



G W Y D I R
SHIRE COUNCIL

MINUTES OF ORDINARY MEETING

Held on Wednesday 7 August 2024

Commencing at 2:00 pm

in the Roxy Conference Room

Present

Councillors:	Cr John Coulton (Mayor), Cr Catherine Egan (Deputy Mayor), Cr Marilyn Dixon OAM, Cr Jim Moore, Cr David Coulton, Cr Tiffany Galvin, Cr Chris Matthews and Cr Lyndon Mulligan
Staff:	Max Eastcott (General Manager), Leeah Daley (Deputy General Manager), Helen Thomas (Manager Finance), Alex Eddy (Director Engineering Services), Bronwyn Wilson (Executive Assistant) and Colin Cuell (Building Manager - arrived 2.33 pm)
Public:	
Visitors:	

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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 Gomeri people in this land.

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1 OFFICIAL OPENING AND WELCOME - MAYOR

The Mayor welcomed all present to the final meeting of the 2021/2024 elected Council.

2 APOLOGIES

Cr Geoff Smith is an apology for this meeting.

An apology was received from Cr Geoff Smith.

COUNCIL RESOLUTION:

THAT the apology received from Cr Smith is accepted.

Moved Cr Egan, Seconded Cr Matthews

CARRIED

For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Dixon OAM, Cr Galvin, Cr Matthews, Cr Moore and Cr Mulligan

Against: Nil

3 CONFIRMATION OF THE MINUTES

COUNCIL RESOLUTION:

THAT the Minutes of the Ordinary Meeting and Confidential Ordinary Meeting held on Thursday 27 June 2024 as circulated be taken as read and CONFIRMED.

(Moved Cr D Coulton, Seconded Cr Matthews)

CARRIED

For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Dixon OAM, Cr Galvin, Cr Matthews, Cr Moore and Cr Mulligan

Against: Nil

4 PRESENTATION

Nil

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

Nil

6 ADDITIONAL/LATE ITEMS

Confidential

- 7.5 Bingara Office Replacement
- 7.6 Alternate Route Warialda Bypass

COUNCIL RESOLUTION:

THAT the following Items, namely:

**Confidential Item 7.5 Bingara Office Replacement;
Confidential Item 7.6 Alternate Route Warialda;
Confidential Mayoral Minute concerning a staff issue; and;
The full report relating to Item 7.13 July Investment and Rates Report**

are accepted as late Items to this Agenda for discussion.

(Moved Cr Egan, Seconded Cr Mulligan)

CARRIED

For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Dixon OAM, Cr Galvin, Cr Matthews, Cr Moore and Cr Mulligan

Against: Nil

7 COUNCILLORS' REPORTS

Cr Egan

Cr Egan noted the wonderful contribution from volunteers in completing the Bingara Showground Campdrafting facility.

Cr Matthews

Cr Matthews requested feedback on what action the Council is proposing on the engineering assessment presented to Council by Mr Ralph Waters regarding Campbell Bridge at Bingara.

Cr Moore

Cr Moore requested feedback on the following matters:

When will the signage at the Warialda Swimming Pool be installed. The advise given was that it should be commenced within the month;

What is happening regarding the introduction of Long Day Care in the Shire, which was provided; and;

The bins adjacent to IGA and the Bakery in Warialda require attention.

Cr Dixon OAM

Cr Moore requested information about whether there is a proposed footpath extension in Riddle Street adjacent to Gwydir Oval. Cr Dixon OAM was advised that the information will be provided this afternoon.

General Manager

LGNSW Annual Conference

The General Manager advised the meeting that LGNSW is accepting Motions for the upcoming Annual Conference in Tamworth. Any motions will need to be submitted by Friday 16th August 2024. Once the new Council has been elected there is the opportunity to lodge 'late' motions up to Sunday 20th October 2024.

8 OFFICERS' REPORTS

7.1 Technical Services Report June 2024

File Reference:	NA
Goal:	5. Organisational management
Outcome:	2.1 Our economy is growing and supported
Strategy:	2.1.1 Plan for and develop the right assets and infrastructure
Author:	Alexander Eddy, Director of Engineering Services

STAFF DISCLOSURE OF INTEREST Nil

IN BRIEF/SUMMARY RECOMMENDATION

This report is for reception.

TABLED ITEMS Nil

BACKGROUND

The Monthly Technical Services report has been identified by Council as the process of reporting the activities carried out monthly by the Technical Services Department. This report is for the month of June 2024.

COMMENT

Warialda CBD Park

The concrete and associated road works for the Warialda CBD Park are complete, with bitumen sealing of the carpark undertaken in July.



IB Bore Road Upgrade

Works continue on the SR9 IB Bore Road upgrade near North Star this month. This project is jointly funded by the Fixing Country Roads Program (\$9.54m), and the Federal Government's Heavy Vehicle Safety and Productivity Program (\$2m).

Over half of the project's length, approximately 11.5 kilometers, has been completed. The team is continuing with the next 5.5km with stabilising and gravel carting completed, this section is to be sealed by the end of August.



SR9 IB Bore Road

County Boundary Road Upgrade

The County Boundary Road sealing project is jointly funded by the Federal Government's Roads of Strategic Importance (ROSI) Program (\$9.75 million) with Council contributing an additional \$2.44 million.

Stage 2 of 4 Stages of the project was completed in June 2024 and Stage 3 earthworks construction with formation works well underway. It is expected that the 12.3 km long project will be completed by April 2025.



SR41 County Boundary Road, Stage 2

Maintenance

General maintenance continues on Regional and State roads, including vegetation control, slashing, whipper snipping and spraying of guideposts and guard rails and sign maintenance.

Seal maintenance is ongoing on all State, Regional and Local Roads as potholes continue to develop. Maintenance crews have completed drainage repairs on Whitlow Road, Gineroi Road, Yallaroi Road and culvert repairs on Langley Road.

Shoulder maintenance and drainage works have now been completed at Hollymount.

Maintenance Grading

During June maintenance grading was carried out on the following roads

- Gineroi Road
- Mt Rodd Road
- Riverstone Road
- Bereen Road
- Kellys Access Road
- Mitiamo Road
- Boundary Creek Road
- Gravesend Road
- Tucka Tucka Road
- Blue Nobby Road
- Yallaroi Road
- Croppa Moree Road
- Peates Road
- Dunrobyn Road
- Bells Creek Road
- Singapore Road
- Avon Downs Road

Slashing

During June slashing was carried out on the following roads

- Elcombe Road
- Cobbadah Road
- Warialda Saleyards
- Warialda Road
- Croppa Moree Road

- Warialda Airstrip

Roads Maintenance Council Contract – Works Orders issued by TfNSW

All Work Orders issued by Transport for New South Wales (TfNSW) are quality assurance schedule of rates projects carried out by Council staff under the Roads Maintenance Council Contract with TfNSW.

The 'Hollymount' Rehabilitation Project, segment 6120 on MR63 Fossickers Way, has now been completed with all sealing, line marking and guardrail works finalised. Works are now being completed, finalising Management System documentation and annual staff inductions, ready for submission towards the TfNSW R2 Prequalification to undertake works on their roads. Works Proposals and Tenders are also being completed future ordered works for the year, such as heavy patching, bitumen resurfacing and the Wendouree Rehabilitation Project on MR63 Fossickers Way, t south of Bingara. Heavy patching works are planned to start mid-late August, followed by resurfacing works, once completed, later this year or early next year. Drainage works are scheduled to be completed at Wendouree by the end of this year, with a view of bringing in the pavement crew early next year. Works will include culvert extensions, pavement widening, a pavement overlay and upgraded guardrail.

Routine maintenance continues each week undertaking inspections, rest area services, vegetation control and bitumen repairs.

Water and Sewer

Water and Sewerage operators carried out routine operational tasks and in addition attended 18 service line repairs, repaired 2 water main breaks, attended 3 sewer blockages, installed 1 new sewer connection, repaired 3 sewer breaks and replaced 1 water meter during the reporting period.

Regular weekly tasks carried out by Water and Sewerage staff include water testing, grounds maintenance at the water treatment plants, reservoirs, both sewerage treatment plants, sewer pump stations, Warialda truck wash and truck wash ponds.

Other work was undertaken at Bingara Skate Park, Apex Park Warialda, Plunkett Street Units, Warialda Truckwash, CWA Park and cemeteries in Bingara and Warialda. Meter reading was undertaken in June 2024.

Warialda Truck wash

The truck wash facility was used by 145 trucks during June with an average wash down time of 57 minutes and total water used was 850kL. The estimated income for the reporting period of June is \$10,899.24 less monitoring fees and expenses.

Solar Aerator was installed at the truck wash ponds in June. The aerator oxygenates the water to prevent the pond turning anaerobic.



*Truck wash pond aerator***Open Spaces Program**

The skate park was officially opened on 12th June by Deputy Mayor Catherine Egan. All the footpaths have been constructed with a small section of the park requiring turf to complete the project.



Skate Park opening 12th June

Stronger Country Communities Round 5

Construction of the new campdraft yards and facility at the Bingara Showground is almost complete. An access road was constructed by Council in April. User group working bees have almost finished de-constructing the old yards. The additional lighting pole was installed on the main arena in June.



Main arena aerial view

Batterhams Lookout

The installation of a picnic shelter and footpath was completed in August 2023 with the landscaping of the path. Visitor information signage (including an acknowledgement of the Apex Club's contribution to the establishment of the lookout) is being designed to finish the project.

Upper Horton Amenities Building

The new amenities building has been set up on piers and an access ramp installed by Council's building crew. An electrical connection has been established and septic tank and plumbing will be completed before 31st July 2024.

Parks and Gardens

All parks and gardens continue to be maintained. Council undertakes weekly inspections of playgrounds and cleaning of handrails and touch areas. Mowing, weed control, irrigation, hedging, and trimming were routinely undertaken during the reporting period. Council continues to mark and maintain the fields for the community

groups using Council’s ovals. Myall Creek and the Glacial area are inspected on a weekly basis.



Blue tree CWA Park Bingara

Bingara Showground

The Showground continues to be regularly booked for various equestrian events and private bookings.

Plant Update

A Vermeer vacuum excavator truck was delivered 25 June 2024.



New Vacuum excavator truck

Workshops and Depots – June

Workshop Services and Jobs	Apr	May	June
Total number of services in Workshops	15	31	20
Total number of repairs in Workshops	116	143	99

Major Repairs and maintenance undertaken in the workshops during June included:

P1713 – Jetmaster – fit new sensor to rear hopper

P1475 – Roller– fuel pump solenoid repairs

P2033 – truck – fit new reverse alarm, repair headlamp wiring

P1127 – trailer – fabricate and fit cage

P1933 – lime spreader – gear box repairs, new clutch and muffler

P1662 – water cart – repairs speed sensor and window

P1859 – grader – repairs oil leak, fit new drive belt

P1468 – dingo – fit new starter motor

P1902 – fit new drive belt and battery

Transport Forward Works Program

Renewal priorities for Regional Roads, Sealed Local Roads, Unsealed Local Roads and Urban Streets for approximately 10 years have been calculated.

Given the extraordinary conditions Council is operating in, with major grant funded works and disaster recovery, the prioritisation is not presented as a year specific works program, but a rolling works program to be used for the foreseeable future. As resourcing permits, works will be carried out, working through the list from highest priority to lowest.

Prioritisation was done through the use of several databases and documents, namely Council’s Transport Asset Management Plan, third part condition surveys carried out by Shepherd Services using RACAS AI, Council’s own visual inspections and Council’s traffic count database.

Where roads identified as priorities for rehabilitation are subject to natural disaster claims, the prioritisation will be used to inform the works program of Council’s dedicated flood damage crews.

It is important to note that the prioritisation is fluid in nature. Council has invested in a three year lease of the RACAS AI system which will allow regular monitoring of all roads, with a focus on roads identified in this prioritisation process. As factors such as environmental conditions, traffic makeup and industry activity see lower priority roads rapidly deteriorate, engineering staff will reprioritise them to ensure resources are allocated inline with industry best practice and basic asset management principles.

Regional Roads

Data captured by Shepherd Services was present in two segmentation methodologies; firstly using Council’s asset database and existing segmentation, and secondly Shepherd’s segmentation, which are notional 250m segments. Due to efficiencies in heavy patching, and the establishment of a dedicated small heavy patching crew, renewal in 250m segments is now considered operationally efficient, and prioritisation was done using this segmentation.

In delivering this program, it is expected that there will be instances where a lower priority segment is renewed concurrently with an adjacent high priority segment to realise savings in construction efficiencies.

Heavy vehicle traffic counts, surface condition index and pavement condition index were weighted to determine priority. In its simplest form, high priority segments are those with the highest heavy vehicle traffic counts, with the worst pavement and surface scores.

Regional Road Name	Start Chainage	End Chainage	Surface Index	Pavement Index	Heavy Vehicle Daily Traffic	Rehabilitation Score
Warialda Road	28388	28656	10	6	94	20
North Star Road	33842	34124	9	7	65	19
North Star	39267	39488	9	7	65	19

Road						
Warialda Road	25042	25274	10	5	94	19
Warialda Road	27093	27315	10	5	94	19
Killarney Gap Road	42878	43122	7	7	87	18
North Star Road	33570	33834	9	6	65	18
North Star Road	39498	39786	8	7	65	18
Warialda Road	12046	12298	7	7	94	18
Killarney Gap Road	7186	7416	6	7	87	17
Killarney Gap Road	37152	37382	7	6	87	17
Killarney Gap Road	49862	50066	7	6	87	17
Killarney Gap Road	64177	64355	7	6	87	17
North Star Road	7498	7774	8	6	65	17
North Star Road	39022	39256	7	7	65	17
North Star Road	54043	54305	8	6	65	17
North Star Road	54320	54570	7	7	65	17
Warialda Road	12308	12581	6	7	94	17
Warialda Road	25287	25521	8	5	94	17
Warialda Road	33743	33988	8	5	94	17
Bruxner Way	16349	16593	7	7	35	16
Killarney Gap Road	185	376	6	6	87	16
Killarney Gap Road	10146	10409	5	7	87	16
Killarney Gap Road	30213	30490	6	6	87	16
Killarney Gap Road	38548	38816	6	6	87	16
Killarney Gap Road	46837	47097	6	6	87	16
Killarney Gap Road	63019	63250	6	6	87	16
Killarney Gap Road	63986	64169	7	5	87	16
Killarney Gap Road	64367	64571	6	6	87	16
Killarney Gap Road	65187	65387	6	6	87	16
McIntyre - Gulf Creek Road	2072	2287	10	5	23	16
North Star Road	7208	7488	7	6	65	16

North Star Road	37542	37766	7	6	65	16
North Star Road	53490	53768	8	5	65	16
North Star Road	61155	61378	8	5	65	16
North Star Road	63488	63691	7	6	65	16
Warialda Road	13930	14168	5	7	94	16
Warialda Road	14181	14413	5	7	94	16
Warialda Road	14422	14693	5	7	94	16
Warialda Road	14702	14933	5	7	94	16
Warialda Road	26325	26575	5	7	94	16
Warialda Road	26848	27082	7	5	94	16
Warialda Road	33528	33733	5	7	94	16
Bruxner Way	16850	17108	8	5	35	15
Killarney Gap Road	576	750	6	5	87	15
Killarney Gap Road	9094	9349	5	6	87	15
Killarney Gap Road	18804	19096	5	6	87	15
Killarney Gap Road	29751	29976	6	5	87	15
Killarney Gap Road	33260	33474	5	6	87	15
Killarney Gap Road	38070	38282	6	5	87	15
Killarney Gap Road	53098	53341	5	6	87	15
Killarney Gap Road	63506	63731	5	6	87	15
Killarney Gap Road	64771	64961	6	5	87	15
McIntyre - Gulf Creek Road	1792	2052	9	5	23	15
McIntyre - Gulf Creek Road	7445	7718	8	6	23	15
North Star Road	15333	15617	5	6	94	15
North Star Road	17452	17705	6	6	65	15
North Star Road	47027	47319	7	5	65	15
North Star Road	56210	56443	6	6	65	15
North Star Road	56674	56900	5	7	65	15
North Star Road	56918	57142	5	7	65	15
North Star	63286	63478	6	6	65	15

Road						
North Star Road	63920	64141	5	7	65	15
North Star Road	65265	65512	6	6	65	15
North Star Road	66996	67208	6	6	65	15
North Star Road	81346	81576	6	6	65	15
Warialda Road	827	1018	6	5	94	15
Warialda Road	12914	13157	5	6	94	15
Warialda Road	16687	16973	6	5	94	15
Warialda Road	20998	21240	6	5	94	15
Warialda Road	26585	26830	6	5	94	15
Warialda Road	28668	28923	6	5	94	15
Warialda Road	28933	29169	6	5	94	15
Bruxner Way	4970	5241	6	6	35	14
Bruxner Way	14553	14817	7	5	35	14
Delungra Road	865	1069	5	7	52	14
Delungra Road	3134	3360	5	7	52	14
Delungra Road	3621	3871	5	7	52	14
Killarney Gap Road	0	174	5	5	87	14
Killarney Gap Road	385	565	5	5	87	14
Killarney Gap Road	950	1143	5	5	87	14
Killarney Gap Road	1151	1361	5	5	87	14
Killarney Gap Road	2009	2223	5	5	87	14
Killarney Gap Road	2233	2437	5	5	87	14
Killarney Gap Road	2452	2673	3	7	87	14
Killarney Gap Road	5822	6103	5	5	87	14
Killarney Gap Road	6125	6383	5	5	87	14
Killarney Gap Road	6921	7171	5	5	87	14
Killarney Gap Road	7428	7679	5	5	87	14
Killarney Gap Road	9626	9877	5	5	87	14
Killarney Gap Road	10884	11085	5	5	87	14
Killarney Gap Road	14605	14841	5	5	87	14
Killarney Gap Road	19106	19362	5	5	87	14
Killarney Gap	27759	28014	5	5	87	14

Road						
Killarney Gap Road	29984	30197	5	5	87	14
Killarney Gap Road	36645	36865	5	5	87	14
Killarney Gap Road	36877	37122	5	5	87	14
Killarney Gap Road	37392	37618	5	5	87	14
Killarney Gap Road	43149	43417	5	5	87	14
Killarney Gap Road	47110	47370	5	5	87	14
Killarney Gap Road	47385	47673	5	5	87	14
Killarney Gap Road	48291	48573	5	5	87	14
Killarney Gap Road	54790	55071	5	5	87	14
Killarney Gap Road	56013	56288	5	5	87	14
Killarney Gap Road	58484	58756	5	5	87	14
Killarney Gap Road	59633	59870	5	5	87	14
Killarney Gap Road	63263	63488	5	5	87	14
Killarney Gap Road	63747	63977	5	5	87	14
Killarney Gap Road	64972	65177	5	5	87	14
Killarney Gap Road	65567	65745	5	5	87	14
Killarney Gap Road	66393	66464	5	5	87	14
McIntyre - Gulf Creek Road	7191	7432	7	6	23	14
North Star Road	14300	14555	5	6	65	14
North Star Road	16971	17175	4	7	65	14
North Star Road	33320	33562	4	7	65	14
North Star Road	38292	38526	5	6	65	14
North Star Road	50775	50997	5	6	65	14
North Star Road	52689	52968	5	6	65	14
North Star Road	52988	53227	6	5	65	14
North Star Road	54585	54893	4	7	65	14

North Star Road	54903	55161	5	6	65	14
North Star Road	55941	56192	4	7	65	14
North Star Road	57844	58082	6	5	65	14
North Star Road	62072	62253	4	7	65	14
North Star Road	62262	62465	6	5	65	14
North Star Road	64151	64365	6	5	65	14
North Star Road	64383	64586	6	5	65	14
North Star Road	64598	64819	5	6	65	14
North Star Road	82139	82432	4	7	65	14
Warialda Road	2464	2715	5	5	94	14
Warialda Road	2727	2955	3	7	94	14
Warialda Road	4697	4970	3	7	94	14
Warialda Road	5799	6069	5	5	94	14
Warialda Road	11268	11527	3	7	94	14
Warialda Road	16997	17239	5	5	94	14
Warialda Road	17938	18244	5	5	94	14
Warialda Road	20727	20981	5	5	94	14
Warialda Road	22272	22501	5	5	94	14
Warialda Road	22510	22789	5	5	94	14
Warialda Road	23388	23658	5	5	94	14
Warialda Road	23936	24234	5	5	94	14
Warialda Road	29177	29410	5	5	94	14
Warialda Road	29684	29913	5	5	94	14
Warialda Road	29923	30160	5	5	94	14
Warialda Road	30185	30414	5	5	94	14
Warialda Road	30424	30646	5	5	94	14
Warialda Road	30654	30864	4	6	94	14
Warialda Road	31371	31604	5	5	94	14
Warialda Road	32725	32952	5	5	94	14
Warialda Road	32960	33246	5	5	94	14
Warialda Road	33255	33520	5	5	94	14
Warialda Road	37485	37778	5	5	94	14
Warialda Road	42494	42728	5	5	94	14
Warialda Road	42742	42976	5	5	94	14
Warialda Road	47259	47557	5	5	94	14
Warialda Road	48953	49173	5	5	94	14

Sealed Local Roads

Sealed Local Roads were prioritised using the same methodology as Regional Roads

Local Road Name	Start Chainage	End Chainage	Surface Index	Pavement Index	Heavy Vehicle Daily Traffic	Rehabilitation Score
Mosquito Creek Road	5235	5487	10	6	29	22
Mosquito Creek Road	5498	5729	10	6	29	22
Elcombe Road	22566	22832	10	6	28	22
Gil Gil Creek Road	21545	21752	6	7	41	21
Elcombe Road	24647	24890	10	5	28	21
Elcombe Road	22317	22556	10	5	28	21
Elcombe Road	22843	23103	8	7	28	21
Elcombe Road	23116	23359	8	7	28	21
Elcombe Road	23368	23587	8	7	28	21
Elcombe Road	23597	23839	8	7	28	21
Elcombe Road	24099	24347	10	5	28	21
Elcombe Road	24357	24635	10	5	28	21
Mosquito Creek Road	4762	4993	8	6	29	20
Mosquito Creek Road	5001	5225	9	5	29	20
Mosquito Creek Road	5741	5994	9	5	29	20
Mosquito Creek Road	6030	6255	9	5	29	20
Mosquito Creek Road	14079	14377	8	6	29	20
Elcombe Road	39738	39982	8	6	28	20
Elcombe Road	20794	21032	8	6	28	20
Blue Nobby Road	8250	8483	7	7	28	20
Gil Gil Creek Road	22622	22915	6	5	41	19
Mosquito Creek Road	3796	4036	8	5	29	19
Mosquito Creek Road	6528	6773	7	6	29	19
Mosquito Creek Road	12649	12914	6	7	29	19
Mosquito Creek Road	13490	13767	8	5	29	19
Mosquito Creek Road	43509	43719	6	7	29	19
Adams Scrub Road	0	201	6	7	28	19
Elcombe Road	26526	26765	6	7	28	19
Elcombe Road	26774	27028	6	7	28	19
Elcombe Road	30176	30445	8	5	28	19
Elcombe Road	11905	12127	6	7	28	19

