



## MINUTES OF ORDINARY MEETING

Held on Thursday 27 July 2023

Commencing at 9:00 am

in the Warialda Office Council Chambers

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### Present

<b>Councillors:</b>	Cr John Coulton (Mayor), Cr Catherine Egan (Deputy Mayor), Cr Jim Moore, Cr Geoff Smith, Cr David Coulton, Cr Tiffany Galvin and Cr Chris Matthews
<b>Staff:</b>	Leeah Daley (Deputy General Manager), Helen Thomas (Manager Finance), Alex Eddy (Manager, Engineering Services), Justin Hellmuth (Business Improvement and IT Co-Ordinator) and Thais Simpson (Administrative Assistant)
<b>Public:</b>	
<b>Visitors:</b>	Mr. Richard McLean (Recoups over Teams)

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<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**

The Mayor welcomed all present to the meeting.

## **2 APOLOGIES**

Apologies were received from Cr. Dixon OAM, Cr Mulligan and the General Manager.

### **COUNCIL RESOLUTION:**

**THAT** the apologies received from Cr. Dixon OAM, Cr Mulligan and the General Manager are accepted.

Moved Cr Galvin, Seconded Cr Smith

**CARRIED**

For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Galvin, Cr Matthews, Cr Moore and Cr Smith

Against: Nil

## **3 CONFIRMATION OF THE MINUTES**

### **COUNCIL RESOLUTION:**

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

(Moved Cr D Coulton, Seconded Cr Smith)

**CARRIED**

For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Galvin, Cr Matthews, Cr Moore and Cr Smith

Against: Nil

## **4 PRESENTATION**

Mr. Richard McLean from Recoupa made 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**

Nil

## **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

**COUNCIL RESOLUTION:**

**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.**

**(Moved Cr Egan, Seconded Cr Smith)**

**CARRIED**

**For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Galvin, Cr Matthews, Cr Moore  
and Cr Smith**

**Against: 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

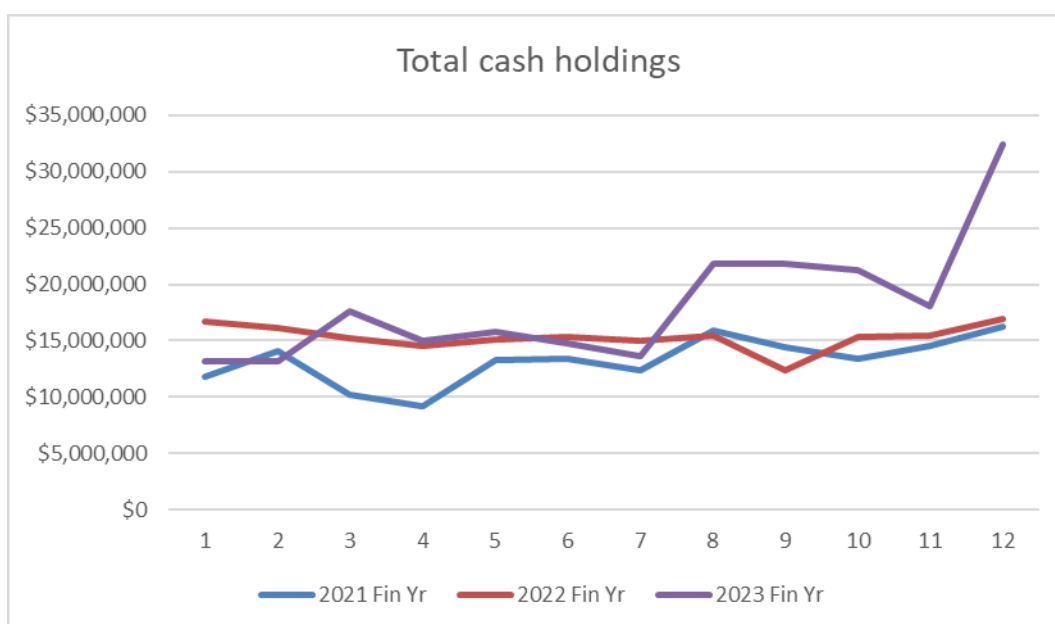


### Cash and Investments

Total Investments	
Direct Investments	\$3,000,000.00
Managed Funds	\$409,824.22
<b>Grand Total Investments</b>	<b>\$3,409,824.22</b>

