



ORDINARY MEETING

AGENDA

Thursday 27 July 2023

NOTICE OF MEETING

Notice is hereby given that an **Ordinary Meeting of Gwydir Shire Council** will be held in the Warialda Office Council Chambers on **Thursday 27 July 2023**, commencing at **9:00 am** to discuss the items listed in the Agenda.

Your attendance is respectfully requested.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Max Eastcott', is written over a light blue horizontal line.

Max Eastcott
General Manager

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Members of the public should note that no action should be taken on any item discussed at a Council or Committee meeting prior to written advice on the resolution of Council being received.

Agendas and minutes are available on the Council's website:

<https://www.gwydir.nsw.gov.au/Home>

ACKNOWLEDGMENT OF COUNTRY

The Gwydir Shire Council acknowledges that this meeting is being held on Aboriginal land and recognise the strength, resilience and capacity of Gomeroi people in this land.

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1 OFFICIAL OPENING AND WELCOME - MAYOR

2 APOLOGIES

Apologies have been received from Cr Lyndon Mulligan.

3 CONFIRMATION OF THE MINUTES

RECOMMENDATION

THAT the Minutes of the Ordinary Meeting held on 29 June 2023 as circulated be taken as read and CONFIRMED.

4 PRESENTATION

At the beginning of the meeting Mr. Richard McLean from Recoupa will be making a presentation regarding the current process being followed to recover the long-term outstanding rates on properties longer than 5 years and over.

5 CALL FOR THE DECLARATIONS OF INTERESTS, GIFTS RECEIVED AND CONFLICTS OF INTEREST

6 OFFICERS' REPORTS

6.1 July 2023 Committee Recommendations

File Reference: NA

Delivery Program

Goal: 5. Organisational management

Outcome: 5.1 Corporate management

Strategy: 5.1.3 Administrative and support functions

Author: General Manager

STAFF DISCLOSURE OF INTEREST Nil

IN BRIEF/SUMMARY RECOMMENDATION

This report recommends the adoption of the recommendations from both the Public Infrastructure Committee Meeting and the Community Services and Planning Committee Meeting.

TABLED ITEMS Nil

COMMITTEE RECOMMENDATIONS:

Public Infrastructure Committee

Technical Services

THAT the Monthly Technical Services Report for June 2023 be received.

Statement of Revenue Amendment

THAT the changes which amend the information in the 23/24 Statement of Revenue Policy are noted and the expected income adjusted.

Confidential Community Services and Planning Committee Meeting

THAT the report be received.

Community Services and Planning Committee Meeting

Warialda Creek Plan of Management

THAT the Warialda Creek Crown Reserve Plan of Management (POM) be put on public exhibition for 28 days.

Organisation & Community Services

THAT the report be received.

Executive Services

THAT the report be received.

FURTHER that the Gwydir News' Editor be invited to attend a future Committee Meeting to discuss any issues of concern in providing the weekly updates.

ATTACHMENTS

Nil

6.2 June Investment & Rates Collection Report

File Reference: .

Delivery Program

Goal: 5. Organisational management

Outcome: 5.1 Corporate management

Strategy: 5.1.1 Financial Management and accountability systems

Author: Administration Assistant

STAFF DISCLOSURE OF INTEREST Nil

IN BRIEF/SUMMARY RECOMMENDATION

At each monthly Ordinary Meeting, the Council is presented with the schedule relating to Investments, as at the end of the previous month.

TABLED ITEMS Nil

BACKGROUND

In accordance with Clause 19(3) of the Local Government (Financial Management) Regulation 1993, the following information provides details of Council's funds invested as at 30 June 2023.

Direct Investments							
Broker	ID	Investment Name	Rating	Type	Next Rollover	Yield	Current Value
NAB	2022.16	NAB	AA	TD	24/07/2023	4.15%	\$1,000,000.00
NAB	2022.17	NAB	AA	TD	24/07/2023	4.15%	\$1,000,000.00
NAB	2202.18	NAB	AA	TD	24/07/2023	4.15%	\$1,000,000.00
Grand Total							\$3,000,000.00

Managed Funds					
Fund	Investment	Horizon	Type	Yield	Current Value
Regional Australia Bank		At Call	Cash		\$359,824.22
Regional Australia Bank Medical Centre		At Call	Cash	3.00%	\$50,000.00
Grand Total					\$409,824.22