Elcombe Road	1439	1684	6	7	28	19
Elcombe Road	21045	21286	8	5	28	19
Elcombe Road	21294	21520	8	5	28	19
Elcombe Road	21531	21778	8	5	28	19
Elcombe Road	22058	22307	8	5	28	19
Elcombe Road	23854	24088	8	5	28	19
Baroma Downs Road	12581	12835	8	6	22	18
Gil Gil Creek Road	22003	22275	4	6	41	18
Trevallyn Road	3742	3994	10	7	5	18
Copeton Dam Road	30054	30287	8	7	14	18
Mosquito Creek Road	3519	3780	7	5	29	18
Mosquito Creek Road	4293	4484	7	5	29	18
Mosquito Creek Road	4496	4753	7	5	29	18
Mosquito Creek Road	713	929	7	5	29	18
Mosquito Creek Road	12931	13206	7	5	29	18
Elcombe Road	25459	25707	6	6	28	18
Elcombe Road	2436	2690	6	6	28	18
Elcombe Road	38739	38975	5	7	28	18
Elcombe Road	3668	3900	5	7	28	18
Elcombe Road	21789	22048	6	6	28	18
Baroma Downs Road	10448	10672	8	5	22	17
Baroma Downs Road	10692	10955	8	5	22	17
Gulf Creek Road	4611	4868	10	6	7	17
Trevallyn Road	3464	3724	9	7	5	17
Trevallyn Road	4003	4252	10	6	5	17
Copeton Dam Road	31572	31808	8	6	14	17
Copeton Dam Road	33779	34018	7	7	14	17
Copeton Dam Road	4764	5016	7	7	14	17
Copeton Dam Road	11478	11730	7	7	14	17
Mosquito Creek Road	6785	7030	6	5	29	17
Mosquito Creek Road	7042	7318	6	5	29	17
Mosquito	944	1175	5	6	29	17

Creek Road						
Mosquito Creek Road	1186	1438	6	5	29	17
Mosquito Creek Road	39216	39497	6	5	29	17
Mosquito Creek Road	39505	39747	6	5	29	17
Mosquito Creek Road	36707	36955	6	5	29	17
Mosquito Creek Road	37467	37710	5	6	29	17
Elcombe Road	29892	30166	6	5	28	17
Elcombe Road	37456	37720	5	6	28	17
Elcombe Road	3426	3652	4	7	28	17
Elcombe Road	6042	6302	6	5	28	17
Elcombe Road	463	705	5	6	28	17
Elcombe Road	7035	7257	5	6	28	17
Elcombe Road	14715	14967	6	5	28	17
Elcombe Road	16222	16459	5	6	28	17
Elcombe Road	1693	1929	4	7	28	17
Blue Nobby Road	0	185	5	6	28	17
Blue Nobby Road	7780	7984	5	6	28	17
Blue Nobby Road	8008	8228	4	7	28	17
Blue Nobby Road	8492	8693	6	5	28	17
Blue Nobby Road	22725	22892	6	5	28	17
Baroma Downs Road	4045	4289	5	7	22	16
Baroma Downs Road	4302	4563	5	7	22	16
Baroma Downs Road	6350	6601	6	6	22	16
Baroma Downs Road	7200	7434	6	6	22	16
Baroma Downs Road	7734	7980	7	5	22	16
Baroma Downs Road	9069	9259	6	6	22	16
Baroma Downs Road	10121	10420	7	5	22	16
Baroma Downs Road	13682	13942	5	7	22	16
Baroma Downs Road	16999	17235	7	5	22	16
Whitlow Road	14453	14510	9	7	2	16
Old Bora Road	2125	2215	7	6	16	16
Yallaroi Road	28458	28674	7	7	11	16
Oregon Road	16833	16985	7	7	10	16

Horton Road	11327	11553	6	7	15	16
Getta Getta Road	1733	1936	7	6	15	16
Trevallyn Road	4260	4520	9	6	5	16
Copeton Dam Road	25079	25342	6	7	14	16
Copeton Dam Road	2441	2654	6	7	14	16
Copeton Dam Road	28232	28487	6	7	14	16
Copeton Dam Road	28497	28771	7	6	14	16
Copeton Dam Road	28790	29032	6	7	14	16
Copeton Dam Road	2663	2902	7	6	14	16
Copeton Dam Road	30296	30552	8	5	14	16
Copeton Dam Road	32300	32536	8	5	14	16
Copeton Dam Road	2911	3178	6	7	14	16
Copeton Dam Road	33538	33770	7	6	14	16
Copeton Dam Road	36216	36452	6	7	14	16
Copeton Dam Road	37502	37736	6	7	14	16
Copeton Dam Road	4511	4755	7	6	14	16
Copeton Dam Road	9323	9558	6	7	14	16
Copeton Dam Road	658	877	6	7	14	16
Copeton Dam Road	893	1157	6	7	14	16
Copeton Dam Road	1166	1397	6	7	14	16
Copeton Dam Road	18943	19191	7	6	14	16
Copeton Dam Road	19713	19958	6	7	14	16
Copeton Dam Road	22819	23061	7	6	14	16
Mosquito Creek Road	222	461	5	5	29	16
Mosquito Creek Road	7326	7567	5	5	29	16
Mosquito Creek Road	9311	9545	5	5	29	16
Mosquito Creek Road	11184	11430	5	5	29	16
Mosquito	13215	13476	5	5	29	16

Creek Road						
Mosquito Creek Road	38957	39204	5	5	29	16
Mosquito Creek Road	39765	40013	4	6	29	16
Mosquito Creek Road	41630	41922	5	5	29	16
Mosquito Creek Road	41948	42192	5	5	29	16
Mosquito Creek Road	42201	42438	5	5	29	16
Mosquito Creek Road	37720	37946	5	5	29	16
Mosquito Creek Road	38204	38428	5	5	29	16
Gragin Road	5199	5455	7	7	9	16
Elcombe Road	2195	2427	3	7	28	16
Elcombe Road	25176	25443	5	5	28	16
Elcombe Road	25720	25959	5	5	28	16
Elcombe Road	25973	26240	5	5	28	16
Elcombe Road	2701	2915	5	5	28	16
Elcombe Road	3168	3415	3	7	28	16
Elcombe Road	37730	37959	5	5	28	16
Elcombe Road	37970	38217	5	5	28	16
Elcombe Road	38468	38725	5	5	28	16
Elcombe Road	7265	7478	3	7	28	16
Elcombe Road	13427	13699	5	5	28	16
Elcombe Road	13707	13962	5	5	28	16
Elcombe Road	13971	14207	5	5	28	16
Elcombe Road	15230	15477	5	5	28	16
Elcombe Road	15982	16212	5	5	28	16
Elcombe Road	20004	20258	5	5	28	16
Elcombe Road	1939	2181	3	7	28	16
Noumea Road	3557	3760	9	5	8	16

Urban Streets

Urban Streets were prioritised using Council’s segmentation (street blocks) and Shepherd’s RACAS data.

Road Name	Start Chainage	End Chainage	Length	Locality	Surface Index	Pavement Index
Ridley Street	235	445	208	North Star	9	9
Heber Street	521	763	251	Bingara	10	7
Argoon Street	0	309	317	Bingara	10	6
Brigalow Street	533	788	267	Bingara	9	7
Dinoga Street	0	216	223	Bingara	10	6
Riddell Street	973	1211	250	Bingara	9	7
Apex Lookout Road	786	1024	245	Bingara	7	8

Apex Lookout Road	1303	1544	241	Bingara	7	8
Bandalong Street	475	697	221	Bingara	9	6
Bligh Street	316	577	259	Bingara	10	5
Brainard Street	0	217	216	Bingara	9	6
Dinoga Street	224	452	226	Bingara	10	5
Hall Street	238	458	228	Upper Horton	9	6
Junction Street	0	241	249	Bingara	9	6
Keera Lane	406	442	36	Bingara	10	5
Keera Street	944	1158	218	Bingara	9	6
Martyn Street	545	796	251	Bingara	10	5
Riddell Street	0	221	229	Bingara	10	5
Browns Lane	0	222	220	Bingara	7	7
David Street	232	495	272	North Star	7	7
Old Keera Road	493	752	269	Bingara	8	6
Pine Street	0	103	103	Warialda Rail	7	7
Riddell Street	231	466	243	Bingara	9	5
View Street	0	211	219	Warialda Rail	7	7
Wilby Street	0	194	200	North Star	9	5
Wood Street	0	179	179	Upper Horton	9	5
South Street	0	153	152	Bingara	7	7
Spring Street	0	180	187	Bingara	7	7
Apex Lookout Road	246	495	259	Bingara	6	7
Apex Lookout Road	1033	1294	268	Bingara	6	7
Apsley Drive	0	260	267	Croppa Creek	7	6
Belford Street	239	445	212	Croppa Creek	7	6
Bridge Street	213	399	189	Warialda Rail	6	7
Crane Street	261	513	259	Warialda	6	7
Choice Lane	0	225	224	Bingara	7	6
High Street	0	210	212	Warialda	6	7
Gwydir Street	276	525	250	Gravesend	6	7
Heber Street	262	510	258	Bingara	7	6
Heber Street	774	963	193	Bingara	7	6
Keera Lane	0	353	359	Bingara	7	6
Keera Street	487	695	219	Bingara	7	6
Old Church Lane	485	694	205	Gravesend	6	7
Old Keera Road	0	211	224	Bingara	6	7
Old Keera Road	223	485	273	Bingara	7	6
Old Keera Road	763	965	201	Bingara	7	6

Martyn Street	0	254	263	Bingara	7	6
Mountain Street	217	415	199	Warialda Rail	8	5
Riddell Street	0	229	238	Bingara	7	6
Riddell Street	725	963	247	Bingara	8	5

Unsealed Roads

Council staff recently undertook a visual inspection of the entire unsealed road network assessing pavement thinning. The results of this inspection were cross referenced with RACAS AI data, and roads that were identified as requiring significant gravel in both inspections were shortlisted for gravel resheeting. These shortlisted roads were subsequently prioritised by considering traffic counts and composition.

Road Name	Segment Number	Start Chainage	End Chainage	Length	Condition
Blue Nobby Road	20	15.14	22.69	7.55	4
County Boundary Road	40	11.27	13.08	1.81	4
County Boundary Road	50	10.70	11.27	0.57	4
County Boundary Road	70	3.97	7.33	3.36	5
County Boundary Road	80	0.00	3.97	3.97	4
Kurrajong Hills Road	20	9.73	12.27	2.54	6
Kurrajong Hills Road	10	0.00	9.73	9.73	5
Peates Road	40	6.00	8.39	2.39	4
Peates Road	50	4.91	6.00	1.09	4
Peates Road	100	3.67	6.71	3.04	6
Peates Road	110	0.00	3.67	3.67	6
Gil Gil Creek Road	30	1.45	3.15	1.70	4
Hybla Lane	10	0.00	8.52	8.52	6
Michells Lane	50	7.08	8.00	0.92	4
Michells Lane	70	8.70	10.89	2.19	4
Crooble Road	10	11.92	12.40	0.48	6
Crooble Road	40	9.06	10.51	1.45	6
Crooble Road	50	8.16	9.06	0.90	6
Crooble Road	60	0.00	8.16	8.16	6
Goat Road	10	10.37	17.59	7.22	4
Goat Road	20	7.59	10.37	2.78	6
Goat Road	40	0.00	4.61	4.61	4
Caroda Road	10	36.21	36.90	0.69	5
Caroda Road	30	31.07	31.70	0.63	5
Caroda Road	40	28.01	31.07	3.06	5
Fairford Road	50	1.58	3.50	1.92	4
Fairford Road	60	1.11	1.58	0.47	5
Forest Creek Road	20	11.10	15.04	3.94	4
Forest Creek Road	40	5.89	9.00	3.11	5

Floods Tank Road	10	0.00	1.02	1.02	6
Floods Tank Road	20	1.02	2.70	1.68	6
Floods Tank Road	30	2.70	4.40	1.70	6
Floods Tank Road	40	4.40	4.90	0.50	6
Ottley Road	20	1.30	6.57	5.27	6
Ottley Road	30	0.00	1.30	1.30	6
Wilsons Road	20	0.00	2.60	2.60	6
Mt Rodd Road	50	4.40	5.50	1.10	6
Mt Rodd Road	30	2.20	2.95	0.75	4
Mt Rodd Road	10	0.00	1.65	1.65	4
Mt Jerrybank Road	60	8.34	9.20	0.86	6
Mt Jerrybank Road	70	9.20	12.37	3.17	4
Woodburn Emello Road	30	6.85	9.69	2.84	5
Cracknells Road	10	0.00	1.65	1.65	4
Cracknells Road	20	1.65	2.10	0.45	5
Cracknells Road	30	2.10	3.05	0.95	5
Cracknells Road	40	3.05	3.83	0.78	5
Riverview Road	30	3.40	4.95	1.55	5
Riverview Road	40	4.95	8.80	3.85	5
Kirkton Road	20	0.00	3.10	3.10	6
Kirkton Road	30	3.10	6.69	3.59	6
Alma Lane	10	0.00	4.75	4.75	6
Alma Lane	20	4.75	5.11	0.36	6
Alma Lane	30	5.11	7.18	2.07	6
Sheep Station Creek Road	50	4.50	7.10	2.60	5
Sheep Station Creek Road	70	1.64	2.40	0.76	5
Avon Downs Road	20	0.82	1.94	1.12	5
Bora Link Road	10	0.00	1.30	1.30	6
Bora Link Road	30	2.73	3.53	0.80	6
Bundawarra Road	10	0.00	1.80	1.80	4
Byron Downs Road	10	0.00	0.92	0.92	6
Dewrang Road	30	3.19	4.15	0.96	5
Fairview Road	10	0.00	1.88	1.88	5
Hadleigh Siding Road	10	0.00	1.21	1.21	5
Hadleigh Siding Road	20	1.21	2.00	0.79	5
Hadleigh Siding Road	30	2.00	3.94	1.94	5
Hadleigh Siding Road	40	3.94	4.24	0.30	6
Halls Road	10	0.00	0.82	0.82	6
Kemps Raod	10	0.00	3.29	3.29	5
Kemps Raod	20	3.29	5.84	2.55	5
Kiora Road	30	2.30	2.67	0.37	6
Kiora Road	40	0.00	2.30	2.30	6
Lockharts Road	10	0.00	0.31	0.31	6

Melrose Estate Road	40	1.10	1.47	0.37	5
Melrose Estate Road	60	2.41	3.59	1.18	5
Minilya Road	10	0.88	5.87	4.99	6
Minilya Road	20	0.00	0.88	0.88	5
Myall Downs Road	10	0.00	15.10	15.10	6
Rocky Springs Road	10	0.00	1.63	1.63	5
Rocky Springs Road	20	1.63	3.73	2.10	4
Rocky Springs Road	30	3.73	4.93	1.20	4
Sadowa Road	10	0.00	0.90	0.90	5
Strathallan Road	10	0.00	1.00	1.00	6
Terreege Road	20	0.00	2.93	2.93	4
Tumba Road	10	0.00	5.02	5.02	6
Waverly Downs Road	10	0.00	1.80	1.80	6

CONCLUSION

The activities carried out by the Technical Services Department are in line with the 2024/25 Management Plan and as otherwise directed.

CONSULTATION

Consultation is carried out within the Technical Services Department during the monthly Technical Services Team Meetings and with other relevant persons.

OFFICER RECOMMENDATION

THAT the report be received.

THAT the proposed road renewal priorities are endorsed.

FURTHER the General Manager is given delegated authority to modify the renewal properties should lower priority roads experience increased dilapidation throughout the 2024-2025 financial year.

ATTACHMENTS

Nil

COUNCIL RESOLUTION:

THAT the report be received.

THAT the proposed road renewal priorities are endorsed.

FURTHER the General Manager is given delegated authority to modify the renewal properties should lower priority roads experience increased dilapidation throughout the 2024-2025 financial year.

(Moved Cr D Coulton, Seconded Cr Egan)

CARRIED

For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Dixon OAM, Cr Galvin, Cr Matthews, Cr Moore and Cr Mulligan

Against: Nil

7.2 Executive Services

File Reference: NA

Delivery Program

Goal: 5. Organisational management

Outcome: 5.1 Corporate management

Strategy: 5.1.3 Administrative and support functions

Author: Max Eastcott, General Manager

STAFF DISCLOSURE OF INTEREST Nil

IN BRIEF/SUMMARY RECOMMENDATION

This report is for reception.

TABLED ITEMS Nil

BACKGROUND

PLANNING

The following Development (D/A) and Development Modification (s96) applications were approved during the month of June 2024.

No.	Property Description	Development/Work	\$	DA	s4.5 5
87/05/06 (173/200 6)	M J & F Williams Lot 2 DP 715651 584 Oregon Road Warialda	Modification to increase the number of School Buses parked on the property to 5 as part of an existing Home Business on the property	-		✓
36/2022	Gwydir Shire Council Lot 379 DP 759052 152 Long Street Warialda	Modification to approved additions and alterations to existing Health/Aged Care Building	-		✓
12/2024	B R S & B M Basham Lots 105 & 106 DP 751120 Lot 9 DP 1000743 2953 Gragin Road Warialda & S J & P O'Rourke Lots 93, 94, 97, 98 & 99 DP 751120 2519 Gragin Road Warialda & S J & P O'Rourke & A P & T J Williams Lot 10 DP 1000743 Gragin Road Warialda	Continued Use of existing amenities and facilities located on several properties for the Annual Warialda 200 Off-Road Racing Event	1,000	✓	

	& C R McQueen Lot 169 DP 754834 Gragin Road Warialda				
14/2024	N J Roberts Lot 166 DP 754834 679 Michells Lane Whitlow/Myall Creek & T R & C M Jorgenson Lot 169 DP 754834 1000 Michells Lane Myall Creek	Subdivision of two existing allotments into three. Including the creation of one lot with an existing dwelling with an area greater than the minimum lot size for the zone and two vacant lots with areas less than the minimum lot size for the zone that are for primary production use only	10,000	✓	
15/2024	T O E & C Smith Lot 1 DP 754819 Elcombe Road Bingara	Construction of a new dwelling with a detached 2-bay garage and a detached storage shed	750,000	✓	
16/2024	K L Turner Lot 5 Section 54 DP 759052 30 Hope Street Warialda	Demolition of existing and construction of new rear covered deck with accessibility ramp	11,000	✓	

There following Development (DA) or Development Modification (s4.55) applications were approved in the previous month but not previously reported to Council.

No.	Property Description	Development/Work	\$	DA	s4.55
24/2023	Gwydir Shire Council Lot 20 Section 38 DP 758111 33 Maitland Street Bingara	Modification of demolition conditions on existing consent	-		✓
36/2022	Gwydir Shire Council Lot 19 Section 60 DP 759052 32 Plunkett Street Warialda	Continued Use of two additional three-bedroom dwelling units to be used for professionals' accommodation	-	✓	

There were no Development (D/A), or Development Modifications (s96) application(s) refused (R), withdrawn (W) or cancelled (C) during the month of June 2024.

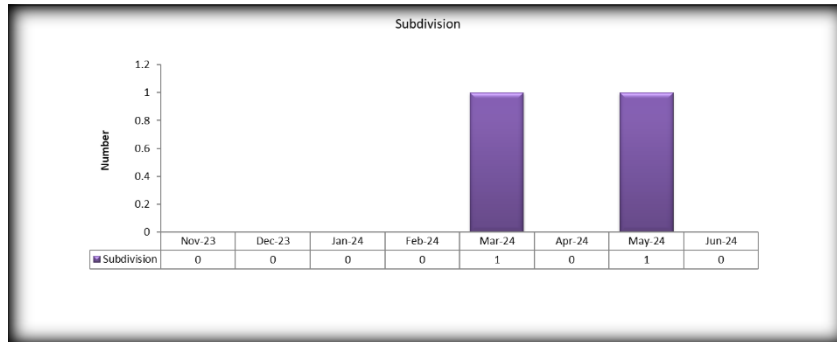
There were no Development (D/A) applications determined where there has been a variation in standards under clause 4.6 of the Gwydir Local Environmental Plan 2013 during the month of June 2024.

The following table shows all Development (D/A) and Development Modification (s96) applications that were submitted on the NSW Planning Portal, that were lodged with Council after the payment of lodgement fees and those that remain unlodged with Council, during and prior to 30 June 2024 and remain undetermined as at 30 June 2024:

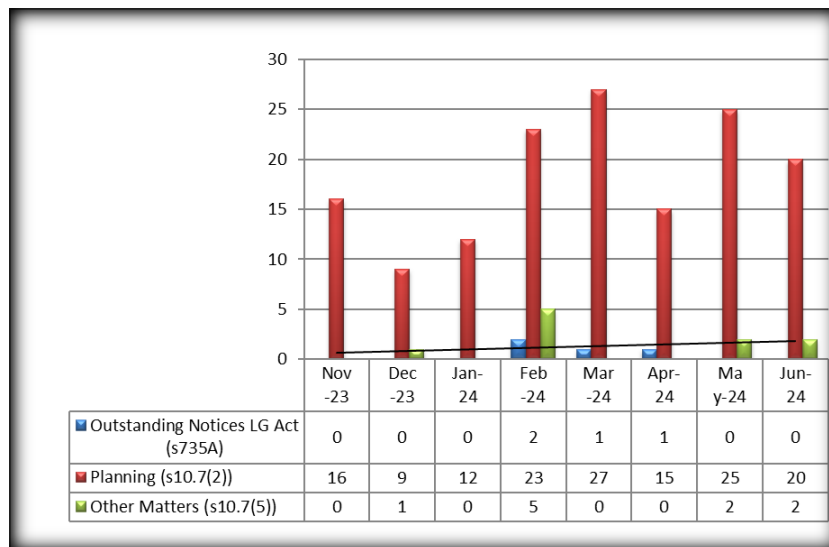
Applica tion No.	Applicant Name	Property Owner	Property Address	Description of Work	Date Application submitted on the NSW Planning Portal	Date Lodged with Council	Reason for time between submission & lodgement	Current Status of the Application	Type of Application
42/2023	B J Davis	B J Davis	1246 Mosquito Creek Road Warialda	2 Lot Rural Subdivision	22/09/2023	21/06/2024	Request Additional Information	Referred to NSW RFS for concurrence & being notified & exhibited for 21 days as per Community Participation Plan as Integrated Development	DA
48/2023	Revolution Town Planning	Gwydir Shire Council	33-35 Maitland Street Bingara	Office Building and Community Facility	9/11/2023	22/02/2024	Request Additional Information	Regionally Significant Development - Awaiting acceptance by Regional Planning Panel	DA
02/2024	Jesse Rollings	J Rollings & C Jones	134 Long Street Warialda	Modification of existing approval for an open shed due to new design to a partially open shed	29/04/2024	10/05/2024	Pre-lodgement Review being undertaken	Being notified & exhibited for 14 days as per Community Participation Plan	Modification
05/2024	Upper Horton Feedlot (D L Hamilton, P J Hamilton, S T Hamilton & J L Randall)	P J & D L Hamilton	2983 Horton Road Upper Horton	999 Head Cattle Feedlot	16/01/2024	22/02/2024	Invoice for fees issued and awaiting payment prior to lodgement of application	Request of amended Statement of Environmental Effects	DA
08/2024	J E Hardcastle	Hardcastle Pty Ltd	18-22 Wilby Street North Star	Amalgamation of three existing urban allotments into one urban allotment	13/02/2024	-	Request of amended Statement of Environmental Effects prior to lodgement		DA
16/2024	Gwydir Shire Council	M J Bogan & J M Kane	135 Burundah Drive Warialda	Two Lot Rural Subdivision	29/04/2024	13/06/2024	Request for Additional Information - Confirmation of compliance with cl 4.6(6) of the Gwydir Local Environmental Plan 2013	Being notified & exhibited for 14 days as per Community Participation Plan	DA
17/2024	B Clarke	B & R M Clarke	1 Poverty Flat Lane Warialda	Shed - 12.1m x 24m	6/05/2024	17/06/2024	Request for Additional Information - Site Plan and Elevations	Being notified & exhibited for 14 days as per Community Participation Plan	DA

19/2024	B Patterson	G T Papworth	6 View Street Warialda Rail	Single Storey Dwelling	3/06/2024	10/06/2024	Invoice for fees issued and awaiting payment prior to lodgement of application	Being notified & exhibited for 14 days as per Community Participation Plan	DA
20/2024	J N Hartley	L M & J N Hartley	Gwydir Highway Warialda	Single Storey Dwelling	4/06/2024	18/06/2024	Invoice for fees issued and awaiting payment prior to lodgement of application	Being notified & exhibited for 14 days as per Community Participation Plan	DA
21/2024	J J Lyons	R M & J J Lyons	5 Brigalow Street Bingara	Open front shed	4/06/2024	18/06/2024	Invoice for fees issued and awaiting payment prior to lodgement of application	Being notified & exhibited for 14 days as per Community Participation Plan	DA
22/2024	New England Northwest Planning Services	J P & M Green	Old Bora Road Bingara	Shed - 12.1m x 24m	12/06/2024	-	Invoice for fees issued and awaiting payment prior to lodgement of application	-	DA

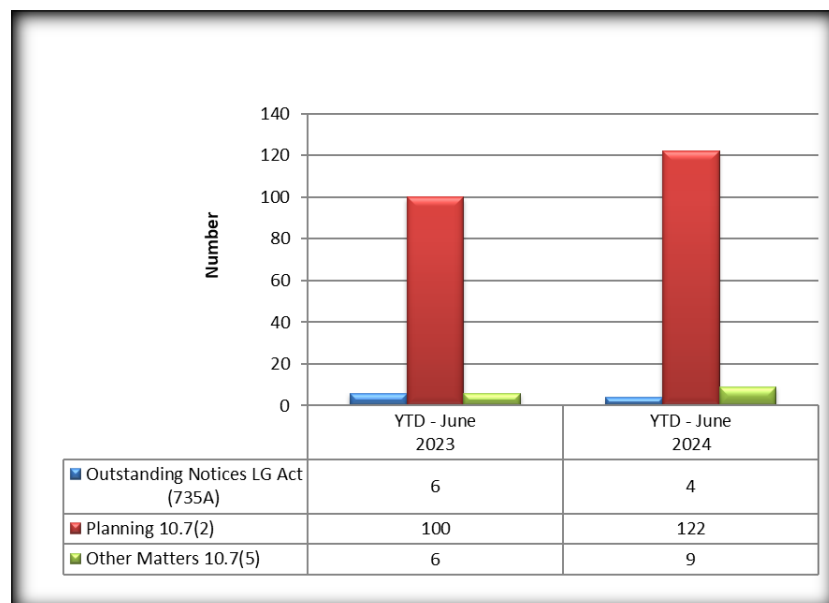
The following graph shows the Subdivision Certificates issued during the month of June 2024 and in the preceding seven months.



