breakdown of Resident Wallet by Expenditure Category
Source: Spendmapp by Geografia (2025)

Visitor Local Spend

At 53.2% of the local economy, Visitor Local Spend in April 2025 was higher than the average share for rural LGAs (50.0%).

Visitor spending is important for almost all LGAs, but it comes with risks. For example, economic resilience relies on some stability and diversity and visitor spending can be both volatile and concentrated in just one or two Expenditure Categories. Initiatives should focus on smoothing out the volatility and broadening the range of goods and services purchased.

Visitors spent \$1.7M on Consumer Staples in Bland Shire Council. This was 60.9% of all visitor spending in April 2025. \$981.9K (34.6%) was in Discretionary and \$125.3K (4.4%) in Services and Other (Figure 6).

By spend, Temora was the largest source of visitor spending, accounting for 16.3% of total Visitor Local Spend (Figure 7).

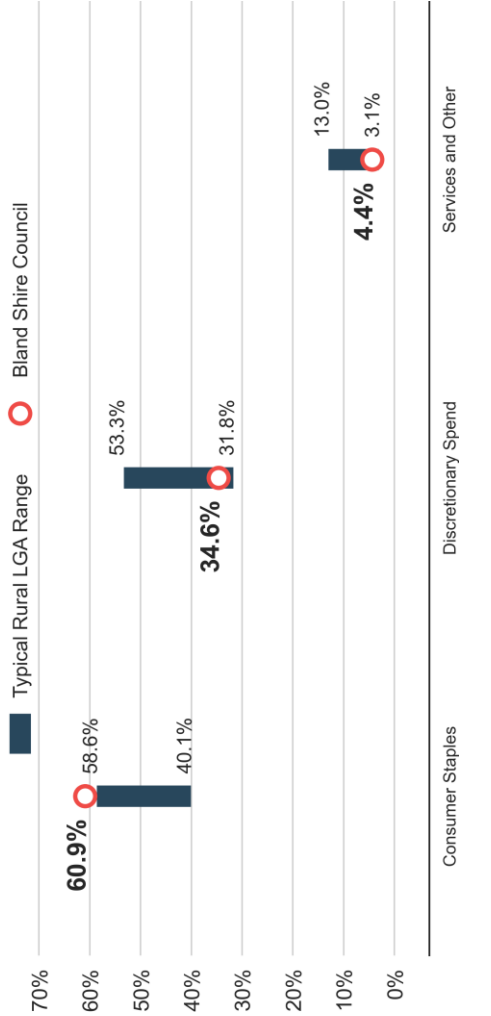


Figure 6: Share of Visitor Local Spend by Expenditure Category
Source: Spendmapp by Geografia (2025)

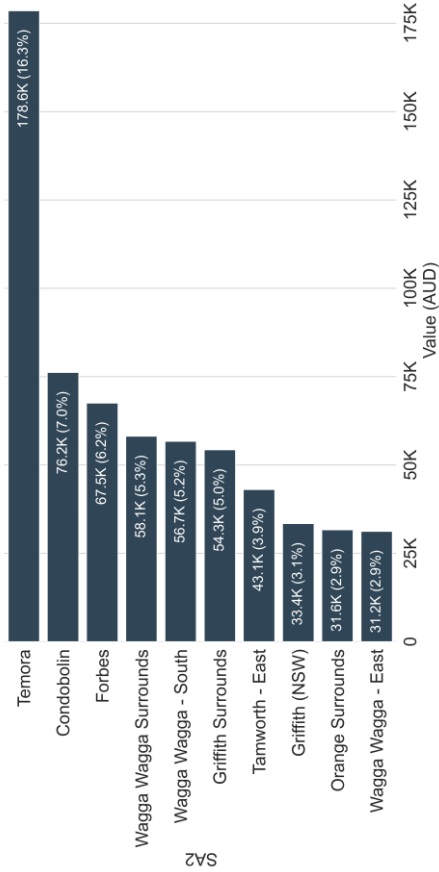


Figure 7: Top 10 Visitor Origin SA2s in April 2025
Source: Spendmapp by Geografia (2025)

Demographics

In April 2025, the biggest spending demographic in Bland Shire Council was 25-34 year old Males (\$660.0K in total monthly spend).

With interest rates currently at 4.10%, households are under financial pressure - from mortgages, rising rents and general cost of living. Those aged 45-54 reduced their spending by the largest percentage, down 10.2% compared to last year. When adjusted for inflation, this is a 12.3% decline. Baby Boomers aged 65+ increased their spending by 0.4% year-on-year. After adjusting for inflation, this is a 1.9% decline (Figure 8).

Figure 9 plots Total Local Spend by age and gender, based on Expenditure value (x-axis) and percentage change in spend (y-axis). The dashed lines divide the chart into four quadrants. These classify expenditure habits into: 1) *Growers* (high growth, low spending), 2) *Stars* (high growth, high spending), 3) *Snails* (low growth, low spending), and 4) *Cash Cows* (low growth, high spending). The average expenditure growth across all groups stands at -0.2%, with an average total expenditure of \$440K (Figure 9).

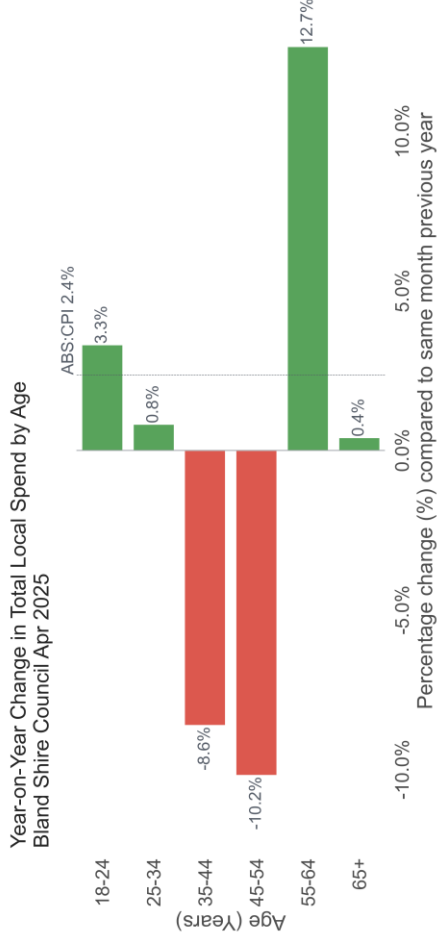


Figure 8: Year-on-Year Change in Total Local Spend by Age
Source: Spendmapp by Geografia (2025); ABS (2025)

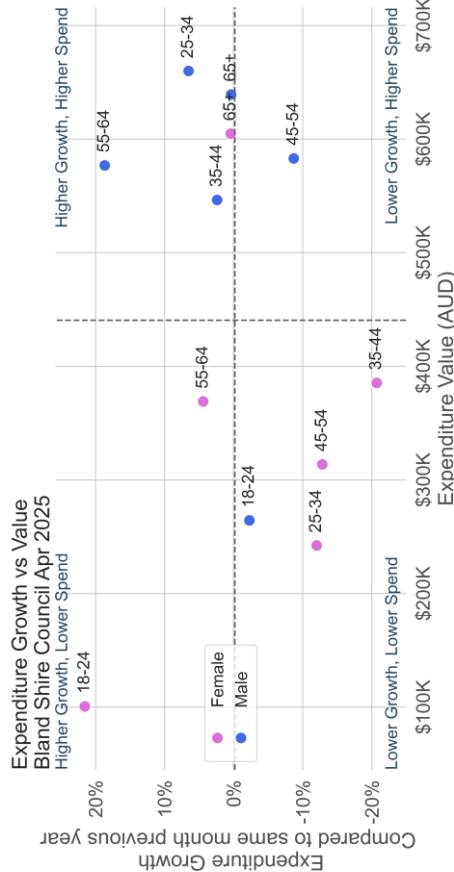
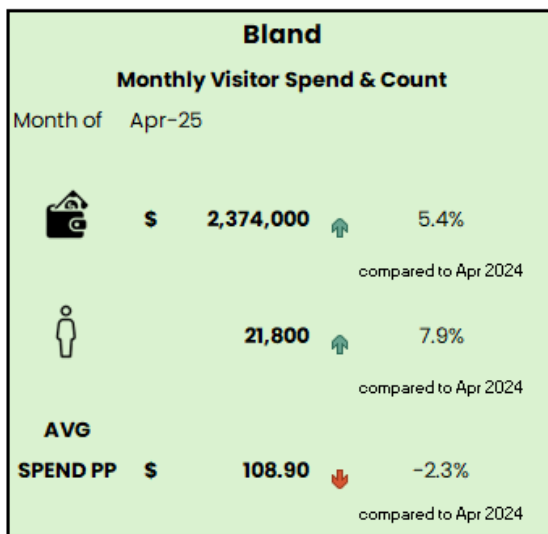


