



ORDINARY MEETING

AGENDA

Thursday 18 April 2024

NOTICE OF MEETING

Notice is hereby given that an Ordinary Meeting **of Gwydir Shire Council** will be held in the Warialda Office Council Chambers on **Thursday 18 April 2024**, commencing at **10:00 am** to discuss the items listed in the Agenda.

Your attendance is respectfully requested.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Leeah Daley', is positioned above the printed name and title.

Leeah Daley
Acting General Manager

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

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

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

ACKNOWLEDGMENT OF COUNTRY

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

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1 OFFICIAL OPENING AND WELCOME - MAYOR

2 APOLOGIES

Cr Catherine Egan, Cr Chris Matthews, Cr Tiffany Galvin and the General Manager are apologies for this meeting.

3 CONFIRMATION OF THE MINUTES

RECOMMENDATION

THAT the Minutes of the Ordinary and Confidential Meetings held on Thursday 28 March 2024 as circulated be taken as read and CONFIRMED.

4 PRESENTATION

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

6 ADDITIONAL/LATE ITEMS

7 OFFICERS' REPORTS

7.1 Budget Workshop

File Reference: NA

Delivery Program

Goal: 5. Organisational management

Outcome: 5.1 Corporate management

Strategy: 5.1.1 Financial Management and accountability systems

Author: Leeah Daley, Acting General Manager

STAFF DISCLOSURE OF INTEREST Nil

IN BRIEF/SUMMARY RECOMMENDATION

This report recommends the adoption of the recommendations from the Budget Workshop held on Thursday 11 April 2024.

Cr Tiffany Galvin and Cr Chris Matthews left the Budget Workshop meeting at 11.30 am and subsequently the Budget Workshop Meeting was adjourned to Thursday 18 April 2024.

OFFICER RECOMMENDATION

THAT the draft budgetary documents with the changes as agreed are advertised for public submissions and outlined at the various community meetings being held across the Shire.

FURTHER that the draft budget includes taking out a loan for \$350,000 to commence the process of decommissioning the Bingara Depot.

ATTACHMENTS

1. 2025 Draft Budget No Depreciation [7.1.1 - 23 pages]
2. Donations 2024-25 [7.1.2 - 7 pages]
3. Draft Statement of Revenue Policy 2024 -2025 [7.1.3 - 18 pages]
4. 2025 Draft Budget incl Depreciation [7.1.4 - 21 pages]
5. 2025 Draft Capital Program [7.1.5 - 3 pages]
6. 2024-2025 Draft Fees and Charges Report [7.1.6 - 62 pages]
7. 2024 2025 Draft Action Report for Operational Plan (4) [7.1.7 - 17 pages]

DRAFT BUDGET 2024 -2025

Depreciation Excluded Version

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
01 - General Fund				
1.1.3 Community Fitness				
1.2 User charges and fees	-\$38,639	-\$38,614	-\$46,000	-\$40,000
2.1 Employee benefits and on-costs	\$8,819	\$10,981	\$13,800	\$15,686
2.3 Materials	\$15,564	\$9,760	\$17,000	\$18,000
2.4 Contracts	\$191	\$297	\$2,600	\$1,200
2.6 Other expenses	\$2,278	\$2,736	\$4,800	\$5,000
2.8 Internal expense	\$703	\$185	\$3,000	\$1,000
1.1.3 Community Fitness Total	-\$11,083	-\$14,654	-\$4,800	\$886
1.1.3 Families NSW				
1.2 User charges and fees	-\$241	-\$314	-\$1,273	\$0
1.5 Grants subsidies contributions - Op	-\$176,022	-\$163,001	-\$179,225	-\$174,688
2.1 Employee benefits and on-costs	\$116,757	\$121,994	\$128,855	\$185,013
2.3 Materials	\$32,116	\$16,883	\$37,150	\$12,650
2.4 Contracts	\$1,849	\$1,233	\$765	\$1,135
2.6 Other expenses	\$8,136	\$6,843	\$7,200	\$3,180
2.8 Internal expense	\$4,290	\$4,488	\$4,342	\$4,047
1.1.3 Families NSW Total	-\$13,115	-\$11,873	-\$2,186	\$31,337
1.2.1 Naroo Aged Care				
1.2 User charges and fees	-\$891,396	-\$991,489	-\$850,000	-\$850,000
1.3 Interest and investment revenue	\$1,896	-\$5,772	-\$5,000	\$3,000
1.4 Other revenues	-\$73	-\$17,771	-\$23,000	\$0
1.5 Grants subsidies contributions - Op	-\$2,100,766	-\$2,849,109	-\$3,520,000	-\$3,400,000
1.6 Grants Subsidies Contributions - Cap	-\$178,539	-\$441,493	-\$1,342,899	-\$1,342,899
2.1 Employee benefits and on-costs	\$2,412,571	\$2,315,792	\$3,135,250	\$3,176,250
2.2 Borrowing costs	\$149,847	\$124,658	\$32,000	\$27,190
2.3 Materials	\$337,804	\$414,212	\$453,350	\$487,500
2.4 Contracts	\$152,191	\$132,685	\$279,500	\$229,700
2.6 Other expenses	\$66,321	\$89,085	\$110,500	\$124,800
2.8 Internal expense	\$106,522	\$124,934	\$69,450	\$75,250
99 Uncapitalised Works In Progress	\$178,539	\$498,660	\$1,205,000	\$1,342,899
1.2.1 Naroo Aged Care Total	\$234,918	-\$605,606	-\$455,849	-\$126,310

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
1.2.2 Rural Fire Service				
1.4 Other revenues	-\$50,280	\$0	\$0	\$0
1.5 Grants subsidies contributions - Op	-\$325,783	-\$234,435	-\$232,040	-\$222,981
1.90 Net gain from disposal of assets	-\$66,856	-\$21,684	\$0	\$0
2.1 Employee benefits and on-costs	\$11,057	\$8,938	\$11,500	\$2,281
2.3 Materials	\$61,213	\$77,815	\$53,540	\$0
2.4 Contracts	\$30,180	\$170,183	\$146,900	\$224,480
2.6 Other expenses	\$420,863	\$536,050	\$570,338	\$521,035
2.8 Internal expense	\$10,017	\$9,672	\$12,500	\$0
2.90 Net loss from disposal of assets	\$0	\$11,037	\$0	\$0
99 Uncapitalised Works In Progress	\$47,759	\$23,720	\$0	\$0
1.2.2 Rural Fire Service Total	\$138,170	\$581,295	\$562,738	\$524,815
1.2.3 Roxy				
1.1 Rates and annual charges	\$0	\$0	-\$150	\$0
1.2 User charges and fees	-\$12,116	-\$14,016	-\$12,437	\$0
1.4 Other revenues	-\$2,590	-\$13,193	-\$9,077	-\$19,000
1.5 Grants subsidies contributions - Op	\$0	-\$1,500	\$0	\$0
1.6 Grants Subsidies Contributions - Cap	\$0	-\$113	-\$495,000	\$0
2.1 Employee benefits and on-costs	\$52,520	\$37,643	\$35,000	\$44,923
2.2 Borrowing costs	\$8,247	\$6,574	\$5,700	\$4,597
2.3 Materials	\$4,931	\$37,739	\$9,230	\$29,500
2.4 Contracts	\$49,970	\$23,054	\$69,800	\$69,700
2.6 Other expenses	\$15,838	\$14,110	\$16,764	\$3,450
2.8 Internal expense	\$14,763	\$14,791	\$8,559	\$8,900
99 Uncapitalised Works In Progress	\$0	\$113	\$495,000	\$0
1.2.3 Roxy Total	\$131,563	\$105,203	\$123,389	\$142,070
2.1.1 Bridges				
2.2 Borrowing costs	\$20,702	\$16,994	\$15,000	\$12,354
2.1.1 Bridges Total	\$20,702	\$16,994	\$15,000	\$12,354
2.1.1 Building Services Administration				
2.1 Employee benefits and on-costs	\$232,603	\$246,482	\$246,300	\$262,169
2.3 Materials	\$27,881	\$25,149	\$41,940	\$34,500
2.6 Other expenses	\$2,166	\$1,351	\$5,250	\$3,250
2.8 Internal expense	\$11,468	\$33,130	\$12,000	\$42,750
2.1.1 Building Services Administration Total	\$274,118	\$306,112	\$305,490	\$342,669

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
2.1.3 Caravan Parks				
1.2 User charges and fees	-\$393,519	-\$467,127	-\$352,000	-\$367,000
1.4 Other revenues	-\$14,021	-\$8,744	-\$7,300	-\$5,000
1.6 Grants Subsidies Contributions - Cap	-\$165,325	-\$482,239	-\$250,919	\$0
1.7 Internal revenues	-\$12,572	\$0	\$0	\$0
2.1 Employee benefits and on-costs	\$168,211	\$170,318	\$180,000	\$217,639
2.2 Borrowing costs	\$11,827	\$7,722	\$2,500	\$1,501
2.3 Materials	\$13,463	\$15,806	\$16,700	\$22,700
2.4 Contracts	\$40,154	\$55,849	\$111,000	\$1,000
2.6 Other expenses	\$42,847	\$58,558	\$69,000	\$77,500
2.8 Internal expense	\$44,353	\$66,248	\$54,590	\$38,490
99 Uncapitalised Works In Progress	\$165,325	\$482,239	\$40,175	\$155,000
2.1.3 Caravan Parks Total	-\$99,258	-\$101,371	-\$136,254	\$141,830
2.1.3 Tourism				
1.2 User charges and fees	-\$1,523	-\$3,704	-\$12	\$0
1.4 Other revenues	-\$21,109	-\$23,348	-\$19,627	-\$18,000
1.5 Grants subsidies contributions - Op	-\$1,187	-\$4,479	-\$3,500	-\$2,500
1.7 Internal revenues	-\$114	-\$441	\$0	\$0
2.1 Employee benefits and on-costs	\$195,361	\$148,800	\$153,200	\$173,646
2.2 Borrowing costs	\$3,416	\$3,052	\$2,750	\$2,330
2.3 Materials	\$32,007	\$36,932	\$139,000	\$42,500
2.4 Contracts	\$9,760	\$4,991	\$55,800	\$6,850
2.6 Other expenses	\$13,979	\$10,102	\$15,100	\$12,100
2.8 Internal expense	\$29,912	\$38,573	\$20,415	\$31,150
2.1.3 Tourism Total	\$260,502	\$210,477	\$363,126	\$248,076
2.2.2 Gwydir Learning Region				
1.6 Grants Subsidies Contributions - Cap	\$0	-\$850,000	-\$85,000	\$0
2.1 Employee benefits and on-costs	\$47,440	\$21,952	\$27,251	\$65,632
2.2 Borrowing costs	\$1,608	\$0	\$0	\$0
2.3 Materials	\$11,049	\$1,841	\$1,150	\$5,000
2.4 Contracts	\$4,842	\$2,314	\$12,337	\$5,500
2.6 Other expenses	\$2,858	\$6,578	\$13,934	\$15,100
2.8 Internal expense	\$41,914	\$68,810	\$10,391	\$51,820
99 Uncapitalised Works In Progress	\$12,031	\$922,875	\$205,000	\$0
2.2.2 Gwydir Learning Region Total	\$121,741	\$174,368	\$185,063	\$143,052