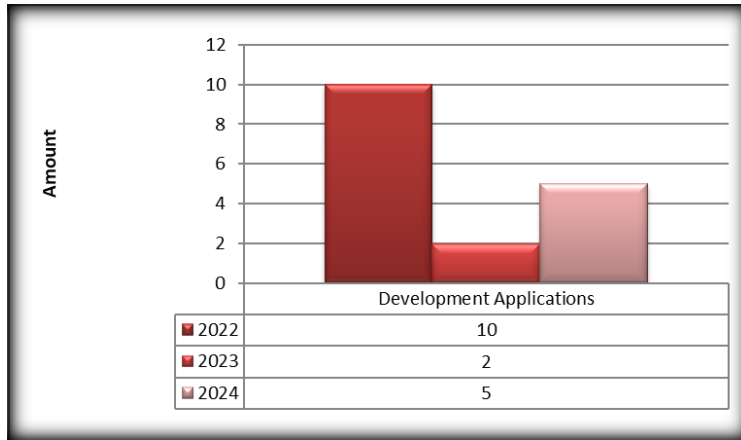
The following graph shows the Conveyancing Certificates issued during month of June 2024 compared to the previous seven months:



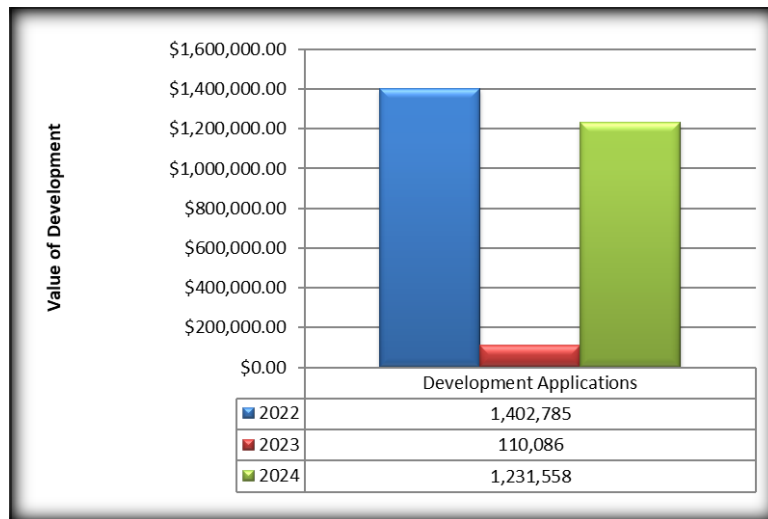
The following graph shows the Conveyancing Certificates issued up to and including the month of June 2024 compared with the same period in 2023:



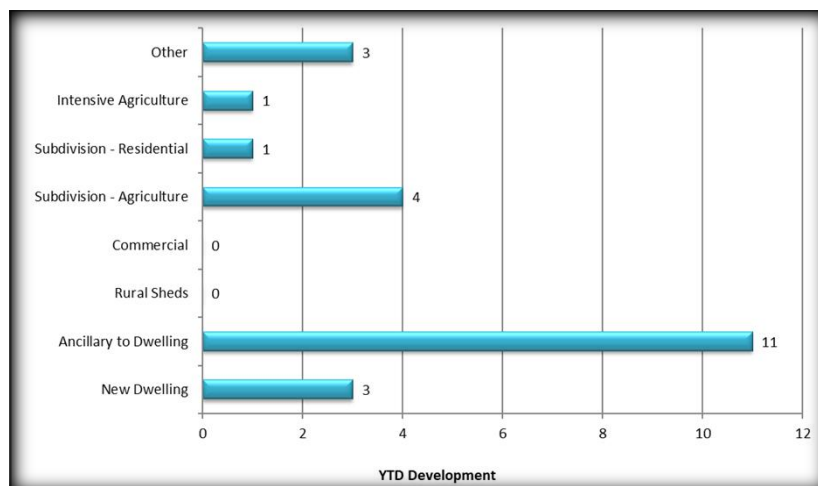
The table below shows a comparison between total development applications (excluding s4.55 applications) lodged during the month of June 2024 compared to the same period in the previous two years:



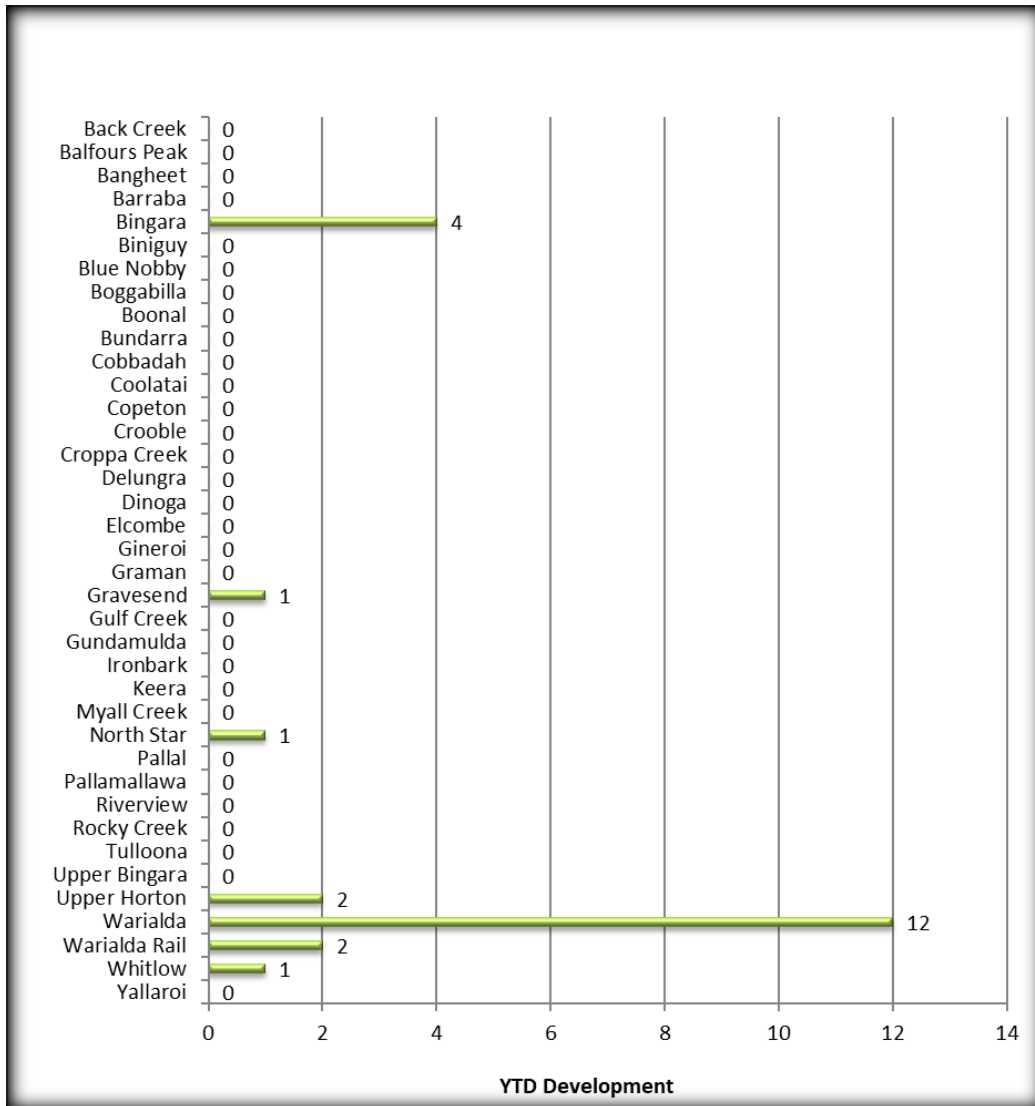
The table below shows a comparison between total value of development applications (excluding s4.55 applications) lodged during the month of June 2024 compared to the same period in the previous two years:



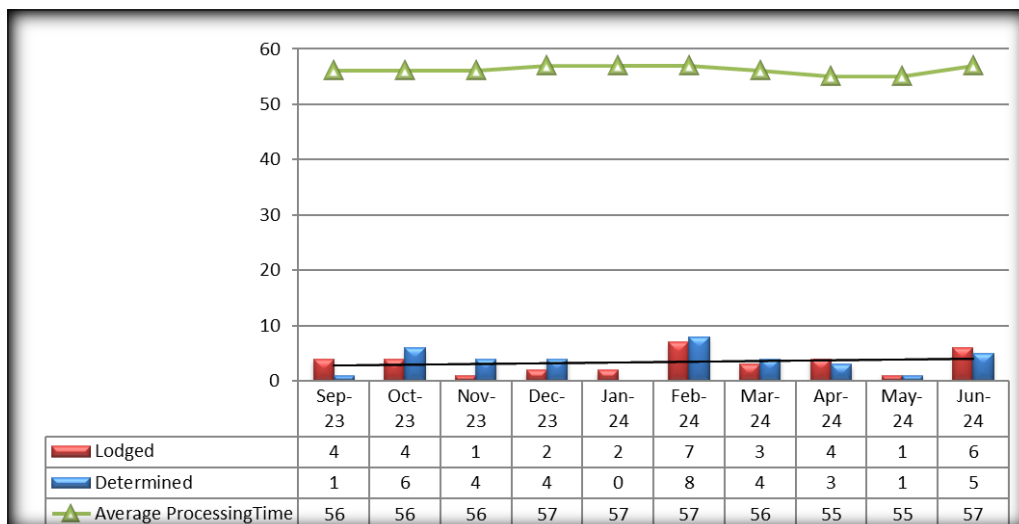
Development Applications (excluding s4.55 modifications) lodged for the year by type – YTD June 2024:



Development Applications (excluding s4.55 modifications) lodged for the year by locality – YTD June 2024:



Development Application Analysis (excluding s4.55 applications) – for the nine (9) months up to the end of June 2024



BUILDING SERVICES – YEARLY REPORT JUNE 30 2024

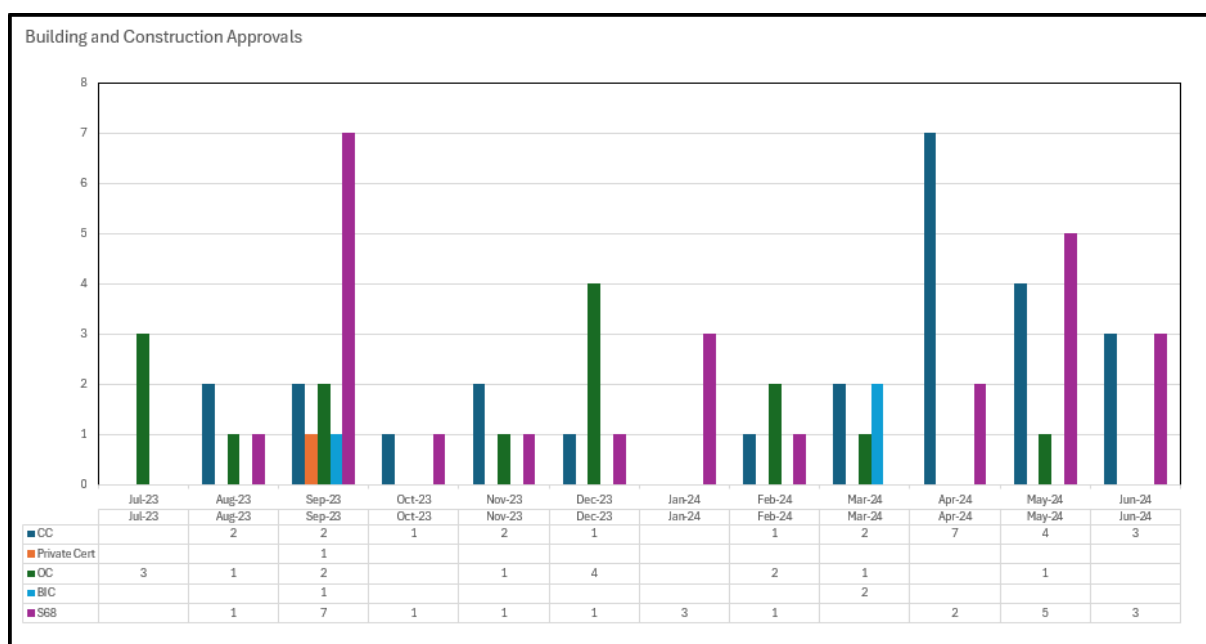
The Department continues to receive enquiries and provide advice on a range of planning and building matters including:

- Minor structure construction e.g., sheds
- Commercial opportunities and construction
- Basix (Building Sustainability Index)
- Bushfire requirements
- Building construction standards and requirements
- Stormwater
- Licensing and owner builder requirements
- Fees and charges

The department receives all building related applications via the NSW Planning Portal. It is mandatory that all applications for Construction Certificates (CC), Complying Development (CDC), Principal Certifier Appointments (PCA), Occupation Certificates (OC) and Building Information Certificates (BIC) be lodged with Council via the NSW Planning Portal. Section 68 (S68) Applications are lodged directly with Council.

There are currently 80 active Construction Certificate and Principal Certifier Appointment approvals that are at varying stages of the assessment/construction process and working towards the completion, and issue of an Occupation Certificate.

The graph below summarises the approvals for the current year and the following table shows the details of the approvals that have been issued for the past financial year.



CONSTRUCTION CERTIFICATES			
No.	Property Description	Development/Work	\$
CC 2023/21 29/08/2023	2 Bowen Street Bingara	Garage/Shed	\$47,000
CC 2023/32 29/08/2023	36 Roger Moore Cres Warialda	Self Storage Facility – comprising of 2 storage shed complexes	\$275,000
CC 2023/34 01/09/2023	18 Gwydir Tce Bingara	New principal dwelling and change of use for existing dwelling to secondary dwelling	\$310,000
CC 2022/50 05/09/2023	12 East Street Bingara	Footings & piers for manufactured dwelling	\$10,000
CC 2023/17 20/10/2024	9 Inverell Road Warialda	Above ground swimming pool and fencing	\$3,000
CC 2023/41 06/11/2023	29 Bombelli Street Bingara	Above ground swimming pool and fencing	\$4,000
CC 2023/43 09/11/2023	50 Bingara Street Warialda Rail	Alterations and complete internal fit out of existing dwelling	\$66,000
CC 2023/44 21/12/2023	40 Bombelli Street Bingara	Single bay garage	\$9,500
CC 2023/51 16/02/2024	50 Bingara Street Warialda Rail	2-bay garage/shed and attached verandah	\$33,000
CC 2023/36 Withdrawn	13212 Gwydir Hwy Warialda	Attached verandah on two sides of dwelling	\$201,250
CC 2023/53 13/03/2024	16 Bombelli Street Bingara	New principal dwelling and change of use for existing dwelling to secondary dwelling	\$587,516
CC 2023/52 20/03/2024	98 High Street Warialda	2 bay shed/garage	\$37,940
CC 2024/6 05/04/2024	5 Heber Street Bingara	Attached, covered deck on front of existing dwelling and detached 2 bay garage	\$75,854
CC 2024/3 05/04/2024	12970 Gwydir Hwy Warialda	Completion of partially constructed carport subject to BIC 2024/1	\$6,600
CC 2023/51/2 08/04/2024	50 Bingara Street Warialda Rail	2-bay garage/shed and demolition of existing timber shed	\$19,800
CC2023/22 09/04/2024	6226 North Star Rd North Star	Telecommunications tower	\$243,000
CC 2023/13 10/04/2024	26 Faithful Street Bingara	Alterations and additions to existing dwelling	\$50,000
CC 2022/5 10/04/2024	6 Frazer Street Bingara	Alterations and additions to existing dwelling	\$65,000
CC 2024/10	21 Bingara Street Warialda Rail	Inground swimming pool and fencing	\$82,440
CC 2024/9 10/05/2024	14 Crane Street Bingara	3-bay shed/garage	\$19,500

CC 2024/11 10/05/2024	20 Cobbadah Street Upper Horton	Telecommunications facility	\$88,000
CC 2024/4 24/05/2024	Lot:2 DP 773834 Gwydir Hwy Gravesend	Telecommunications facility	\$243,000
CC 2024/13 14/06/2024	12 Long Street Warialda	3-bay garage/shed/workshop	\$48,000
CC 2024/7 14/06/2024	2 Bandalong Street Bingara	Shed with attached carport and lean-to with internal bathroom	\$150,000
CC 2023/50 06/06/2024	3 Brigalow Street Bingara	2-bay shed	\$40,000

OCCUPATION CERTIFICATES		
No.	Property Description	Development/Work
OC 2022/26 10/07/2023	31 Market Street Warialda	Carport
OC 2022/12 13/07/2023	Lot: 7010 DP1030135 Buckie Road Croppa Creek	Amenities Building
OC 2021/16 19/07/2023	10 Gwydir Tce Bingara	Attached verandah on front of existing dwelling and conversion of shed into a secondary dwelling
OC 2022/7 30/08/2023	6 Bandalong Street Bingara	Carport/garage
OC 2023/3 08/09/2023	16 Bassett Street Bingara	Shed
OC 2022/37 15/09/2023	894 Whitlow Road Whitlow	Conversion of shed into dwelling and construction of detached garage/shed
OC 2022/45 21/11/2023	24 Ridley Street Bingara	Garage/shed
OC 2022/1 01/12/2023	80 Burundah Drive Warialda	Garage/shed
OC 2023/17 07/12/2023	9 Inverell Road Warialda	Above ground swimming pool and fencing
OC 2022/2 18/12/2023	6 Olive Pyrke Tce Warialda	Dwelling
OC 2023/41 20/12/2023	29 Bombelli Street Bingara	Above ground swimming pool and fencing
OC 2023/32 15/02/2024	36 Roger Moore Cres Warialda	Self Storage Facility – comprising of 2 storage shed complexes
OC 2021/40 28/02/2024	19 Crane Street Warialda	Garage/Shed
OC 2023/21 13/03/2024	21 Bowen Street Bingara	Garage/Shed
OC 2013/31	3 Morningson Street	Alterations and additions to existing dwelling

28/05/2024	Warialda Rail	
OC 2021/1 03/06/2024	1 Sophies Lane Warialda	Garage/shed
BUILDING INFORMATION CERTIFICATES		
No.	Property Description	Development/Work
BIC 2023/1 14/09/2023	50 Bingara Street Warialda Rail	Review unauthorised work – major alterations and additions to the existing dwelling
BIC 2023/2 10/01/2024	9 Martyn Street Bingara	Review unauthorised work – construction of carport
BIC 2024/1 01/03/2024	12970 Gwydir Hwy Warialda	Review unauthorised work – construction of attached carport
BIC 2024/2 07/03/2024	56 Finch Street Bingara	Certify work carried out without inspection for purpose of occupation approval

PRIVATE CERTIFIER – CERTIFICATE REGISTRATION		
No.	Property Description	Development/Work
OC 2021/2 05/09/2024	7 White Street Bingara	Occupation Certificate (dwelling)

SECTION 68 APPROVALS		
No.	Property Description	Development/Work
S68 2023/24 22/08/2023	10-12 Gwydir Street Gravesend	Gravesend Community Event – install and operate amusement rides
S68 2022/26 05/09/2023	12 East Street Bingara	Install manufactured dwelling
S68 2023/8 05/09/2023	12 East Street Bingara	Carry out water supply, sanitary plumbing, sewerage and stormwater works (new dwelling)
S682023/20 05/09/2023	1746 Glenesk Road Balfours Peak	New onsite sewerage management system
S68 2023/25 13/09/2023	50 Bingara Street Warialda Rail	New onsite sewerage management system
S68 2023/21 20/09/2023	19 Yetman Street Coolatai	Repairs and alterations to existing onsite sewerage management system
S68 2023/22 20/09/2023	18 Gwydir Tce Bingara	Carry out water supply, sanitary plumbing, sewerage and stormwater works (new dwelling)
S68 2023/23 20/09/2024	29 Dinoga Street Bingara	Carry out water supply, sanitary plumbing, sewerage and stormwater works (new dwelling)
S68 2023/26 09/10/2023	36 Holden Street Warialda	2023 Honey Festival – install and operate amusement rides
S68 2023/29 21/11/2023	36 Holden Street Warialda	2023 Warialda Christmas Carnival – install and operate amusement rides
S68 2023/32 14/12/2023	3 Avoca Street Warialda Rail	2023 Warialda Rail Christmas Carnival – install and operate amusement rides

S68 2023/31 09/01/2024	46 Heber Street Bingara	Carry out water supply, sanitary plumbing, sewerage and stormwater works (bathroom in existing shed)
S68 2023/28 18/01/2024	181 Yallaroi Road Coolatai	New onsite sewerage management system, water supply, sanitary plumbing, sewerage and stormwater work (new manufactured dwelling)
S68 2024/1 14/02/2024	691 Fairford Road Warialda	Replace existing onsite sewerage management system with new system.
S68 2024/2 03/04/2024	75 Riddell Street Bingara	Carry out water supply, sanitary plumbing, sewerage and stormwater works (new dwelling)
S68 2024/3 03/04/2024	5658 Cobbadah Road Bingara	Replace existing onsite sewerage management system with new system.
S682024/9 08/05/2024	34 Holden Street Warialda	2024 Warialda Show – install and operate amusement rides
S68 2024/10 14/05/2024	26 Bowen Street Bingara	2024 Bingara Show – install and operate amusement rides
S682024/6 10/05/2024	21 Bingara Street Warialda Rail	Minor alterations to existing onsite sewerage management system (pool waste)
S68 2024/8 24/05/2024	35 Maitland Street Bingara	Sanitary plumbing & drainage connection to water and sewer, stormwater work in association with new commercial office building
S68 2024/5 27/05/2024	54 Maitland Street Bingara	Minor alterations for installation of new sink in café
S68 2024/7 14/06/2024	86 Burundah Drive Warialda	New onsite sewerage management system, water supply, sanitary plumbing, sewerage and stormwater work (new dwelling)
S68 2024/11 14/06/2024	Lot 20 DP 751087 Buckie Road Croppa Creek	New onsite sewerage management system (aerated wastewater treatment system)
S68 2024/12 24/06/2024	16 Maitland Street Bingara	2024 Orange Festival – install and operate amusement rides

CUSTOMER REQUESTS, ADVICE AND INSPECTIONS				
Type	No.	Yr. to Date	Actioned	Pending
Construction/Building & Building Maintenance	60	1075	1068	7

SWIMMING POOL INSPECTION PROGRAM

The *Swimming Pools Act 1992* and its regulations work together with Australian Standard 1926 (AS1926) to establish the safety standards for ‘backyard’ swimming pools.