Figure 9: Scatter Plot of Expenditure Growth vs Expenditure Value
Source: Spendmapp by Geografia (2025)

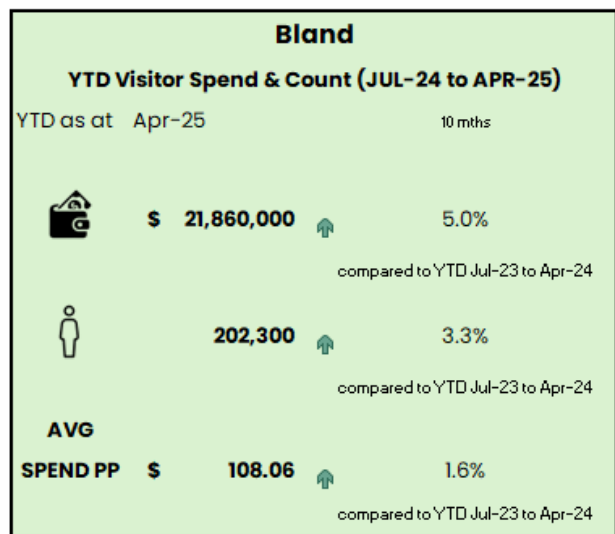
VISITATION DATA

SUMMARY REPORT – BLAND

April 2025



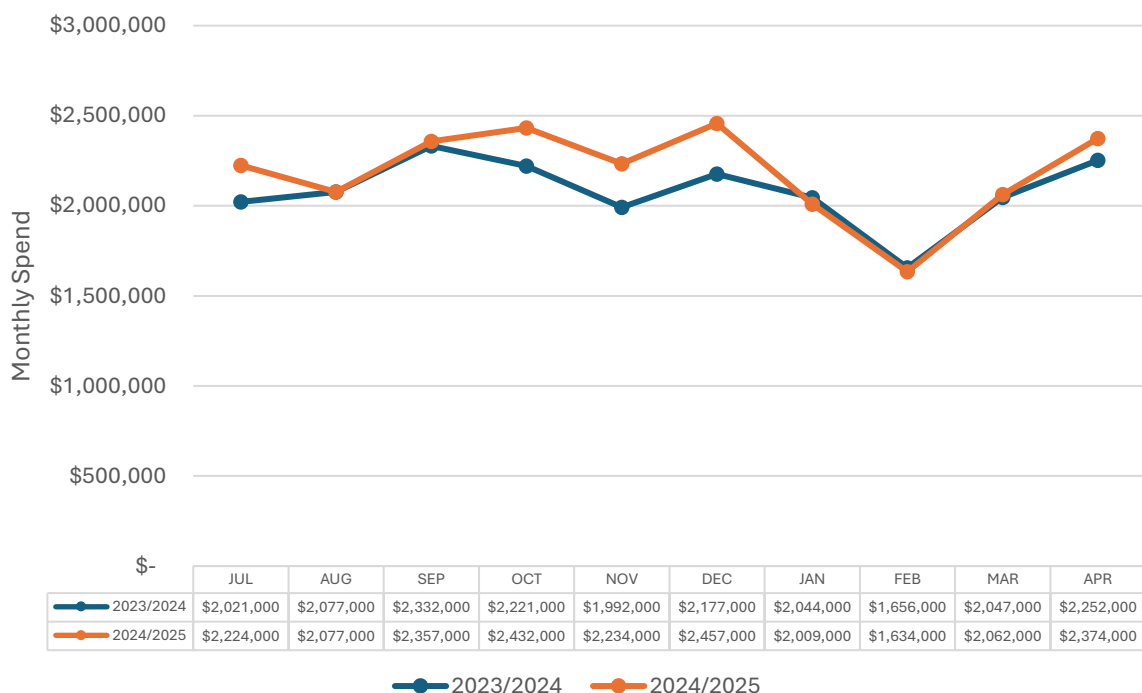
Source: CommBank Destination IQ Data



Source: CommBank Destination IQ Data

Bland LGA – Visitor Spend

Source: CommBank Destination IQ



MONTHLY VISITOR DATA BY CATEGORY

APR-2025 - BLAND SPEND COMPARISON

Category	VISITOR		RESIDENT	
	Monthly Visitor Spend	% Change	Monthly Resident Spend	% Change
	Apr-25	Last year	Apr-25	Last year
Total	\$ 2,374,000	↑ 5.4%	\$ 4,132,000	↑ 6.7%
Food Retailing	\$ 540,000	↑ 23.7%	\$ 2,170,000	↑ 6.9%
Private Transport / Fuel	\$ 863,000	↓ -19.5%	\$ 565,000	↑ 1.8%
Tourism and Entertainment	\$ 413,000	↑ 26.9%	\$ 519,000	↑ 10.5%
Restaurants	\$ 216,000	↑ 73.1%	\$ 170,000	↑ 60.4%
Pubs, Taverns and Bars	\$ 130,000	↓ -15.0%	\$ 235,000	↓ -12.1%
Attractions, Events and Recreation	\$ 19,000	↑ 19.7%		
Discretionary Retail	\$ 192,000	↑ 87.6%	\$ 514,000	↓ -4.2%
Other Discretionary Retail	\$ 176,000	↑ 92.7%	\$ 463,000	↑ 0.4%
Department Stores, Clothing & Accessories	\$ 16,000	↑ 45.9%	\$ 51,000	↓ -32.1%
Accommodation - Instore	\$ 154,000	↑ 29.1%		
Accommodation - Online	\$ 127,000	↑ 38.1%		

Source: CommBank Destination IQ Data

APR-2025 - BLAND CUSTOMER COUNT COMPARISON

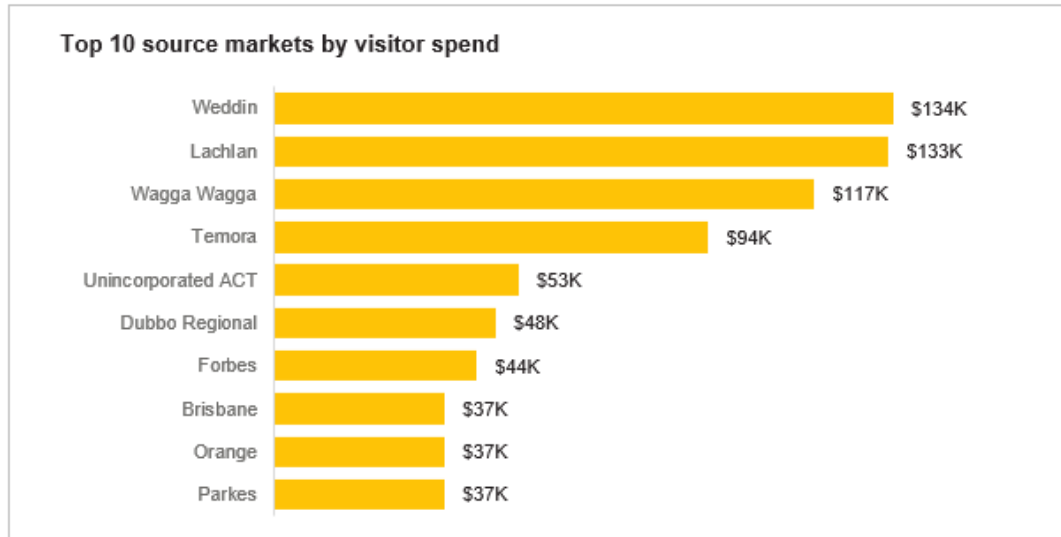
Category	VISITOR		RESIDENT	
	Monthly Customer Count	% Change	Monthly Customer Count	% Change
	Apr-25	Last year	Apr-25	Last year
Total	21,800	↑ 8.1%	4,300	↑ 1.4%
Private Transport/Fuel	12,900	↓ -1.0%	2,900	↓ -1.5%
Tourism and Entertainment	7,700	↑ 20.8%	2,800	↑ 8.4%
Restaurants	5,500	↑ 35.4%	1,700	↑ 19.9%
Pubs, Taverns and Bars	1,700	↓ -12.4%	1,400	↓ -4.2%
Attractions, Events and Recreation	400	↑ 59.6%		
Food Retailing	6,400	↑ 15.4%	4,000	↑ 1.5%
Discretionary Retail	1,900	↑ 23.3%	2,800	↓ -4.7%
Other Discretionary Retail	1,800	↑ 24.4%	2,700	↓ -4.6%
Department Stores, Clothing & Accessories	200	↑ 25.0%	400	↓ -21.5%
Accommodation - Instore	1,000	↑ 5.4%		
Accommodation - Online	700	↓ -7.8%		