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
2.2.2 Tharawonga				
1.2 User charges and fees	-\$31,631	-\$39,453	-\$38,000	-\$40,000
1.4 Other revenues	-\$49,703	-\$53,033	-\$64,000	-\$65,000
1.5 Grants subsidies contributions - Op	-\$296,490	-\$365,108	-\$372,410	-\$360,000
2.1 Employee benefits and on-costs	\$288,179	\$351,791	\$396,044	\$374,778
2.3 Materials	\$26,980	\$37,842	\$45,500	\$26,500
2.4 Contracts	\$3,235	\$3,460	\$3,510	\$4,000
2.6 Other expenses	\$2,353	\$8,845	\$4,300	\$8,100
2.8 Internal expense	\$49,564	\$53,463	\$50,000	\$50,000
2.2.2 Tharawonga Total	-\$7,512	-\$2,193	\$24,944	-\$1,622
3.1.1 Planning				
1.2 User charges and fees	-\$83,203	-\$97,692	-\$57,000	-\$73,500
1.3 Interest and investment revenue	\$3,263	-\$6,162	-\$2,000	\$0
1.4 Other revenues	-\$416	-\$109	-\$100	-\$500
1.5 Grants subsidies contributions - Op	-\$13,074	-\$0	-\$10,000	\$0
1.6 Grants Subsidies Contributions - Cap	-\$54,299	-\$182,456	-\$98,000	-\$100,000
2.1 Employee benefits and on-costs	\$169,724	\$194,753	\$287,000	\$340,000
2.3 Materials	\$5,216	\$5,545	\$13,160	\$5,650
2.4 Contracts	\$0	\$17,792	\$34,808	\$80,000
2.6 Other expenses	\$2,459	\$110	\$520	\$0
2.8 Internal expense	\$99,383	\$153,717	\$157,500	\$159,200
3.1.1 Planning Total	\$129,053	\$85,497	\$325,888	\$410,850
3.1.3 Noxious Weeds				
1.2 User charges and fees	-\$180	\$0	-\$501	\$0
1.4 Other revenues	-\$3,150	-\$1,021	-\$2,600	-\$1,000
1.5 Grants subsidies contributions - Op	-\$103,600	-\$126,600	-\$67,000	-\$70,000
2.1 Employee benefits and on-costs	\$141,033	\$136,148	\$175,468	\$142,800
2.3 Materials	\$4,764	\$10,136	\$5,692	\$14,300
2.4 Contracts	\$30,693	\$7,560	\$0	\$10,000
2.6 Other expenses	\$1,281	\$239	\$1,264	\$1,100
2.8 Internal expense	\$58,847	\$57,869	\$63,222	\$64,000
3.1.3 Noxious Weeds Total	\$129,688	\$84,331	\$175,545	\$161,200
4.1.2 Social Services Admin				
2.1 Employee benefits and on-costs	\$29,166	\$570	\$42,000	\$40,675
2.8 Internal expense	-\$1,610	\$4,388	\$4,000	\$0
4.1.2 Social Services Admin Total	\$27,556	\$4,958	\$46,000	\$40,675

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
5.1 Organisational Development				
Administration				
1.2 User charges and fees	-\$16,946	-\$3,357	-\$4,000	\$0
1.4 Other revenues	-\$3,600	-\$3,641	-\$3,500	\$0
1.7 Internal revenues	-\$1,318	-\$77	\$0	\$0
2.1 Employee benefits and on-costs	\$55,630	\$58,051	\$119,000	\$19,000
2.3 Materials	\$32,070	\$47,363	\$56,016	\$85,000
2.4 Contracts	\$3,888	\$1,426	\$20,000	\$20,000
2.6 Other expenses	\$3,694	\$4,058	\$22,000	\$11,000
2.8 Internal expense	\$59,184	\$81,919	\$40,000	\$88,500
5.1 Organisational Development Administration Total	\$132,603	\$185,742	\$249,516	\$223,500
5.1.1 Employee Oncost				
2.1 Employee benefits and on-costs	-\$38,887	\$461,147	\$510,000	\$807,000
5.1.1 Employee Oncost Total	-\$38,887	\$461,147	\$510,000	\$807,000
5.1.1 General Revenues				
1.1 Rates and annual charges	-\$8,307,452	-\$8,385,427	-\$8,662,457	-\$9,129,818
1.3 Interest and investment revenue	\$22,409	-\$77,184	-\$35,000	-\$10,000
1.5 Grants subsidies contributions - Op	-\$6,620,295	-\$7,773,608	-\$1,724,632	-\$50,000
2.3 Materials	\$6,929	\$11,677	\$27,500	\$27,800
2.4 Contracts	\$10,980	\$11,497	\$12,000	\$15,000
5.1.1 General Revenues Total	-\$14,887,429	-\$16,213,045	-\$10,382,589	-\$9,147,018
5.1.2 Information Services				
1.7 Internal revenues	-\$785,478	-\$1,218,753	-\$850,000	-\$900,000
2.1 Employee benefits and on-costs	\$485,004	\$501,844	\$560,000	\$500,000
2.2 Borrowing costs	\$4,006	\$3,077	\$2,500	\$1,470
2.3 Materials	\$434,745	\$486,225	\$163,100	\$172,000
2.4 Contracts	\$144,751	\$46,487	\$112,000	\$201,000
2.6 Other expenses	\$61,987	\$50,228	\$75,500	\$96,000
2.8 Internal expense	\$42,368	\$56,059	\$70,000	\$70,000
99 Sale Proceeds - Contra Sales	-\$80	\$0	\$0	\$0
99 Uncapitalised Works In Progress	\$81,624	\$38,807	\$110,500	\$249,000
5.1.2 Information Services Total	\$468,927	-\$36,025	\$243,600	\$389,470

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
5.1.3 Human Resources				
1.7 Internal revenues	\$0	\$0	-\$720,000	-\$720,000
2.1 Employee benefits and on-costs	\$848,191	\$727,462	\$760,500	\$804,000
2.3 Materials	\$40,391	\$34,735	\$53,000	\$85,000
2.4 Contracts	\$0	\$5,103	\$6,500	\$7,000
2.6 Other expenses	\$13,576	\$12,272	\$13,000	\$18,000
2.8 Internal expense	\$99,273	\$150,450	\$123,000	\$125,000
5.1.3 Human Resources Total	\$1,001,431	\$930,022	\$236,000	\$319,000
5.1.3 Insurance				
1.4 Other revenues	-\$44,534	-\$93,770	-\$25,000	-\$40,000
2.1 Employee benefits and on-costs	\$0	\$0	\$10,000	\$0
2.3 Materials	\$3,988	\$48,326	\$12,000	\$0
2.4 Contracts	\$0	\$0	\$5,000	\$0
2.6 Other expenses	\$714,222	\$781,981	\$892,000	\$997,400
5.1.3 Insurance Total	\$673,676	\$736,537	\$894,000	\$957,400
5.1.3 Plant Operations				
1.4 Other revenues	-\$45,615	-\$47,085	\$0	\$0
1.7 Internal revenues	-\$3,856,402	-\$4,359,081	-\$4,552,000	-\$4,500,000
1.90 Net gain from disposal of assets	-\$29,563	-\$43,403	\$0	\$0
2.1 Employee benefits and on-costs	\$530,376	\$600,580	\$649,300	\$715,400
2.2 Borrowing costs	\$19,758	\$9,509	\$4,750	\$0
2.3 Materials	\$1,932,988	\$2,285,971	\$2,174,300	\$2,216,700
2.4 Contracts	\$22,461	\$24,708	\$30,000	\$90,000
2.6 Other expenses	\$372,416	\$391,935	\$338,000	\$368,000
2.8 Internal expense	\$76,972	\$89,281	\$102,100	\$91,000
2.90 Net loss from disposal of assets	\$36,598	\$5,819	\$0	\$0
99 Sale Proceeds - Contra Sales	-\$321,907	-\$184,136	-\$500,000	-\$500,000
99 Uncapitalised Works In Progress	\$2,097,967	\$1,383,669	\$2,000,000	\$2,000,000
5.1.3 Plant Operations Total	\$836,048	\$157,769	\$246,450	\$481,100
5.1.3 Stores				
1.7 Internal revenues	-\$35,400	-\$41,542	-\$30,000	-\$30,000
2.1 Employee benefits and on-costs	\$104,832	\$82,230	\$100,000	\$100,000
2.3 Materials	\$688	\$0	\$1,000	\$1,000
2.6 Other expenses	\$455	\$239	\$1,150	\$1,150
2.8 Internal expense	\$25,669	\$47,163	\$36,000	\$40,000
5.1.3 Stores Total	\$96,244	\$88,090	\$108,150	\$112,150

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
5.1.5 Elected Members				
1.4 Other revenues	\$0	-\$218	\$0	\$0
2.1 Employee benefits and on-costs	\$35,979	\$66,016	\$111,000	\$220,500
2.3 Materials	\$73,770	\$8,925	\$75,000	\$87,500
2.6 Other expenses	\$147,312	\$156,143	\$180,000	\$182,000
2.8 Internal expense	\$86,481	\$124,628	\$100,000	\$103,000
5.1.5 Elected Members Total	\$343,541	\$355,493	\$466,000	\$593,000
1.1.2 Community Home Support Program				
1.2 User charges and fees	-\$212,218	-\$149,603	-\$88,000	-\$91,600
1.4 Other revenues	\$0	-\$6,210	-\$5,000	-\$7,200
1.5 Grants subsidies contributions - Op	-\$203,899	-\$350,652	-\$456,305	-\$536,500
2.1 Employee benefits and on-costs	\$206,451	\$208,815	\$252,500	\$230,250
2.3 Materials	\$60,998	\$61,064	\$78,750	\$54,400
2.4 Contracts	\$1,809	\$1,634	\$16,000	\$3,000
2.6 Other expenses	\$5,319	\$5,577	\$12,850	\$11,500
2.8 Internal expense	\$114,269	\$126,342	\$122,750	\$102,000
1.1.2 Community Home Support Program Total	-\$27,272	-\$103,034	-\$66,455	-\$234,150
1.1.3 Toy Library				
1.2 User charges and fees	-\$455	-\$568	-\$500	-\$400
1.4 Other revenues	-\$264	-\$200	\$0	\$0
1.5 Grants subsidies contributions - Op	-\$18,595	-\$17,826	-\$17,802	-\$19,800
2.1 Employee benefits and on-costs	\$4,792	\$15,408	\$16,907	\$16,408
2.3 Materials	\$54	\$104	\$391	\$100
2.8 Internal expense	\$10,813	\$14,434	\$2,792	\$2,792
1.1.3 Toy Library Total	-\$3,654	\$11,353	\$1,788	-\$900
1.2.2 State Emergency Services				
2.1 Employee benefits and on-costs	\$2,026	\$2,529	\$800	\$2,281
2.3 Materials	\$361	\$460	\$500	\$0
2.4 Contracts	\$415	\$442	\$1,900	\$2,400
2.6 Other expenses	\$6,353	\$15,042	\$16,094	\$25,901
2.8 Internal expense	\$7,553	\$7,952	\$200	\$100
1.2.2 State Emergency Services Total	\$16,708	\$26,425	\$19,494	\$30,682