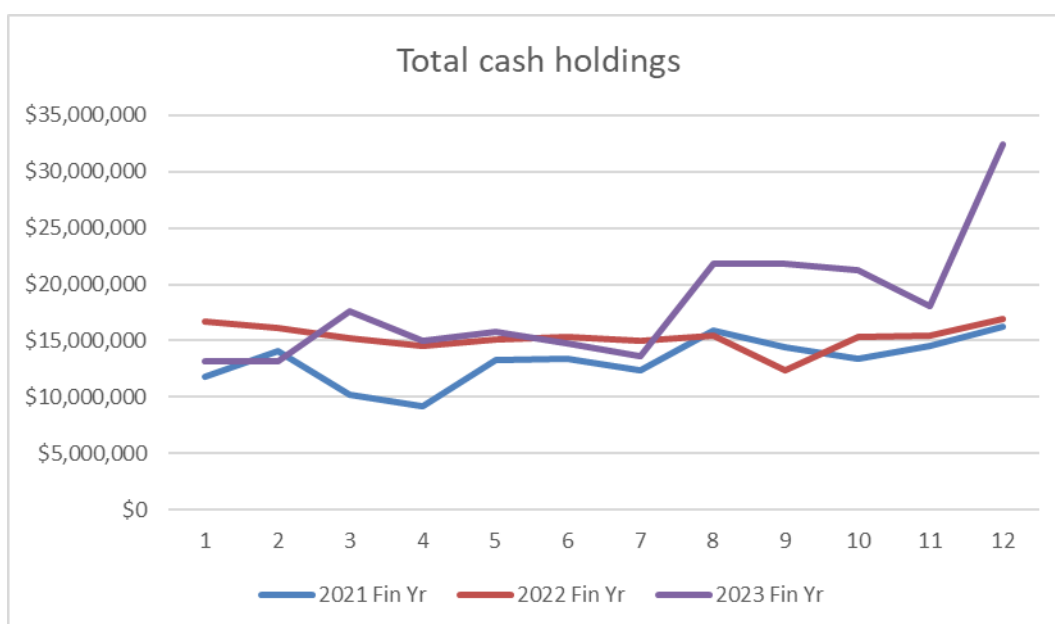
Total Investments	
Direct Investments	\$3,000,000.00
Managed Funds	\$409,824.22
Grand Total	\$3,409,824.22

Cash and Investments

Total Investments	
Direct Investments	\$3,000,000.00
Managed Funds	\$409,824.22
Grand Total Investments	\$3,409,824.22

Total Cash and Investments	
Investments	\$3,409,824.22
Cash at bank	\$25,593,392.01
Grand Total Cash and Investments	\$29,003,216.23

General Fund Cash	
Total cash and investments	\$29,003,216.23
LESS:	
Water fund*	-\$1,371,185.22
Sewer fund*	-\$4,073,995.85
Waste fund*	-\$4,426,832.05
Other restrictions:	
Employee leave entitlements*	-\$900,000.00
Bonds and deposits	-\$1,495,749.87
Unexpended grants*	-\$7,109,630.00
Developer contributions	-\$539,000.00
Discretionary General Fund Cash	\$9,086,823.24