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

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

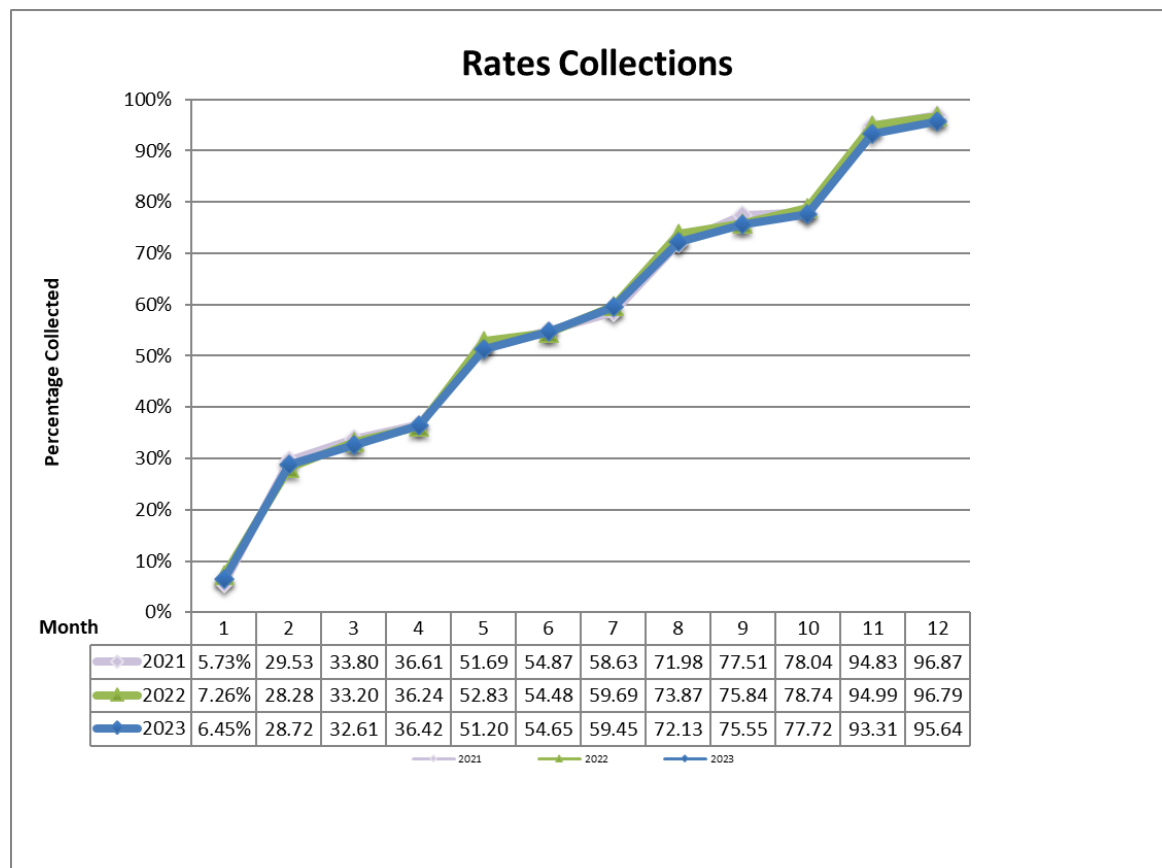


I, Helen Thomas, CFO and Responsible Accounting Officer for Gwydir Shire Council, certify that the Council's investments have been made in accordance with the Local