Source: CommBank Destination IQ Data

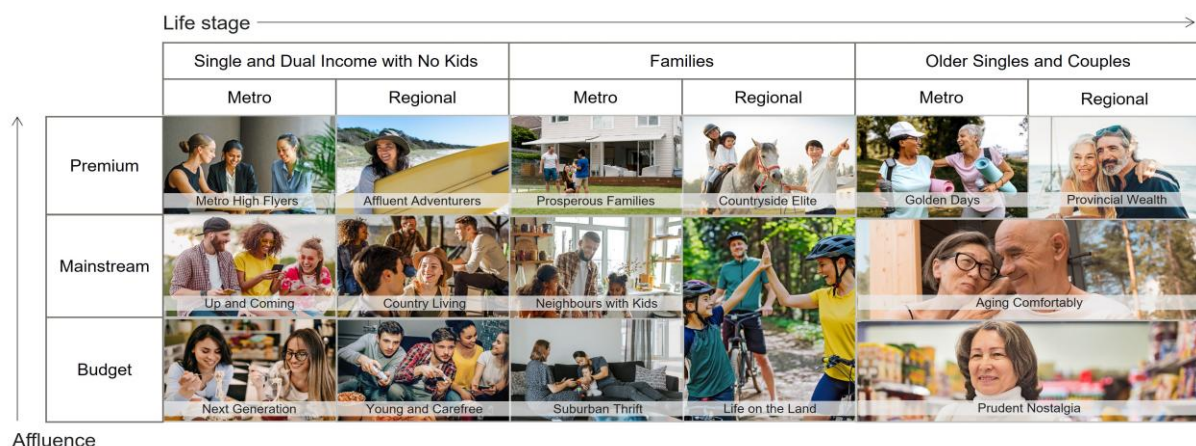
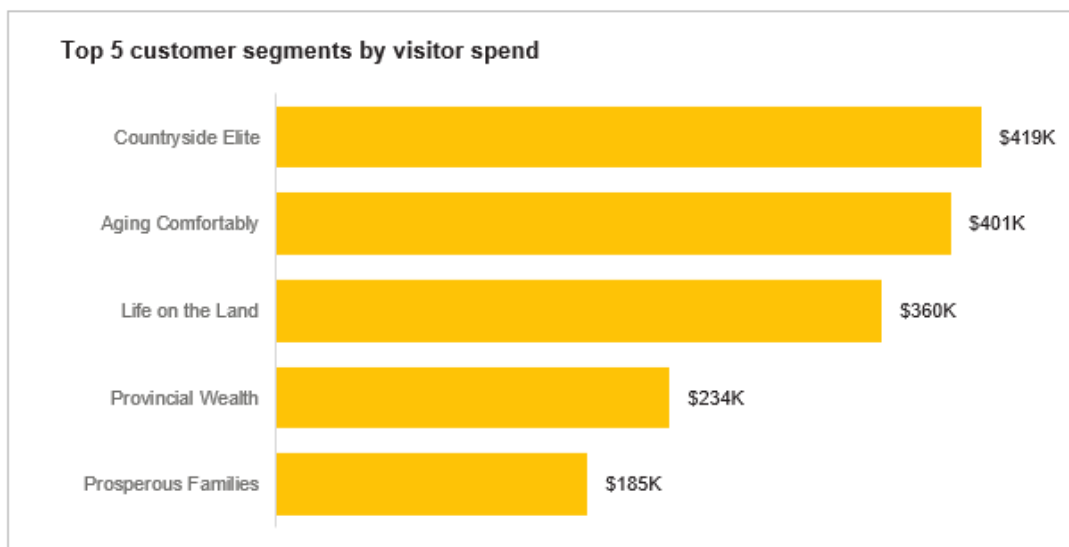
Spend is based on the aggregated spend within the category within the region. Customer count is the distinct number of customer who have transacted in the category within the region. Missing categories are due to a lack of sample size in the data. Past year spend is based on the same period last year.

Note: Accommodation - Online - Attributed expenditure. See FAQ for more information

APR-25 SOURCE MARKETS



APR-25 VISITOR SEGMENTS



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All insights are based on CommBank iQ's nationally representative retail customer transaction data for December 2024.

Metrics are calculated based on electronic in-store card spend only.

All spend metrics are based on CommBank iQ bank transaction data of domestic residents.

Spend and transaction metrics are calculated based on electronic in-store card spend only.

Minimum customer count thresholds are applied to ensure the validity of the insights and strict compliance with CBA privacy policies.

Does not include business or corporate cards or international card transactions.

Online, cash, BNPL, direct debit and BPAY spend are not included.

Customer count is the distinct number of customers who have transacted in the category within the region.

6.11 Community Development 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 Development Officer

Mornings Melodies and Memories

Mornings, Melodies and Memories sessions continue to be provided to the villages of the Bland Shire each Monday. Staff have incorporated some interesting trivia and mind games at each session, with some locations requesting to play Bingo.

Attendance numbers for May 2025:

Location	Date	Number of Participants
Tallimba	12 May	10
Weethalle	19 May	10
Barmedman	26 May	7
Ungarie	2 June	6

Program dates for the remainder of June:

- Mirrool – 16 June
- Weethalle – 23 June
- Barmedman – 30 June

Performance of the Program

This program has been well-received by seniors, particularly those residing in our village communities. It provides them with a valuable opportunity to reconnect with old acquaintances, forge new relationships, and enjoy social engagements.

Phone Survey

In March 2025, a phone survey was conducted concerning the Mornings, Melodies, and Memories Program to assess the need for its continuation in the future. Twenty participants were randomly selected for this survey. All participants agreed that the program is effective in encouraging senior members of our communities to engage socially, with 20% of participants indicating that it is sometimes their only anticipated social outing.

100% of participants surveyed, agreed that the program should continue and the only suggested changes requested by the participants were to increase the service by providing more live music events.

Attendance at Events

Sessions held within Wyalong/West Wyalong have been very popular amongst attendees, as these events are larger scale, with live entertainment. Performances have been provided by Craig Giles, Jamie Agius and Glenn Starr, with attendance numbers above 100 or more at each session.

Council has also provided opportunities through this program for participants to attend free screenings of movies, such as *An Affair to Remember* (program launch) and *Singing in the Rain* (July 2024) being held at the Tivoli Theatre.

Beyond our large events in West Wyalong, the village activities have been delivering services in the more geographically isolated areas of our Shire. This is consistent with the research and

feedback in the phone survey showing the events have a higher impact on combatting social isolation. The tables below indicate individual villages attendance numbers broken down into a yearly average for comparison. *(Numbers as at 21 May 2025).*

BARMEDMAN		
Year	Sessions Held	Average number of attendees
2023	7	10
2024	7	11
2025	2	12

MIRROOL		
Year	Sessions Held	Average number of attendees
2023	4	7
2024	4	4
2025	1	5

TALLIMBA		
Year	Sessions Held	Average number of attendees
2023	3	8
2024	4	5
2025	1	10

UNGARIE		
Year	Sessions Held	Average number of attendees
2023	6	7
2024	8	7
2025	3	8

WEETHALLE		
Year	Sessions Held	Average number of attendees
2023	9	7
2024	8	8
2025	3	6

The above data shows that attendance has increased at three of the five locations, those being Barmedman, Tallimba and Ungarie, with attendance numbers only dropping marginally at Mirrool and Weethalle. Council Staff, will be continuing to improve the impact of the program by seeking to increase numbers and have been working with Council's Media and Communications Officer to continually promote the service to the villages.

The villages of Bland Shire often will have significant attendance as a proportion of the population. For example, Tallimba has an over 65 population of 37 people ([Census, 2021](#)) and had an attendance of 10 at the first session in 2025.

Volunteer Appreciation Breakfast

Bland Shire Council hosted a Volunteer Appreciation Breakfast to celebrate National Volunteer Week 2025 at Rise and Grind on Thursday 22 May 2025. This celebration was to thank volunteers of the Bland Shire for all that they do, our volunteers make Bland Shire stronger, more inclusive, and more connected every day. This event was attended by 29 volunteers.



Sorry Day 2025

Sorry Day 2025 – A day of Reflection, Unity and Respect. Bland Shire Council was proud to support National Sorry Day 2025, hosted by West Wyalong High School and celebrated in Barnado Park, West Wyalong. It was a powerful and moving event that brought together people of all ages and backgrounds from across the shire, including students from local schools.

Councillor Liz McGlynn represented Bland Shire Council, reaffirming Council's strong support for the day and ongoing importance of unity in our community.



Bland Shire Youth

Council is currently recruiting for a Youth Services Officer with interviews conducted and an offer of employment made. Once all documentation has been signed and returned to Council, an announcement will be made regarding the successful applicant. Despite not currently have a Youth Services Officer, opening times for The Hive (Youth Centre) remain consistent to ensure that youth have a safe place to utilise. Opening times have been scheduled for Wednesday's 3.30-5.30pm, Friday's 3.30-5.30pm and Sunday's 12.30-5.30pm (every second week, until the position has been confirmed).

Participants of the Youth Centre were granted opportunities and social outlets that they would otherwise not have access to. The Youth Centre is widely perceived to be a safe space where youth can come to socialise and connect with their peers.

Throughout the month of May, 62 youth utilised the Youth Centre.