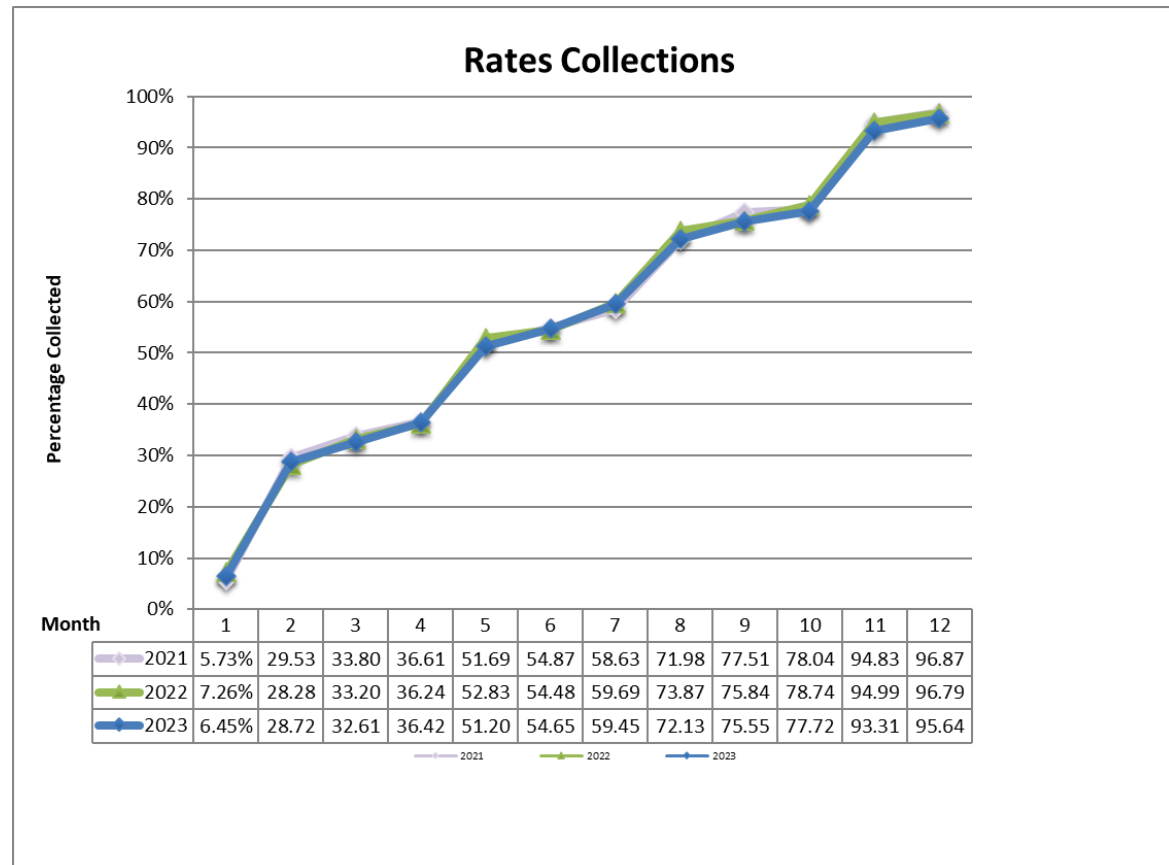


I, Helen Thomas, CFO and Responsible Accounting Officer for Gwydir Shire Council, certify that the Council's investments have been made in accordance with the Local

Government Act 1993, Local Government (General) Regulation 2005 and Council's Investment Policy, as amended.

RATES COLLECTIONS

The graph below represents a comparative of the percentage collections for the current year against the two previous rating years. The current years collections are up to 30 June 2023.



OFFICER RECOMMENDATION

THAT the June Monthly Investment and Rates Collection report be received.

ATTACHMENTS

Nil

6.3 June Councillors Activity Report

File Reference: NA

Delivery Program

Goal: 5. Organisational management

Outcome: 5.1 Corporate management

Strategy: 5.1.3 Administrative and support functions

Author: Cherisse Amer, Elected Members Representative

STAFF DISCLOSURE OF INTEREST Nil

IN BRIEF/SUMMARY RECOMMENDATION

This report is for reception.

TABLED ITEMS Nil

BACKGROUND

The Councillors' activity schedule for June

Councillor	June 2023 Events	Date
Cr John Coulton (Mayor)	Zoom Meeting re Ethanol – Ken Davey	1st June
	IPWEA Roads Congress – Parliament House Sydney	5-6 June
	Zoom Meeting – Ken Davey re Aust. Ethanol plant	6th June
	Meeting with David Rankine SES – Warialda Council Chambers	7th June
	Official Opening – Warialda Koala Reserve	7th June
	Meeting with Alan Cooper FRNSW -The Roxy Café Bingara	7th June
	Committee Meeting – Warialda Council Chambers	8th June
	National General Assembly - Canberra	12-15th June
	ACLG Forum - Canberra	16th June
	Regular NS2B briefing	21st June
	LCQ Quarry Contributions – Warialda Council Chambers	22nd June
	ARIC Meeting – The Roxy Conference Room	27th June
	Inland Rail Review Teams Meeting	28th June
	Ordinary Council Meeting – The Roxy Conference Room	29th June
	Willoughby & Gwydir Youth Exchange Welcome Dinner - The Living Classroom	29th June
	Orange Picking Ceremony – Bingara Orange Festival	30th June
Cr Catherine Egan (Deputy Mayor)	Bingara Special Events Committee Meeting – The Roxy Café Bingara	5th June
	Committee Meeting – Warialda Council Chambers	8th June