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

## COUNCIL RESOLUTION:

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

**(Moved Cr Galvin, Seconded Cr Matthews)**

## CARRIED

**For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Galvin, Cr Matthews, Cr Moore and Cr Smith**

**Against: 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

**COUNCIL RESOLUTION:**

**THAT the report be received.**

**(Moved Cr Galvin, Seconded Cr Moore)**

**CARRIED**

**For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Galvin, Cr Matthews, Cr Moore  
and Cr Smith**

**Against: 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 (now attachment 4).

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]
4. RSL Bingara Communication [**6.4.4** - 1 page]
5. Correspondence from The Hon. David Harris MP Tabled at meeting [**6.4.5** - 1 page]

**COUNCIL RESOLUTION:**

**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.**

**FURTHER that the correspondence received from The Hon. David Harris MP regarding the Bingara Soldiers Memorial Hall is noted.**

**(Moved Cr Egan, Seconded Cr Galvin)**

**CARRIED**

**For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Galvin, Cr Matthews, Cr Moore and Cr Smith**

**Against: Nil**

Correspondence regarding the Soldiers Memorial Hall tabled from The Hon. David Harris MP at the meeting.



David C. Jones (Consulting Engineers) Pty Ltd  
 ACN 001 816 039 ABN/GST No. 65 001 816 039  
 51 Lewin Street, Inverell, NSW, Australia, 2360  
 Telephone (02) 6721 0222 International +61 2 6721 0222  
 Facsimile (02) 6721 0111 International +61 2 6721 0111  
 Mobile 0427 210222 International +61 427 210222  
 E mail: david@dcjones.com  
 David C. Jones: BE, MEngSc, FIEAust, Chartered  
 Professional Engineer No 384884, NPER Civil and Structural  
 Registered Professional Engineer Queensland No. 2125  
 Registered Building Practitioner Victoria No. EC-2289

## 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

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PO Box 222 Bingara NSW 2404



RSL NSW - Bingara Sub Branch  
PO Box 19  
Bingara NSW 2404  
PH: 02 67 294132

Friday, 21 July 2023

To the Gwydir Shire Council

**Subject:** Exploring Considerations from Meeting on June 27, 2023

Dear Councillors and Staff,

I hope this letter finds you well. I am writing to discuss and explore several important considerations that arose during the meeting held on June 27, 2023, between the RSL Sub Branch and Mr. M Eastcott, GM Gwydir Shire. These considerations pertain to the Development Application DA24/23 and require thoughtful examination and action.

Firstly, we kindly request that DA24/23 be split, allowing for separate evaluation and handling of the Soldiers Memorial Hall and Adams' Garage (35 Maitland St). This division would enable a more focused and detailed assessment of each component.

It is of utmost importance that staff and councillors are provided with suitable offices as a priority. We strongly emphasize prioritizing the allocation of appropriate spaces to ensure their comfort and productivity in serving the community. Furthermore, we strongly advocate for the Gwydir Shire Council to maintain its strong presence in Bingara and provide not only local access to Council services but other Government services such as Medicare and NSW Roads and Maritime Services.

Regarding Adams' Garage, the RSL Sub Branch fully supports its demolition. If the Hall or the façade cannot be retained a green space could be developed utilising the Façade as an entrance. This would also allow for entrances to the Council offices from the green space. This initiative would contribute to the aesthetic enhancement of the area and provide an enjoyable environment for residents and visitors alike.

While it has been reported that the Soldiers Memorial Hall is structurally sound, it is acknowledged that remediation of the damp course and repairs to other parts of the building may not fully prevent the recurrence of the mould issue. As a minimum measure, we recommend preserving the Hall's Façade, allowing it to serve as an entryway to a garden or green space that will also provide side entrances for the Council Offices. This would help retain the historical significance and provide a welcoming aspect to the development. If this option is also not possible an inlay of the Rising Sun emblem and a glass etching of the hall be considered if the whole building including the façade were to be demolished.

We trust that these considerations will be thoroughly examined, and appropriate actions will be taken to address the concerns raised during the meeting. We appreciate your attention to these matters and your commitment to improving our community.

Thank you for your time and consideration.