GIANTS v Port Adelaide Football Trip

In collaboration with GWS Giants AFL Football Club, Council was seeking to provide opportunities to those youth who have never been, or may never be likely to attend a professional AFL game, due to distance or social and/or economic barriers. The GWS Giants AFL club provided heavily discounted tickets for 22 lucky youth who attended the GIANTS v Port Adelaide game on Saturday 7 June 2025 at Manuka Oval, Canberra.



Bland Shire Youth Centre External Art Project – Finalist in the 2025 NSW LG Excellence Awards, Community Partnerships – Under 150k population



The Bland Shire Youth Centre Art Project was an initiative designed to empower local youth by engaging them in the creative process of producing vibrant artwork. The project culminated in the unveiling of nine colourful art panels on January 24, 2025, showcasing the talents of the youth of Bland Shire. This year-long project, which began in January 2024, was led by renowned artist Emily Shannon and supported by Evolution Mining. The artwork is now displayed on the exterior of the Youth Centre, serving as a public representation of youth creativity and community connection.

On Thursday 5 June 2025, Bland Shire Council staff attended the 2025 Local Government Excellence Awards, unfortunately the External Art Project was not named as the winner, however to be announced as a finalist in the *Community Partnerships – Under 150K population* was a great achievement.

Financial partners for this project, Evolution Mining, Cowal Operations has featured the project in the June edition of the Cowal Catch. *Image below provided by Evolution.*



Celebrating youth, creativity, and community

The Bland Shire Youth Centre Art Project stands as a vibrant testament to the power of creativity, collaboration, and youth engagement.

Officially unveiled on January 24, 2025, the project features nine stunning exterior art panels created by local youth under the guidance of renowned artist Emily Shannon. This year-long initiative, launched in January 2024, was made possible through a strong partnership between Bland Shire Council and Evolution Mining.

At its heart, the project aimed to empower young people by placing them at the centre of the creative process. Through hands-on workshops and mentorship, participants explored various artistic techniques and were given the tools to express their stories,

experiences, and identities. The result is not only a visually striking addition to the Youth Centre's exterior but also a deeply personal reflection of the community's young voices.

Evolution Mining's support provided funding for materials, professional guidance, and the infrastructure needed to sustain the project. This collaboration demonstrates the value of strong community partnerships in achieving meaningful, lasting outcomes.

The completed artworks now serve as a permanent fixture of the Youth Centre—weatherproofed and digitally printed to ensure durability—and have transformed the space into a welcoming and inspiring hub for local youth. Beyond aesthetics, the project has enhanced community pride, fostered skill development, and set a new standard for youth-led initiatives in the region.

In recognition of its impact, the project has earned Bland Shire Council a finalist nomination in the 2025 Local Government Excellence Awards in the Community Partnerships – Under 150k population category. Winners will be announced early June.

This project proves what's possible when creativity meets community, and it leaves a legacy that will inspire generations to come.

July School Holidays

Planning is underway to deliver activities throughout the July school holiday period, with the NRMA Safer Driving School returning to West Wyalong on Thursday 10 and Friday 11 July 2025. Learner drivers will attend a theory session on Thursday 10 July followed by a two hour vehicle coaching session with another learner. Participation in this activity will give Learner drivers a total of 20 hours in their log book.

On Thursday 17 July 2024, Youth will be able to participate in a First Aid and CPR training day, participants will receive their Statement of Attainment for First Aid and CPR.

6.12 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

Library Meetings in June

- NSWPLA Southwest Zone Library Managers' Meeting – date has been changed. The meeting will now be held on Wednesday, July 30, in Albury. Meeting also available online.
- RRL Annual Branch Meeting – Thursday, June 26, in Wagga Wagga.

Annual Author Visit – New Dates Confirmed

Bland Shire Library is pleased to confirm that author and illustrator Gus Gordon will be visiting Bland Shire from 20 to 24 October 2025. Gus was originally scheduled to visit in March this year; however, his travel plans were disrupted due to Cyclone Alfred.

All participating schools have been informed of the updated schedule and are looking forward to the event.

NAIDOC Week, July 6 – 13

Bland Shire Library is celebrating NAIDOC Week as part of its July school holiday program. On Wednesday, July 9, from 10am to 4pm, children of all ages are invited to join in the fun with a variety of Indigenous arts and crafts activities. Hourly sessions will be available throughout the day for a small fee.

July School Holidays

Bland Shire Library has scheduled a full two weeks of school holiday activities. Each activity has a fee (per participant) to help cover costs, with the library subsidising the remainder.

- Tuesday, July 8 at 10:30am. A flower vase craft activity, provided through the Riverina Regional Library Service Level Agreement. Participants will decorate a tin can and then create stemmed flowers to place inside it. Cost \$5.
- Wednesday July 9 from 10am to 4pm. NAIDOC Week arts and crafts. Cost \$5.
- Thursday, July 10 at 10:30am – NO bake Treats. This activity was a big hit in April, so we're bringing it back — creating simple treats that don't need an oven or stovetop. Cost \$10.
- Tuesday, July 15 at 10:30am – Cactus Planters. Participants will decorate a ceramic pot then paint rocks to look like cactus, which will fill the pot. Cost \$8.
- Wednesday, July 16. Two sessions to be held at 10:30am and 1:30pm – Cake Decorating. Dagmar McIntyre has been booked to run two cake decorating workshops featuring an outer space theme. Cost \$25.
- Thursday, July 17 – Button Art. Participants will create an artwork on canvas using a variety of coloured craft buttons. Cost \$5.

Spots are filling quickly! Aspire Early Learning has reserved places for the Cactus Planters and Button Art activities. In addition to the activities, listed above, the library's virtual reality will be available free of charge throughout the school holidays. Children can also enjoy free access to Lego, family board games, colouring sheets, and a variety of other resources.

Please note that Tech Savvy Seniors, Storytime and Baby Bounce will be paused during the school holidays; however, all other regular programs will continue as usual.

Scam Awareness Workshops – July 1 & July 2

Michael Palmer from NBN is scheduled to conduct at least three Scam Awareness workshops over two days — Tuesday, July 1, and Wednesday, July 2. At least one session will be tailored for seniors, while the others will be aimed at Year 9 and Year 10 students.

In 2023, Michael delivered a series of successful workshops for both seniors and students over the course of two days.

Yoga Anyone!

Bland Shire Library is coordinating a one-hour Dru Yoga session for adults, led by Fiona Russell, tentatively scheduled for June 25. The library also intends to collaborate with Home and Community Care to deliver the session jointly at the library with a morning tea provided afterwards. Dru Yoga blends classical yoga with additional techniques and can be practiced while seated in a chair. It is known to help improve sleep, boost the immune system, and promote balance between the mind, body, and emotions.

Author Event (Maya Linnell) – June 25

Bland Shire Library is delighted to welcome bestselling rural romance author Maya Linnell as a guest speaker on Wednesday, June 25. The event will feature an engaging interview with Maya, conducted by Katrina Roe, Marketing and Engagement Officer, Riverina Regional Library – followed by a high tea. Maya's visit celebrates the launch of her latest novel, Cockatoo Cove, which will be available for purchase on the day. Registrations are now open for the free event, and all attendees will be entered into a lucky door prize draw.

Student Work Placements

Bland Shire Library is delighted to welcome Year 10 student Bessie Lemon from the West Wyalong High School, who has begun a work placement with us. Bessie started her placement on May 27 and will be joining the library for three hours every Tuesday morning throughout the school term.

Additionally, Eva McCubbin, a Year 10 student from Ungarie Central School, will begin a one-week work placement at the library on June 30.

Work placements offer students practical experience, skill development, confidence building, career exploration, networking opportunities, and an understanding of workplace culture.

Biggest Morning Tea – May 22

Bland Shire Library was proud to take part in Cancer Council Australia's Biggest Morning Tea – the nation's largest and most successful fundraising event supporting those affected by cancer. Held on Thursday, May 22, the library hosted a fantastic morning tea for local residents and Council staff. For extra fun, participants took part in a Tea Trivia challenge. While poor weather led to a smaller turnout than in previous years, the event still raised an impressive \$632.



The library would like to thank the five Year 9 students from West Wyalong High School who generously volunteered their time to help library staff with both the Biggest Morning Tea and the regular Thursday morning Storytime session.

National Simultaneous Storytime – May 21

Bland Shire Library celebrated National Simultaneous Storytime with a group from Little Wattle Preschool & Long Day Care. The children watched, via Story Box Library, the featured Australian children's book 'Truck Cat' being read by actor and singer, Jacek Koman. The children then took part in a variety of activities including a simple craft based on the featured book.

Now in its 25th successful year, National Simultaneous Storytime is a colourful, vibrant, fun event that aims to promote the value of reading and literacy, using an Australian children's book that explores age-appropriate themes, and addresses key learning areas of the National Curriculum from Foundation up to Year 6.