	National General Assembly - Canberra	12-15th June
	Vision 20/20 meeting – The Imperial Hotel Bingara	21st June
	ARIC Meeting – The Roxy Conference Room	27th June
	Ordinary Council Meeting – The Roxy Conference Room	29th June
	Willoughby & Gwydir Youth exchange Welcome Dinner - The Living Classroom	29th June
	Orange Picking Ceremony – Bingara Orange Festival	30th June
Cr David Coulton	Committee Meeting – Warialda Council Chambers	8th June
	Ordinary Council Meeting - The Roxy Conference Room Bingara	29th June
	Willoughby & Gwydir Youth Exchange Welcome Dinner - The Living Classroom	29th June
Cr Geoff Smith	Committee Meeting – Warialda Council Chambers	8th June
	Ordinary Council Meeting – The Roxy Conference Room	29th June
	Willoughby & Gwydir Youth Exchange Welcome Dinner - The Living Classroom	29th June
	Orange Picking Ceremony – Bingara Orange Festival	30th June
Cr Lyndon Mulligan	Committee Meeting – Warialda Council Chambers	8th June
	Ordinary Council Meeting – The Roxy Conference Room	29th June
	Willoughby & Gwydir Youth Exchange Welcome Dinner - The Living Classroom	29th June
	Orange Picking Ceremony – Bingara Orange Festival	30th June
Cr Marilyn Dixon	Bingara Special Events Committee Meeting – The Roxy Café Bingara	5th June
	Committee Meeting – Warialda Council Chambers	8th June
Cr Tiffany Galvin	Destination & Visitor Economy Conference – Manly – Northern Beaches	29 May – 1st June
	Bingara Special Events Committee Meeting – The Roxy Café Bingara	5th June
	Committee Meeting – Warialda Council Chambers	8th June
	National General Assembly - Canberra	12-15 June
Cr Jim Moore	Committee Meeting – Warialda Council Chambers	8th June
	Ordinary Council Meeting – The Roxy Conference Room	29th June
	Willoughby & Gwydir Youth exchange Welcome Dinner - The Living Classroom	29th June
Cr (Dr) Chris Matthews	Upcoming Professional Development for Councillors – Teams Meeting	27th June

OFFICER RECOMMENDATION

THAT the report be received.

ATTACHMENTS

Nil

6.4 Soldiers Memorial Hall Bingara

File Reference: NA

Delivery Program

Goal: 4. Proactive regional and local leadership

Outcome: 4.1 We are an engaged and connected community

Strategy: 4.1.1 Encourage an informed community

Author: General Manager

STAFF DISCLOSURE OF INTEREST Nil

IN BRIEF/SUMMARY RECOMMENDATION

For discussion

TABLED ITEMS Nil

BACKGROUND

The Development Application for the demolition of the buildings located at 33 and 35 Maitland Street Bingara was advertised and received significant responses from the community.

From the submission responses and meetings held with the Bingara RSL Sub-Branch and Bingara and District Vision 2020 (see attachment 3) the compromise of retaining the façade of the Soldiers Memorial Hall would be an acceptable outcome. A letter outlining the Bingara RSL Sub-branch's view following the meeting held with that group will be tabled at the Council's meeting.

The Council indicated at the last Council Meeting that a structural engineer should be commissioned to undertake a review of the viability of retaining the façade. This report is attached. It is feasible for this to occur. The estimated cost would be \$65,000 (attachment 1).

Also attached to this report is the document addressing the issues raised in the DA submissions received (attachment 2).

OFFICER RECOMMENDATION

THAT the Council notes the comment responses to the submission issues raised.

FURTHER that the retention of the Soldiers Memorial Hall façade be considered as a viable option in planning the replacement Bingara Council Office.