  
(On behalf of)

David Young  
RSL NSW – Bingara Sub Branch President

Ph: 0428 955 464

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**The Hon. David Harris MP**

Minister for Aboriginal Affairs and Treaty  
Minister for Gaming and Racing  
Minister for Veterans  
Minister for Medical Research  
Minister for the Central Coast



**Mr Max Eastcott**  
**General Manager**  
**Gwydir Shire Council**  
**Locked Bag 5**  
**BINGARA NSW 2404**

Via email: [mail@gwydir.nsw.gov.au](mailto:mail@gwydir.nsw.gov.au)

Dear Mr Eastcott,

I write in my role as Minister for Veterans to comment on the proposed demolition of the Bingara Soldiers Memorial Hall and to encourage Gwydir Shire Council to protect the Hall as a permanent memorial to Bingara's sacrifice in the First World War.

The Bingara Soldiers Memorial Hall is deserving of conservation as an expression of Bingara's gratitude to those who served in the First World War, and as a historically significant place which has been used by the community for over 100 years. The people of the Bingara worked tirelessly to raise the funds required to construct the Hall as a permanent reminder of those who served and to provide veterans and the broader community with a place for gathering and recreation. The Hall is also associated with Bingara's civic history having been entrusted to Council for municipal use in 1937.

Historic First World War memorials such as the Bingara Soldiers Memorial Hall are widely recognised as local heritage items for their individual and collective cultural significance in NSW. They are indicative of the esteem held by both past and present communities for those who served and document Australia's involvement in the First World War including the enormous impact this had on the lives of Australians. Historic First World War memorials are also representative of the widespread community-driven movement to recognise those who served through the erection of public war memorials in the aftermath of the conflict.

Each war memorial in NSW uniquely commemorates our state's military service, and together they represent a hugely significant record of our shared history. I urge Gwydir Shire Council to reconsider the proposed demolition of the Bingara Soldiers Memorial Hall in favour of protecting it as an important part of NSW's social history and military heritage.

Sincerely,

 26/07/2023

**The Hon. David Harris MP**

Minister for Aboriginal Affairs and Treaty  
Minister for Gaming and Racing  
Minister for Veterans  
Minister for Medical Research  
Minister for the Central Coast

52 Martin Place Sydney NSW 2000  
GPO Box 5341 Sydney NSW 2001

02 7225 6150  
[nsw.gov.au/ministerharris](https://nsw.gov.au/ministerharris)

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## 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

### **COUNCIL RESOLUTION:**

**THAT the proposal to name the Warialda Recreation Ground after Mr. Jim Payne is accepted.**

**FURTHER that signage stating 'Jim Payne Oval' be installed with signage to include a life-sized silhouette and information on Jim Payne's achievements.**

**(Moved Cr Smith, Seconded Cr Moore)**

**CARRIED**

**For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Galvin, Cr Matthews, Cr Moore  
and Cr Smith**

**Against: Nil**



## 7 COUNCILLORS' REPORTS

### Cr Smith

Cr Smith requested information concerning how the Warialda Truck Wash is operating in terms of its longer-term financial viability, which will be provided.

### Cr Galvin

Cr Galvin advised that Lindsay Hagan, from Upper Horton, has asked if Council would consider circulating a Media Release advising that the Narrabri to Horton Road is completed. Mr Hagan also enquired if a BBQ could be organised after the launch of the Media Release. This will be referred to the Council's Director of Engineering Services for consideration.

She further advised that the Pulse Festival will be conducted by the Special Events Committee and that the Bingara Christmas Carnival will be held on Saturday 9<sup>th</sup> December 2023 and will also be a project of the Special Events Committee.

### Cr Egan

**Horton Road off Narrabri Road Construction Team** – Cr Egan congratulated the staff involved in this project with particular congratulations for the project coming in under budget.

**Skate Park Bingara** – Cr Egan also congratulated Mr. Nic Tobin on securing the funding for the Bingara Skate Park which is currently under construction.

## 8 CLOSURE

The meeting closed at 10.05 am.