This year's chosen story, The Truck Cat, written by Deborah Frenkel and illustrated by Danny Snell, discusses the value of identity and connection while emphasizing the significance of appreciating one's uniqueness and accepting others.



Baby Bounce – Change of Frequency

With the unpredictable weather making park visits less appealing for parents with babies and toddlers, Bland Shire Library is now offering Baby Bounce every week, rather than fortnightly (excluding school holidays). While attendance has been modest so far, the library provides a safe, comfortable, and friendly environment, complete with a range of resources and planned activities to entertain the little ones. Plus, there's coffee and tea available for parents to enjoy. The library hopes more families will take advantage of this opportunity to visit and join in the fun.

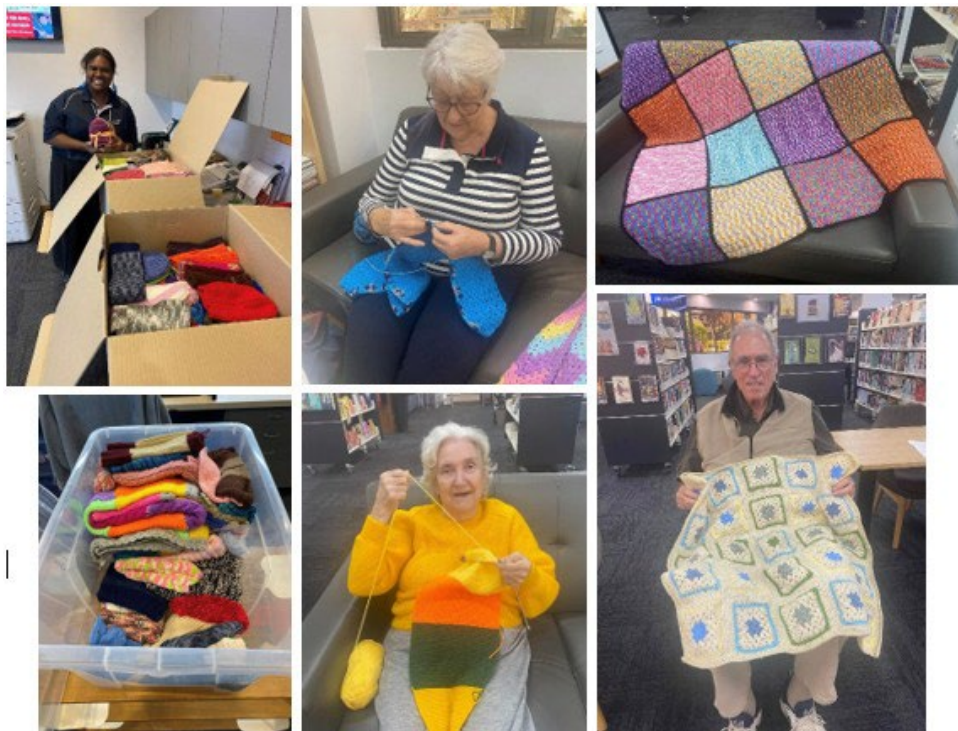


Knit n Knatter – Change of Frequency

The library's knitting group, Knit n Knatter, has been busy over the past six months, creating a range of blankets, scarves, beanies, gloves, and other garments. Recently, boxes filled with these beautifully crafted items were donated to Stewart House, the Reverend Bill Crews Foundation, and the Michael O'Reilly Pharmacy's Knitting Angels Program.

As winter approaches, the knitting group is excited to support even more charitable causes. While not all members of the group are seniors, most are individuals who live alone, and value the opportunity to come together to knit, chat, and enjoy each other's company. In response, Knit n Knatter now meets every Tuesday, instead of fortnightly.

In May, residents from the Royal Freemasons Benevolent Institute joined the group for a social outing, and they enjoyed it so much that they were eager to return. Hence, a group of five residents visited the library on Tuesday, June 3, joining the Knit n Knatter group for afternoon tea with the RFBI providing scrolls from Loafing Around.



LEGO Club – May 7 and June 3

Bland Shire Library had an incredible turnout for LEGO Club in May, with attendance growing bigger each month! The kids had a blast spending the afternoon building and creating with LEGO, all around a medieval theme. Highlights included a fun mini scavenger hunt, delicious treats, and the excitement of announcing the winners of our lucky door prizes and LEGO guessing competition. LEGO Club takes place on the first Wednesday of every month from 3:30pm to 5pm. Once again, LEGO Club saw an impressive turnout in June, with attendance exceeding that of May. This session featured a safari theme, with all activities centred around it. The combination of varied activities and the addition of prizes appears to be contributing to the growing participation.



Kids Monthly Prize Draw

The library continues to encourage junior membership through a monthly prize draw for kids. There are two categories: one for school-aged children and another for pre-schoolers. To enter, participants must be registered library members. Winners are drawn on the last Friday of each month, with school-aged children receiving a \$30 Why Leave Town gift card to use at participating local stores, and pre-schoolers receiving educational-themed prizes.



Pictured are Neve Rossiter (left) and Bronte Gregor (right), the winners of the library's Kids Monthly Prize Draw for May.

6.13 Children Services May 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 Resource Unit, It Takes a Village and Toy Library services)

Author: Children Services Coordinator

Winter has officially hit (in May) and is evident by the number of sick children and educators at Children Services Unit.

Staffing & Recruitment –

The new Early Childhood Teacher commenced in May. CSU welcomed Sarah White to the team. Sarah will lead the Gecko class on Tuesday/Wednesday from term 3 and the Thursday/Friday Bilby class in June. Sarah settled in well and immediately displayed positive and nurturing relationships with the children.

The Certificate III position was offered and accepted to Gabby Pearce. Gabby will join the CSU team on 1 July 2025 as per the Local Government Trainee requirements. The second LG Traineeship position was advertised and one applicant will be interviewed this week.

Professional Development –

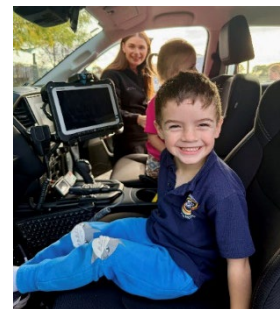
Three staff members attended Self-Assessment training in Wagga. Jenny Richards from JR Consultants hosted the event to further inform educators about the Self-Assessment process and how to meet exceeding themes. Educators gained some tips to better understand what the Assessing Officer requires during the Assessment and Rating process and have already put them to use in the assessment tool.

We celebrated Tracey Robertson on Friday 2nd May for National Administration Officer Day, we'd be lost without her knowledge, commitment and laughs.

Bland Preschool – Senior Early Childhood Teacher

Last month, our preschool participated in Simultaneous Story Time, where all children gathered to read *The Truck Cat*. It was a joyful shared experience that promoted a love for reading and storytelling among our students.

We proudly hosted Emergency Services Week, welcoming local police officers, paramedics, and firefighters to our centre throughout the week. The children learned valuable safety information and took part in engaging, hands-on experiences with our community's first responders. To show our appreciation, each family kindly contributed a plate, and we hosted morning tea for all the emergency service personnel.



Our Pre-Kindy class attended a moving Sorry Day event at the local park. The experience provided a meaningful opportunity for the children to begin learning about the importance of reconciliation and respecting Aboriginal and Torres Strait Islander cultures.

During the school holidays educator gathered with children and families for the Anzac Day march. It was wonderful to see so many CSU families show their respects and commemorate such a special day.

Mobile Resource Unit/Ungarie Preschool – Room Leader – Al Flint

In May, the focus was “Everything Bees,” sparking curiosity and engagement among the children. We explored bee environments using our tough tray, fostering discussions about pollination, hives, and the importance of bees to nature. Hayley enriched this experience by bringing in honey from her farm for the children to taste, creating a memorable sensory and learning opportunity.

Mother’s Day Celebrations - We celebrated Mother’s Day. The children enthusiastically created unique pieces to show their love and appreciation, which brought smiles to many faces.

Emergency Services Week - This month, we hosted Emergency Services Week, inviting local police and firefighters to join us for morning tea. The children were thrilled to explore a police car, sit in the driver’s seat, and even spray water from the big hoses on the fire trucks. The event was not only fun but also educational, helping the children learn about the vital roles these services play in our community.



It Takes a Village (ITAV) – Service Leader

Playgroups

In May, playgroup sessions were held in West Wyalong at the Bland Shire Children’s Services Unit and at the Ungarie CWA Hall – both were well attended.

Toy Library

New items were purchased for the toy library this month: a Mega Piano Playmat, a 4 Paw Patrol Quad Bike Ride-On with helmet, a Bumble Bee Ride-On Bouncer, and a replacement toy – a Little Tikes Cozy Pumper (petrol pump).

At right is a photo of the Mega Piano Playmat.



Social Pages

Engagement on our Facebook page increased this month, showing positive growth in our online community presence.

Educational Packs

Several educational packs were created for students, as requested by their teachers, demonstrating the continued demand for resources that support children's learning and development.