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
1.2.3 Events, staging and promotion				
1.4 Other revenues	-\$8,842	-\$14,016	-\$7,398	-\$3,500
1.5 Grants subsidies contributions - Op	\$0	-\$199,199	-\$62,633	\$0
2.1 Employee benefits and on-costs	\$0	\$14,144	\$564	\$118,423
2.3 Materials	\$10,459	\$283,349	\$54,578	\$88,500
2.4 Contracts	\$8,483	\$49,908	\$18,039	\$0
2.6 Other expenses	\$0	\$4,595	\$3,603	\$0
2.8 Internal expense	\$14,730	\$23,351	\$0	\$0
1.2.3 Events, staging and promotion Total	\$24,831	\$162,132	\$6,753	\$203,423
1.2.3 Libraries				
1.2 User charges and fees	-\$238	-\$1,113	-\$600	\$0
1.4 Other revenues	-\$453	-\$1,249	-\$500	\$0
1.5 Grants subsidies contributions - Op	-\$3,000	-\$76,941	-\$80,000	-\$80,500
2.1 Employee benefits and on-costs	\$139,290	\$134,183	\$146,000	\$190,686
2.3 Materials	\$10,972	\$4,476	\$8,450	\$12,700
2.4 Contracts	\$118,849	\$115,120	\$127,500	\$113,450
2.6 Other expenses	\$12,387	\$18,628	\$30,300	\$19,500
2.8 Internal expense	\$13,599	\$23,481	\$11,943	\$8,020
99 Uncapitalised Works In Progress	\$11,875	\$0	\$0	\$0
1.2.3 Libraries Total	\$303,281	\$216,586	\$243,093	\$263,856
2.1.1 Administration Buildings				
1.4 Other revenues	-\$1,720	\$0	-\$4,000,000	-\$5,000,000
1.7 Internal revenues	-\$84,965	-\$134,816	-\$150,000	-\$150,000
2.1 Employee benefits and on-costs	\$43,609	\$26,896	\$34,352	\$35,577
2.2 Borrowing costs	\$1,072	\$8,605	\$0	\$337,520
2.3 Materials	\$11,214	\$7,139	\$31,222	\$14,550
2.4 Contracts	\$26,354	\$19,726	\$45,070	\$72,000
2.6 Other expenses	\$23,247	\$21,438	\$25,050	\$38,500
2.8 Internal expense	\$26,780	\$44,290	\$40,839	\$59,755
99 Uncapitalised Works In Progress	\$80,373	\$132,928	\$4,000,000	\$5,150,000
2.1.1 Administration Buildings Total	\$125,965	\$126,208	\$26,533	\$557,902
2.1.1 Footpaths				
1.6 Grants Subsidies Contributions - Cap	-\$1,134	-\$519,407	-\$348,425	\$0
2.1 Employee benefits and on-costs	\$6,358	\$9,545	\$12,000	\$25,000
2.3 Materials	\$145	\$2,117	\$8,000	\$25,000
2.4 Contracts	\$1,055	\$3,155	\$60,000	\$22,000
2.8 Internal expense	\$1,580	\$2,426	\$12,000	\$20,000
99 Uncapitalised Works In Progress	\$76,019	\$424,295	\$348,425	\$10,000
2.1.1 Footpaths Total	\$84,023	-\$77,869	\$92,000	\$102,000

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
2.1.3 Cranky Rock				
1.2 User charges and fees	-\$5,720	-\$2,801	-\$5,200	-\$7,000
1.5 Grants subsidies contributions - Op	-\$10,000	-\$35,946	-\$49,086	\$0
2.1 Employee benefits and on-costs	\$13,140	\$26,221	\$28,000	\$48,784
2.3 Materials	\$5,418	\$12,699	\$500	\$15,550
2.4 Contracts	\$54,499	\$76,437	\$187,086	\$59,500
2.6 Other expenses	\$10,343	\$10,699	\$12,800	\$13,480
2.8 Internal expense	\$7,747	\$10,513	\$2,804	\$2,850
2.1.3 Cranky Rock Total	\$75,427	\$97,822	\$176,904	\$133,164
2.2.2 PreSchool				
1.2 User charges and fees	-\$27,795	-\$32,124	-\$30,000	-\$30,000
1.5 Grants subsidies contributions - Op	-\$405,586	-\$408,141	-\$512,244	-\$529,917
1.6 Grants Subsidies Contributions - Cap	\$0	-\$165,834	\$0	\$0
2.1 Employee benefits and on-costs	\$339,700	\$366,454	\$438,800	\$511,832
2.3 Materials	\$19,172	\$15,563	\$46,815	\$24,950
2.4 Contracts	\$893	\$808	\$1,660	\$2,500
2.6 Other expenses	\$3,988	\$4,077	\$4,400	\$4,400
2.8 Internal expense	\$16,683	\$18,775	\$12,692	\$9,397
99 Uncapitalised Works In Progress	\$33,330	\$186,920	\$0	\$0
2.2.2 PreSchool Total	-\$19,615	-\$13,503	-\$37,877	-\$6,838
2.2.2 Trade Training Centres				
1.2 User charges and fees	-\$81,479	-\$89,969	-\$31,432	-\$38,000
1.4 Other revenues	-\$2,231	-\$527	-\$300	-\$600
1.5 Grants subsidies contributions - Op	-\$90,000	\$0	\$0	\$0
1.7 Internal revenues	-\$2,900	-\$1,600	-\$1,600	\$0
2.1 Employee benefits and on-costs	\$354,800	\$370,699	\$393,000	\$253,541
2.3 Materials	\$29,490	\$12,733	\$19,782	\$10,600
2.4 Contracts	\$78,997	\$36,670	\$23,452	\$81,450
2.6 Other expenses	\$6,849	\$8,531	\$14,029	\$15,340
2.8 Internal expense	\$13,574	\$28,276	\$25,348	\$18,300
99 Uncapitalised Works In Progress	\$2,114	\$0	\$0	\$0
2.2.2 Trade Training Centres Total	\$309,215	\$364,812	\$442,279	\$340,631

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
3.1.3 Environment				
1.2 User charges and fees	-\$6,562	-\$6,385	-\$5,466	-\$5,500
1.4 Other revenues	-\$19,184	-\$18,706	-\$15,250	-\$2,000
1.5 Grants subsidies contributions - Op	-\$85,109	-\$5,990	-\$7,000	-\$6,000
2.1 Employee benefits and on-costs	\$166,918	\$188,824	\$261,455	\$221,000
2.3 Materials	\$68,926	\$14,486	\$102,956	\$56,500
2.4 Contracts	\$12,106	\$62,913	\$16,560	\$23,000
2.6 Other expenses	\$3,998	\$4,488	\$5,362	\$4,780
2.8 Internal expense	\$13,735	\$28,638	\$30,265	\$29,500
3.1.3 Environment Total	\$154,829	\$268,269	\$388,882	\$321,280
5.1.1 Financial Administration				
1.2 User charges and fees	-\$23,197	-\$16,444	-\$15,000	-\$15,000
1.3 Interest and investment revenue	-\$5,463	\$5,403	\$0	-\$500,000
1.4 Other revenues	-\$580	-\$741	-\$500	-\$500
1.7 Internal revenues	-\$881,033	-\$1,348,804	-\$900,000	-\$1,200,000
2.1 Employee benefits and on-costs	\$850,150	\$930,899	\$1,062,000	\$1,162,000
2.3 Materials	\$7,397	\$64,317	\$84,850	\$82,100
2.4 Contracts	\$71,523	\$81,815	\$135,000	\$153,000
2.6 Other expenses	\$59,521	\$55,184	\$79,620	\$80,400
2.8 Internal expense	\$207,467	\$319,972	\$330,000	\$340,000
5.1.1 Financial Administration Total	\$285,785	\$91,601	\$775,970	\$102,000
5.1.3 Workers Comp				
1.4 Other revenues	-\$63,398	-\$53,446	-\$70,000	-\$70,000
2.1 Employee benefits and on-costs	\$67,265	\$51,140	\$70,000	\$70,000
5.1.3 Workers Comp Total	\$3,866	-\$2,306	\$0	\$0
5.1.3 Workshop				
2.6 Other expenses	\$2,548	\$1,469	\$3,000	\$3,000
2.8 Internal expense	\$59,806	\$82,946	\$63,000	\$63,000
99 Uncapitalised Works In Progress	\$14,999	\$5,559	\$15,000	\$15,000
5.1.3 Workshop Total	\$77,353	\$89,974	\$81,000	\$81,000

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
5.1.5 Executive Services				
1.2 User charges and fees	-\$280	-\$652	\$0	\$0
1.4 Other revenues	-\$72	-\$275	-\$2,732,224	\$0
1.5 Grants subsidies contributions - Op	-\$279,331	-\$1,184,485	-\$805,392	\$0
1.6 Grants Subsidies Contributions - Cap	-\$1,155,043	\$46,875	-\$1,428,550	-\$610,979
2.1 Employee benefits and on-costs	\$559,320	\$659,926	\$675,000	\$570,000
2.2 Borrowing costs	\$30,875	\$19,050	\$20,000	\$20,000
2.3 Materials	\$118,794	\$119,484	\$136,788	\$58,340
2.4 Contracts	\$427,114	\$655,198	\$1,028,245	\$65,000
2.6 Other expenses	\$197,044	\$130,792	\$155,000	\$164,511
2.8 Internal expense	\$144,782	\$132,425	\$145,000	\$135,000
99 Uncapitalised Works In Progress	\$907,865	\$201,936	\$4,532,042	\$845,996
5.1.5 Executive Services Total	\$951,069	\$780,274	\$1,725,909	\$1,247,868
1.1.3 Other Social Services				
1.4 Other revenues	\$0	-\$500	\$0	\$0
2.1 Employee benefits and on-costs	\$0	\$14,257	\$0	\$0
2.3 Materials	\$1,918	\$10,395	\$13,000	\$8,000
2.8 Internal expense	\$0	\$441	\$0	\$0
1.1.3 Other Social Services Total	\$1,918	\$24,593	\$13,000	\$8,000
1.1.3 Parks and Gardens				
1.2 User charges and fees	-\$355	-\$25	\$0	\$0
1.4 Other revenues	-\$7,511	-\$5,118	\$0	\$0
1.6 Grants Subsidies Contributions - Cap	-\$123,407	-\$264,825	-\$630,719	\$0
2.1 Employee benefits and on-costs	\$210,240	\$198,088	\$246,150	\$245,850
2.3 Materials	\$54,944	\$24,162	\$96,400	\$88,250
2.4 Contracts	\$17,890	\$10,430	\$41,860	\$46,750
2.6 Other expenses	\$5,300	\$5,978	\$14,300	\$4,200
2.8 Internal expense	\$115,574	\$107,162	\$118,330	\$118,180
99 Uncapitalised Works In Progress	\$190,276	\$170,195	\$630,719	\$100,000
1.1.3 Parks and Gardens Total	\$462,953	\$246,047	\$517,040	\$603,230
1.1.3 Vacation Care				
1.2 User charges and fees	-\$2,549	-\$1,991	-\$305	-\$400
2.1 Employee benefits and on-costs	\$3,506	\$279	\$0	\$0
2.3 Materials	\$2,617	\$0	\$0	\$400
1.1.3 Vacation Care Total	\$3,574	-\$1,712	-\$305	\$0