ATTACHMENTS

1. Report Gwydir Shire Hall Facade Bingara 15 Jul 2023 4488 [**6.4.1** - 5 pages]
2. Demolition of hall response to submissions [**6.4.2** - 3 pages]
3. Vision Memorial Letter [**6.4.3** - 1 page]

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 Registered Professional Engineer Queensland No. 2125
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David C. Jones

Consulting Civil and Structural Engineers



"Bridging the Gap between Cost Effectiveness and Excellence"
Service to Inverell and District Since 1974
 Flood Forecasting for Inverell SES as a Free Community Service Since 1976

15th July 2023

2023074488 is Our Reference

General Manager,
 Gwydir Shire Council,
 Maitland Street,
 BINGARA NSW 2404

Attention: Alex Eddy: 0409 094 432: Email: aeddy@gwydir.nsw.gov.au

Dear Sir,

Structural Engineer's Report

Re: Possible Retention of Facade of Soldiers Memorial Hall in Maitland Street Bingara

Preamble

I inspected the facade on 6th July 2023 in the presence of Max Eastcott, General Manager of Gwydir Shire Council and Alex Eddy, Director of Engineering Services. The meeting was to assess the condition of the structure, with a view to retaining the facade and verandah when the buildings behind it are demolished to create a park.

Prior to the facade being constructed, there was a building used as a School of Arts, which was erected in 1909. In 1922, after the First World War, a full width public hall was constructed behind the



Photograph 1. The facade looking south-east.



Photograph 2. The facade with the building and hall behind and public toilets at the left.

2023074488: David C. Jones: 15th July 2023: Retention of Facade of Soldiers' Memorial Hall in Maitland Street Bingara cont

School of Arts building and the building was converted to Shire offices.

At the same time, an imposing facade, tee shaped in plan with a full-width verandah, with the top the tee against the full width of the existing School of Arts Building, was erected between the front wall of the School of Arts building and the facade. A protrusion in the centre of the front creates an imposing frontage to the facade (refer to Photograph 1). Photograph 2 shows the facade, office block with the public hall behind, with public toilets at the left.

The facade and verandah are in good structural condition and well maintained. Foundation conditions in this part of Bingara are sound.

The offices behind the facade have a major rising damp problem and are no longer in use.

Structural Adequacy

I believe that the structural integrity of the facade, verandah and the front wall of the offices will be enhanced provided that nib walls created from the four former walls, being the two external side walls and the walls on either side of the internal hallway referred to in Photographs 6, 7 and 8 on page 3 running from the front office wall towards the east, are maintained to reinforce the front wall which will become the rear wall of the front verandah.

Three of the four nib walls should extend to the western edge of the nearest door/window openings towards the east, and the fourth wall along the southern side wall shall be cut to match the width of the other nibs. These nibs will stiffen the facade and verandah making the facade a free-standing item, incorporating the front wall of the original building.

The nib walls must be rendered to make them structurally sound and waterproof.



Photograph 3. The verandah looking south-east. The two windows are in the front wall of the former School of Arts building.



Photograph 4. The verandah looking north-east. The windows and door are in the front wall of the former School of Arts building.

2023074488: David C. Jones: 15th July 2023: Retention of Facade of Soldiers' Memorial Hall in Maitland Street Bingara cont



Photograph 5. The facade viewed from the southern side looking north-east. The facade is not symmetrical from the front having the verandah on the southern side shorter than on the northern side.



Photograph 6. Inside the building looking north-west. The northern side wall at the right will be removed retaining a nib at the window opening to stiffen the front wall.



Photograph 7. Inside the building looking north-west. The two walls which formed the central hallway at right will be removed retaining a nib at the door openings to stiffen the front wall.



Photograph 8. Inside the building looking south-west. The wall at the left which formed the southern side wall will be removed retaining a nib matching the other three nibs to stiffen the front wall.

2023074488: David C. Jones: 15th July 2023: Retention of Facade of Soldiers' Memorial Hall in Maitland Street Bingara cont



Photograph 9. The roof over the verandah looking north. The back wall of the verandah is directly under the cream painted gable end, also shown in photograph 11.



Photograph 10. The ridgeline running from left to lower right is running west into the protuberance which is the front of the facade. A line from the metal bracket on the roof along the line of roof screws is where the rear wall of the verandah is located.



Photograph 11. The cream painted gable end at the upper left is in the vertical plane of the rear of the verandah.



Photograph 12. A line from the metal bracket on the roof along the line of roof screws is where the rear wall of the verandah is located.