There are 3 different Pool Safety Standards that apply in NSW, depending on when the pool was constructed:

- AS 1926-1986, fences and gates for private swimming pools which applies to pools constructed prior to 30 August 2008
- AS 1926.1 - 2007, swimming pool safety, Part 1 safety barriers for swimming pools which applies to pools constructed between 1 September 2008 to 30 April 2013
- AS1926.1 - 2012, swimming pool safety, Part 1 safety barriers for swimming pools constructed after 1 May 2013

As a requirement of the Council's inspection program, Authorised Officers carry out tri-annual swimming pool compliance inspections.

This year a total of 52 inspections have been completed, with only 2 swimming pools and 1 spa pool being declared *Non-Compliant* at the time of the first inspection.

Inspectors were unable to gain access to 2 properties due to locked premises, additional notifications have been sent to the property owners requesting them to contact the Council as a matter of urgency.

Two swimming pools had been decommissioned and one inspection has been rescheduled to a later date due to maintenance being carried out on the pool.

All notices of *Non-Compliance* related to the following requirements.

- **Safety barriers (fencing)**
- **Warning Signs**

Owners of the pools identified to be *Non-Compliant* are notified of the inspection result and given a set period of time to rectify any issues to assure that the pool complies with the appropriate standard before any further action is taken.

All pool compliant have now been issued with a 3-year Certificate of Compliance from the NSW Swimming Pools Register.

BUILDING MAINTENANCE

The Department continues to receive requests to carry out minor maintenance and these are generally dealt with in a timely manner. Otherwise, the works are scheduled into maintenance staff building activities including new works for attention.

MAJOR PROJECTS WORKED ON

Nicholson Oval

Construction of a new sporting clubhouse and amenities was the main project for the building team during the first half of the year. The new modern facilities are being used by several sporting groups and the schools.





Warialda Show Ground Amenities
Refurbishment of the original amenities block.





Warialda RFS Shed

Removal of the old loading dock, installation of new roller doors and concrete apron



Bingara Toy Library

Internal and external painting has been completed.





Warialda Rail Recreation Ground

Construction of new accessible amenities and installation of new onsite sewerage management system



Warialda Recreation Ground
Installation of new electronic scoreboard



Gwydir Oval

Bird proofing of the grandstand



Upper Horton Sports Ground

Construction of new accessible amenities



- Warialda Landfill – construction of awning/skillion on the tip shop shed
- Unit 6 Holden Street Aged Housing – refurbishment
- Warialda Swimming Pool – painting of the facade

The Building Services report for 1 July 2023 to 30 June 2024 was compiled with information available at the time of writing the report.

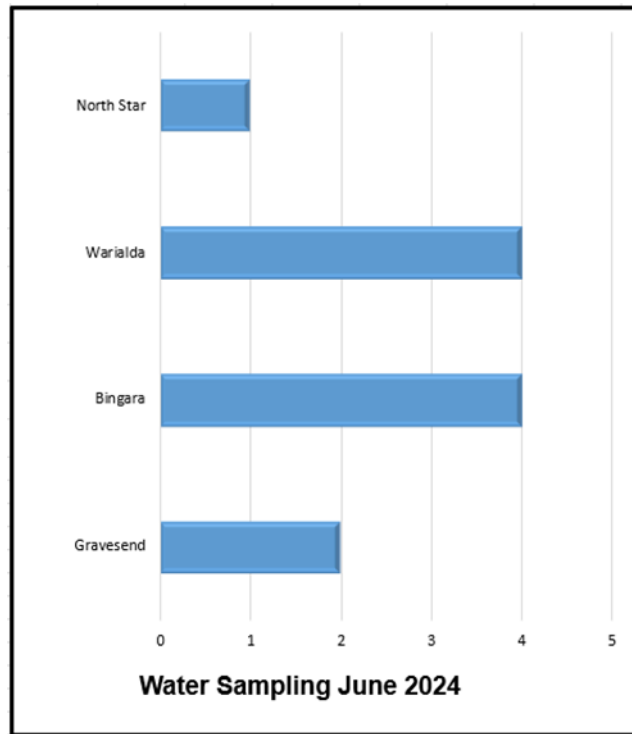
ENVIRONMENT & SUSTAINABILITY DEPARTMENT JUNE 2024

The Department continues to receive enquiries and provide advice on a range of health matters including:

- Overgrown properties
- Food premises design and fit-out
- Food handling practices
- Mobile food vendors
- Food business notification
- Pet Ownership

DRINKING WATER TESTING

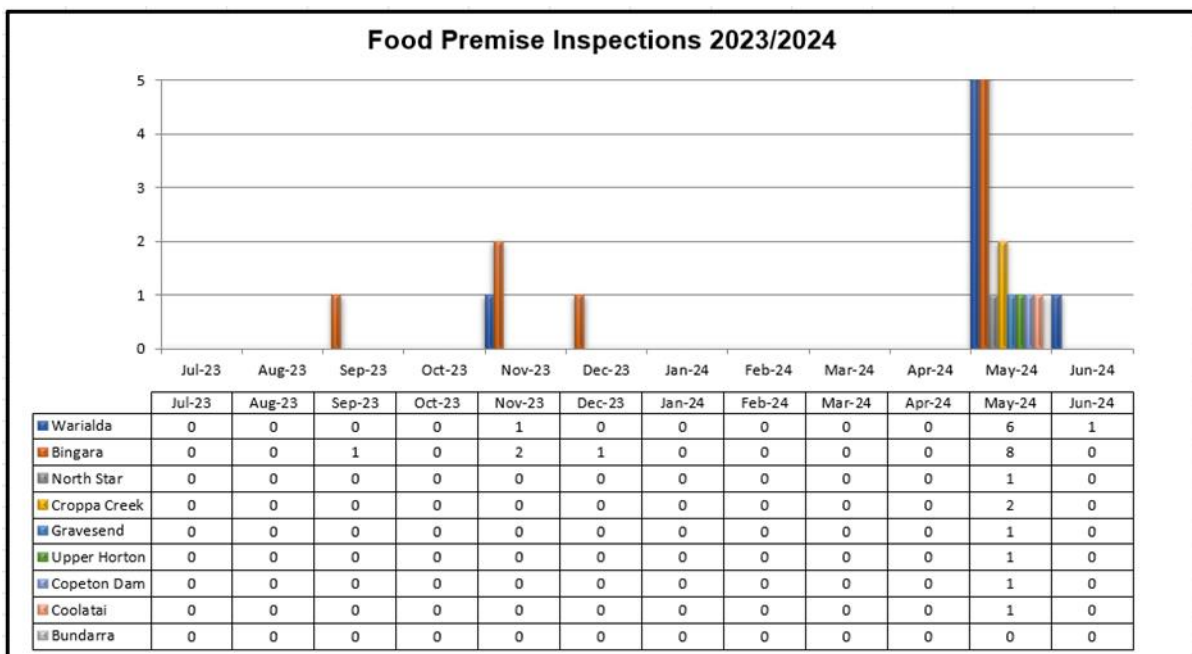
The Department continues to carry out routine sample collection for microbiological and chemical testing of the water supplies in the towns of Warialda and Bingara, fortnightly sampling of Gravesend and monthly sampling at North Star.



FOOD INSPECTIONS

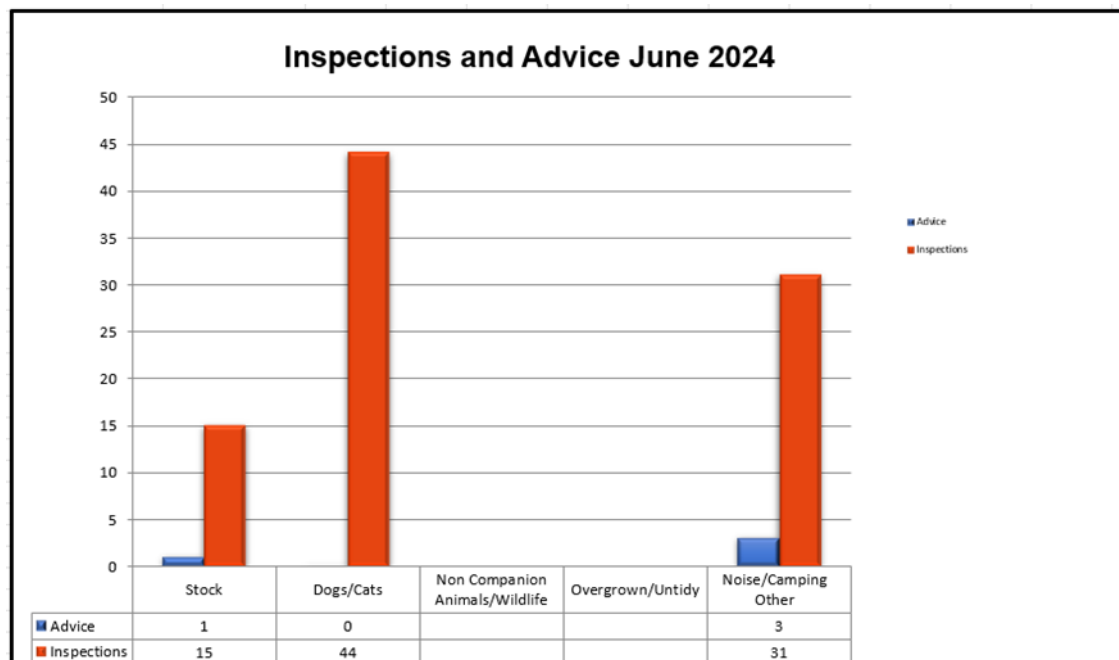
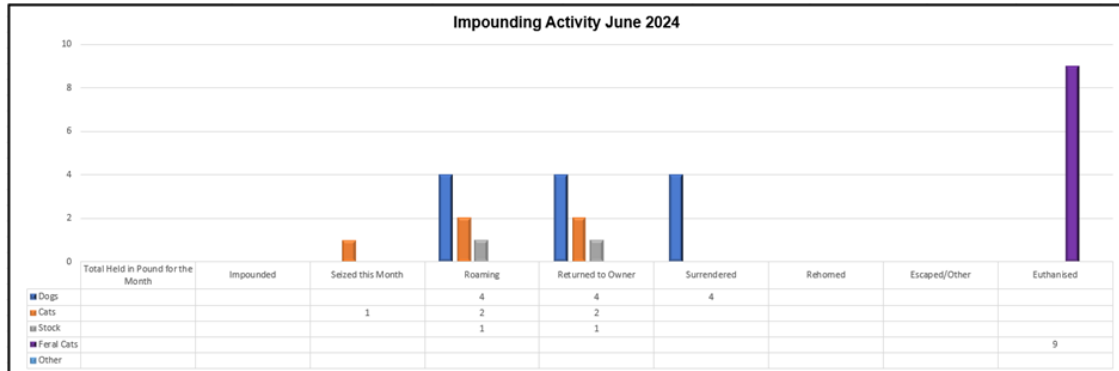
Food Premise Inspections are carried out on an annual basis for each food business. There are approximately 40 registered food service businesses within the Council area including supermarkets, clubs/pubs, motels, bakeries, cafés and takeaway food shops, mobile food vendors and school canteens. Depending on the nature of the food being served some businesses are exempt from inspection unless a complaint or issue arises.

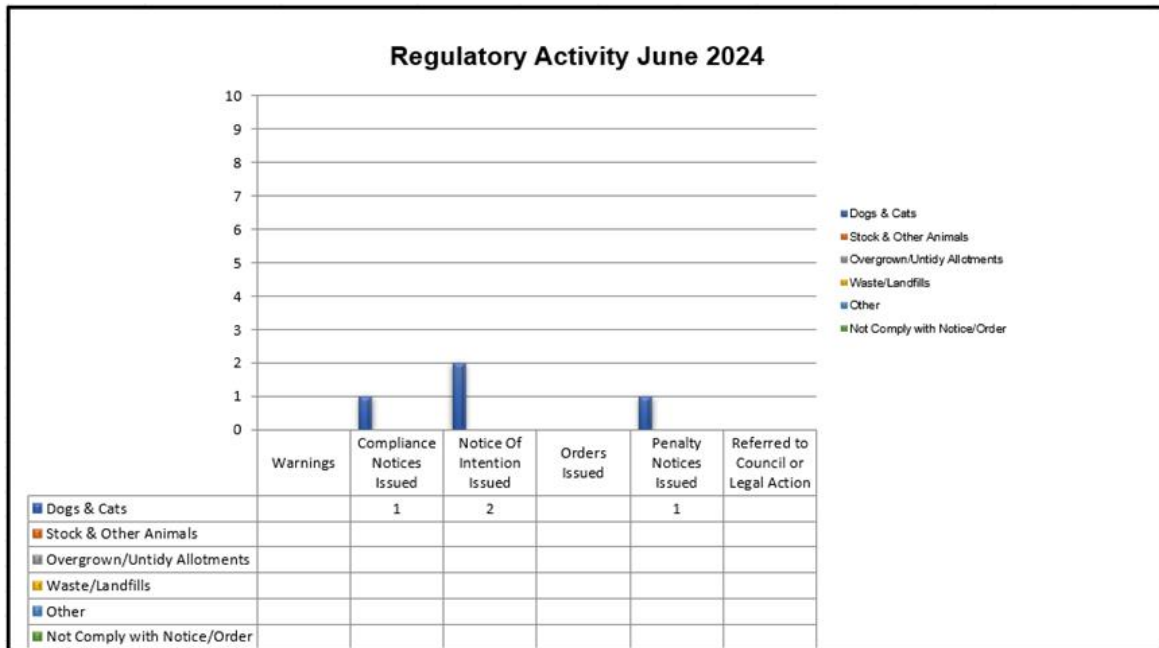
The graph below shows inspections that have been carried out for the current financial year.



COMPLIANCE AND REGULATORY CONTROL

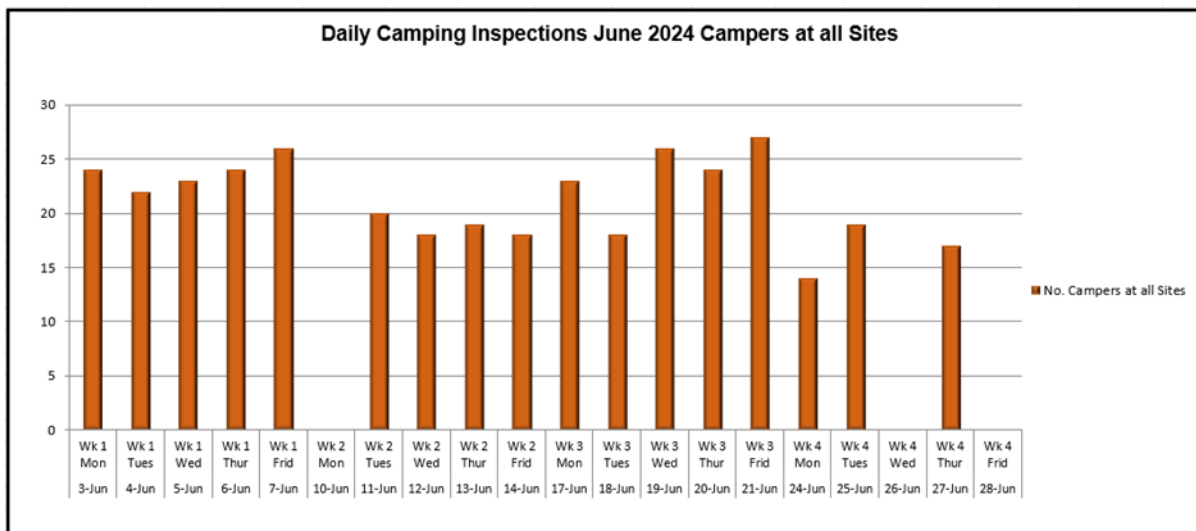
Council has received customer requests regarding overgrown blocks, roaming dogs, roaming stock, noise, the keeping of animals and other concerns during the month of June 2024. These are investigated and actioned as necessary.

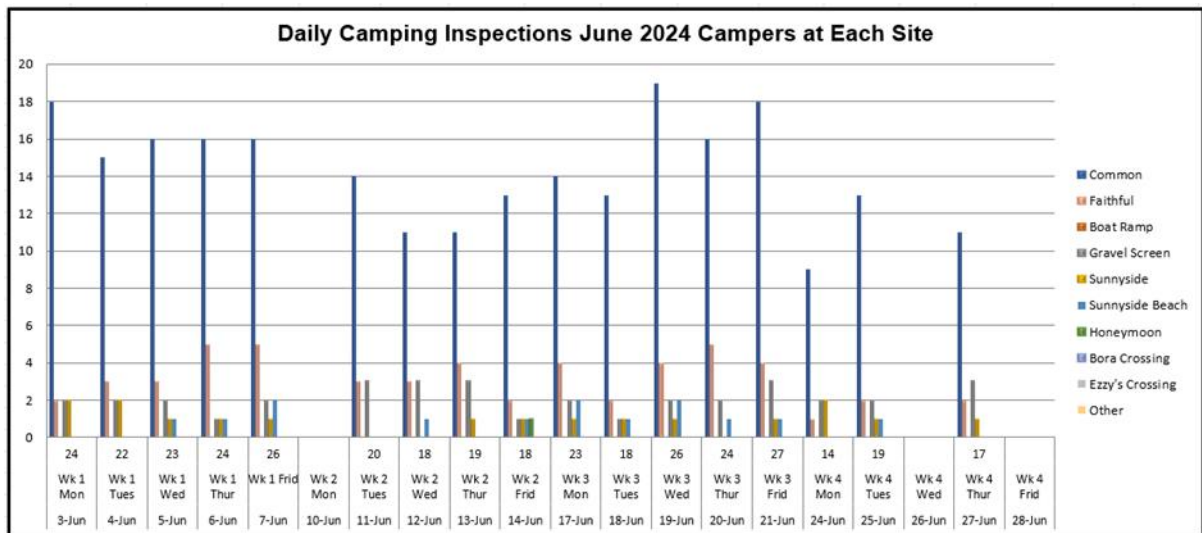




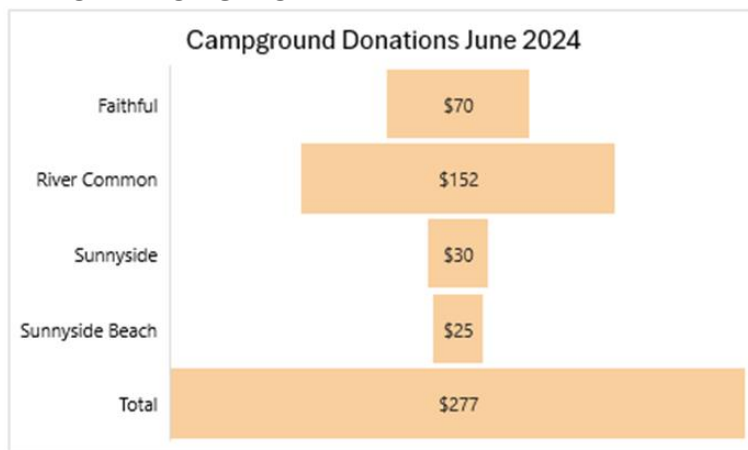
RIVERSIDE CAMPING

Council’s Compliance Officers aim to carry out daily checks along the river to ensure that camping is being conducted in a safe and hygienic manner. Flyers promoting local events and services are distributed to campers and enquiries from campers are addressed as required. The graphs below show total numbers of campers and the distribution of campers at the different campsites.





CAMPING AREA DONATIONS COLLECTED



LANDFILL REPORTS

Bingara and Warialda – Remains tidy and accessible. New Public Place bins currently being installed.

Warialda Rail – Tidy and accessible.

Gravesend – Remains tidy and accessible. New Public Place bins currently being installed.

Coolatai – Remains tidy and accessible. Offender has been dumping waste and burning it at the back of the landfill. Camera will be set up to attempt to identify the offender.

Croppa Creek – Remains tidy and accessible.

Upper Horton – Remains accessible after recent push up. Fire break was cleared at the same time.

North Star Transfer Station – Transfer station running smoothly.