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
1.2.2 Other EMS				
2.3 Materials	\$0	\$41	\$0	\$0
2.4 Contracts	\$0	\$0	\$550	\$500
2.6 Other expenses	\$28,044	\$40,178	\$44,483	\$46,876
1.2.2 Other EMS Total	\$28,044	\$40,219	\$45,033	\$47,376
2.1.1 Council Housing				
1.4 Other revenues	-\$42,750	-\$18,259	-\$16,960	-\$17,680
1.90 Net gain from disposal of assets	-\$18,640	-\$75,509	\$0	\$0
2.1 Employee benefits and on-costs	\$11,056	\$4,329	\$1,400	\$0
2.3 Materials	\$6,758	\$3,505	\$7,110	\$11,600
2.4 Contracts	\$18,541	\$13,790	\$14,459	\$9,450
2.6 Other expenses	\$2,106	\$2,233	\$3,300	\$2,750
2.8 Internal expense	\$17,198	\$14,927	\$17,249	\$13,685
99 Sale Proceeds - Contra Sales	-\$250,000	-\$603,283	\$0	\$0
99 Uncapitalised Works In Progress	\$9,253	\$22,078	\$0	\$0
2.1.1 Council Housing Total	-\$246,479	-\$636,189	\$26,558	\$19,805
2.1.1 Kerb & Gutter				
2.1 Employee benefits and on-costs	\$4,498	\$1,508	\$5,000	\$5,000
2.3 Materials	\$0	\$0	\$0	\$20,000
2.4 Contracts	\$0	\$0	\$10,000	\$0
2.8 Internal expense	\$2,672	\$386	\$3,000	\$0
2.90 Net loss from disposal of assets	\$0	\$4,303	\$0	\$0
99 Uncapitalised Works In Progress	\$17,258	\$0	\$0	\$50,000
2.1.1 Kerb & Gutter Total	\$24,427	\$6,196	\$18,000	\$75,000
2.1.1 Property				
2.2 Borrowing costs	\$3,431	\$3,070	\$2,750	\$2,342
2.8 Internal expense	\$60,267	\$20,249	\$21,858	\$0
99 Sale Proceeds - Contra Sales	-\$862,380	\$0	-\$9,000	\$0
99 Uncapitalised Works In Progress	\$146,978	\$104,882	\$48,564	\$0
2.1.1 Property Total	-\$651,703	\$128,201	\$64,172	\$2,342

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
2.2.1 Training				
1.4 Other revenues	-\$21,808	-\$27,642	\$0	\$0
1.5 Grants subsidies contributions - Op	-\$140,868	-\$220,599	-\$40,000	\$0
1.7 Internal revenues	-\$203,774	-\$319,234	-\$300,000	-\$300,000
2.1 Employee benefits and on-costs	\$282,430	\$301,192	\$141,511	\$0
2.3 Materials	\$7,582	\$7,640	\$113	\$0
2.4 Contracts	\$0	\$5,448	\$216,639	\$380,000
2.6 Other expenses	\$735	\$0	\$0	\$0
2.8 Internal expense	\$36,251	\$7,997	\$1,637	\$0
2.2.1 Training Total	-\$39,453	-\$245,197	\$19,900	\$80,000
4.2.1 Private Works				
1.4 Other revenues	-\$26,117	-\$27,417	\$0	\$0
2.1 Employee benefits and on-costs	\$25,230	\$35,997	\$0	\$0
2.3 Materials	\$3,656	\$6,039	\$0	\$0
2.4 Contracts	\$446	\$5,779	\$0	\$0
2.8 Internal expense	\$8,513	\$40,468	\$0	\$0
4.2.1 Private Works Total	\$11,729	\$60,866	\$0	\$0
5.1.1 Contra Accounts				
99 Sale Proceeds - Contra Sales	\$562,654	\$809,751	\$0	\$0
99 Uncapitalised Works In Progress	-\$14,975,552	-\$20,065,967	-\$4,000,000	-\$4,000,000
5.1.1 Contra Accounts Total	-\$14,412,898	-\$19,256,216	-\$4,000,000	-\$4,000,000
5.1.3 Risk Admin				
2.1 Employee benefits and on-costs	\$26,568	\$13	\$0	\$120,000
2.3 Materials	\$38,513	\$55,282	\$8,000	\$10,000
2.4 Contracts	\$34,214	\$25,893	\$45,000	\$70,000
2.6 Other expenses	\$1,413	\$232	\$3,500	\$3,000
2.8 Internal expense	\$20,357	\$13,312	\$19,500	\$15,000
5.1.3 Risk Admin Total	\$121,065	\$94,731	\$76,000	\$218,000
State Roads (RMS WORKS)				
1.2 User charges and fees	-\$1,532,712	-\$3,209,975	-\$490,000	-\$490,000
1.5 Grants subsidies contributions - Op	-\$0	\$0	\$0	\$0
2.1 Employee benefits and on-costs	\$388,269	\$461,792	\$203,050	\$260,795
2.3 Materials	\$526,637	\$572,401	\$125,283	\$60,386
2.4 Contracts	\$344,546	\$1,666,136	\$50,818	\$73,418
2.8 Internal expense	\$273,261	\$366,386	\$110,849	\$95,401
State Roads (RMS WORKS) Total	\$1	-\$143,261	\$0	\$0

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
1.1.3 Showground Facilities				
1.2 User charges and fees	-\$1,892	-\$33,109	-\$18,500	-\$8,000
1.5 Grants subsidies contributions - Op	\$0	-\$7,865	\$0	\$0
1.6 Grants Subsidies Contributions - Cap	-\$380,468	-\$31,722	\$0	\$0
2.1 Employee benefits and on-costs	\$22,991	\$28,277	\$22,736	\$20,700
2.3 Materials	\$5,261	\$5,568	\$5,000	\$5,000
2.4 Contracts	\$2,652	\$12,144	\$6,270	\$6,270
2.6 Other expenses	\$2,623	\$10,268	\$12,300	\$12,300
2.8 Internal expense	\$28,080	\$37,173	\$33,400	\$33,400
2.90 Net loss from disposal of assets	\$57,174	\$0	\$0	\$0
99 Uncapitalised Works In Progress	\$440,835	\$12,761	\$20,000	\$20,000
1.1.3 Showground Facilities Total	\$177,255	\$33,493	\$81,206	\$89,670
1.1.3 Sportsgrounds				
1.2 User charges and fees	-\$442	-\$91	\$0	\$0
1.4 Other revenues	\$0	-\$772	\$0	\$0
1.5 Grants subsidies contributions - Op	-\$6,205	-\$40,929	\$0	\$0
1.6 Grants Subsidies Contributions - Cap	-\$288,696	-\$219,050	-\$150,000	\$0
2.1 Employee benefits and on-costs	\$40,155	\$52,015	\$78,700	\$81,271
2.3 Materials	\$17,394	\$26,164	\$40,150	\$41,600
2.4 Contracts	\$2,487	\$2,773	\$5,850	\$9,320
2.6 Other expenses	\$4,852	\$7,518	\$23,450	\$22,450
2.8 Internal expense	\$48,005	\$61,585	\$74,500	\$88,700
99 Uncapitalised Works In Progress	\$90,037	\$589,164	\$234,051	\$0
1.1.3 Sportsgrounds Total	-\$92,414	\$478,378	\$306,701	\$243,341
1.1.3 Town Streets				
1.6 Grants Subsidies Contributions - Cap	-\$81,353	-\$118,326	-\$128,488	\$0
2.1 Employee benefits and on-costs	\$347,791	\$322,035	\$338,317	\$387,800
2.3 Materials	\$20,374	\$18,620	\$21,450	\$21,550
2.4 Contracts	\$3,326	\$30,091	\$131,130	\$6,130
2.6 Other expenses	\$576	\$0	\$0	\$0
2.8 Internal expense	\$99,749	\$70,812	\$124,150	\$199,600
99 Uncapitalised Works In Progress	\$84,092	\$64,841	\$128,488	\$0
1.1.3 Town Streets Total	\$474,554	\$388,073	\$615,047	\$615,080
1.2.2 LEMC				
2.3 Materials	\$324	\$391	\$500	\$2,500
2.8 Internal expense	\$523	\$607	\$0	\$0
1.2.2 LEMC Total	\$847	\$998	\$500	\$2,500

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
1.2.2 Public Health Administration				
1.2 User charges and fees	-\$4,863	-\$5,646	-\$5,000	-\$5,000
1.2.2 Public Health Administration Total	-\$4,863	-\$5,646	-\$5,000	-\$5,000
2.1.1 Sealed Regional Roads				
1.5 Grants subsidies contributions - Op	-\$1,920,018	-\$6,159,843	-\$10,596,783	-\$3,571,000
1.6 Grants Subsidies Contributions - Cap	-\$272,337	-\$108,439	\$0	-\$600,000
2.1 Employee benefits and on-costs	\$466,432	\$426,284	\$841,470	\$823,491
2.3 Materials	\$724,004	\$938,126	\$1,512,898	\$1,392,612
2.4 Contracts	\$310,961	\$1,006,519	\$1,016,758	\$706,717
2.8 Internal expense	\$403,738	\$339,431	\$688,287	\$648,180
99 Uncapitalised Works In Progress	\$721,970	\$794,351	\$600,000	\$600,000
2.1.1 Sealed Regional Roads Total	\$434,751	-\$2,763,571	-\$5,937,370	\$0
2.1.3 Contracted Services				
1.4 Other revenues	-\$104,081	-\$104,256	-\$102,038	-\$102,838
2.1 Employee benefits and on-costs	\$106,410	\$119,754	\$125,000	\$150,000
2.3 Materials	\$1,213	\$1,098	\$2,000	\$4,838
2.6 Other expenses	\$0	\$5	\$600	\$600
2.8 Internal expense	\$0	\$854	\$2,500	\$2,500
2.1.3 Contracted Services Total	\$3,542	\$17,455	\$28,062	\$55,100
1.1.3 Cemeteries				
1.2 User charges and fees	-\$49,064	-\$53,922	-\$46,300	-\$46,300
1.4 Other revenues	-\$33,137	-\$47,281	-\$35,000	-\$35,000
2.1 Employee benefits and on-costs	\$37,065	\$37,961	\$41,002	\$42,700
2.3 Materials	\$510	\$2,248	\$14,500	\$12,200
2.4 Contracts	\$6,517	\$3,672	\$13,000	\$11,800
2.8 Internal expense	\$16,947	\$19,443	\$26,940	\$24,250
1.1.3 Cemeteries Total	-\$21,162	-\$37,880	\$14,142	\$9,650
1.1.3 Medical Centres				
1.4 Other revenues	\$0	-\$14,364	-\$8,000	\$0
2.1 Employee benefits and on-costs	\$2,003	\$1,791	\$0	\$21,410
2.2 Borrowing costs	\$9,533	\$6,916	\$4,250	\$1,019
2.3 Materials	\$1,104	\$12,782	\$0	\$0
2.4 Contracts	\$6,865	\$13,582	\$20,187	\$20,000
2.8 Internal expense	\$14,696	\$15,483	\$11,339	\$11,600
1.1.3 Medical Centres Total	\$34,200	\$36,190	\$27,776	\$54,029

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
2.1.1 Aerodrome				
2.1 Employee benefits and on-costs	\$7,866	\$4,079	\$4,000	\$7,750
2.3 Materials	\$4,560	\$10,947	\$0	\$5,500
2.8 Internal expense	\$7,505	\$3,087	\$12,000	\$10,250
2.1.1 Aerodrome Total	\$19,930	\$18,112	\$16,000	\$23,500
2.1.1 Public Halls				
1.2 User charges and fees	-\$1,783	-\$1,675	-\$3,000	-\$2,000
1.6 Grants Subsidies Contributions - Cap	\$0	-\$225	-\$135,000	-\$112,522
2.1 Employee benefits and on-costs	\$11,736	\$32,579	\$32,000	\$5,220
2.3 Materials	\$1,077	\$7,447	\$5,850	\$5,500
2.4 Contracts	\$5,514	\$11,604	\$16,200	\$21,400
2.6 Other expenses	\$7,715	\$9,623	\$11,000	\$11,000
2.8 Internal expense	\$11,798	\$19,210	\$23,050	\$19,350
99 Uncapitalised Works In Progress	\$0	\$16,645	\$135,000	\$112,522
2.1.1 Public Halls Total	\$36,058	\$95,207	\$85,100	\$60,470
2.1.1 Quarry Operations				
1.7 Internal revenues	-\$113,021	-\$51,731	-\$40,000	-\$15,000
2.1 Employee benefits and on-costs	\$1,921	\$0	\$0	\$0
2.3 Materials	\$883	\$0	\$0	\$0
2.4 Contracts	\$9,851	\$917	\$0	\$0
2.1.1 Quarry Operations Total	-\$100,366	-\$50,814	-\$40,000	-\$15,000
2.1.1 Unsealed Local Rds				
1.5 Grants subsidies contributions - Op	-\$4,344,409	-\$6,050,263	-\$1,661,866	-\$2,542,224
1.6 Grants Subsidies Contributions - Cap	-\$3,323,769	-\$5,029,801	-\$13,398,367	-\$5,544,000
2.1 Employee benefits and on-costs	\$1,199,694	\$496,210	\$260,216	\$409,126
2.3 Materials	\$791,269	\$377,589	\$253,283	\$398,224
2.4 Contracts	\$1,117,207	\$354,369	\$199,207	\$313,202
2.8 Internal expense	\$846,989	\$337,538	\$152,294	\$239,448
2.90 Net loss from disposal of assets	\$0	\$837	\$0	\$0
99 Uncapitalised Works In Progress	\$4,167,023	\$8,300,163	\$14,701,743	\$6,726,224
2.1.1 Unsealed Local Rds Total	\$454,005	-\$1,213,357	\$506,510	\$0