Photograph 13. The ridgeline running from left to right is running west into the protuberance which is the front of the facade. The ridgeline running from upper to lower left is approximately one metre west of the rear wall of the verandah.



Photograph 14. The gable end in Photograph 11 is hidden from view in this photograph but is in the vertical plane of the rear of the verandah. The rear edge of the verandah parapet is visible beyond the solar panels.

2023074488: David C. Jones: 15th July 2023: Retention of Facade of Soldiers' Memorial Hall in Maitland Street Bingara cont

Roof Structure

The roof of the whole building will need modification. Photographs 9 to 15 on pages 4 and 5 show the roof above the parapet and verandah.

When the building, rearward of the rear wall of the verandah is demolished leaving the four nibs on the eastern side of the rear verandah wall, the roof structure will require modification at the vertical plane of the rear verandah wall.

Any gap between the top of the brickwork and the underside of the roof cladding will require a timber framed wall extending up from the brickwork to the underside of the roof rafters. It will need to be lined with Hardies blueboard or similar coated with a waterproof texture coat and painted. The top edge of the roof cladding will need to be flashed to the new wall.



Photograph 15. Looking north from adjacent building roof. A straight line from the metal bracket to the face of the cream painted gable in the distance is the approximate line of the rear verandah wall.

Estimated Cost of the Work

Sawcuts in walls to create nib walls \$10,000, timber framed wall above the rear brick wall of verandah to support the roof clad with Hardies board with texture coat with flashings \$15,000, concrete floors/ramps east of the rear wall of verandah, rendering of walls and openings \$20,000, painting \$10,000, miscellaneous \$10,000, total \$65,000. This is an estimate only and excludes the demolition of the remainder of the building rearwards and the hall.

Conclusion

If you have any queries, please do not hesitate to contact the undersigned.

Yours faithfully,

David C. Jones
Chartered Professional Engineer
for and on behalf of
David C. Jones (Consulting Engineers) Pty Ltd ABN 65 001 816 039

Submission Response	Comment
The Soldiers Memorial Hall is a registered World War 1 memorial site, there is no consideration of this in the Statement of Environmental Effects.	The Soldiers Memorial Hall is referenced on both the NSW Memorial Register and The Places of Pride (National Register of War Memorials). These references followed the Heritage Study undertaken within the Shire by Graham Wilson OAM. The Hall's use changed in 1938 when it was transferred to Bingara Shire Council for use as a Council Office. There are no Honour Rolls within the structure. The facade is the focal point of discussion and its retention will allow only minimal impact on the streetscape as well ensuring the significance of the building is acknowledged. Based on the listing of the building, it appears that preservation of the façade would satisfy the requirement to maintain this as a registered war memorial site. Council has undertaken a sound evaluation of the risks of this building. This follows the recommendation of the War Memorial Register. There is a document Caring for Our War Memorials. This relates to repairs and maintenance of structures such as gates, statues and walls. It does not include any comment on whole buildings and the problems with the Hall at present.
The buildings have historical significance even though they are not listed in the Gwydir Local Environmental Plan 2013 or the State Heritage Inventory. An assessment of its significance should form part of the Statement of Environmental Effects.	See above
No Indigenous Heritage assessment undertaken on either site.	SMK assessed Indigenous Heritage in section 4.12.1 of the report. No requirement to provide any additional information as this satisfied the provisions of the Act.
The Soldiers Memorial Hall is the location of at least two Time Capsules, this should be investigated and forms part of the heritage significance of the site.	These capsules will be located and repositioned within the proposed development to be opened at the appropriate time.
The Statement of Environmental Effects is inadequate and/or inaccurate: Particularly in relation to the above first four points and that the Bingara Strategic Plan is not considered as a part of this document.	Addressed above. Also in relation to the Bingara strategic plan, that plan does not recommend keeping dilapidated or abandoned buildings in the main street. Such buildings would provide a negative visual impact on the aesthetics of the main street area. There are other significant war memorials close by.