Waste being dumped and burnt at Coolatai Landfill



New Public Place Bins for Bingara, Warialda and Gravesend

PRIORITY WEED CONTROL

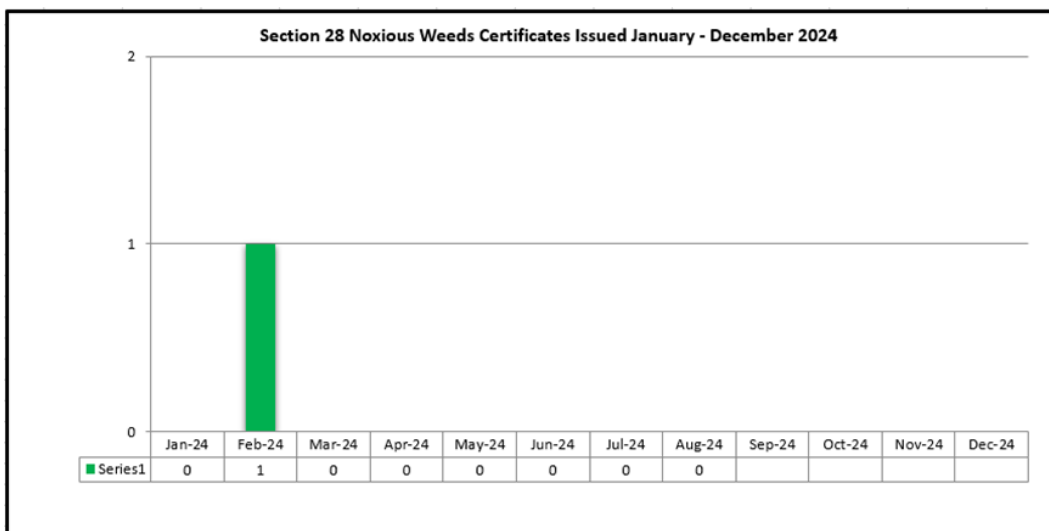
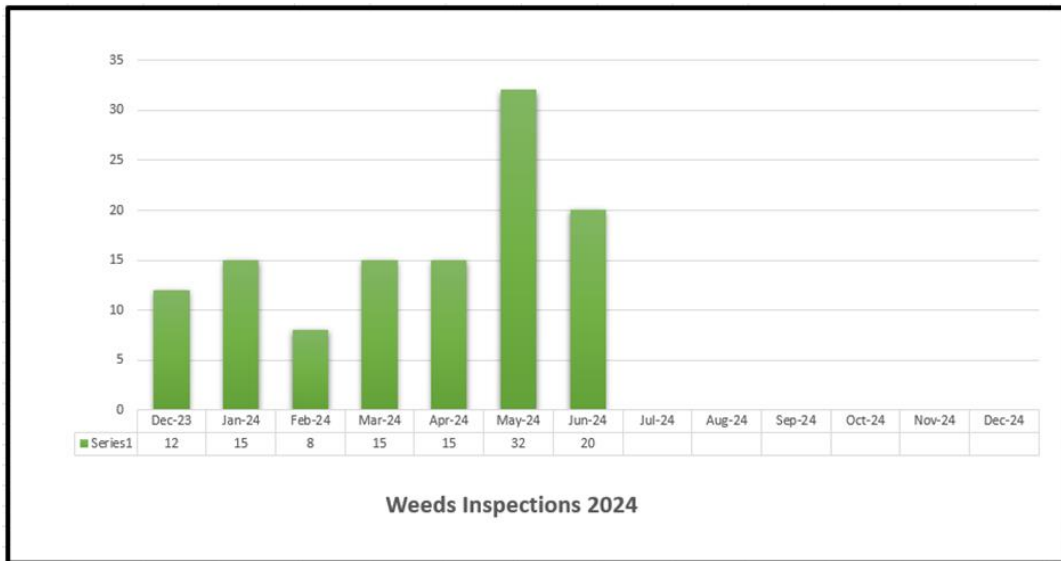
Property Inspection Program

Staff continue to assist land holders and the community with:

- Advice on the control of Priority Weeds and Biosecurity Duties
- Private and Public Property inspections
- Spraying of priority weeds and emerging weeds

Weeds Inspections

- Weeds officers have been concentrating their efforts this month on Private Property Inspections in Section A.
- Officers attended a Harissa cactus information session at North Star hosted by Northern Slopes Land Care Association, NSW Local Land Services & North Star CWA. In this session they discussed strategies and actions to control the spread of this invasive weed before it causes any more damage.



The Planning & Environment Department report for June 2024 was compiled with information available at the time of preparing the report.

COMMUNITY ASSETS

Gwydir Libraries

June 2024 Statistics	Bingara	Warialda	Gwydir
Door Count	1,504	703	
Loans	1,304	978	
New Members	10	7	
E-resource Users			82

Downloads			170
PC usage	184	83	
Wi-Fi usage	380	280	
Programs	34	26	
Adult Program attendees	147	115	
Children Program attendees	187	96	
Home Delivery	12	4	
Institution Delivery	8	2	
Seniors, Be-Connected	24	12	
Community Support Hub	52	26	

The Bingara and Warialda libraries are very busy places with many happenings, and services. These include a Writers’ Group, Home Schooling and After School programs, a Community Support Hub, Be Connected Tutorials, Book Club, Storytime, STEM Craft Sessions, Teenage Quiet Room Chill Out, visit to and by the residents of local Aged Hostels and Hospitals. There are also Senior Craft Sessions, exam supervision, external study assistance, and home deliveries.

Library staff are supported by three passionate volunteers.

A young person is currently enjoying work experience at the Bingara library. The young person is doing exceptionally well and is excited for her next workday.

During the recent school holidays and in the absence of Vacation Care, children and youth attended many activities which were delivered by Gwydir and regional library staff. These activities included a Lego Day, A Walk Among the Tombstones, Pizza Making, The Great Big Gwydir Book Hunt, HQ visit – Wind Skateboards, Cooking Session, Teddy Bears’ Picnic, Teenage Movie Session, and Crazy Cupcakes.

June Monthly Report

The Media and Communications team worked with Section 355 Committees of Council to submit the following Event Management Plans to Statewide Mutual JLT Risk Solutions Pty Ltd for review:

Bingara Orange Festival

Croppa Creek Crackers – ‘1980’s Before We Were Offended’

Honey Festival

Roxy Performance – Children Show – The Fish Who Wanted to Fly

Warialda Memorial Hall Performance – Children Show – Little Red in the Hood

Gwydir Shire Council Website

Since the beginning of January, the Media and Communications team have been working closely with the Business Improvement team to implement a Page Assist widget to Council's website. The Page Assist widget is a tool that enables users to personalise options when navigating a website so as to improve their user experience. The feature provides customisable accessibility needs with the following options – font, font size, text spacing, cursor size, contrast, highlight elements and focus.

The Page Assist widget aligns with Council's Vision to provide an inclusive space in all aspects of community life as referenced in Council's Disability Inclusion Plan. This widget is a part of a software package.

This package is also being implemented to improve the Gwydir Shire Council and Visit Gwydir websites. The package assists Council to identify website issues – such issues include identifying spelling and grammatical errors, broken links, identifying obsolete information.

The Media and Communications team has also been working on a module that addresses and identifies if website text is meaningful when read out loud. This module sits under the accessibility category in the software package and has been the main priority for the team.

From 1 January 2024, the team has completed 4,455 accessibility checks on the Gwydir Shire Council website and of those checks 803 occurred in June. To date there have been minimal issues identified, which is a testament to the website's functionality in the accessibility space.

The Gwydir Shire Council website is currently sitting at 90.85% for its accessibility compliance. The industry average according to Monsido (the software package provider) is 87.64%. When the non-machine testable checks are incorporated into the compliance score, the website is sitting at 68.35%. This score may seem quite low, but the Monsido platform assumes that all the review checks are failing. This score does not necessarily mean that is a true reflection of the accessibility compliance score, hence the reason why the review checks require assessment before they are marked off as complaint or the issue is rectified. As the Media and Communications team continue to work through this module, the score will improve.

There are other components besides accessibility that make up our overall compliance score. This includes Quality Assurance, Policies and SEO. The Media and Communications team will be addressing these modules over the coming months.

The Community Assets team continually uploads and deletes information and forms to the Council website in an effort to keep the website well maintained, up to date and valuable.

Visit Gwydir Website

In June, the Media and Communications team worked closely with the Business Improvement team to implement a Page Assist widget to the Visit Gwydir website. This is the same tool that was adapted to the Gwydir Shire Council website and provides the same benefits as highlighted above.

The team has been focusing on the accessibility score of the Gwydir Shire Council website and aims to complete that project and the other software package modules before attention is given to the Visit Gwydir website.

Design Work

End Of Financial Year Processing – Lockscreen
Community Election Information Nights – Social Tile
Road Closure – Orange Festival – Social Tile
Road Closure – Orange Picking – Social Tile
GIS Officer – We’re Hiring – Social Tile
Orange Festival – Program – Flyer
Aunty Violet’s Attic – Poster
Thank you from Dani Perret – Lockscreen
Reserved Signs – Adam Harvey and Beccy Cole Event
What’s On – Flyer
Orange Festival Street Map, and Information Posters
CHSP Volunteer Drivers – Social Tile
Warialda and Bingara Library Bookmarks
Storytime Library – Flyer
Cooking Club Library – Flyer
Lego Days Library – Flyer
Great Big Gwydir Book Hunt – Flyer
Uniform Roadshow – Lockscreen
First Aid Kit Checking Day – Lockscreen
Warialda VIC and Service NSW Closure – Social Tile
Warialda Community Health Outreach Clinics – Social Title
Honey Festival - Gumboot Throwing Competition – Social Tile
Bingara Centrelink – New Hours – Social Tile
Bingara Races – Poster
CHSP Services – Social Tile and Post
Naroo Daffodil Day – Social Tile

Gwydir Shire Council Facebook Page

The Orange Festival poster published to the Gwydir Shire Council Facebook page on the 27 June 2024 was a paid boosted post. Council committed \$50.00 to the post which directly resulted in the post reaching 6,417 people.

Also on the 27 June 2024, Council published photos to the Gwydir Shire Council Facebook page of the recent happenings at the Naroo Hostel. The post demonstrated the activities that the residents have been participating in, all whilst soaking up the winter sunshine. It is evident that the community enjoys the Naroo updates, based on the positive comments these type of posts receive, each time they are published to social media. This post reached 12,571 people and the post engagement score was 1,335.

On 6 June 2024, Council published a post on the Gwydir Shire Council Facebook page encouraging stallholder applications for the Orange Festival. This post reached

2,285 people and the engagement score was 164. The Media and Communications team had correspondence from the Visitor Information Centre Officer the following day indicating an increase in applications requests, likely due to the social media promotion.

GLR Training

Heavy Vehicle Training and Assessment

Heavy vehicle training and assessment has remained consistent during June 2024 with two clients completing their training and final competency assessments, providing them with the requirements to upgrade their driver’s licence.

Smart and Skilled Program funding has now ceased until notification is received from Training Services NSW that the 2024/25 activity period is to commence.

In October 2023 GLR Training added three additional units of competency to its scope in order to meet a new Smart & Skilled requirement whereby each client was required to complete a minimum of two units. After receiving many complaints Training Services NSW was forced to amend its Guidelines again whereby each client no longer needed to complete two units and further that one unit was sufficient.

January - June 2024 Heavy Vehicle Training statistics are as follows:

	Enquiries	Applications for S&S Funding submitted & approved	Paying Clients	Training completed	Future bookings
January	5	2	0	1	5
February	7	4	1	5	3
March	11	3	1	4	2
April	5	Nil Funding exhausted	2	4	2
May	10	Nil	3	3	1
June	9	Nil	2	2	5

The graph above shows the number of clients participating in heavy vehicle training and assessment over the past 5 years. There has been a significant decline since the withdrawal of the Smart & Skilled ‘Drought Package’ funding.

Learner Driver Lessons

Learner Driver Lessons	January	February	March	April	May	June
	0	2	0	3	5	5

The 2 for 1 driving lesson is continuing.

Gwydir Career Start Program

As of 1 July 2024, the way apprenticeship support services are delivered will change, including the Council’s apprenticeship support provider.

As part of this change, Council will receive more targeted support to help our trainees and apprentices to complete their traineeship/apprenticeship. From 1 July 2024, specialists will deliver services targeted to Australian apprentices who are First Nations, a woman in a male dominated trade, and an apprentice who is working towards a Clean Energy occupation.

This means Council will be supported by more than one provider.

Council’s new providers are *BUSY At Work* and *Bamara*. *BUSY at Work* has been a specialist provider of Australian apprenticeship support services for over 25 years, partnering with businesses and Government to grow skills and nurture employment opportunities for all. *Bamara* offers a holistic model of mentoring and personal support services tailored specifically for its clients.

The following table outlines the subsidies claimed by Gwydir Shire Council for current trainees and apprentices. These figures include *Boosting Apprenticeship Commencements wage subsidy*, *Completing Apprenticeship Commencements wage subsidy*, *Priority Wage Subsidy* (The Priority Wage Subsidy is a wage subsidy for employers of Australian Apprentices training towards an occupation listed on the Australian Apprenticeships Priority List. Employers can claim 10% of wages paid to the Australian Apprentice for the first and second 12-month period (up to \$1,500 per quarter) and 5% of the wages paid to the Australian Apprentice for the third 12-month period (up to \$750 per quarter), and *Hiring Incentive* (The Hiring Incentive supports Australian Apprentices undertaking a Certificate II or above qualification that is not listed on the Australian Apprenticeships Priority List. A payment of \$1,750, for a full-time Australian Apprentice and \$875 for part-time Australian Apprentice is made at 6 and 12 months.)

Period	No. of Employees	Claimed/Paid
01/07/2023 – 30/09/2023	13	\$15,272.76
1/10/2023 – 31/12/2023	5	\$ 3,343.94
1/01/2024 – 31/03/2024	16	\$25,292.70
01/04/2024 – 30/06/2024	1	\$ 2,500.00

Total Claimed for 2023/4 Financial Year	\$46,409.40
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Gwydir Country Education Fund (CEF)

Gwydir CEF is providing financial assistance to eight local students in 2024. Recipients are able to claim reimbursement for education related expenses including laptops, computer accessories, textbooks, uniforms and work boots, fuel and accommodation. Total funds distributed in 2024 - \$11,618.11.

Cranky Rock

Camping statistics:

	Jan	Feb	Mar	Apr	May	Jun
Powered Sites	29	35	73	70	75	84
Unpowered Sites	13	17	26	34	30	20

Aged Units

All aged units at Holden and Plunkett Streets Warialda and Whitfield Place, Maitland Street Bingara, are occupied. Routine inspections of all units were carried out in June. The following minor repairs and maintenance have been reported to Council’s Building Maintenance team for action.

Property Management

8 Olive Pyrke Terrace, Warialda remains on the market for sale. During the reporting period the tenants vacated the property.

Myall Creek

Stringybark Ecological together with Armidale Tree Group undertook wide spaced plantings of white box, silver leafed ironbark, wilga, kurrajong, white cypress pine, hop bush, weeping Myall, western golden wattle, native olive and yellow box. This work is part of the ecological restoration of the woodland surrounding the Massacre Site. This is funded by the Federal Government under its Murray Darling Basin Healthy Rivers funding program.

The annual memorial ceremony was held on Sunday 9 June with over 700 people attending. Council staff assisted the Friends of Myall Creek Committee with the event. Such assistance included traffic control, set up and clearing the site.



Myall Creek Massacre Memorial Site – Ecological Restoration – 550 plantings

Roxy

During the reporting period a Free Stretch Program was offered by Karen Bishton.

The theatre was also engaged for a 70th birthday party, the NSW Government Northern Tablelands By-Election, an Auction, NSW and Rescue Service Information Night, Staff Induction and Training Day, and during the Orange Festival as a venue for dance lessons and a Social.

Upcoming events include FABBA – a GLR CEF Fundraiser (10 August), The Fish That Wanted to Fly (8 August), Bingara Central School P&C Trivia Night Fundraiser (16 August), Councillor Farewell (24 August) and John Wood and Dave Allen – Our Rock n Roll Journey (30 August).

The spiderwebs have been removed from the walls and the ceiling in the Theatre. The courtyard benches have been sanded and oiled.

Bingara Riverside Project

Council is still awaiting Soil Conservation Services to commence onsite works.

The Living Classroom

During the reporting period a fully integrated sound and video conference system was installed.

The internal road works have commenced. These works seek to address rain and stormwater issues and will see a car park formed.

The Living Classroom is also being connected to the town water and sewage system by Council staff.

Building works have also commenced on the Interpretive Centre.

The Roxy Complex and The Living Classroom (TLC) – June 2024 calendar is attached

The Councillors' activity schedule for June |July 2024

June July 2024		
Councillor	Event	Date
Cr John Coulton	Meeting – Warialda Swimming Pool Facade	3 June

(Mayor)	Community Meeting – Coolatai	4 June
	Community Meeting – Upper Horton	6 June
	Country Mayors Association Conference Kempsey	12-14 June
	Ordinary Council Meeting - Warialda	27 June
	NGA Conference – Canberra	1-4 July
	Orange Picking Ceremony – Bingara	5 July
	Orange Festival – Bingara	6 July
	ARIC Meeting – Bingara	8 July
	Briefing NS2B – Virtual Warialda	17 July
	New England North West – Disaster Adaption Plan (DAP) Guidelines – Virtual Workshop	22 July
	BROC Meeting - Walgett	26 July
Cr Catherine Egan (Deputy Mayor)	Community Meeting – Coolatai	4 June
	Community Meeting – Upper Horton	6 June
	Myall Creek Ceremony – Myall Creek	9 June
	Meeting Bingara Showgrounds – Management	11 June
	Bingara Special Events Committee Meeting	11 June
	Bingara Skate Park Opening – Bingara	12 June
	Bingara Showgrounds – Working Bee	15 June
	Ordinary Council Meeting - Warialda	27 June
	NGA Conference – Canberra	1-4 July
	Orange Picking Ceremony – Bingara	5 July
	Orange Festival – Bingara	6 July
	ARIC Meeting – Bingara	8 July
	Special Events Meeting - Bingara	9 July
Cr David Coulton	Meeting – Warialda Swimming Pool Facade	3 June
	Community Meeting – Coolatai	4 June
	Community Meeting – Upper Horton	6 June
	Country Mayors Association Conference Kempsey	12-14 June
	Ordinary Council Meeting - Warialda	27 June
	NGA Conference – Canberra	1-4 July
	Orange Festival – Bingara	6 July
	Children’s Bike Safety – Pop Up Event	9 July
	Breakfast Meeting – Minister for Roads	10 July
	Warialda Showgrounds Inspection Power/Meters	12 July
	Historical Society Meeting - Warialda	16 July
	BROC Meeting - Walgett	26 July

Cr Geoff Smith	Community Meeting – Coolatai	4 June
	Ordinary Council Meeting - Warialda	27 June
	Orange Festival – Bingara	6 July
Cr Lyndon Mulligan	Community Meeting – Coolatai	4 June
	Ordinary Council Meeting - Warialda	27 June
	NGA Conference – Canberra	1-4 July
	Orange Picking Ceremony – Bingara	5 July
	Orange Festival – Bingara	6 July
	Breakfast Meeting – Minister for Roads	10 July
	Murray Darling Association – Day session Tamworth	6 July
Cr Marilyn Dixon	Community Meeting – Coolatai	4 June
	Community Meeting – Upper Horton	6 June
	Bingara Skate Park Opening – Bingara	12 June
	Ordinary Council Meeting - Warialda	27 June
	NGA Conference – Canberra	1-4 July
	Orange Picking Ceremony – Bingara	5 July
	Orange Festival – Bingara	6 July
Cr Jim Moore	Meeting – Warialda Swimming Pool Facade	3 June
	Community Meeting – Coolatai	4 June
	Community Meeting – Upper Horton	6 June
	Ordinary Council Meeting - Warialda	27 June
	Orange Festival – Bingara	6 July
Cr (Dr) Chris Matthews	Ordinary Council Meeting - Warialda	27 June
	Orange Festival – Bingara	6 July
Cr Tiffany Galvin	Community Meeting – Coolatai	4 June
	Myall Creek Ceremony – Myall Creek	9 June
	Bingara Special Events Committee Meeting	11 June
	Ordinary Council Meeting - Warialda	27 June
	NGA Conference – Canberra	1-4 July
	Orange Picking Ceremony – Bingara	5 July
	Orange Festival – Bingara	6 July
	Special Events Meeting - Bingara	9 July

OFFICER RECOMMENDATION

THAT the report be received.

ATTACHMENTS

1. 2024 NGA Communique [7.2.1 - 3 pages]
2. The Roxy and The Living Classroom (TL C) - June 2024 Calendar [7.2.2 - 1 page]

COUNCIL RESOLUTION:

THAT the report be received.

(Moved Cr Mulligan, Seconded Cr Matthews)

CARRIED

For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Dixon OAM, Cr Galvin, Cr Matthews, Cr Moore and Cr Mulligan

Against: Nil

7.3 Organisation and Community Services Report

File Reference: NA

Delivery Program

Goal: 5. Organisational management

Outcome: 5.1 Corporate management

Strategy: 5.1.5 Provision of responsible internal governance

Author: Leeah Daley, OCD Director

STAFF DISCLOSURE OF INTEREST Nil

IN BRIEF/SUMMARY RECOMMENDATION

The monthly Organisation and Community Services Report details the activities carried out by the Department during June 2024.

TABLED ITEMS Nil

BACKGROUND

The monthly Organisation and Community Services report forms part of a regular reporting regime. The purpose of the report is to inform Council of the activities carried out within the Department.

COMMENT

AGED CARE – NAROO FRAIL AGED HOSTEL

Naroo Frail Aged Hostel – June 2024

Staff Meeting

Staff will be receiving a visit from a Cultural Review Specialist in the coming week which all staff were encouraged to volunteer otherwise HR would nominate staff to participate.

Cleaning hours on a weekend are now set as 10:00 am to 2:00 pm as this works best with the facility and residents.

Staff were reminded to use the maintenance app, so jobs are recorded, ensuring tasks are tracked, logged and addressed promptly.

Above and below behaviours were discussed as a reminder to always be respectful at work have and encourage staff to speak up.

Building works are due to start end of June. Extra meetings will be held as well as extra staff maybe needed to help in high care while works are happening.

Residents News & Outings

It was a busy month this month with multiple residents having birthdays, one remarkable resident turning 102.

Chair exercises have been a hit in the morning with the cooler weather, even the staff have been joining in adding to the fun and energy.

An afternoon of painting in the sun was also a hit with residents enjoying the warm sun and provided a wonderful opportunity for some fresh air.

Residents and staff were invited to the Warialda MPS to a special appearance from Adam Harvey with the residents being a little starstruck, an exciting time for all!

A delightful drinks and nibbles afternoon was had with special guests from the Anglican Ukulele Group, adding a musical touch to the gathering.



Ukulele Group

COMMUNICATIONS, MARKETING AND TOURISM, AND ROXY THEATRE COMPLEX

Communications

Tourism

Warialda Visitor Information Centre

April		May		June	
Opening Hours	126	Opening Hours	132	Opening Hours	126
Volunteering Hours	0	Volunteering Hours	0	Volunteering Hours	0

Income	Apr	May	Jun
Centre Hire	0	0	0
Merchandise Sales	\$685.54	\$627.81	\$890.74
Total Monthly Income	\$685.54	\$627.81	\$890.74

Visitors at Warialda VIC	Apr	May	Jun
Visitors	158	165	148
RMS	244	258	277
Council	151	187	139
Phone Visitor / Service NSW enquiries	318	261	215
Total	871	871	779

Progress Report on Warialda Visitor Information Centre Renovations

1. Relocation of Staff:

- Staff relocated back to Hope Street on July 15th.
- This relocation allowed for the movement of heavy furniture and IT equipment from the Warialda Visitor Information Centre.

2. Commencement of Building Works:

- The Randall Group began construction and renovation works on July 22nd.