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
5.1.3 Depot Operations				
1.4 Other revenues	\$0	-\$59	\$0	\$0
2.1 Employee benefits and on-costs	\$20,390	\$21,837	\$25,900	\$35,318
2.3 Materials	\$8,092	\$15,035	\$12,550	\$12,550
2.4 Contracts	\$8,551	\$15,767	\$15,400	\$15,400
2.6 Other expenses	\$13,269	\$14,387	\$17,500	\$17,500
2.8 Internal expense	\$53,427	\$53,244	\$55,400	\$55,400
2.90 Net loss from disposal of assets	\$4,192	\$0	\$0	\$0
99 Uncapitalised Works In Progress	\$4,376	\$10,285	\$60,000	\$0
5.1.3 Depot Operations Total	\$112,298	\$130,495	\$186,750	\$136,168
Flood Damage Regional Roads				
1.6 Grants Subsidies Contributions - Cap	\$0	\$0	\$0	\$0
99 Uncapitalised Works In Progress	\$0	\$2,589	\$0	\$54,000
Flood Damage Regional Roads Total	\$0	\$2,589	\$0	\$54,000
1.2.2 Regulatory Services				
1.2 User charges and fees	-\$8,984	-\$3,621	-\$3,400	-\$3,500
1.4 Other revenues	-\$9,726	-\$9,388	-\$5,400	-\$3,550
1.5 Grants subsidies contributions - Op	-\$159,845	\$0	\$0	\$0
1.6 Grants Subsidies Contributions - Cap	-\$72,264	\$0	\$0	\$0
2.1 Employee benefits and on-costs	\$82,627	\$101,377	\$156,970	\$139,200
2.3 Materials	\$8,444	\$5,652	\$11,005	\$17,000
2.6 Other expenses	\$65	\$628	\$2,200	\$0
2.8 Internal expense	\$5,593	\$22,402	\$26,580	\$25,000
99 Uncapitalised Works In Progress	\$291,441	\$29,402	\$409	\$0
1.2.2 Regulatory Services Total	\$137,349	\$146,452	\$188,364	\$174,150
2.1.1 Other Buildings				
1.4 Other revenues	-\$19,422	-\$15,836	-\$16,120	-\$11,000
1.6 Grants Subsidies Contributions - Cap	\$0	-\$831,483	\$0	\$0
1.90 Net gain from disposal of assets	\$0	\$0	\$0	-\$700,000
2.1 Employee benefits and on-costs	\$8,552	\$6,710	\$13,000	\$9,124
2.3 Materials	\$1,541	\$1,734	\$12,260	\$10,400
2.4 Contracts	\$3,330	\$1,908	\$33,840	\$13,300
2.6 Other expenses	\$22,266	\$28,424	\$28,275	\$33,000
2.8 Internal expense	\$48,340	\$47,766	\$55,718	\$54,675
2.90 Net loss from disposal of assets	\$410,122	\$0	\$0	\$0
99 Uncapitalised Works In Progress	\$310,064	\$1,129,421	\$82,000	\$10,000
2.1.1 Other Buildings Total	\$784,793	\$368,644	\$208,973	-\$580,501

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
2.1.1 Other engineering services				
2.1 Employee benefits and on-costs	\$3,007	\$3,012	\$2,500	\$0
2.2 Borrowing costs	\$7,168	\$7,082	\$3,000	\$716
2.3 Materials	\$1,862	\$2,505	\$0	\$1,000
2.4 Contracts	\$11,131	\$4,842	\$10,000	\$10,000
2.6 Other expenses	\$545	\$620	\$0	\$0
2.8 Internal expense	\$6,901	\$9,397	\$12,250	\$0
2.1.1 Other engineering services Total	\$30,613	\$27,458	\$27,750	\$11,716
2.1.1 Urban Rds				
1.5 Grants subsidies contributions - Op	\$0	\$0	-\$581,238	-\$889,709
1.6 Grants Subsidies Contributions - Cap	-\$382,442	-\$1,603	-\$81,920	\$0
2.1 Employee benefits and on-costs	\$21,451	\$46,522	\$53,403	\$150,321
2.3 Materials	\$9,054	\$8,157	\$15,851	\$44,618
2.4 Contracts	\$1,242	\$45,751	\$16,995	\$47,838
2.8 Internal expense	\$23,460	\$28,252	\$23,091	\$64,999
2.90 Net loss from disposal of assets	\$0	\$43,299	\$0	\$0
99 Uncapitalised Works In Progress	\$410,655	\$58,810	\$663,158	\$681,933
2.1.1 Urban Rds Total	\$83,420	\$229,187	\$109,340	\$100,000
2.1.2 Business and Economic Development				
1.5 Grants subsidies contributions - Op	\$0	\$0	\$0	\$0
2.1 Employee benefits and on-costs	\$82,395	\$58,988	\$42,000	\$188,588
2.3 Materials	\$0	\$11,897	\$52,609	\$35,000
2.4 Contracts	\$18,630	\$15,746	\$13,399	\$3,500
2.6 Other expenses	\$12,072	\$32,178	\$34,331	\$48,000
2.8 Internal expense	\$939	\$3,281	\$0	\$0
99 Uncapitalised Works In Progress	\$0	\$0	\$0	\$1,500
2.1.2 Business and Economic Development Total	\$114,037	\$122,090	\$142,339	\$276,588
Technical Services Administration				
1.4 Other revenues	-\$145,110	-\$119,336	-\$324,840	-\$120,000
1.5 Grants subsidies contributions - Op	-\$2,284	-\$2,563	\$0	\$0
2.1 Employee benefits and on-costs	\$348,175	\$368,355	\$335,000	\$280,000
2.2 Borrowing costs	\$64,785	\$18,082	\$0	\$0
2.3 Materials	\$29,484	\$31,241	\$45,800	\$37,150
2.4 Contracts	\$38,879	\$20,288	\$142,000	\$100,000
2.6 Other expenses	\$12,285	\$11,233	\$19,500	\$25,500
2.8 Internal expense	\$211,061	\$312,834	\$246,500	\$228,300
Technical Services Administration Total	\$557,275	\$640,134	\$463,960	\$550,950

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
2.1.1 Community Centres				
1.2 User charges and fees	-\$13,939	-\$9,858	-\$10,000	-\$10,000
2.1 Employee benefits and on-costs	\$5,044	\$4,959	\$4,950	\$2,281
2.3 Materials	\$241	\$0	\$4,250	\$4,000
2.4 Contracts	\$8,457	\$8,729	\$10,800	\$11,050
2.6 Other expenses	\$5,563	\$6,314	\$6,650	\$8,000
2.8 Internal expense	\$8,233	\$7,746	\$14,420	\$12,050
99 Uncapitalised Works In Progress	\$2,273	\$0	\$0	\$10,500
2.1.1 Community Centres Total	\$15,871	\$17,890	\$31,070	\$37,881
2.1.1 Street Lighting				
1.5 Grants subsidies contributions - Op	-\$21,000	-\$21,000	\$0	\$0
2.1 Employee benefits and on-costs	\$0	\$355	\$0	\$0
2.6 Other expenses	\$58,221	\$68,575	\$89,690	\$75,150
99 Uncapitalised Works In Progress	\$0	\$0	\$75,000	\$0
2.1.1 Street Lighting Total	\$37,221	\$47,930	\$164,690	\$75,150
2.1.1 Community Housing				
1.4 Other revenues	-\$141,224	-\$149,337	-\$151,164	-\$151,164
2.1 Employee benefits and on-costs	\$30,639	\$19,713	\$17,600	\$0
2.3 Materials	\$15,887	\$14,691	\$16,900	\$20,200
2.4 Contracts	\$11,585	\$14,193	\$22,730	\$32,400
2.6 Other expenses	\$420	\$561	\$750	\$650
2.8 Internal expense	\$33,804	\$29,084	\$34,929	\$37,325
99 Uncapitalised Works In Progress	\$0	\$0	\$35,550	\$50,000
2.1.1 Community Housing Total	-\$48,890	-\$71,096	-\$22,705	-\$10,589
2.1.1 Building Control				
1.2 User charges and fees	-\$51,480	-\$48,432	-\$35,500	-\$19,500
1.4 Other revenues	-\$576	-\$505	-\$500	-\$250
2.1 Employee benefits and on-costs	\$32,177	\$9,368	\$2,748	\$231,000
2.3 Materials	\$1,163	\$1,183	\$3,563	\$2,500
2.4 Contracts	\$35,640	\$3,616	\$25,000	\$45,000
2.6 Other expenses	\$300	\$0	\$0	\$0
2.8 Internal expense	\$16,778	\$16,834	\$20,000	\$17,500
2.1.1 Building Control Total	\$34,002	-\$17,937	\$15,311	\$276,250

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
2.1.1 Stormwater Drainage				
1.1 Rates and annual charges	-\$39,540	-\$39,634	-\$39,776	-\$39,776
1.3 Interest and investment revenue	-\$145	-\$203	\$0	\$0
2.1 Employee benefits and on-costs	\$7,620	\$4,388	\$7,000	\$5,500
2.3 Materials	\$9,008	\$3,148	\$2,200	\$2,200
2.4 Contracts	\$9,769	\$23,857	\$8,800	\$8,800
2.8 Internal expense	\$1,612	\$2,010	\$2,000	\$1,500
2.90 Net loss from disposal of assets	\$0	\$6,032	\$0	\$0
99 Uncapitalised Works In Progress	\$35,200	\$34,348	\$80,000	\$107,500
2.1.1 Stormwater Drainage Total	\$23,524	\$33,946	\$60,224	\$85,724
2.1.1 Museums				
1.5 Grants subsidies contributions - Op	-\$6,550	\$0	\$0	\$0
2.1 Employee benefits and on-costs	\$3,294	\$3,533	\$4,800	\$0
2.3 Materials	\$2,497	\$0	\$0	\$2,700
2.4 Contracts	\$8,584	\$514	\$1,700	\$2,900
2.6 Other expenses	\$0	\$575	\$1,000	\$950
2.8 Internal expense	\$5,248	\$7,606	\$7,810	\$7,500
2.1.1 Museums Total	\$13,073	\$12,228	\$15,310	\$14,050
2.1.1 Sealed Local Rds				
1.5 Grants subsidies contributions - Op	\$0	-\$709,205	-\$1,562,493	-\$1,156,583
1.6 Grants Subsidies Contributions - Cap	-\$3,479,674	-\$2,999,406	-\$10,402,651	-\$7,456,722
2.1 Employee benefits and on-costs	\$211,667	\$343,430	\$219,129	\$450,568
2.3 Materials	\$199,763	\$543,193	\$177,177	\$364,305
2.4 Contracts	\$85,373	\$259,518	\$17,179	\$35,323
2.8 Internal expense	\$190,709	\$284,212	\$149,008	\$306,387
99 Uncapitalised Works In Progress	\$4,138,383	\$3,907,662	\$11,858,784	\$8,428,705
2.1.1 Sealed Local Rds Total	\$1,346,222	\$1,629,405	\$456,133	\$971,983
1.1.3 Pools				
1.4 Other revenues	-\$264	-\$73	\$0	\$0
1.5 Grants subsidies contributions - Op	\$0	-\$113	-\$358,603	\$0
1.6 Grants Subsidies Contributions - Cap	\$0	-\$117,325	-\$442,900	\$0
2.1 Employee benefits and on-costs	\$4,436	\$7,610	\$0	\$21,410
2.3 Materials	\$38,154	\$37,538	\$15,864	\$35,000
2.4 Contracts	\$210,476	\$229,575	\$209,100	\$320,000
2.6 Other expenses	\$40,269	\$45,821	\$34,523	\$47,400
2.8 Internal expense	\$23,596	\$32,552	\$36,896	\$57,300
2.90 Net loss from disposal of assets	\$102,428	\$0	\$0	\$0
99 Uncapitalised Works In Progress	-\$52,035	\$117,438	\$801,503	\$0
1.1.3 Pools Total	\$367,061	\$353,023	\$296,383	\$481,110