Parenting Programs

Several different programs are in development, with one taking place during May. The Baby + Child First Aid Workshop was held at Bland Children's Services on May 24th. Eight people attended. Some of Feedback included:

"It was a great workshop, thanks for putting it on. I got a lot out of it – the small group was good as it gave everyone the opportunity to ask questions as it went along. The time slot was good – 2 hours was plenty. A scheduled 20-minute break in hindsight could have been good. All in all, it was good and I would recommend it to others."

Data Exchange

As we approach the end of the 2024/25 financial year, reporting is being finalised to meet contract requirements.

6.14 Bland Community Care Services Update May '25



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

DP1- Ensure health and support services address the needs of the community.

Author: Community Care Coordinator

General Update

Bland Community Care has received several completed Service Feedback Surveys this month. All feedback from clients was positive with comments such as 'the service is always amazing', 'more than happy with my service', 'the Staff were very empathetic and caring during the assessment process' just to name a few. Congratulations to the Bland Community Care Service Team.

Progress is being made in the review, development and implementation of several policies and procedures.

Bland Community Care is busy preparing for the commencement of the new Aged Care Act on 1 July 2025. The new rights based Aged Care Act aims to make Australia's aged care system stronger. The Act will put the rights of older people at the centre of the aged care system and improve the ways services are delivered to older people.

Service Update

Intakes under Commonwealth Home Support Program (CHSP) have slowed down due to the large waitlist, funding limitations and staff restraints. Bland Community Care Services (BCCS) is currently accepting referrals for Community Packages – Out of Hospital Care (COMPACKS) and Transitional Aged Care Program (TACP) clients. These services are short term (six to twelve weeks) programs that aim to assist patients recovering from a hospital stay.

The My Aged Care portal continues to be closed for Domestic Assistance, Personal Care, Flexible Respite, Social Support, and Yard Maintenance. This is due to the large waitlists and staffing availability. The My Aged Care portal has been opened for Goods and Equipment.

Staff are currently working through the CHSP Yard Maintenance and Social Support Groups waitlists and are slowly onboarding new clients where possible. The service waitlist is continually growing as clients are inquiring about services directly to us rather than through the My Aged Care portal. All clients on the waitlist are aware of the situation.

Staff Training

One Staff member has completed her Certificate III Individual Support. She is yet to receive her certificate.

Bland Community Care's Coordinator attended the Murrumbidgee Aged Care Forum held in Deniliquin on 6th May. This was a very informative day with a variety of presentations including the new Aged Care Standards, Wellbeing, Dementia, Suicide in older adults, Aged Care complaints and many more. This was a wonderful opportunity to network with other providers and professionals in this field.



Group Updates:

Bland Blokes

Bland Blokes continue to meet on a weekly basis – Tuesdays 9:30am. New members are welcome to attend and join in for Morning Tea and conversation with like-minded people. The Bland Blokes has five regular attendees.

Wednesday Activity Group

Wednesday Activity Day continues each week commencing at 10am. Group numbers have been lower than usual this month with several regular clients away or unwell.

Throughout Wednesday Activity Day participants enjoy a mix of cognitive and physical activities – such as trivia, quizzes, ‘The Price is Right’, hooky, bowls, quoits, magnetic darts, crafts etc – excursions, visiting groups – such as entertainers and school/daycare groups, and themed days – such as Valentines Day, Kings Birthday, Easter etc.



Attendance (excluding our volunteer):

APRIL 2025

Wednesday 7th May 2025 – 10 attendees

Wednesday 14th May 2025 – 8 attendees

Wednesday 21st May 2025 – 6 attendees

Wednesday 28th May 2025 – 6 attendees

Clients are provided with morning/afternoon tea and a “home cooked” meal for lunch. Sweets are also served after the main meal.

A “Paint and Sip” activity held on Wednesday 21st May saw the client’s inner artist shine through. There was lots of laughter throughout the morning.



Clients have completed a jigsaw of Don Bradman that they have been working on for some time.

Bland Community Care clients enjoyed an excursion on Wednesday 28th May. The first stop was Morning Tea at the Barmedman Coffee & Craft Shop. A beautiful spread of sausage rolls, cakes and tea/coffee was prepared for all. The ladies then enjoyed shopping, purchasing home-made jams and relishes. The group then moved onto Temora where they visited the Rural Museum, had lunch at the RSL Club and called into McDonalds for an ice-cream on the way home. A wonderful day was had by all.



BUSINESS PAPER FOR THE ORDINARY MEETING OF THE COUNCIL OF BLAND HELD IN THE COUNCIL CHAMBERS WEST WYALONG ON 17 JUNE 2025

Gentle Exercise Group

Gentle Exercise Groups are held each Monday 10am & Thursday x 2 groups – 11am & 1.30pm, with participants enjoying the gentle exercise program followed by Morning or Afternoon Tea and chat. The sessions include both seated and standing exercises. Various equipment is used during these sessions such as floor pedals, small hand weights, Pilates balls, Pilates step and pool noodles. Clients also go for a walk around the courtyard during the session.

On Thursday 22nd May the morning Exercise Group attended the Bland Shire Library for the 'Australia's Biggest Morning Tea' fundraiser. Clients enjoyed morning tea with members of the community and participated in trivia games.



6.15 Bland Shire Council Museum Advisor Report April 2025



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: Museum Advisor

Monday 7 April morning

I did not visit Weethalle this month as we do not have a lot to do on the ground.

I was fortunate to spend some time with Alison Balind discussing the pressing issues affecting the Bland Shire museums including dwindling volunteer engagement especially in Weethalle and Ungarie, feasibility of a museum in Barmedman and ongoing maintenance issues at the Wyalong Museum, including current water movement having a detrimental impact on foundations.

Wyalong Museum (Monday arvo)

The museum recently hosted, in conjunction with the caretaker of the heritage Police Barricks, a series of tours and a police exhibition. By all accounts the tours were a great success!

Having events like these provide excellent opportunities for the local community to be involved with the museum and its work. The Wyalong Museum is an important community asset, although most of its visitors come from out of town.

The team is working hard to keep certain display areas changing over to offer regular visitors new stories. In some cases, this involves inward loans from community members – in the current case a local policeman has generously allowed the museum to show some of his collection.

In the Courtroom the display told the story of a very interesting case from Wyalong concerning a murder.



Ungarie Museum (Tuesday 8 April)

We continued cataloguing objects from the Ungarie Museum collection including the interesting icing tool shown. There are some other objects in the collection that seemed to come at the same time, all related to baking including some interesting biscuit moulds and cookie cutters.



Next visit will be 5 & 6 May 2025

6.16 Bland Shire Council Museum Advisor Report May 2025



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: Museum Advisor

I did not drive out to Weethalle this visit as my volunteer was recuperating from organising another successful Country Music Muster. We did catch up by 'phone.

Wyalong Museum (Monday 5 May)

The team at the Wyalong Museum deserve a big congratulations for the work they have been doing to engage their local community!

The museum was open on Anzac Day, providing a free afternoon tea with homemade Anzac Biscuits and the earlier Soldiers biscuit. They provided a welcoming atmosphere for locals to catch up as well as updating the Military Room display to showcase a local military nurse.

We safely wrapped and stored a significant collection of objects relating to one local serviceman. The collection includes a moving letter to his mother from a POW camp. The museum has applied for a grant to assist with digitisation of the collection to enable great facsimiles of the letters to be on permanent display.

Ungarie Museum (Tuesday 6 May)



Today we started cataloguing a collection of objects that came to the museum via past matron of the local hospital. The donor also named the objects so we can identify them.

Some of the objects came from the CWA Hospital, such as the sun lounge pictured above. One can imagine a convalescing mother relaxing in the sun on the hospital verandah...

The image on the left is the only remaining remnant of the Ungarie Courthouse. The Courthouse was demolished completely without notice to the community. This piece, which is a grill from a cell window, was salvaged from the tip after the demolition.

The centre image is of a small oval shaped trolley and stainless-steel bucket. It was used in the maternity section of the hospital, assumedly during births.

There was a discussion about sustainability for the museum and how to encourage some new volunteers.

Next visit will be 10 & 11 June 2025

Note - this will be a Tuesday and Wednesday, due to the long weekend

6.17 Technical Services Report



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

13. *Ensure that public places and facilities are well maintained and easily accessible*

Author: Acting Director – Technical Services

WORKS UNDERTAKEN-April 2025

The aim of this report is to clearly report to Council on works undertaken by Technical Services during the previous month. Most activities are routine and do not need more detailed descriptions, but we will list the locations to facilitate Councillors answer queries from their respective constituents. We will endeavour to offer further detail to any item that is special or out of the ordinary. We have broken it down under a series of heading for ease of access to the information:

- Roads Maintenance
- Parks & Gardens including Villages
- Biodiversity & Weed Control
- Miscellaneous
- Engineering Design & Consultancy Advice

ROADS MAINTENANCE

Work Completed in April 2025

Wet Grading

Wet Grading works were carried out:

- Wilga Plains Road
- Deacons Lane
- Greaves Lane
- Jacksons Lane

Flood Damage Repairs

Flood Damage Repairs were carried out:

- Minogues Lane
- Lemons Lane
- Taits Lane

Sealed Road Patching Works

- Patching is ongoing on all Regional/Rural sealed Roads using the Jet Patcher
- It has also been carried out on Urban Roads in West Wyalong & Wyalong

Gravel Re-sheeting

Gravel re-sheeting works have been undertaken on:

- Monia Gap Road
- Naradhan Road
- Mud Hut East
- Beatties Lane

Heavy Patching

- New program to be released.