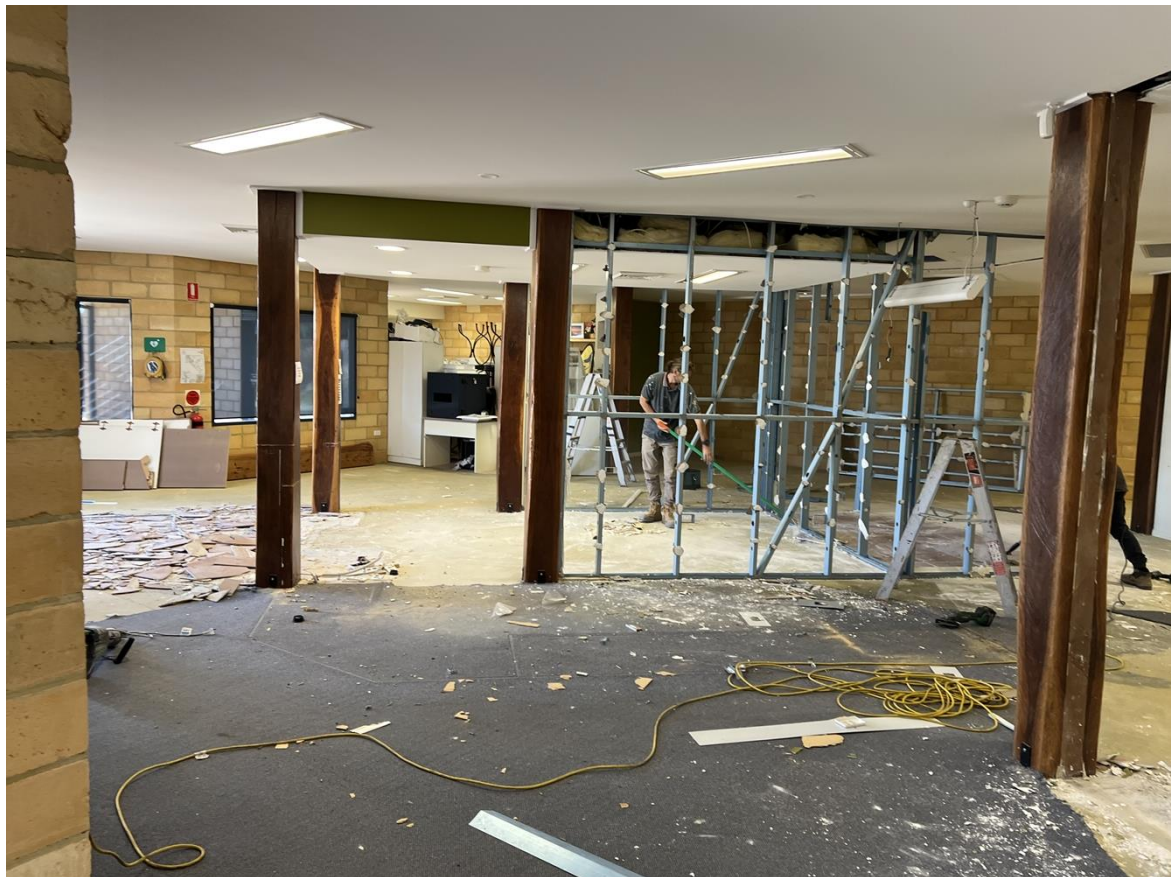
3. Continuity of Services:

- Bingara Service NSW remains operational five days a week to handle any overflow due to the temporary closure of Service NSW in Warialda.
- The Service NSW bus will provide additional support as follows:
 - **Warialda:** July 29th and 30th from 1:00 PM to 4:00 PM.
 - **Gravesend:** July 30th from 8:30 AM to 12:00 PM.

This arrangement ensures that the community continues to receive necessary services during the renovation period. Further updates will be provided as the project progresses.



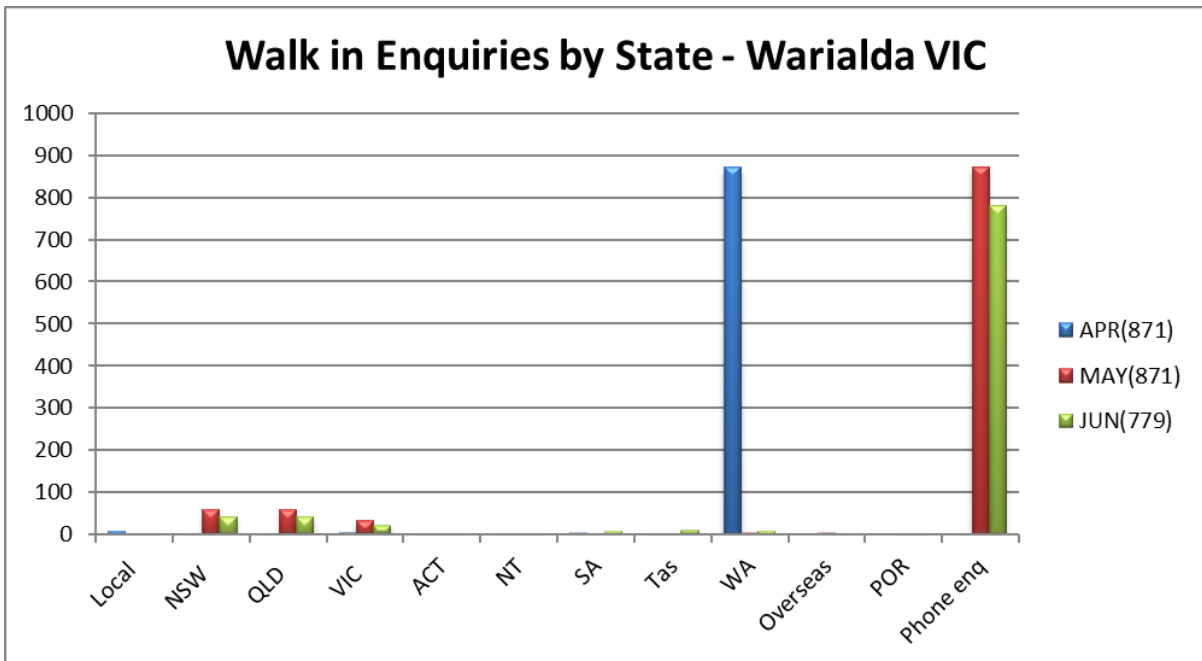
Warialda Visitor Information Centre Renovations

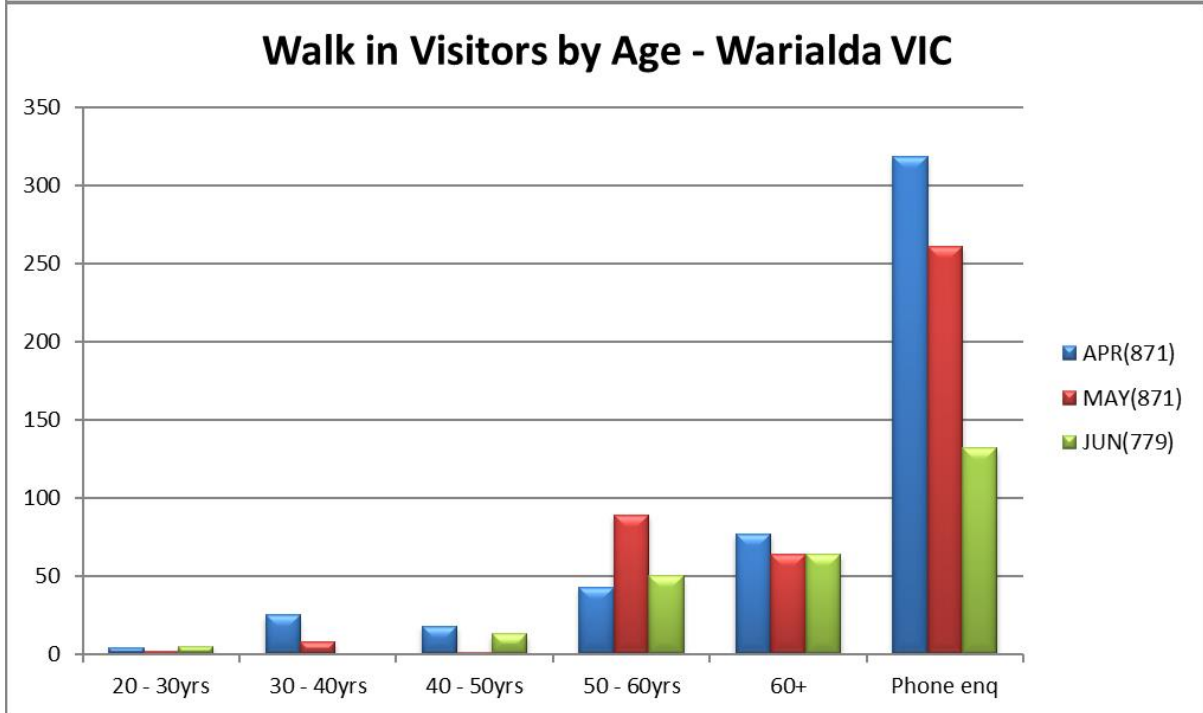
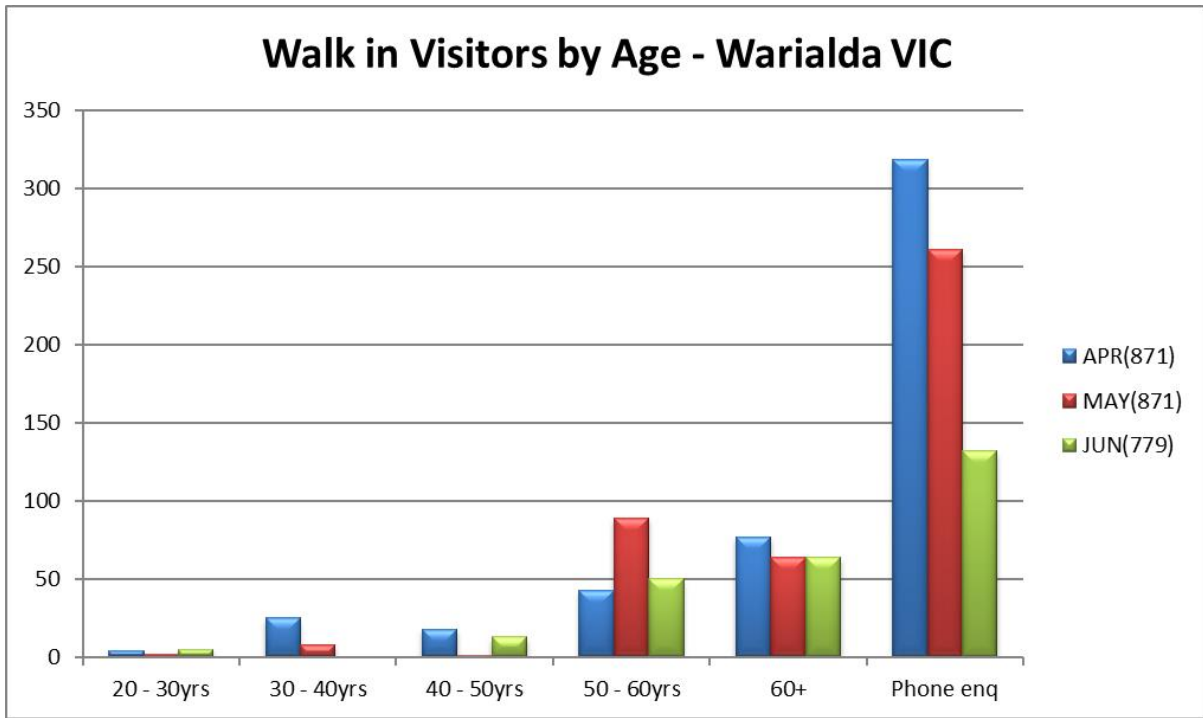


Warialda Visitor Information Centre Renovations



Warialda Visitor Information Centre Renovations





Bingara Visitor Information Centre

April		May		June	
Opening Hours	123.5	Opening Hours	149.5	Opening Hours	123.5
Volunteering Hours	26.5	Volunteering Hours	29	Volunteering Hours	35.5

Income	Apr	May	Jun
Merchandise Sales	\$537.50	\$1,529.90	\$458.50
Total Merchandise Sales	\$537.50	\$1,529.90	\$458.50

Roxy Tour Income	\$270.00	\$390.00	\$160.00
Visitors at Bingara VIC	578	522	315

Comment/s -

Tourism Visitation - Visitation during the month, was down on previous month which could be due to the colder weather.

Merchandise sales - Invoiced = Nil, Receipted = \$458.50

Roxy Tours - saw 16 people tour the complex = \$160.00

TLC Meeting/Workshop/Private Function hire and Bunkhouse accommodation

Meeting/Workshop/NFP and Private Function hire bookings and Fees receipted, or Invoices actioned through the VIC amounted to \$4640.00 in total for the following:

Receipted - \$2,700.00

Invoiced - \$1,940.00

The venue is becoming a very popular location with numerous hire/booking enquiries received during the month for both corporate, NFP and private functions for the remainder of this year, next year 2025 and 2026.

Campaign Monitor Email Blast send out - 527 emails for Orange Festival events and programme.

Roxy Theatre - ticketing/booking site SET UP & WEB SITE design - Our Rock and Roll Journey featuring Roxy Patron John Wood and Dave Allen

Roxy Theatre - ticketing/bookings SALES & ASSISTANCE via the VIC - for the two educational performances - The Fish that wanted to Fly and Little Red in the Hood.

Community Groups - ticketing/booking site SET UP & WEB SITE design - for Country Education Foundation - FABBA ticket set up.

Community Groups – ticketing/booking site SET UP & WEB SITE design - Bingara Special Events Committee – Orange Festival Trivia Night

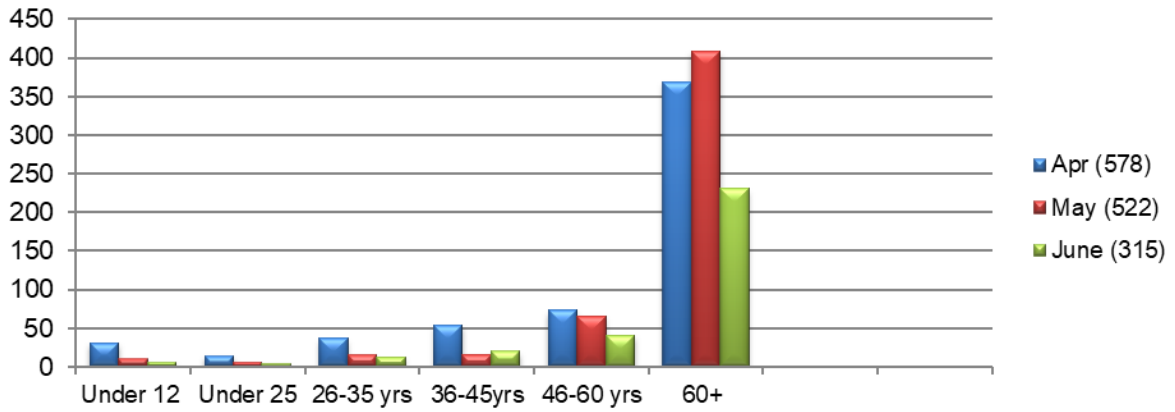
Community Groups – ticketing/bookings SALES & ASSISTANCE via the VIC - Bingara Special Events Committee - Orange Festival: - stalls 60 stalls booked in for Orange Festival, with an estimated income of \$1745.00.

Community Groups – Assistance – Merchandise sales - Bingara Special events committee - sale of Orange Festival stubby holders – \$20.00

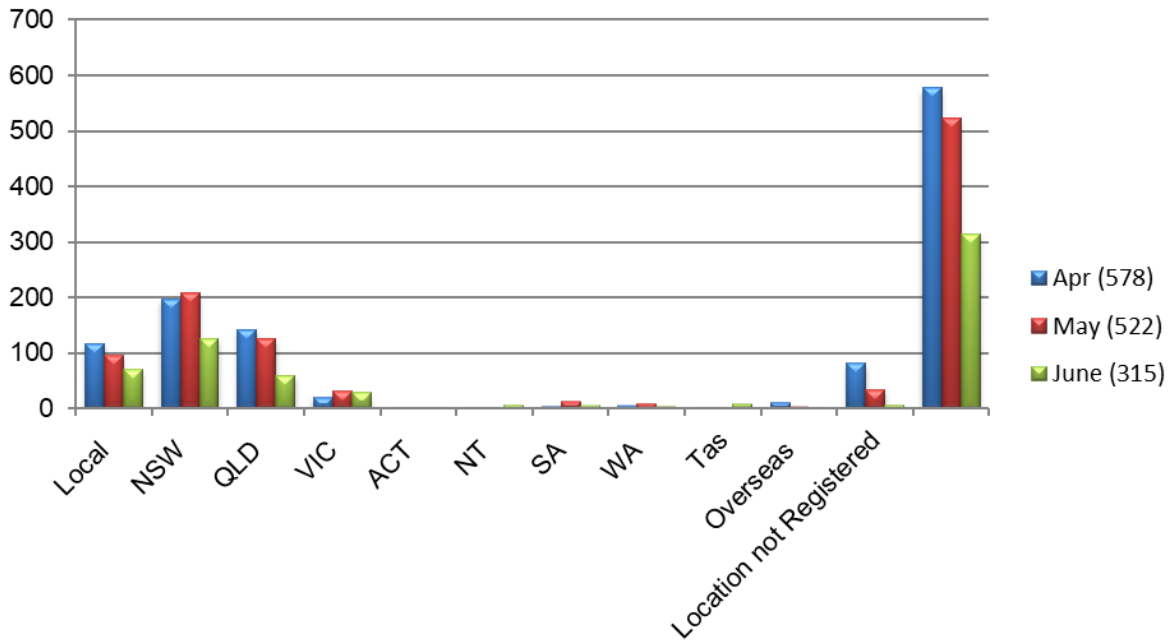
Community Groups (Other) – Assistance - NIL

Camping Donations - collected by Council rangers and from individuals receipted by the VIC - Honesty box donations of \$ 979.05

Walk in Visitation by Age - Bingara VIC



Walk in Enquiries by State - Bingara VIC



Nature of Enquiry - Bingara VIC



CUSTOMER SERVICE REQUESTS (CRMs)

CRMs carried forward from:

Department	Outstanding as at 5 July 2024	Completed since 5 July 2024	Outstanding as at 24 July 2024
Technical Services	38	25	13
Environment and Sustainability	12	11	1
Town Utilities Parks and Gardens	30	27	3
Building Services	15	1	14
Total Outstanding	95	64	31

CRM's – 5 July to 24 July 2024:

Department	Received 5 July to 24 July 2024	Completed 5 July to 24 July 2024	Outstanding as at 24 July 2024
Technical Services	27	7	20
Environment and Sustainability	13	5	8
Town Utilities Parks and Gardens	18	10	8
Building Services	10	0	10
Executive & Community Assets	2	0	2
Organisation and Community Services	1	1	0
Totals	71	23	48

CRMs received since 5 July and still outstanding as at 24 July 2024:

Department	Open
Technical Services	33
Environment and Sustainability	9
Town Utilities Parks and Gardens	11
Building Services	24
Executive and Community Assets	2
Organisation and Community Services	0
Total	79

CONSULTATION

Consultation has occurred within the Organisation and Community Development Directorate.

POLICY IMPLICATIONS

Policy implications are those relating to the 2023/2024 Operational Plan and the Policies of Gwydir Shire Council.

FINANCIAL IMPLICATIONS

The activities carried out by the Organisation and Community Services Department are in line with the 2023/2024 Operational Plan.

STRATEGIC IMPLICATIONS

The activities undertaken by the Organisation and Community Services Department regarding social and environmental factors are targeted in line with the 2023/2024 Operational Plan.

OFFICER RECOMMENDATION

THAT the report be received.

ATTACHMENTS

Nil

COUNCIL RESOLUTION:

THAT the report be received.

(Moved Cr Galvin, Seconded Cr Mulligan)

CARRIED

For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Dixon OAM, Cr Galvin, Cr Matthews, Cr Moore and Cr Mulligan

Against: Nil

7.4 June 2024 Investment and Rates Collection Report

File Reference: NA
Delivery Program
Goal: 5. Organisational management
Outcome: 5.1 Corporate management
Strategy: 5.1.1 Financial Management and accountability systems
Author: Helen Thomas, Chief Financial Officer

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 2024.