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
Flood Damage Local Roads				
1.5 Grants subsidies contributions - Op	\$0	-\$1,420,427	\$0	\$0
1.6 Grants Subsidies Contributions - Cap	\$0	-\$94,177	-\$4,496,135	-\$4,496,135
99 Uncapitalised Works In Progress	\$0	\$5,306,158	\$4,496,134	\$4,496,135
Flood Damage Local Roads Total	\$0	\$3,791,553	-\$1	\$0
2.1.1 Public Amenities				
2.1 Employee benefits and on-costs	\$110,368	\$115,566	\$128,200	\$120,000
2.3 Materials	\$20,305	\$14,956	\$17,900	\$9,500
2.4 Contracts	\$4,810	\$6,973	\$3,246	\$6,500
2.6 Other expenses	\$3,681	\$3,730	\$4,985	\$16,450
2.8 Internal expense	\$13,804	\$19,250	\$22,804	\$11,600
2.1.1 Public Amenities Total	\$152,968	\$160,476	\$177,135	\$164,050
01 - General Fund Total	-\$7,338,439	-\$8,602,518	-\$7,013,408	\$955,175

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
02 - Water Fund				
3.2.2 Water Supply Services				
1.1 Rates and annual charges	-\$785,961	-\$794,813	-\$865,853	-\$953,930
1.2 User charges and fees	-\$717,803	-\$860,689	-\$888,360	-\$951,000
1.3 Interest and investment revenue	-\$1,000	-\$18,703	-\$8,000	-\$4,559
1.4 Other revenues	-\$3,895	-\$9,943	\$0	-\$1,000
1.5 Grants subsidies contributions - Op	-\$23,699	-\$22,761	-\$22,761	-\$22,460
1.6 Grants Subsidies Contributions - Cap	\$0	-\$150,297	-\$362,165	-\$2,250,000
1.95 Reserve transfers - from	\$0	\$0	\$0	-\$750,000
2.1 Employee benefits and on-costs	\$455,420	\$449,295	\$501,960	\$501,760
2.2 Borrowing costs	\$91,783	\$87,175	\$76,500	\$66,100
2.3 Materials	\$223,665	\$196,996	\$370,505	\$386,205
2.4 Contracts	\$67,097	\$130,001	\$200,700	\$166,600
2.6 Other expenses	\$160,905	\$138,092	\$301,950	\$273,950
2.8 Internal expense	\$85,818	\$125,417	\$183,450	\$153,950
2.90 Net loss from disposal of assets	\$12,586	\$110,783	\$0	\$0
99 Uncapitalised Works In Progress	\$91,861	\$42,889	\$692,500	\$3,040,000
9999 Appropriation	-\$31,123	\$184,796	\$0	\$0
3.2.2 Water Supply Services Total	-\$374,345	-\$391,764	\$180,426	-\$344,384
02 - Water Fund Total	-\$374,345	-\$391,764	\$180,426	-\$344,384
03 - Sewer Fund				
3.2.3 Sewerage Services				
1.1 Rates and annual charges	-\$667,988	-\$683,156	-\$843,972	-\$904,346
1.2 User charges and fees	-\$92,031	-\$137,940	-\$135,000	-\$135,000
1.3 Interest and investment revenue	-\$4,000	-\$34,326	-\$12,000	\$0
1.4 Other revenues	\$1,171	-\$2,423	-\$3,000,000	\$0
1.5 Grants subsidies contributions - Op	-\$20,475	-\$19,537	-\$19,537	-\$19,537
1.6 Grants Subsidies Contributions - Cap	\$0	-\$107,829	\$0	\$0
2.1 Employee benefits and on-costs	\$379,539	\$388,376	\$445,650	\$445,100
2.2 Borrowing costs	\$0	\$3,442	\$0	\$134,982
2.3 Materials	\$54,378	\$104,649	\$118,900	\$118,900
2.4 Contracts	\$10,841	\$50,709	\$84,936	\$54,936
2.6 Other expenses	\$29,793	\$32,389	\$170,250	\$185,250
2.8 Internal expense	\$151,557	\$211,372	\$163,280	\$162,020
2.90 Net loss from disposal of assets	\$0	\$82,291	\$0	\$0
99 Uncapitalised Works In Progress	\$223,838	\$6,955	\$2,965,000	\$140,000
9999 Appropriation	-\$249,879	-\$79,511	\$0	\$0
3.2.3 Sewerage Services Total	-\$183,257	-\$184,539	-\$62,493	\$182,305
03 - Sewer Fund Total	-\$183,257	-\$184,539	-\$62,493	\$182,305

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
04 - Waste Fund				
3.2.3 Waste Management				
1.1 Rates and annual charges	-\$1,416,276	-\$1,448,113	-\$1,502,000	-\$1,515,000
1.2 User charges and fees	-\$70	\$0	\$0	\$0
1.3 Interest and investment revenue	-\$3,000	-\$57,381	-\$43,090	-\$9,000
1.4 Other revenues	-\$231,734	-\$214,367	-\$59,600	-\$14,450
1.5 Grants subsidies contributions - Op	-\$34,241	-\$33,286	-\$36,000	-\$33,000
2.1 Employee benefits and on-costs	\$324,054	\$369,020	\$494,916	\$402,500
2.2 Borrowing costs	\$3,268	\$2,371	\$3,500	\$356
2.3 Materials	\$43,358	\$24,405	\$176,960	\$205,400
2.4 Contracts	\$624,988	\$671,721	\$826,555	\$779,812
2.6 Other expenses	\$276	\$694	\$1,270	\$1,000
2.8 Internal expense	\$99,181	\$205,150	\$238,446	\$204,900
99 Uncapitalised Works In Progress	\$0	\$68,946	\$3,035	\$0
9999 Appropriation	\$24,652	-\$214,718	\$0	\$0
3.2.3 Waste Management Total	-\$565,544	-\$625,558	\$103,992	\$22,518
04 - Waste Fund Total	-\$565,544	-\$625,558	\$103,992	\$22,518
Total	-\$8,461,586	-\$9,804,379	-\$6,791,483	\$815,614

Attachment 1 Summary					
Classification	Definite Donation Allocations	Source of funds			
		General Fund	Sewer Fund	Water Fund	Waste
Donations less than \$1,000	\$29,000	\$29,000			
Donations greater than \$1,000	\$50,000	\$50,000			
Foregone Income	\$69,304	\$14,011	\$13,543	\$20,502	\$21,248
Internal allocation	\$38,000	\$38,000			
Totals	\$186,304	\$131,011	\$13,543	\$20,502	\$21,248
In-Kind contributions allocated across other expenditure areas	\$45,250	\$45,250			

Attachment 2 - Donations < \$1,000		
Organisation	Donation Type	Proposed Donation*
Upper Horton Rodeo and Campdraft	Annual sponsorship	\$500
Warialda Sports Council Awards	Annual sponsorship	\$350
Bingara Sporting Club Awards	Annual sponsorship	\$350
Warialda Rugby League Football Club	Annual sponsorship	\$500
Bingara Bullets Rugby League Football Club	Annual sponsorship	\$500
Bingara Missiles League Tag	Annual sponsorship	\$325
Warialda Ladies League Tag	Annual sponsorship	\$325
Warialda High School	Annual academic prizes	\$600
Bingara Central School	Annual academic prizes	\$1,000
Warialda Primary School	Annual academic prizes	\$600
St Josephs Primary School	Annual academic prizes	\$600
Gravesend Primary School	Annual academic prizes	\$600
North Star Primary School	Annual academic prizes	\$600
Croppa Creek Primary School	Annual academic prizes	\$600
Unallocated	Donations requests received during the year	\$21,550
Totals		\$29,000
*Subject to sporting teams participating or events being held		

Attachment 3 - Donations > \$1,000		
Organisation	Donation Type	Proposed Donation Requested*
Barraba PA & H Association	Annual donation	\$2,000
Warialda P & A Association	Annual donation	\$2,000
Bingara Show Society	Annual donation	\$2,000
Bingara Orange Festival	Annual sponsorship	\$15,000
Warialda Honey Festival	Annual sponsorship	\$15,000
Bush Bursary NSW Doctors' Network	Annual sponsorship	\$5,000
Warialda Rotary	Australia Day Celebrations Warialda	\$2,000
Barwon Medical Scholarship	Annual sponsorship	\$5,000
Warialda Motor Sports Club	Warialda Off Road event	\$2,000
Totals		\$50,000
*Subject to events being held		

Attachment 4 - FOREGONE INCOME							
Organisation	Donation Type	Recommended donation	General Fund	Sewer Fund	Water Fund	Waste	Stormwater Levy (Incl in GF total)
All junior and school sports plus community groups	Waiving of all hire fees	\$5,000	\$5,000				
Anglican Church, North Star	Waiving water & waste charges	\$1,223			\$550	\$673	
Bingara Bullets Rugby League Club (If participating)	Use of oval and training lights	\$800	\$800				
Bingara Radiance Club	Rates and other charges subsidy	\$4,831	\$988	\$600	\$550	\$2,693	\$75
Catholic Church, Presbytery, St Joseph's Primary School and Convent	Water, sewerage and waste charges	\$10,227	\$75	\$2,966	\$3,438	\$3,748	\$75
CWA North Star	Rates and other charges subsidy	\$1,896			\$550	\$1,346	
CWA Warialda	Rates and other charges subsidy	\$2,571	\$75	\$600	\$550	\$1,346	\$75
Gravesend Showground	Waste charges	\$1,533			\$860	\$673	
Gwydir Rugby Club (If participating)	Use of oval and training facilities	\$1,000	\$1,000				
Presbyterian Church Warialda	Water, sewerage and waste charges	\$2,067	\$75	\$769	\$550	\$673	\$75
Scots Presbyterian Church, Bingara	Water, sewerage and waste charges	\$1,898	\$75	\$600	\$550	\$673	\$75
St Johns Anglican Church, Bingara	Water, sewerage and waste charges	\$3,431	\$75	\$1,275	\$1,408	\$673	\$75
St Mary's Catholic Church, Bingara	Water, sewerage and waste charges	\$4,796	\$75	\$1,967	\$1,408	\$1,346	\$75