Re-sealing

- New Program to be released.

Works Planned for June 2025

Flood Damage Repairs

- Burrangong Lane
- Buggajool Road
- Mahda Road

Maintenance Grading/Wet Grade

- Pursehouse Lane
- Jillet Road
- Spry's Lane
- Humby Road

Sealed Road Patching Works

- On going.

Gravel Re-sheeting

- Monia Gap Road
- Naradhan Road

Heavy Patching

- New Program to be released

Sewerage Treatment Works

- Toilets in Barmedman and Ungarie Cleaned Monday, Wednesday, Friday.

Capital Projects

- None Currently

Industrial Estate

- Works done and completed

Town Entrance Signage

- To be addressed

DC3

- Finalise remaining details

PARKS & GARDENS including VILLAGES

Works Undertaken in May 2025

Monday's – Weethalle, Tallimba + Naradhan

- Clean toilets
- Prune suckers around street tress
- Cut up fallen trees around town and take them to the tip
- Whipper snip and Mow town surrounds
- Spray for weeds
- Mow and whipper snip park at Tallimba
- Clean toilet mow, whipper snip and spray around the town of Naradhan
- Mow and Whipper snip Tallimba and Weethalle cemetery

Tuesday's – Ungarie

- Mow and whipper snip sporting field
- Mow and whipper snip around town entrances
- Prune suckers around street trees
- Cut up fallen trees around town and take them to the tip

- Mow and whipper snip park
- Spray small patches of weeds around town
- Mow and whipper snip cemetery
- Mow and whipper snip pre-school

Wednesday's - Barmedman

- Mow and whipper snip parks
- Mow and whipper snip town entrances
- Cut up fallen trees and take them to the tip
- Mow and whipper snip cemetery
- Pune suckers around town street trees
- Mow around the Bland Shire boundary
- Clean toilets

Thursday's - Ungarie

- Mow and trim nature strips around town
- Spray paper wasps' nest around playground and sporting field
- Pressure wash the netball courts seats
- Back fill graves at cemetery
- Clean toilets

Friday's – Weethalle (one person works)

- Clean toilets
- Mow whipper-snip, playground and town entrance.

Park Maintenance

- Mow whipper-snip and edge all Parks- Check irrigation
- Park inspection
- Trim trees
- Fix water leaks
- Spray weeds in park gardens
- Mow whipper-snip pre-school
- Fix irrigation at toppy museum
- Fill up McCann Park dam
- Empty bins in the parks (Monday & Fridays)
- Empty fat trays from barbeques in all parks (once a month)
- Broad leaf spray all small parks

Cemetery Maintenance

- Mow whipper snip and edge cemetery
- Check graves once dug
- Check backfills once back filled
- Check irrigation
- Back fill graves when they sink
- Move shelters for funerals
- Attached plaques at the cemetery
- Detach plaque at West Wyalong
- Attach plaque at West Wyalong cemetery
- Sprayed broad leaf
- Dig grave for ashes at the cemetery
- Sporting Fields Maintenance
- Round up McAlister Oval surrounds
- Top dress McAlister Oval
- Mow McAlister Oval
- Line for mark AFL
- Over sow Ron Crowe

- Mow skate park
- Mow McAlister surrounds
- Replace Sprinklers at McAlister surrounds
- Broadleaf Perseverance touch ground and surrounds
- Mow Ron Crowe
- Mow Ron Crowe surrounds
- Mow Perseverance surrounds
- Line mark for touch football
- Replace sprinklers at Perseverance Oval
- Broadleaf Ron Crowe surrounds
- Round up Ron Crowe surrounds
- Round up around the outdoor basketball stadium
- Primo Ron Crowe Oval
- Round up netball courts

Town Maintenance – General

- Mow and whipper snip Main Street
- Mow and whipper snip pre school
- Spray weeds up the Main Street
- Blow down the main street once a week for the street sweeper
- Road closure for Anzac Day march
- Trim street trees
- Mow and whipper snip council chambers
- Airport inspection (Tuesday & Thursday)
- Mow, whipper snip Rotary Park
- Fertilise street trees in the old 80km zone
- Put granite block at Bernardi's supermarket to stop cars driving over the footpath.
- Street Sweeper
- West Wyalong and surrounding streets
- Street sweeper driver was in the garbage truck for 2 weeks

Other Projects Underway

- Dam has been desilted
- McCann Park footpath is still undergoing works

BIODIVERSITY & WEED CONTROL

Environmental

- Monthly dust monitoring at West Wyalong Airport for the Department of Climate Change, Energy, The Environment and Water continued.
- The NSW Health Arbovirus Program activities of Mosquito Trapping and Blood Testing of chickens was conducted. With the colder weather season approaching, the program has now been suspended until next year.
- Roadside grazing permits have been recently issued as the dry weather continues.

Biosecurity-Weeds

- Council was successful with the annual Weed Action Program funding application, receiving \$62 200.
- These funds are provided primarily for inspectorial, awareness and educational activities.
- Biological Control – Biosecurity Staff continue to monitor release sites for cochineal on Wheel cactus, Pencil cactus and Velvet Tree Pair, showing positive results with the Biological Agents spreading throughout each infestation.

Inspections

- Property Inspections - To date, 90 private properties have been inspected.
- High Risk sites inspected - 10
- Water Bodies inspected - 2

- Council Owned Land Inspected - 3

High Risk Pathway Inspections

Mid-Western Highway, West Wyalong-Condobolin Road, Lake Road, Goldfields Way, Quandialla Road, Hillston Road, Rankin Springs Road, Mary Gilmore Way, Newell Highway.

The following Biosecurity weeds and other controls were undertaken:

- Cat Heads / Khaki Weed - West Wyalong Foot paths and Green Corridor
- Cactus- Stem injection control conducted around West Wyalong and Ungarie, - Spraying Cactus - Wamboyne Road, Hatelys Lane, West Wyalong-Condobolin, Crown Camp Road, Merrengreen Road, Wargin Road.
- Spiny Burr Grass- West Wyalong Rail corridor, West Wyalong Show Ground, Abernathys Lane, Nielsons Lane, Kolkilbertoo Road, Sandy Creek Road, Mcdermotts Lane, Gunns Road, South Yalgogrin Road, Sprys Lane, Cottingleys Lane, Clear Ridge Road, Lonergans Lane, Youngs Lane, Wilsons Lane, Patons Lane, Buttenshaws Lane, Hatelys Lane, Marshmans crossing, McCartens Lane, Rankin Springs Road, Lewes Lane, Manglesdorfs Lane, Johns Lane, Euratha Road, Andersons Lane,
- Silver Leaf Night Shade - Kikoiria Road, Crown Camp Road, Bena Road, Robbs Lane,
- Galvanized Burr - Lake Cowal Road,
- African Boxthorn - Troths Lane, Berendebba Lane, Quambatook Lane, Back Creek Road, Williams Crossing Road, Greens Lane, East Blands Lane, Sunderlands Lane,
- Euphorbia - Euroka Road
- Cumbung i- McCann Park Dam
- Bathurst Burr - Tallimba Road, Lake Cowal Road, Burragong Lane, Quandialla Road, Troths Lane, Kerrs Lane, Back Creek Road, Euroka Road, Wargin Road, Morangarell Road, Grahams Lane, Pierces Lane,
- Devils Claw - Grahams Lane,
- Thorn Apple - Grahams Lane
- Nagoora Burr - Morangorell Road, Grahams Lane, Warbilla Road, Dundas Road, Pierces Lane, Quandialla Road, Troths Lane, Kerrs Lane,
- Town Spraying (Lanes) - Barmedman, Weethalle, Ungarie, West Wyalong

Mowing

- Vegetation control - Bakers Lane, Wykes Lane, Andersons Lane,
- Mowing Shoulders - Ungarie Road (57 Nth), Hatley's Lane, Blow Clear Road, Bonehams Lane, Lake Road (231).
- The West Wyalong Cemetery was sprayed twice over April/May for control of weeds.
- Spraying was also carried out at the West Wyalong Saleyards and Council Depots.

MISCELLANEOUS

- EV Charging Station ongoing
- Initial Planning to resolve Cooida Waters Bridge
- Investigation of how best to address Disability Access to Rise & Grind Coffee Shop

ENGINEERING DESIGN & CONSULTANCY ADVICE

Design & Survey

Engineering Guideline for Subdivisions and Development in early stages of development. Survey and Design procedures are currently under revision.