Direct Investments							
Broker	ID	Investment Name	Rating	Type	Next Rollover	Yield	Current Value
NAB	2023.01	NAB	AA	TD	22/06/2024	4.30%	\$1,000,000.00
NAB	2023.02	NAB	AA	TD	22/06/2024	4.30%	\$1,000,000.00
NAB	2023.03	NAB	AA	TD	22/06/2024	4.30%	\$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		\$371,304.22
Regional Australia Bank Medical Centre	At Call	Cash	3.00%	\$51,500.00
Grand Total				\$422,804.22

Total Investments	
Direct Investments	\$3,000,000.00
Managed Funds	\$422,804.22
Grand Total	\$3,422,804.22

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Cash and Investments

Total Investments

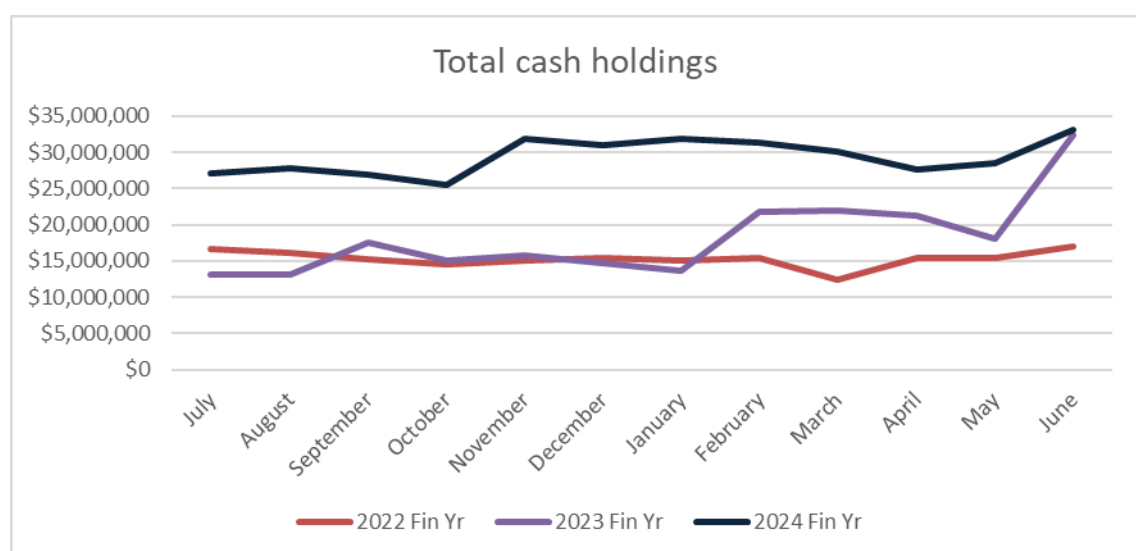
Direct Investments	\$3,000,000.00
Managed Funds	\$422,804.22
Grand Total Investments	\$3,422,804.22

Total Cash and Investments

Investments	\$3,422,804.22
Cash at bank	\$29,593,895.59
Grand Total Cash and Investments	\$33,016,699.81

General Fund Cash

Total cash and investments	\$33,016,699.81
LESS:	
Water fund*	-\$1,446,362.00
Sewer fund*	-\$1,262,057.00
Waste fund*	-\$4,377,023.00
Other restrictions:	
Employee leave entitlements*	-\$1,000,000.00
Financial Assistance Grant	-\$5,929,429.00
Bonds and deposits	-\$2,371,285.97
Unexpended grants*	-\$7,990,515.00
Developer contributions	-\$857,569.00
Internal Restrictions	-\$6,257,958.00
Discretionary General Fund Cash	\$1,524,500.84



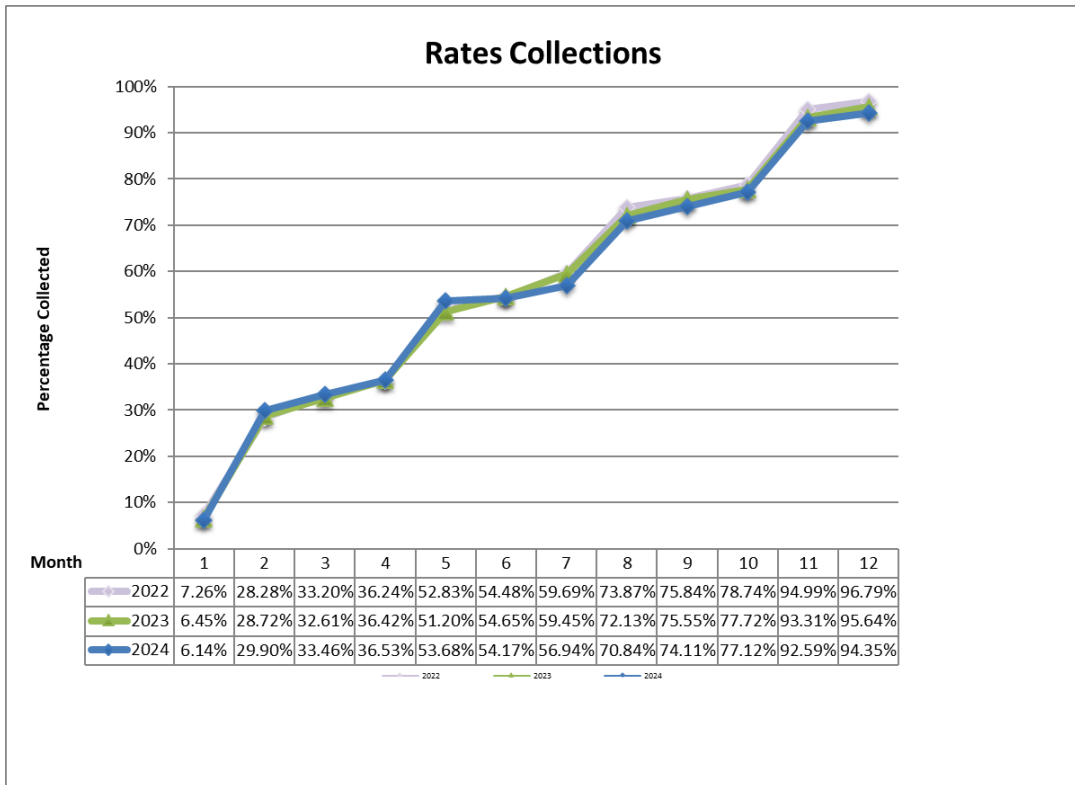
I, Helen Thomas, CFO and Responsible Accounting Officer for Gwydir Shire Council, certify that the Council's investments have been made in accordance with the Local

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

Cash Restrictions 2024 Financial Year						
	2023					
	July	August	September	October	November	December
Total Cash and Investments	\$27,012,168	\$27,820,070	\$26,868,148	\$25,416,862	\$31,832,343	\$30,875,622
LESS:						
Water Fund*	-\$1,284,892	-\$1,450,847	-\$1,345,353	-\$1,263,921	-\$1,191,005	-\$1,103,730
Sewer Fund*	-\$3,505,669	-\$3,133,774	-\$2,659,696	-\$2,249,481	-\$1,964,439	-\$1,753,819
Waste Fund*	-\$4,498,642	-\$4,753,679	-\$4,628,308	-\$4,629,176	-\$4,707,789	-\$4,700,787
Other Restrictions						
Employee Leave Entitlements	-\$1,000,000	-\$1,000,000	-\$1,000,000	-\$1,000,000	-\$1,000,000	-\$1,000,000
Asset Replacement	-\$1,437,602	-\$1,372,874	-\$1,368,225	-\$1,335,889	-\$732,604	-\$685,726
Bonds and Deposits	-\$1,495,250	-\$1,495,250	-\$1,785,250	-\$1,785,250	-\$1,786,910	-\$1,789,410
Unexpended Grants*	-\$8,965,101	-\$8,965,101	-\$8,109,236	-\$8,109,236	-\$6,894,698	-\$7,811,035
Developer Contributions*	-\$700,534	-\$700,534	-\$700,534	-\$702,389	-\$762,215	-\$773,355
Internal Restrictions*	-\$3,138,724	-\$2,669,264	-\$2,419,871	-\$2,284,223	-\$8,030,212	-\$7,804,662
UNRESTRICTED FUNDS	\$985,753	\$2,278,746	\$2,851,676	\$2,057,297	\$4,762,471	\$3,453,099
	2024					
	January	February	March	April	May	June
Total Cash and Investments	\$31,800,271	\$31,393,538	\$30,133,969	\$27,615,617	\$28,412,991	\$33,016,700
LESS:						
Water Fund*	-\$1,277,189	-\$1,313,217	-\$1,228,589	-\$1,292,674	-\$1,554,902	-\$1,446,362
Sewer Fund*	-\$1,730,162	-\$1,539,601	-\$1,437,684	-\$1,365,804	-\$1,361,212	-\$1,262,057
Waste Fund*	-\$4,562,116	-\$4,633,332	-\$4,586,127	-\$4,534,599	-\$4,507,632	-\$4,377,023
Other Restrictions						
Employee Leave Entitlements	-\$1,000,000	-\$1,000,000	-\$1,000,000	-\$600,000	-\$1,000,000	-\$1,000,000
Asset Replacement	-\$685,726	-\$473,355	-\$101,072	-\$84,605	-\$39,653	\$0
Bonds and Deposits	-\$1,789,410	-\$2,080,770	-\$2,659,851	-\$2,370,947	-\$2,659,851	-\$2,371,286
Unexpended Grants*	-\$10,785,701	-\$10,477,101	-\$9,960,011	-\$8,927,819	-\$8,201,757	-\$7,990,515
Developer Contributions*	-\$773,355	-\$773,355	-\$805,896	-\$805,896	-\$851,281	-\$857,569
Internal Restrictions*	-\$7,645,246	-\$7,343,675	-\$7,020,578	-\$6,894,311	-\$6,611,521	-\$12,187,387
UNRESTRICTED FUNDS	\$1,551,366	\$1,759,131	\$1,334,163	\$738,962	\$1,625,182	\$1,524,500

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 30th June 2024.



Sale for Unpaid Rates

On 14th June 2024, Council held the Sale for Unpaid Rates Auction. All properties were sold at the Auction for a total sale result of \$548,100.

Of these funds, \$343 429.28 is to be paid out to the beneficiary of the properties.

The rates that were recouped from the sale totalled \$204 670.72. This left a balance of \$99 062.96 of rates that will be written off.

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 D Coulton, Seconded Cr Dixon OAM)

CARRIED

For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Dixon OAM, Cr Galvin, Cr Matthews, Cr Moore and Cr Mulligan

Against: Nil

7.5 DA 16/2024 - 2 Lot Subdivision of 135 Burundah Road Warialda

File Reference: DA 16/2024

Delivery Program

Goal: 2. Economy

Outcome: 2.1 Our economy is growing and supported

Strategy: 2.1.2 Support the growth of our business community

Author: Angus Witherby, Planning Consultant

STAFF DISCLOSURE OF INTEREST Nil

IN BRIEF/SUMMARY RECOMMENDATION

This report recommends the approval of a 2 lot rural subdivision of the property at 135 Burundah Drive Warialda, real property description Lot 29 in DP1202798. The resulting lots would be Lot 1 (103.3ha) and Lot 2 (75.7ha).

The existing lot is 178 ha in area, which is already less than the minimum lot size of 200ha for that land. Subdivision to an area of less than the minimum lot size would normally be prohibited under Clause 4.1(3) of Gwydir Local Environmental Plan 2013 (the LEP).

However, subdivision can be approved under Clause 4.2 Rural Subdivision of the LEP. The resulting lots can only be used for primary production purposes, and no dwelling is permitted to be constructed.

The following report addresses the assessment criteria as prescribed under s4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The assessment considers that the proposed development adequately satisfies all the requirements of the relevant legislation and adequately minimises or mitigates possible impacts to surrounding properties and the general public.

It is recommended that approval be granted for the development subject to conditions (see Attachment 1 – Draft Conditions).

TABLED ITEMS

- Statement of Environmental Effects
- Proposed Lot Layout
- Revised Access Arrangements
- Biodiversity Assessment Report
- Residents' Objections

THE DEVELOPMENT

It is proposed to subdivide the subject property into two smaller lots of 103.3ha and 75.7ha. This would be undertaken as a rural subdivision. Following survey and alignment pegging, a rural fence would be constructed as a boundary fence between the two new lots.

The proponent has indicated that a new road reserve could be dedicated along the south of the southern boundary of existing Lot 29 in DP1202798, however this is considered unnecessary for the proposed subdivision. Rather, access to the overall site can continue as at present from Burundah Drive and this would serve as access to the new Lot 1. Access to Lot 2 can be via the existing farm track which leads from the existing access from Burundah Drive across to Lot 2. (see attached file "Revised Access Arrangements"). This would be made the legal access to Lot 2 via a Section 88B Covenant for Right of Carriageway in favour of proposed Lot 2. A proposed condition to this effect has been included in the draft conditions appended.

It is noted that the access via the proposed new road reserve would have required crossing of a 2nd order stream during its construction. This would have required referral to the Natural Resource Access Regulator for a Controlled Activity Approval and meant that this would be Integrated Development. However, in order to enable the subdivision in the most straightforward manner, and in the light of submissions received (reviewed later in this report), it is considered that the proposed access by easement arrangement is sufficient. As a result of this, the development is now a straightforward 'local development' with no referral to an outside agency required.

The development has not been referred to external agencies or internally

Strategic Context

The development is consistent with Objective 2 "Protect the viability and integrity of rural land" of New England Northwest Regional Plan. The subdivision would allow the property owner to sell part of his holding in order deliver an injection of funds to his existing business. This will enable further development of that business to make it more viable in the long-term. Land uses will not change notably (it is expected they will remain as extensive grazing activities) and there would be no new activities that could lead to rural land-use conflicts.

The development Planning Priority 1 "Grow our Agriculture, Horticulture and Agribusiness Sectors" of the Gwydir Local Strategic Planning Statement 2036. In particular, it is not inconsistent with the following provisions of Action 1.1 Continue implementation of rural land use provisions to:

- restrict the encroachment of incompatible land uses;
- ensure that land use standards for minimum subdivision sizes in the LEP reflect trends and enable a productive agricultural sector.

The subdivision would support the ongoing primary production use of the land, just as smaller holdings with (potentially) different owners. No incompatible land uses will be involved. Diversification of ownership may enable approaches to land management which lead to a more productive outcome.

There is evidence that smallholdings can have a higher level of productivity as compared to larger holdings generally due to the higher levels of capital available per hectare.

1. State Environmental Planning Policies

Section 4.15(1)(a)(i) of the EP&A Act requires the consent authority to consider the provisions of environmental planning instruments (EPIs), which includes State Environmental Planning Policies (SEPPs).

The below table (Table 1) is a summary of all the SEPP's and whether they are relevant to the proposed development. Those SEPP's that are relevant and require assessment will be discussed in further detail in the sub-sections following Table 1.

Table 1

State Environmental Planning Policy	Does the proposed development required assessment under this SEPP?
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Yes
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	The development cannot be undertaken under this SEPP.
State Environmental Planning Policy (Housing) 2021	Not relevant
State Environmental Planning Policy (Industry and Employment) 2021	Not relevant
State Environmental Planning Policy (Planning Systems) 2021	The development is not regionally significant.
State Environmental Planning Policy (Precincts—Central River City) 2021	Not relevant
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	Not relevant
State Environmental Planning Policy (Precincts—Regional) 2021	Not relevant
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	Not relevant
State Environmental Planning Policy (Primary Production) 2021	Not relevant
State Environmental Planning Policy (Resilience and Hazards) 2021	The question of potential contamination has been addressed and is not considered to be a risk.
State Environmental Planning Policy	Not relevant

(Resources and Energy) 2021	
State Environmental Planning Policy (Sustainable Buildings) 2022	Not relevant
State Environmental Planning Policy (Transport and Infrastructure) 2021	Not relevant

1.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 3 Koala habitat protection 2020 is the part of the SEPP that applies. In the report provided by Cedar Ecology, the following conclusion is reached: “the site is not representative of potential Koala habitat as defined by the SEPP and no further consideration under the Policy is required.” No further action is required.

1.2 State Environmental Planning Policy (Planning Systems) 2021.

A relevant issue here is whether the development is regionally significant development and thus must be assessed by the Regional Planning Panel. As its value is under \$5 million, it can be assessed as local development (Schedule 6 of the SEPP).

1.3 State Environmental Planning Policy (Resilience and Hazards) 2021

The potentially relevant part of this SEPP relates to remediation of land if it is contaminated. Based upon the information provided with the application, it is considered that the provisions of this SEPP are not triggered. In other words, the probability of there being any contamination on the property has been assessed as so low that no further investigations are required.

2 Gwydir Local Environmental Plan 2013

Section 4.15(1)(a)(i) of the EP&A Act requires the consent authority to consider the provision of the EPIs, which includes Local Environmental Plans (LEPs). The Gwydir Local Environmental Plan 2013 (GLEP) applies to all land within the Gwydir Local Government Area (Gwydir LGA). An assessment of the development against the relevant sections of GLEP is provided below in Table 2.

Table 2

Clause of GLEP	Comments
1.2 Aims of the Plan	The proposal is consistent with the aims.
2.1 Land Use Zones	The land is zoned RU1 Primary Production.
2.6 Subdivision consent requirements	Land to which this Plan applies may be subdivided, but only with development consent.

<p>4.1 (3). The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</p>	<p>The minimum lot size for this area is 200ha. The proposed subdivision would result in 2 lots each smaller than this. However, see Cl 4.2</p>
<p>4.2 Rural Subdivision.</p> <p>(3) Land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p>(4) However, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot.</p> <p>(5) A dwelling cannot be erected on such a lot.</p>	<p>The purpose of the proposed subdivision is for primary production. As part of the site inspection it appears that an approved shed on the property may be being used for habitable purposes. This would be the subject of investigation and a further report to Council. As no dwelling is legally on the land, nor has any dwelling been approved or proposed for approval, Council is able to consider the subdivision.</p>
<p>4.2A Exceptions to minimum subdivision lot sizes for certain rural subdivisions.</p> <p>“...consent authority (must be) satisfied that the use of the land after the subdivision will be the same use permitted under the existing development consent for the land (other than for the purpose of a dwelling house or a dual occupancy).”</p> <p>(3) Development consent must not be granted for the subdivision of land to which this clause applies unless the consent authority is satisfied that—</p> <p>(a) the subdivision will not adversely affect the use of the surrounding land for agriculture, and</p> <p>(b) the subdivision is necessary for the ongoing operation of the permissible use, and</p> <p>(c) the subdivision will not increase rural land use conflict in</p>	<p>The land is used for rural purposes. This would not change under the proposed subdivision. A previous approval was granted for a partial subdivision into smallholdings. Plans of subdivision have not been registered.</p> <p>a) There would be no adverse effects on agriculture on adjoining lands.</p> <p>b) The proponent has indicated that the subdivision would facilitate a sale of part of the land, which would allow capital investment in the balance of the</p>

<p>the locality, and</p> <p>(d) the subdivision is appropriate having regard to the natural and physical constraints affecting the land, and</p> <p>(e) the subdivision will not increase fragmentation or degradation of watercourses or remnant native vegetation.</p>	<p>land.</p> <p>c) The use as grazing land would continue, and this is not considered to be increase the land use conflict.</p> <p>d) These constraints do not pose an obstacle to the subdivision.</p> <p>e) Based on the ecology report, there would be no significant impacts on vegetation. The proposed access road would cross a 2nd order stream and would need a Controlled Activity concurrence to ensure that works are carried to protect the watercourse.</p>
<p>4.6 Exceptions to development standards.</p>	<p>Clause 4.2A is the required statutory pathway, as set out in the SEE.</p>

3. Draft Environmental Planning Instruments

Section 4.15(1)(a)(ii) of the EP&A Act requires the consent authority to consider the provisions of draft EPIs that have been publicly exhibited.

Response

There are no draft EPIs applicable to the site or development.

4. Development Control Plan (DCP)

Section 4.15(1)(a)(iii) of the EP&A Act requires Council to consider the provisions of any development control plan.

Response

Gwydir Shire does not have a DCP. The Warialda Town Plan does not affect the site.

5. Provision of any Planning Agreements

Section 4.15(1) (a) (iiia) of the EP&A Act requires the consent authority to consider the provisions of any planning agreements or draft planning agreement that has been entered into, or offered to be entered into under 7.4 of the EP&A Act.

Response

No Planning Agreements or draft planning agreement affect the proposed development site.

6. Any Matters Prescribed by the Regulations

Section 4.15(1)(a)(iv) of the EP&A requires the consent authority to consider any prescribed matters under the Environmental Planning and Assessment Regulations 2021 (EP&A Regs). Council has assessed the development in accordance with all relevant matters prescribed by the EP&A Regs.

Note: See sections 61-64 of the EP&A Regs for the full list of prescribed matters.

Response

No prescribed matters under section 61-64 apply to the development.

7. Any Likely Impacts of the Development

No impacts are expected. The only works would involve rural fencing along the new boundary line.

8. Consideration of Site Suitability

Section 4.15(1)(c) of the EP&A Act requires Council to consider “the suitability of the site for the development”. *The site is considered suitable for the proposed subdivision.*

9. Other Statutory Considerations

The proposed development is unlikely to trigger assessment or consideration of any other further legislation.

10 Public Participation

Section 4.15(1)(d) of the EP&A Act requires Council to consider “any submissions made in accordance with this Act or the regulations”.

The development was notified to adjoining landowners and exhibited on the Gwydir Shire Website in accordance with the requirements of the Gwydir Community Participation Plan 2019. Council received 2 submissions to the development. These submissions are discussed in Table 3 below.

Table 3 Summary of Submissions

General Themes	Response
Creation of additional roads resulting in undesirable local impacts.	It is recommended that no additional roads be approved and that access to the site will be via the existing access from Burundah Drive along with an easement in Lot 1 to enable access to Lot 2 via the existing farm track.
No proper planning purpose for the subdivision and additional fragmentation of lands.	This issue has been considered and it not seen as sufficient reason to reject the proposal. Clause 4.2 of the LEP allows for a subdivision for rural purposes and

	continuing primary production. The proposed subdivision can meet the requirements of this clause as discussed earlier in this report.
It appears that the real purpose of the subdivision is to facilitate the future development of Lot 2 for rural residential purposes.	The proposal has been assessed on its own merits as a 2 lot rural subdivision with no dwellings involved nor permitted. What might (or might not) occur in the future is not material to the present application. Moreover, any future development such as that suggested would require rezoning (i.e preparation of a Planning Proposal) which would be prepared under the supervision and guidance of the NSW Department of Planning. Opportunities for public submissions would be available during that process.
Impact on neighbouring properties (noise, security, loss of privacy)	The impacts identified would possibly follow from the creation of the additional roads. New roads are not considered necessary for the proposal as discussed already, and thus no such negative impacts will occur.

11. The Public Interest

Section 4.15(1)(e) of the EP&A Act requires Council to consider “the public interest”.

Response

The development satisfactorily addresses Council’s criteria and would provide a development outcome that, on balance, would result in a generally positive impact for the community of Shire. It is considered that approval of the development would be in the public interest.

12. Conclusion

The proposal is for a straightforward 2 lot rural subdivision. No significant environmental impacts have been identified, and the proposal can be approved under the provisions of the relevant statutory requirements as discussed above.

It is recommended that the proposal be approved with the following conditions:

Condition 1

A revised proposed plan of subdivision be provided which accurately identifies the location of the access track through Lot 1 to Lot 2. The revised plan must also

delete the previously proposed new road reserves. On approval of the Council, the revised plan would become the approved plan for the development.

Reason: to correctly show the proposed subdivision and amended access arrangements.

Condition 2

Prepare a S88B instrument to Council's satisfaction that provides, at minimum:

- a) for a Right of Carriageway over the access track on proposed Lot 1 in favour of proposed Lot 2.
- b) that the Right of Carriageway be six (6) metres wide, and have radii that comply with Planning for Bushfire Protection.
- c) that the burden of maintenance rest evenly between the owners of the two allotments.

Reason: to ensure that legal access to proposed Lot 2 can be achieved, and that the shared use of the farm track to benefit both properties is recognized.

Condition 3

The new boundary between Lot 1 and Lot 2 is to be surveyed and marked. A rural-style fence (three strand post and wire or similar) is to be constructed to delineate the boundary. This shall be constructed prior to the registration of the plan of subdivision.

Reason: to ensure clear definition of the boundary between the two new lots.

Condition 4

The proponent shall surrender any current development application affecting the land, and any current unregistered subdivision certificate.

Reason: To avoid conflict between this approval and any previous approvals.

OFFICER RECOMMENDATION

THAT the proposal (DA 16/2024) be approved with the following conditions:

Condition 1

A revised proposed plan of subdivision be provided which accurately identifies the location of the access track through Lot 1 to Lot 2. The revised plan must also delete the previously proposed new road reserves. On approval of the Council, the revised plan would become the approved plan for the development.

Reason: to correctly show the proposed subdivision and amended access arrangements.

Condition 2

Prepare a S88B instrument to Council's satisfaction that provides, at minimum:

- d) for a Right of Carriageway over the access track on proposed Lot 1 in favour of proposed Lot 2.
- e) that the Right of Carriageway be six (6) metres wide, and have radii that comply with Planning for Bushfire Protection.
- f) that the burden of maintenance rest evenly between the owners of the two allotments.

Reason: to ensure that legal access to proposed Lot 2 can be achieved, and that the shared use of the farm track to benefit both properties is recognized.

Condition 3

The new boundary between Lot 1 and Lot 2 is to be surveyed and marked. A rural-style fence (three strand post and wire or similar) is to be constructed to delineate the boundary. This shall be constructed prior to the registration of the plan of subdivision.

Reason: to ensure clear definition of the boundary between the two new lots.

Condition 4

The proponent shall surrender any current development application affecting the land, and any current unregistered subdivision certificate.

Reason: To avoid conflict between this approval and any previous approvals.

ATTACHMENTS

1. Burundah Dv Warialda DA16 2024 Assessment v2 2 (1) [7.5.1 - 7 pages]
2. 7 August 2024 - Ordinary Meeting - Access Arrangements [7.5.2 - 1 page]
3. 7 August 2024 - Ordinary Meeting - Biodiversity assessment report [7.5.3 - 68 pages]
4. 7 August 2024 - Ordinary Meeting - Proposed subdivision plan [7.5.4 - 1 page]
5. 7 August 2024 - Ordinary Meeting - Statement of environmental effects [7.5.5 - 31 pages]
6. 7 August 2024 - Ordinary Meeting - Submissions [7.5.6 - 25 pages]

With the concurrence of the meeting discussion of this matter was transferred into the confidential session due to the negotiations continuing regarding the purchase of land.