Organisation	Donation Type	Recommended donation	General Fund	Sewer Fund	Water Fund	Waste	Stormwater Levy (Incl in GF total)
St Simon and Jude's Anglican Church, Warialda	Water, sewerage and waste charges	\$2,571	\$75	\$600	\$550	\$1,346	\$75
Uniting Church, Bingara	Water, sewerage and waste charges	\$1,898	\$75	\$600	\$550	\$673	\$75
Unleash The Black Dog Ball (If held)	Waive hire fees of Roxy and kitchen	\$1,000	\$1,000				
Bingara Central School	Partial waiving of water charges	\$5,000			\$5,000		
Waiving Development Appln and other fees	For community group activities requiring a development application	\$3,000	\$3,000				
Carinda House	Water, sewerage and waste charges	\$4,044	\$1,548	\$600	\$550	\$1,346	\$75
Warialda P & A Association	Rates, water, sewerage and waste charges	\$9,172	\$75	\$2,966	\$3,438	\$2,693	\$75
Warialda Rail Recreation Reserve	Waste charges	\$1,346				\$1,346	
Totals		\$69,304	\$14,011	\$13,543	\$20,502	\$21,248	\$825

Attachment 5 - 'Council Internal 'Donations'		
Organisation	Donation Type	Recommended Donation*
Willoughby-Gwydir exchange program	Annual allocation	\$10,000
Gwydir Learning Region	Annual allocation	\$20,000
Gwydir Learning Region's Country Education Foundation Committee	Annual allocation	\$5,000
Industry awards	Prizes and assistance during annual business award event	\$3,000
Totals		\$38,000
*Subject to events being held		

Attachment 6 - IN KIND SUPPORT (Allocated from within maintenance budgets)		
Organisation	Donation Type	Recommended Allocation
Bingara events unallocated	Support for community events	\$10,000
Bingara Jockey Club	Preparation for annual race day	\$2,000
Bingara RSL Club and Sub Branch	Upkeep of memorial gardens in Bingara	\$1,000
Bingara Show Society	Maintenance of showground	\$3,000
Carinda House Committee	Maintenance requests	\$1,000
Myall Creek Memorial Committee	Ground maintenance for annual commemoration	\$7,000
Warialda Apex Committee	Support during events	\$500
Warialda Events unallocated	Support for community events	\$10,000
Warialda Jockey Club	Preparation for annual race day	\$2,000
Warialda Preschool	Building Maintenance	\$2,000
Warialda P&A Association	Support during events	\$3,000
Warialda Tennis Club	Ground maintenance	\$750
Community Groups	Printing and photocopy	\$3,000
Totals		\$45,250



STATEMENT OF REVENUE POLICY

Rates Statement

Strategy - Ordinary Rates

IPART has advised that the General Rates-Pegging limit for the period 1 July 2024 to 30 June 2025 shall be 4.5%, with a calculated growth factor of 0%. This increase will be applied in full.

The revenue forecast provided in this policy is based on the notional income projections using Councils rating structure and revenue for the 2023/2024 year, Councils proposed rating structure and revenue for the 2024/2025 year with the 4.5% general increase, plus any catch-up from 2023/2024.

The model projects an increase in general rate revenue of \$396,509.61 which amounts to a total increase in general rates of 4.5%.



RATING STRUCTURE

Rating Categories & Sub-Categories

The following is the structure of Council's General Ordinary Rates to be levied under section 494 of the *Local Government Act 1993*.

Type	Category	Sub-Category	Comments
Ordinary	Farmland	Intensive	Eligibility determined in accordance with Local Government Act 1993 and As defined as 'Intensive Agriculture by the Gwydir Shire Council LEP 2013
Ordinary	Farmland	Nil	Eligibility determined in accordance with <i>Local Government Act 1993</i>
Ordinary	Business	Nil	All business properties within the Gwydir Shire Local Government area other than those defined as Warialda Business Urban, Bingara Business Urban or Business Special
Ordinary	Business	Business Warialda Urban	All business properties within the Warialda Town Area as determined by the relevant LEP.
Ordinary	Business	Business Bingara Urban	All business properties within the Bingara Town Area as determined by the relevant LEP.
Ordinary	Business	Business Special	All business properties within Gwydir Shire Local Government area currently undergoing a temporary operational hiatus.
Ordinary	Residential		All residential properties within the Gwydir Shire Area not in a Village as determined by the relevant LEP that do not exceed two (2) hectares.
Ordinary	Residential	Rural Residential	All residential properties within the Gwydir Shire Area not in a Village as determined by the relevant LEP that exceed two (2) hectares but are less than forty (40) hectares.
Ordinary	Residential	Residential Villages	All residential properties within the Gwydir Shire Area within a Village area other than Warialda Urban or Bingara Urban as determined by the relevant LEP.
Ordinary	Residential	Residential Warialda Urban	All residential properties within the Warialda Town Area as determined by the relevant LEP.
Ordinary	Residential	Residential Bingara Urban	All residential properties within the Bingara Town Area as determined by the relevant LEP.



RATING STRUCTURE

Rating Categories & Sub-Categories

Categories are defined by Urban, Rural and Village as follows:

Urban Land:

Each parcel of land valued as one assessment whose dominant use is for urban purposes within the Bingara or Wialda Town Area as determined by the relevant LEP.

Village Land:

Each parcel of land valued as one assessment whose dominant use is for urban purposes within a Village area other than the Bingara or Wialda Town Area as determined by the relevant LEP.

Rural Land:

Each parcel of land valued as one assessment whose dominant use is for non-urban purposes that is not within any Village area as determined by the relevant LEP.

Maps showing the location of Rating categories and sub-categories are attached. See Appendix



RATING STRUCTURE

Ordinary General Rate Structure & Strategy

The Local Government Act 1993 provides Councils with three alternative methods of levying rates:

- Solely Ad Valorem Rating (i.e. Cents in the dollar on land value).
- Minimum Rate plus Ad Valorem.
- Base Amount of up to 50% of the total yield from a category and applied to all rateable parcels within that category plus an Ad Valorem rate to raise the additional above the base.

Council will continue to levy ordinary rates using a structure comprising a base amount to which an ad valorem component is added. This option ensures higher valued properties contribute a higher amount.

The base amount will vary, depending on rating category/sub-category up to the maximum permissible of 50% of the total yield for each category/sub-category. All rateable properties within each category/sub-category, regardless of their land value, are levied a base amount. The balance of the ordinary rates is derived by multiplying the land value of a property by a rate in the dollar for the relevant category/sub-category, which is determined by Council.

All ordinary general rates for the 2024/2025 period shall be based on land valuations issued by the Valuer-General to individual rate payers with a base date of 1st July 2022. Generally, there has been a slight fall in land values to date.

The model used in preparation of the rating revenue is designed to distribute the general rates between the rating categories as follows:

Farmland	80.00%	Residential	16.00%	Business	4.00%
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RATING STRUCTURE

Notional Yield

Ordinary General Rates under section 494 of the Local Government Act 1993

Diff	Category	Sub-Category	# Prop	Ad Valorem	Cents In \$	Base Amount	Percentage of Revenue raised form Base Levy	Estimated Total Yield
10	Farmland	Intensive	2	0.0038958	0.38958	\$ 750	3.67%	\$40,925.98
1	Farmland	Ordinary	1169	0.0023812	0.23812	\$ 300	4.79%	\$7,318,230.39
4	Business	Ordinary	76	0.0449204	4.49204	\$ 300	17.51%	\$128,465.31
8	Business	Business Bingara Urban	53	0.0380920	3.80920	\$ 300	12.16%	\$130,777.87
3	Business	Business Warialda Urban	66	0.0442323	4.2323	\$ 300	19.00%	\$105,804.10
11	Business	Business Special	1	0.0027393	0.27393	\$ 300	10.31%	\$2,910.53
6	Residential	Rural Residential S/H	195	0.0089380	0.89380	\$ 225	21.83%	\$201,017.11
5	Residential	Residential Village	259	0.0648664	6.48664	\$ 150	31.39%	\$123,760.07
9	Residential	Ordinary-Rural Res	54	0.0171057	1.71057	\$ 150	29.55%	\$27,412.68
7	Residential	Bingara Residential Urban	700	0.0132563	1.32563	\$ 225	22.47%	\$700,685.68
2	Residential	Warialda Residential Urban	552	0.0199308	1.99308	\$ 225	29.66%	\$418,775.73
			3,127					\$ 9,198,945.46

Estimated General Ordinary Rate Income \$9,198,945.46 - Less Pension Rebates (Council 45%) ~~-\$38,573.31~~ giving Net General Rates Income of \$9,160,372.15

All rates are to be levied on land valuations with a base date of 1st July 2022



RATING STRUCTURE

Payment of Rates

Ratepayers may pay their rates in four (4) instalments being 31 August, 30 November, 28 February, and 31 May. Council is obliged to forward reminder notices one month in advance. Interest is chargeable on each instalment not paid by the due date.

The maximum applicable interest rate is set each year by the Minister for Local Government and Council may adopt that rate or a lower rate.

Extra Charges or Interest on Overdue Rates

In accordance with Section 566 (3) of the Local Government Act, 1993, Council must determine a rate of interest charge, not in excess of that determined by the Minister.

The interest rate for the year 2024/2025 has been set at (TBC), for the period 1 July 2024 to 30 June 2025 (inclusive).

Conservation Agreement Rate Exemption

As stated through the provisions of Section 555 (1) (b1) and (3) of the Local Government Act 1993 the land subject to a Conservation Agreement is exempt from rates. The Act States “**Section 555 What land is exempt from all rates?**”

(1.b.) Subject to subsection (3), land that is subject of a conservation agreement (within the meaning of the National Parks and Wildlife Act, 1974).

(3) If part of a single parcel of land is the subject of a conservation agreement within the meaning of the National Parks and Wildlife Act, 1974 (as referred to in subsection (1) (b1), any rate levied on that whole parcel (for any period after 1 July 2008) is to be reduced by the percentage stated in the Act.

The Conservation Agreement amount to be written off for the year 2024/2025 for the period 1 July 2024 to 30 June 2025 (inclusive) is \$4,633.68.



STATEMENT OF FEES & CHARGES

Statement of fees and charges to apply to rateable and non-rateable properties

Water and Sewerage Pricing

Council's water and sewerage utilities are required to conform to best practice water and sewerage pricing (pay for use). Such pricing is required to comply with the Independent Pricing and Regulatory Tribunal's (IPART) Pricing Principles for Local Water Authorities, the COAG Strategic Framework for Water Reform and National Competition Policy.

Best practice water supply pricing involves a cost-reflective two-part tariff or an inclining block tariff with no water allowance, no land value-based charges, an appropriate access charge and water usage charges per kilolitre.

Appropriate pricing is essential to provide relevant pricing signals to customers, enabling them to make informed decisions on their water use. This will encourage each customer to use water efficiently and minimise wastage of our valuable water resources and associated infrastructure.

Water Charges - Strategy

Council has adopted best practice water pricing with a common structure across the entire Shire. The pricing structure has been reviewed and a similar structure adopted for 2024/2025.

The two-part pricing regime includes an access availability charge of \$550.00 for standard connections and an inclining block tariff. In 2024/2025 the water usage charge will be charged quarterly as part of the quarterly water usage billing program. The inclining usage tariff is made up of two (2) tiers being:

1. \$1.75 per kilolitre for the first step of 600 kilolitres per assessment.
2. And a higher block tariff of \$2.45 per kilolitre for usage over 600 kilolitres per assessment.