Airport Compliance

Airport Operations Manual in progress. The requested information has been provided to the consultant for revision to support the final documentation to meet CASA requirements.

Development Application Review

Number of Road Opening Permits was processed to satisfy DA requirements

- 82 Ungarie Road (Residential Subdivision) at West Wyalong

In Progress

- 11 Barnardo Street at West Wyalong
- 183 Boltes Lane at West Wyalong

Assets Management Strategy & Advice

- Assets crew conduct regular roads condition assessment inspection to gain information for roads program update.
- Additional apron lighting has been installed to improve safety when accessing the AV GAS pump and to eliminate dark spots in the aircraft parking area.

Traffic Management

- The recruitment process for the Traffic Facilities Officer was finalised, and a new officer was appointed following a successful interview.
- Ongoing line marking maintenance and regular road signage check and replacement if required.
- The new traffic counter was set to monitor traffic activity around Cooina Caravan Park.

Stormwater and Flood Mitigation

Wyalong and West Wyalong Flood Management Study and Plan are currently in progress. Ungarie Volunteer House Rising Feasibility Study is awaiting the consultant's draft report.

6.18 Development Services Activity Report – May 2025



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

DP10.2 Ensure Councillors take ownership and a strong leadership role.

Author: Manager of Development & Regulatory Services

Planning and Building Activities Update

The following applications were approved during May 2025

Application No	Location	Description	Consent Authority	Approval Date
DA2025/0010	200 Main Street West Wyalong	Change of Use - Commercial Premises & Shop Top Housing to Dwelling House	Staff	08/05/2025
DA2025/0050	18 Creswell Street West Wyalong	Residential Alterations & Additions - Carport	Staff	12/05/2025
DA2025/0049	202 Main Street West Wyalong	Commercial Alterations & Additions - Demolition of Existing Structure	Staff	15/05/2025
DA2025/0046	50 Tallimba Street Tallimba	Tree Removal and Lopping - Removal of One (1) Tree	Staff	15/05/2025
DA2025/0052	182 Railway Road West Wyalong	Home Business (Food Preparation)	Staff	28/05/2025
DA2025/0047	23 Boltes Road West Wyalong	Residential Alterations & Additions - Storage Shed & Installation Shipping Container	Staff	29/05/2025
DA2025/0059	4 Wamboyne Street Girral	Removal of Five (5) Trees	Staff	29/05/2025
CDC2025/0012	65 Bellarwi Road West Wyalong	Dwelling House	Staff	28/05/2025

Other applications approved during May 2025:

- Three (3) Construction Certificates
- Two (2) Local Government Act Applications
- Two (2) Occupation Certificates

The following inspections were carried out during May 2025

Type	Number
Swimming Pool Compliance	1
Building	24
Food	7
Health – Water Complaint	1
UPSS	2

Number of enquiries and meetings during May 2025

Type	Number
Building and Planning	20
Food	2
UPSS Providers	1
Complaints	2
Other	25
Meetings	
Pre-Lodgement	5
Planning Portal Integration	10
Other	2

Environmental Health Update

Inspections of Underground Petroleum Storage Systems (UPSS) commenced. These inspections review compliance with the *Protection of the Environment Operations Act 1997* and the UPSS Regulation. Elements reviewed are: Fuel System Operation Plan, Loss Monitoring, Leak Detection, Incident Management, Maintenance Scheduling and Forecourt Design.

Food Shop inspections continued; on track to complete inspection schedule before June 30.

GIS Update

- Supporting other departments with mapping requests and spatial analysis.
- Continued routine data maintenance and spatial updates across council systems.
- Reviewing GIS tools and platforms for potential improvements.

Heritage Grant

The Manager of Development and Regulatory Services applied and was successful in securing a heritage grant for 2025-27 to continue to offer heritage advisory services. Heritage NSW Grant received over 200 applications, awarding 140 grants totalling \$7.6million. Under the 2025-27 NSW Heritage Grant Program, Bland Shire Council has been offered up to \$25,000 (ex GST) for the Heritage Advisor Service under the Local Government Heritage program.

Regulatory Activities Update

Companion Animal Seizure and Impound Activities May 2025

Seizure Activities:	Dogs	Cats
Seized	3	3
Returned to Owner	1	2

Impounding Activities:	Dogs	Cats
Animals in pound at start of month	0	1
Incoming Animals		
Transferred from Seizure Activities	3	3
Dumped at Pound	0	
Surrendered	4	1
Total Animals in Pound	7	

Outgoing Animals		
Released to Owner	1	2
Euthanised	1	
Rehoused (Rescued)	2	1
Total Animals Leaving Pound	4	3
Animals in Pound at end of Month		
	3	1

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

Committees	Date/s	Minutes Attached
MERC	4 June 2025	✓

Recommendation:

That Council endorse the Committee meeting minutes as presented.

MINUTES OF THE EXECUTIVE COMMITTEE OF THE ASSOCIATION OF MINING & ENERGY RELATED COUNCIL'S (NSW) INCORPORATED, HELD ON 4th JUNE 2025. ONLINE VIA MICROSOFT TEAMS & IN PERSON.

Present

Cr Kevin Duffy (Chair)
Cr Tony Lord
Cr Jim Hickey

Orange City Council
Bland Shire Council
Broken Hill City Council

By Video Link

Cr Dennis Brady (Dep Chair)
Richard Jane

Lachlan Shire Council
Forbes Shire Council

Jess Jennings
Martin Rush
Ingrid Moores (as Minute Taker)
Andrew Callow

MERC - Executive Officer
FTG – Director Policy
FTG – Policy Officer
FTG - Intern

1. Welcome

The Chair, Councillor Kevin Duffy welcomed Executive Committee members, Executive Officer, Jess Jennings, Martin and Ingrid and opened the meeting at 9.10am

2. Acknowledgement of Country

The Chair acknowledged the traditional owners of the land that the meeting was held on and paid his respects to the Elders past, present & emerging.

3. Apologies

Cr Phyllis Miller
Steve Loane

EM 6/2025 Resolved (Cr Lord/Cr Brady) That the apologies of Cr Miller and Steve Loane be received and noted.

4. Disclosure of Interests

Nil

5. Executive Officer Report

Martin Rush, Interim Executive Officer, spoke to the Report noting particularly the appointment of Dr Jess Jennings as Executive Officer.

Cr Duffy welcomed Dr Jess Jennings into the role of Executive Officer.

Minister Speakers arranged for September and several others for November. There was a consensus that the Hon. Daniel Mookhey MLC, Treasurer of NSW, should be invited to the November Ordinary Meeting.

A letter to be drafted acknowledging the work of Greg Lamont.

EM 7/2025 Resolved (Cr Hickey / Cr Lord) that:

1. The Executive Committee note the Report.
2. The Executive Committee endorse the Income and Expenditure Statement and Detailed Balance Sheet to 31 March 2025.

MINUTES OF THE EXECUTIVE COMMITTEE OF THE ASSOCIATION OF MINING & ENERGY RELATED COUNCIL'S (NSW) INCORPORATED, HELD ON 4th JUNE 2025. ONLINE VIA MICROSOFT TEAMS & IN PERSON.

3. The Executive Committee thank Greg Lamont for stepping in as the Interim Executive Officer during the first six months of 2025.
4. The Executive Committee welcome Dr Jess Jennings into the role of Executive Officer.

6. Policy Officer Report

Martin Rush, Policy Director FTG provided an update on policy initiatives –

Visitation Program is to still visit Forbes, Wollongong, Wollondilly, Upper Lachlan and Broken Hill together with Lower Hunter Councils.

A good response from the recent program and optimism about future programs.

Clarification around the campaign to resolve the issues raised by Forbes Shire Council.

EM 8/2025 Resolved (Cr Lord/Cr Brady) that the Policy Officer Report be received and noted.

7. Admission of Upper Hunter Shire Council to Membership of the Association

Upper Hunter Shire Council have applied for Membership of the Association on the basis of fee-free Membership to 30 June 2026.

EM 9/2025 Resolved (Cr Hickey/Cr Brady) that:

(i) in pursuance of clause 3.1 of the Association's Constitution, Upper Hunter Shire Council to admitted to Membership of the Association.

(ii) in pursuance of clause 16.3(b) of the Association's Constitution the payment of fees by Upper Hunter Shire Council be waived for the period to 30 June 2026.

8. General Business

Dr Jennings noted that a fee-free waiver is likely to be helpful to attract membership from councils confronting immediate financial issues.

Cr Duffy requested short media talking points about the achievements of MERC as a result of recent media about what MERC's work and campaign.

10. Close – the meeting closed at 9:30am.

The minutes were confirmed at the Ordinary General Meeting held on 4th June 2025 and are a full and accurate record of proceedings of the Executive Committee meeting held earlier on 4th June 2025.

.....
Cr Kevin Duffy,
Chairperson