COUNCIL RESOLUTION:

THAT the proposal (DA 16/2024) be approved with the following conditions:

Condition 1

A revised proposed plan of subdivision be provided which accurately identifies the location of the access track through Lot 1 to Lot 2. The revised plan must also delete the previously proposed new road reserves. On approval of the Council, the revised plan would become the approved plan for the development.

Reason: to correctly show the proposed subdivision and amended access arrangements.

Condition 2

Prepare a S88B instrument to Council's satisfaction that provides, at minimum:

- a) for a Right of Carriageway over the access track on proposed Lot 1 in favour of proposed Lot 2.
- b) that the Right of Carriageway be six (6) metres wide, and have radii that comply with Planning for Bushfire Protection.
- c) that the burden of maintenance rest evenly between the owners of the two allotments.

Reason: to ensure that legal access to proposed Lot 2 can be achieved, and that the shared use of the farm track to benefit both properties is recognized.

Condition 3

The new boundary between Lot 1 and Lot 2 is to be surveyed and marked. A rural-style fence (three strand post and wire or similar) is to be constructed to delineate the boundary. This shall be constructed prior to the registration of the plan of subdivision.

Reason: to ensure clear definition of the boundary between the two new lots.

Condition 4

The proponent shall surrender any current development application affecting the land, and any current unregistered subdivision certificate.

Reason: To avoid conflict between this approval and any previous approvals.

(Moved Cr J Coulton, Seconded Cr Mulligan)

CARRIED

For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Dixon OAM, Cr Galvin, Cr Matthews, Cr Moore and Cr Mulligan

Against: Nil

7.6 Draft Risk Management Framework Policy

File Reference: NA

Delivery Program

Goal: 5. Organisational management

Outcome: 5.1 Corporate management

Strategy: 5.1.5 Provision of responsible internal governance

Author: Justin Hellmuth, Business Improvement & IT Manager

STAFF DISCLOSURE OF INTEREST Nil

IN BRIEF/SUMMARY RECOMMENDATION

This report recommends the adoption of a Risk Management Framework Policy.

TABLED ITEMS Nil

BACKGROUND

The Council's acceptable tolerance levels towards various risk factors is important to establish.

The attached draft framework outlines the tolerance towards various factors that are part of the Council's working environment.

OFFICER RECOMMENDATION

THAT Risk Management Framework is adopted.

ATTACHMENTS

1. Draft - Risk Management Framework [7.6.1 - 33 pages]

COUNCIL RESOLUTION:

THAT Risk Management Framework is adopted.

(Moved Cr Egan, Seconded Cr Mulligan)

CARRIED

For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Dixon OAM, Cr Galvin, Cr Matthews, Cr Moore and Cr Mulligan

Against: Nil

7.7 Draft Service Review Report Stores'

File Reference: NA

Delivery Program

Goal: 5. Organisational management

Outcome: 5.1 Corporate management

Strategy: 5.1.5 Provision of responsible internal governance

Author: Justin Hellmuth, Business Improvement & IT Manager

STAFF DISCLOSURE OF INTEREST Nil

IN BRIEF/SUMMARY RECOMMENDATION

This report recommends that the Service Review Report relating to the operation of the Council's Stores' process is noted.

TABLED ITEMS Nil

OFFICER RECOMMENDATION

THAT the Stores' Service Review Report is noted.

ATTACHMENTS

1. Draft - Service Review Report - Stores [7.7.1 - 27 pages]

COUNCIL RESOLUTION:

THAT the Stores' Service Review Report is noted.

(Moved Cr Dixon OAM, Seconded Cr Moore)

CARRIED

For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Dixon OAM, Cr Galvin, Cr Matthews, Cr Moore and Cr Mulligan

Against: Nil

7.8 Draft Service Review Report - Parks and Gardens

File Reference: NA

Delivery Program

Goal: 5. Organisational management

Outcome: 5.1 Corporate management

Strategy: 5.1.5 Provision of responsible internal governance

Author: Justin Hellmuth, Business Improvement & IT Manager

STAFF DISCLOSURE OF INTEREST Nil

IN BRIEF/SUMMARY RECOMMENDATION

This report recommends that the Service Review Report relating to the operation of the Council's Parks and Gardens area is noted.

TABLED ITEMS Nil

OFFICER RECOMMENDATION

THAT the Parks and Gardens' Service Review Report is noted.

ATTACHMENTS

1. Draft - Parks and Gardens - Service Review - Service Review Report [7.8.1 - 42 pages]

COUNCIL RESOLUTION:

THAT the Parks and Gardens' Service Review Report is noted.

(Moved Cr Mulligan, Seconded Cr Dixon OAM)

CARRIED

For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Dixon OAM, Cr Galvin, Cr Matthews, Cr Moore and Cr Mulligan

Against: Nil

7.9 Draft Organisation Structure

File Reference:	NA
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Delivery Program

Goal: 5. Organisational management

Outcome: 5.1 Corporate management

Strategy: 5.1.4 Workforce Planning

Author: Max Eastcott, General Manager

STAFF DISCLOSURE OF INTEREST Nil

IN BRIEF/SUMMARY RECOMMENDATION

For discussion

TABLED ITEMS Nil

BACKGROUND

One of the early tasks of the incoming Council will be to review the Organisation Structure.

As the new Council will have at least 6 new Councillors the incoming Council may welcome the views of the outgoing Council.

Therefore, this draft is being presented for your comments, which will be conveyed to the incoming Council and endorsement.

OFFICER RECOMMENDATION

THAT the attached draft Organisation Structure is endorsed.

ATTACHMENTS

1. Draft Organisation Chart [7.9.1 - 1 page]

COUNCIL RESOLUTION:

THAT the attached draft Organisation Structure is endorsed.

(Moved Cr Egan, Seconded Cr D Coulton)

CARRIED

For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Dixon OAM, Cr Galvin, Cr Matthews, Cr Moore and Cr Mulligan

Against: Nil

7.10 July 2024 ARIC Meeting & Audit Minutes**File Reference:** NA**Delivery Program****Goal:** 5. Organisational management**Outcome:** 5.1 Corporate management**Strategy:** 5.1.1 Financial Management and accountability systems**Author:** Helen Thomas, Chief Financial Officer**STAFF DISCLOSURE OF INTEREST Nil****IN BRIEF/SUMMARY RECOMMENDATION**

This report recommends the notation and reception of the attached Minutes of the Audit Risk and Improvement Committee (ARIC) Meeting held on Monday 8th July 2024. The Minutes, with all the attachments, are tabled at this meeting but the Minutes attached to this report are without attachments.

TABLED ITEMS ARIC Minutes including all attachments**OFFICER RECOMMENDATION**

THAT the Minutes of the Audit Risk and Improvement Committee (ARIC) Meeting held on Monday 8th July 2024. Are received.

ATTACHMENTS

1. ARI C_- 8 July 2024 Minutes No Attachments [7.10.1 - 14 pages]

COUNCIL RESOLUTION:

THAT the Minutes of the Audit Risk and Improvement Committee (ARIC) Meeting held on Monday 8th July 2024. Are received.

(Moved Cr Mulligan, Seconded Cr D Coulton)

CARRIED

For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Dixon OAM, Cr Galvin, Cr Matthews, Cr Moore and Cr Mulligan

Against: Nil

7.11 Monthly Action Progress Report June 2024

File Reference: NA

Delivery Program

Goal: 5. Organisational management

Outcome: 5.1 Corporate management

Strategy: 5.1.2 Information Management Systems

Author: Casey McClymont, Public Officer, IP&R, Government Elections

STAFF DISCLOSURE OF INTEREST Nil

IN BRIEF/SUMMARY RECOMMENDATION

That the report be noted.

TABLED ITEMS Nil

BACKGROUND

The Office of Local Government requires regular progress reports to be presented at council meetings regarding the 2023-24 Operational Plan.

OFFICER RECOMMENDATION

THAT the report be received.

ATTACHMENTS

1. Monthly Action Progress Report June 2024 [7.11.1 - 28 pages]

COUNCIL RESOLUTION:

THAT the report be received.

(Moved Cr D Coulton, Seconded Cr Galvin)

CARRIED

For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Dixon OAM, Cr Galvin, Cr Matthews, Cr Moore and Cr Mulligan

Against: Nil

7.12 Delivery Plan Progress Report January to June 2024

File Reference: NA

Delivery Program

Goal: 5. Organisational management

Outcome: 5.1 Corporate management

Strategy: 5.1.2 Information Management Systems

Author: Casey McClymont, Public Officer, IP&R, Government Elections

STAFF DISCLOSURE OF INTEREST Nil

IN BRIEF/SUMMARY RECOMMENDATION

That the report be noted.

TABLED ITEMS Nil

BACKGROUND

The Office of Local Government requires delivery plan progress reports to be presented at council meetings regarding the 2023-24 Operational Plan.

OFFICER RECOMMENDATION

THAT the report be received.

ATTACHMENTS

1. Delivery Plan Progress Report January to June 2024 [7.12.1 - 21 pages]

COUNCIL RESOLUTION:

THAT the report be received.

(Moved Cr D Coulton, Seconded Cr Galvin)

CARRIED

For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Dixon OAM, Cr Galvin, Cr Matthews, Cr Moore and Cr Mulligan

Against: Nil

7.13 July 2024 Investment and Rates Collection Report

File Reference: NA
Delivery Program
Goal: 5. Organisational management
Outcome: 5.1 Corporate management
Strategy: 5.1.1 Financial Management and accountability systems
Author: Helen Thomas, Chief Financial Officer

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 31 July 2024.

Direct Investments

Broker	ID	Investment Name	Rating	Type	Next Rollover	Yield	Current Value
NAB	2023.01	NAB	AA	TD	22/07/2024	4.30%	\$1,000,000.00
NAB	2023.02	NAB	AA	TD	22/07/2024	4.30%	\$1,000,000.00
NAB	2023.03	NAB	AA	TD	22/07/2024	4.30%	\$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		\$372,004.22
Regional Australia Bank Medical Centre	At Call	Cash	3.00%	\$51,500.00
Grand Total				\$423,504.22

Total Investments

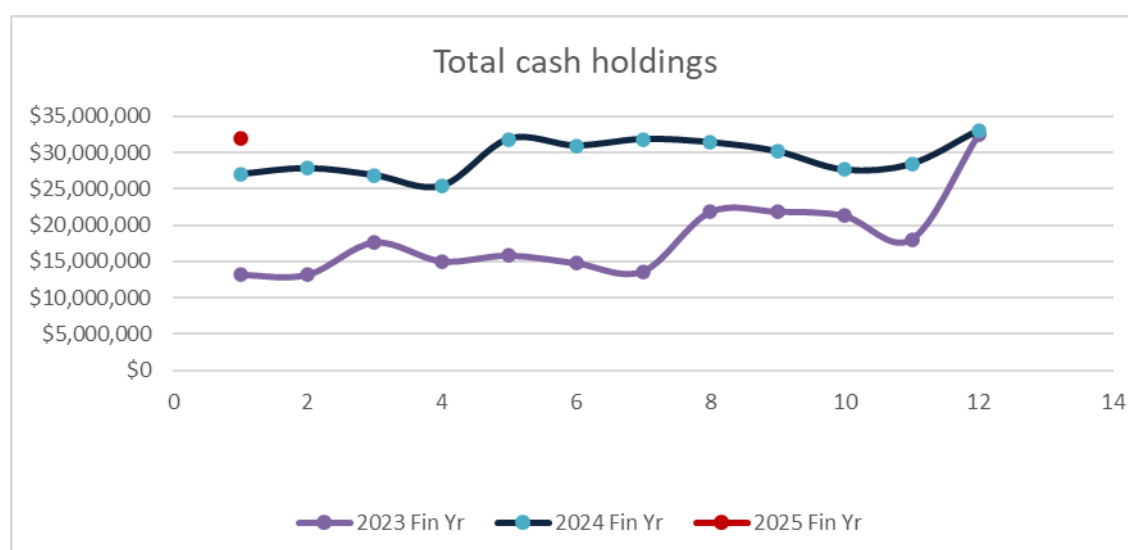
Direct Investments	\$3,000,000.00
Managed Funds	\$423,504.22
Grand Total	\$3,423,504.22

Cash and Investments

Total Investments	
Direct Investments	\$3,000,000.00
Managed Funds	\$423,504.22
Grand Total Investments	\$3,423,504.22

Total Cash and Investments	
Investments	\$3,423,504.22
Cash at bank	\$28,474,234.25
Grand Total Cash and Investments	\$31,897,738.47

General Fund Cash	
Total cash and investments	\$31,897,738.47
LESS:	
Water fund*	-\$1,686,479.14
Sewer fund*	-\$1,321,272.16
Waste fund*	-\$4,539,477.47
Other restrictions:	
Employee leave entitlements*	-\$1,000,000.00
Financial Assistance Grant	-\$2,929,429.00
Bonds and deposits	-\$2,371,285.97
Unexpended grants*	-\$9,515,000.00
Developer contributions	-\$857,569.00
Internal Restrictions*	-\$5,999,000.00
Discretionary General Fund Cash	\$1,678,225.73

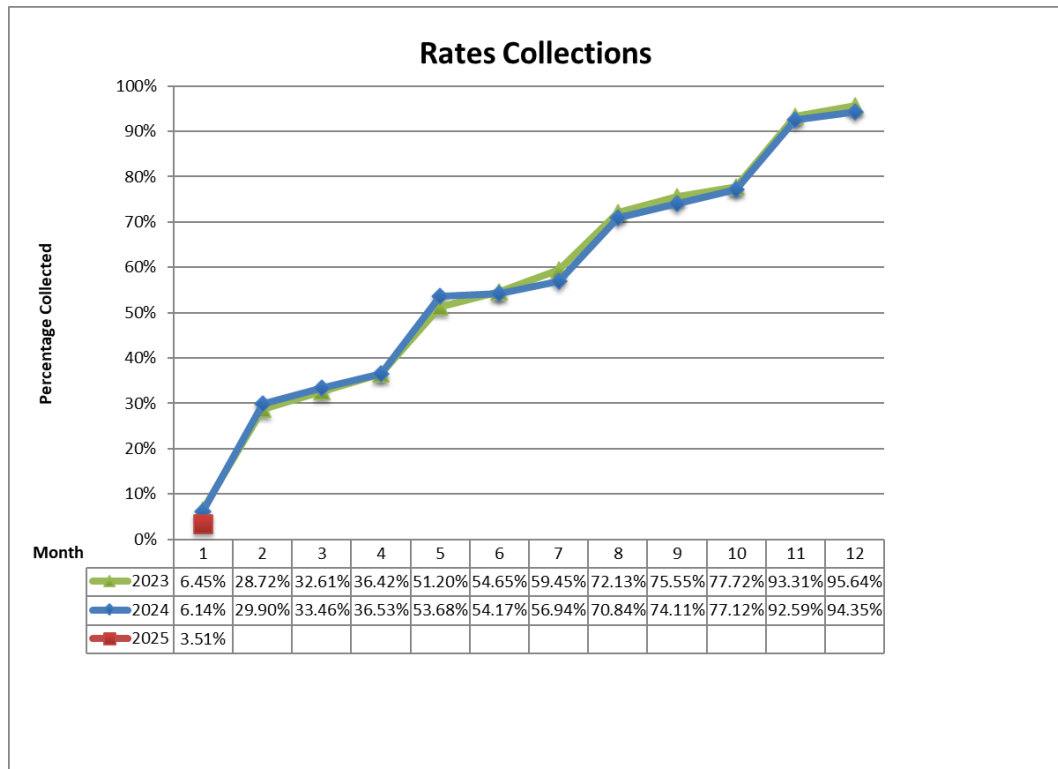


I, Helen Thomas, CFO and Responsible Accounting Officer for Gwydir Shire Council, certify that the Council’s investments have been made in accordance with the Local

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 31st July 2024.



OFFICER RECOMMENDATION

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

ATTACHMENTS

Nil

COUNCIL RESOLUTION:

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

(Moved Cr D Coulton, Seconded Cr Dixon OAM)

CARRIED

For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Dixon OAM, Cr Galvin, Cr Matthews, Cr Moore and Cr Mulligan

Against: Nil

9 COMMITTEE OF THE WHOLE - CONFIDENTIAL ITEMS

COUNCIL RESOLUTION:

THAT the Council resolve into Confidential Session, Committee of the Whole and that in the public interest and in accordance with Section 10A (2) of the Local Government Act, 1993, the public and press be excluded from the meeting to consider Item(s) listed on the Agenda.

(Moved Cr Egan, Seconded Cr Matthews)

CARRIED

For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Dixon OAM, Cr Galvin, Cr Matthews, Cr Moore and Cr Mulligan

Against: Nil

9.1 Adoption of the Recommendations of the Confidential Session

The meeting was re-opened to the public at {time} and members of the public and press returned to the meeting.

COUNCIL RESOLUTION:

THAT the recommendations of the Confidential Session, namely:

Confidential Organisation & Community Services

THAT the report be received.

Former Bingara Saleyards

THAT Council proceed with the compulsory acquisition of the land described as Lot 328 DP 727843, shown on the diagram attached as AT-1, for the purpose of creating an industrial land precinct in accordance with sections 186 and 187 of the Local Government Act 1993 and in accordance with the Land Acquisition (Just Terms Compensation) Act 1991.

FURTHER that Council make an application to the Minister and the Governor for approval to acquire the land described as Lot 328 DP 727843, shown on the diagram attached as AT-1, by compulsory process under section 186(1) and 187 of the Local Government Act 1993 for the purpose of industrial land precinct in accordance with the requirements of the Land Acquisition (Just Terms Compensation) Act 1991.

FURTHER that the land is to be classified as operational land in accordance with section 31 (2) of the Local Government Act 1993.

FURTHER that for the purposes of section 30 of the Land Acquisition (Just Terms Compensation) Act 1991, the Council agrees to the land being acquired for compensation, at the value determined by Valuation NSW.

FURTHER that Council delegate to the General Manager or his delegate the power to do anything further as necessary to give effect to the compulsory acquisition including obtaining any necessary approvals and publishing any necessary notices in the Gazette.

FURTHER that authority be granted to the General Manager to affix the Common Seal of the Council to any documentation required to give effect to this resolution.

FURTHER that the General Manager is authorised to negotiate the subdivision and sale of parts of the acquired land for industrial uses.

FURTHER that the staff arrange for the loan guarantee arrangement with the Regional Australia Bank to be expanded to include Business Loans subject to borrowers meeting the RAB's normal loan criteria other than a deposit shortfall.

Hired Grader Purchase

THAT Council proceed with the purchase of Caterpillar 150M grader, for \$436,994.01, excluding GST from Westrac Pty Ltd without inviting tenders due to substantial rebates in hire fees representing extenuating circumstances that would not result in a satisfactory outcome being achieved by inviting tenders.

Management of Pools & Bingara Riverside Caravan Park

THAT the Council offers three Short Term Licences (each for a 12-month period) to Terry Melbourne Pool Management Services for the management of the Bingara War Memorial Baths, the Warialda War Memorial Olympic Pool and the Riverside Caravan Park, Bingara.

Bingara Office Replacement

THAT the tendered price increase is noted.

Alternate Route Warialda Bypass

THAT Council continues to seek endorsement of the ILUA by the Gomeri People until 1 September 2024.

FURTHER that in the event the Gomeri People authorise the ILUA by 1 September 2024 it is presented to Council for endorsement, at the first subsequent meeting of Council.

FURTHER that in the event the Gomeri People do not authorise the ILUA by 1 September 2024 that Council seeks to maintain the intent of the proposed

Gomeri People ILUA by protecting aboriginal cultural heritage on part Lot 7 (shown bound in red on the plan at AT-1) and where possible providing opportunities for the Gomeri People to continue to be consulted in relation to aboriginal cultural heritage.

FURTHER that Council proceeds with the compulsory acquisition of:

- a) Lot 1 (being Lot 7007 DP 1021212); and,**
- b) Lot 2 (being part Lot 7029 DP 1030044); and,**
- c) Lot 5 (being part Lot 7311 DP 1136470);**

shown in Attachment AT-1, for a future public road in accordance with section 177 of the Roads Act 1993 and in accordance with the Land Acquisition (Just Terms Compensation) Act 1991.

FURTHER that Council makes an application to the Minister and Governor for approval to acquire:

- Lot 1 (being Lot 7007 DP 1021212); and,**
- Lot 2 (being part Lot 7029 DP 1030044); and,**
- Lot 5 (being part Lot 7311 DP 1136470);**

shown in AT-1, in accordance with section 178(2) of the Roads Act 1993 and in accordance with the Land Acquisition (Just Terms) Compensation Act 1991.

FURTHER that Council proceed with the compulsory acquisition of Lot 6 and Lot 7 (being part Lot 7311 DP 1136470) shown in AT-1, for the purposes of creating facilities ancillary to the operation of a road, an industrial land precinct, cultural heritage (Aboriginal cultural significance) and recreation in accordance with sections 186 and 187 of the Local Government Act 1993 and in accordance with the Land Acquisition (Just Terms Compensation) Act 1991.

FURTHER that Council make an application to the Minister and the Governor for approval to acquire Lot 6 and Lot 7 (being part Lot 7311 DP 1136470) shown in AT-1, in accordance with sections 186 and 187 of the Local Government Act 1993 and in accordance with the Land Acquisition (Just Terms Compensation) Act 1991.

FURTHER that, in the event the ILUA is not authorised by the Gomeri People by 1 September 2024, Council makes the said application in (7) confirming that the purpose of the compulsory acquisition is to confer rights and interests, in relation to the land to be acquired, on Gwydir Shire Council in accordance with section 26(1)(c)(iii)(A) of the Native Title Act 1993, to enable Council :

- a) to develop facilities ancillary to the operation of a road,**
- b) to develop an industrial land precinct,**
- c) to develop a recreation area**
- d) to protect a culturally important area.**

FURTHER that Council agrees to the land being acquired for compensation, at the market value of the land, to an amount determined by the Valuer General.

FURTHER that the mineral reservation currently on title be excepted from the acquisition.

FURTHER that the part of Lot 7 (part Lot 7311 DP 1136470) shown bound in red in AT-1 is to be classified as community land in accordance with section 31(2) of the Local Government Act 1993:

FURTHER that Lot 6 and the rest of Lot 7 (part Lot 7311 DP 1136470) is to be classified as operational land in accordance with section 31(2) of the Local Government Act 1993

FURTHER that Council delegate to the General Manager or his delegate the power to do anything further as necessary to give effect to the compulsory acquisition including obtaining any necessary approvals and publishing any necessary notices in the Gazette.

FURTHER that authority be granted to the General Manager to affix the Common Seal of the Council to any documentation required to give effect to this resolution.

Mayoral Minute

THAT the positive performance review of the General Manager is noted.

FURTHER that the General Manager's salary be increased from 1st July 2024 in line with the 3.5% Award increase.

are adopted.

(Moved Cr Galvin, Seconded Cr Egan)

CARRIED

For: Cr J Coulton, Cr Egan, Cr D Coulton, Cr Dixon OAM, Cr Galvin, Cr Matthews, Cr Moore and Cr Mulligan

Against: Nil

10 CLOSURE

The meeting closed at 5.00 pm.