Submission Response	Comment
Impact on Streetscape/Visual amenity/Tourism: Consideration of the impacts of total or partial demolition will have on the streetscape and tourism with relation to the heritage vernacular of the main part of Bingara.	The facade is the focal point of discussion and its retention will allow only minimal impact on the streetscape as well ensuring the significance of the building is acknowledged.
Commercial Impacts: Consideration of the impacts that will be caused to remaining business' adjacent to and adjoining the proposed development site. Address the loss of available commercial space in the main street of Bingara.	The proposal is to basically replace like for like in terms of commercial space
Consideration of alternative solutions and more than one consultancy report: What are the alternatives available and documentation for each, that support the case for or against demolition. Has more than one consultant's opinion been sort regarding the possible remediation of the building/s issue/s.	The Council is satisfied with the documentation available from its various consultants. This information is available upon request.
Consideration of alternative sites for new office: What are the deciding factors as to why the demolition is necessary rather than alternative sites for the offices.	The main street location has been determined as the preferred location in order to maintain the convenient access to the Council's services.
Key Stakeholder & Community engagement: What community engagement was undertaken prior to the submission of the development application that supported the decision to demolish.	The advertising of the Development Application for demolition was considered sufficient public consultation.

Submission Response	Comment
Retention of the Soldiers Memorial façade: Has the preservation of the façade been investigated and what is the outcome.	The façade has been inspected by an independent structural engineer and it is possible for it to be retained. This will be a proposed amendment to the DA.
Conflict of Interest: Even though it is allowable, what assurances does the public have that Council will make an unbiased determination that is in the public interest. Has Council given consideration to referring the development to an independent assessing and/or determining authority.	The assessment of the DA will be undertaken by an independent Planning Consultant.
Demolition & re-construction should be considered together not separately: In order to give this demolition proposal context, the inclusion of a concept of the overall intention of the site once completed which includes alternatives would provide greater clarity to the public, so that a complete opinion can be formed.	The application deals with an application to demolish the buildings. It does not deal with Council's overall plan for building a new Council chambers. This would be a separate application to be prepared by Council. Further community engagement would be beneficial in relation to the following stages of this development, mainly remediation of the existing site and construction of new buildings. This may assist Councillors in forming opinions on the best action to move forward in the management of mainly the War Memorial Building and surrounds.

Bingara and District
VISION 2020

Gwydir Shire Council
33 Maitland St
Bingara NSW 2404

RE: Replacement of the Bingara Council Chambers and Office and the Development of 33 and 35 Maitland Street, Bingara.

Dear Max,

We thank you for being our guest at the V2020 General Meeting on June 22 and thank Council for providing the Options paper referenced above. As an active community group representing a broad spectrum of the community, we are happy to endorse **Option 1** of the paper, provided the following concerns are addressed:

- The 'history' of the site be maintained, through:
 - Keeping the memorial arch and creating a space to reference the Soldier's Memorial Hall.
 - The former could provide the centre of a green space with a 'stage' area beneath, to be used for community news, tourism information and social gatherings (possibly showcasing feature screened historical and promotional viewings).
- The streetscape facing the Adam's Garage site serve a 'mainstreet' function, to feature a full glass shopfront façade for the Visitor Information Centre and include shading, (instead of a very 'modern, government looking' building) to ensure a comprehensive tourist promotion vista.

We see this redevelopment as a unique opportunity for Bingara to reinforce itself as THE administrative centre for GSC. With a well-designed development, we can provide significant, purpose-built infrastructure for the future needs of our town with low environmental impact, and with energy and water conservation front of mind, creating a case study of best practice development.

This building can also ensure ongoing economic, cultural, and social benefits for the town and the Shire.

Yours sincerely,


John Bishton
Chair, Vision 2020

10/JULY/2023

PO Box 222 Bingara NSW 2404

6.5 Renaming the Warialda Recreation Ground

File Reference: NA

Delivery Program

Goal: 4. Proactive regional and local leadership

Outcome: 4.1 We are an engaged and connected community

Strategy: 4.1.3 Build on our sense of community

Author: General Manager

STAFF DISCLOSURE OF INTEREST Nil

IN BRIEF/SUMMARY RECOMMENDATION

TBA

TABLED ITEMS Nil

BACKGROUND

At the June Ordinary Council Meeting it was resolved:

THAT the proposal to name the Warialda Recreation Ground after Mr. Jim Payne be placed on public exhibition for comment for 21 days.

The proposal is currently on exhibition for public comment.

Any submissions received will be tabled at this meeting.

OFFICER RECOMMENDATION

TBA

ATTACHMENTS

Nil

7 COUNCILLORS' REPORTS

8 CLOSURE