STATEMENT OF FEES & CHARGES

Water Charges – Strategy

A water access availability charge applies to all parcels of land to which a service is available and connectable.

The water pricing strategy is designed to gain 50% of the water revenue from access charges and 50% from usage charges.

Properties with larger water services pay a higher access charge proportional to the square of the meter size.

Sewer Charges - Strategy

Sewerage services as with water supplies have moved to best practice pricing.

Residential sewerage bills are to be independent of land value and based on a cost-reflective uniform sewerage charge per property of \$700.00 per connectable property.

Non-Residential sewerage bills are to be independent of land value and based on a cost-reflective two-part tariff consisting of an access charge – (\$600.00 based on 20mm water connection) and an appropriate sewer usage charge per kilolitre of water consumption (\$2.75/KL). This charge is then multiplied by the individual properties sewer discharge factor as determined by Council using industry standards.

The sewer access charge must also be proportional to the square of the size of the water supply service connection to reflect the load that can be placed on the sewerage system plus a usage charge based on discharge volume. The volume discharged into the sewer is estimated using the customer's total water consumption and a sewerage discharge factor.



STATEMENT OF FEES & CHARGES

Water & Sewer Charges - Sections 501 & 502 of the *Local Government Act 1993*

Description	Annual Charge	Services Charged	Total Annual Income	Total Income
20mm Water Meter Service	\$ 550.00	1612	\$ 886,600.00	
25mm Water Meter Service	\$ 859.17	37	\$ 31,789.47	
32mm Water Meter Service	\$ 1,408.00	2	\$ 2,816.00	
40mm Water Meter Service	\$ 2,200.00	4	\$ 8,800.00	
50mm Water Meter Service	\$ 3,437.50	19	\$ 65,312.50	
Less Pension Rebate Expense Water (Council 45%)			-\$ 18,636.60	
TOTAL Annual Water Access Income			\$ 976,681.37	\$ 976,681.37
Annual Water Usage @ \$1.75/KL (Est)	\$ 1.75	350,000KI	\$ 612,500.00	
Annual Water Usage @ \$2.45/KL >600KL (Est)	\$ 2.45	135000kl	\$ 330,750.00	
TOTAL Annual Water Usage Charges (Est)			\$ 943,250.00	\$ 943,250.00
Total Water Income				\$ 1,919,931.37
Sewer Charge Residential (20mm)	\$ 700.00	1147	\$ 802,900.00	
Pressure Sewer Residential	\$ 700.00	86	\$ 60,200.00	
Sewer Charge Non-Residential (20mm)	\$ 600.00	136	\$ 81,600.00	
Sewer Charge Non-Residential (25mm)	\$ 768.60	21	\$ 16,140.60	
Sewer Charge Non-Residential (32mm)	\$ 1,275.00	2	\$ 2,550.00	
Sewer Charge Non-Residential (40mm)	\$ 1,967.00	4	\$ 7,868.00	
Sewer Charge Non-Residential (50mm)	\$ 2,966.00	11	\$ 32,626.00	
Less Pension Rebate Expense Sewerage (Council 45%)			-\$ 17,061.40	
TOTAL Annual Sewer Charges			\$ 986,823.20	\$ 986,823.20
Sewer Non-Residential Usage Charge At \$2.75/Kl	\$ 2.75	21,226	\$ 58,371.50	\$ 58,371.50
Warialda Truck Wash usage charge \$1.32/minute – estimate				\$ 70,000.00
Total Sewer Income				\$ 1,115,194.70

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STATEMENT OF FEES & CHARGES

Liquid Trade Waste Charges

Gwydir Shire Council is committed to complying with the Department of Primary Industries and Environment (DPIE) guidelines for the best practice management of water supplies and sewerage services to be eligible for financial assistance towards future Capital works.

For the 2024/2025 financial period council will be charging a liquid trade Waste Charge as part of the sewerage pricing structure for commercial businesses.

Liquid trade wastes exert much greater demands on sewerage systems than domestic sewerage and if uncontrolled can pose serious problems to public health, worker safety, Councils sewerage system and the environment. Liquid trade waste pricing ensures that the discharges bear a fair share of the cost of providing sewerage services and to facilitate appropriate recycling, pre-treatment, waste minimisation and water conservation.

For charging purposes liquid trade waste dischargers are divided into three categories.

1. Liquid trade waste dischargers conducting as activity deemed by Council as requiring nil or only minimal pre-treatment equipment and whose effluent is well defined and of relatively low risk to the sewerage system. For example – retail food outlets with no hot food prepared and or foods that generate an oily/greasy waste.
2. Liquid trade waste dischargers conducting as activity deemed by Council as requiring a prescribed type of liquid trade waste pre-treatment equipment and whose effluent is well characterised. For example – Premises that prepare and or serve hot foods that generate an oily/ greasy waste.
3. Liquid trade waste dischargers conducting an activity which is of an industrial nature and/or which result in discharges of large volumes (over 20kL/d) of liquid trade waste to the sewerage system.



STATEMENT OF FEES & CHARGES

Liquid Trade Waste Charges

Schedule of Annual & Usage Fees – Liquid Waste

Description	# Prop	Services Charged	Estimated Income
Annual Charges			
Annual trade waste Fee (minimum)	83	\$ 115.00	\$ 9,545.00
Annual trade waste Fee (Large discharger)		\$ 450.00	
Reinspection fee		\$ 72.00	
Usage Charges			
with prescribed pre-treatment		\$ 1.75/Kl	
without prescribed pre-treatment		\$ 15.50/Kl	
Tankered Waste		\$ 25.00/Kl	

- These fees are to be charged on top of existing non-residential sewerage charges.



STATEMENT OF FEES & CHARGES

Waste Management Charges Statement

Council must make and levy a charge for domestic waste management services for each parcel of rateable land for which the service is available under Section 496 of the Local Government Act, 1993. The levied charge must fully cover the cost of providing the service. The urban areas of Bingara, Warialda, Gravesend, North Star, Croppa Creek and Warialda Rail and small rural "lifestyle/rural residential" blocks receive a kerb-side garbage service. This charge is separately itemised on each rate notice.

The charge is added to standard Council rates and is set aside for the specific purpose of the management of waste collections & disposal facilities within the Local Government area. The charge will allow Council to provide additional resources and meet the requirements of waste disposal and environmental legislation and community expectations.

Previously this was undertaken on Councils Waste Disposal Facilities on a reactionary basis in response to community concerns. As a result of increased pressures from regulatory agencies and ongoing community concerns and the scale of the works required to meet these standards, it has become necessary for council to initiate the provision of a waste disposal management program to control waste disposal and environmental protection measures.

The funds collected will only be spent for works at Council's Waste Disposal facilities and related recycling programs, including:

- Land Rehabilitation
- Improved Environmental Monitoring
- Improved waste disposal techniques
- Recycling
- Chemical disposal
- Site Security



STATEMENT OF FEES & CHARGES

The charge is levied in respect of each separate parcel of rateable land in the Council area. The charge applies whether the service is used in whole or in part. The service is provided on the following basis:

Domestic Waste Service and Disposal Charge

A single weekly waste collection service using 1 approved container with a capacity 140-litre for general waste. A single fortnightly green waste collection service using 1 approved container with a capacity 240-litre for green and putrescible waste and a single fortnightly recyclable waste collection service using 1 approved container with a capacity 360-litre for recyclable material.

New premises completed during the year will be charged based on the complete month to the end of the year as a proportion of the annual charge.

In accordance with Section 496 of the Local Government Act, 1993, Council must levy a domestic waste management charge on all occupied rateable properties. This charge reflects the fixed cost component of having the weekly waste collection service accessible to the property. The charge for 2024/2025 is as follows:

Domestic Waste Collection Charge	Number of Services	Charge	Yield
Domestic Residential Collections (140)	1397	\$ 409.80	\$ 572,490.60
Wheelie Bin Upgraded (240) / Additional (140)	57	\$ 168.20	\$ 9,587.40
Domestic Residential – Vacant	174	\$ 84.12	\$ 14,636.88
Less Pension Rebate Expense Waste (45% Council)			-\$15,481.90
Total Domestic Waste Management Charges			\$ 581,232.98



STATEMENT OF FEES & CHARGES

Commercial Waste Disposal

Council shall levy an annual charge under Section 501 of the Local Government Act, 1993 on commercial premises for waste removal and disposal where the owner or occupier has access to that service. The service will be for the removal of one or more garbage containers (wheelie bins) of 240-litre capacity. The service level charge is based on the number of bins available for collection from the premises for which the charge is applicable. The charges for 2024/2025 are as follows:

Commercial Waste Disposal Charge	Number of Services	Charge	Yield
Commercial Waste Disposal – Minor	69	\$ 673.00	\$ 46,437.00
Commercial Waste Disposal – Small	44	\$ 1,346.00	\$ 59,224.00
Commercial Waste Disposal - Medium	14	\$2,692.90	\$ 37,700.60
Commercial Waste Disposal – Large	6	\$ 4,508.00	\$ 27,048.00
Total Commercial Waste Management			\$ 170,409.60



STATEMENT OF FEES & CHARGES

Non-Rateable Land Waste Disposal

In accordance with section 501 of the Local Government Act, 1993, a waste management service charge will be levied on all non-rateable land electing to utilise Council's waste collection and disposal service. The charge for 2024/2025 is as follows:

Non-Rateable Land Waste Disposal Charge	Number of Services	Charge	Yield
Non-Rateable Land Waste Disposal – Minor	26	\$ 673.00	\$ 17,498.00
Non-Rateable Land Waste Disposal – Small	12	\$ 1,346.00	\$ 16,152.00
Non-Rateable Land Waste Disposal – Medium	4	\$ 2,692.90	\$ 10,771.60
Non-Rateable Land Waste Disposal – Large	10	\$ 4,508.00	\$ 45,080.00
Total Non-Rateable Land Waste Management			\$ 89,501.60



STATEMENT OF FEES & CHARGES

Waste Disposal Management

In accordance with Section 501 of the Local Government Act, 1993, Council must levy a waste management disposal charge on all land and in respect of vacant land which are in the catchment for each of Council's waste disposal facilities. These are defined by maps. See appendix. The charge for 2024/2025 is as follows:

Waste Management Charge	Number	Charge	Yield
Properties	3191	\$ 250.20	\$ 798,388.20
Less Pension Rebate Expense Waste (45% Council)			-\$ 12,164.36
Total Waste Disposal Charge			\$ 786,223.84



STATEMENT OF FEES & CHARGES

Storm Water Charges Statement

In accordance with Section 496A of the Local Government Act, 1993 and clauses 125A, 125AA, 200A and 217 of the Local Government (General) Regulation 2005, Council may make or levy an annual charge for stormwater management services only in respect of urban land that is categorised for rating purposes as residential or business. The urban areas, to which this charge will apply for 2024/2025 (Warialda & Bingara), are defined by maps. (See appendix). The charge for 2024/2025 is as follows:

Storm Water Charge	Number of Services	Charge	Estimated Yield
Residential Properties	1,306	\$25.00 per parcel of land	\$32,650.00
Business Properties	286	\$25.00 per parcel of land plus and additional \$25.00 for each 350sqm or part of 350sqm by which the parcels exceed 350sqm (Estimate based on average of three (3) charges per parcel)	\$7,110.37
Total Estimated Storm Water Yield	1,592		\$39,760.37



STATEMENT OF FEES & CHARGES

Statement of fees to be charged and pricing policy of goods and services

Council fees for the 2024/2025 financial year are listed in the Schedule of Fees and Charges as part of Councils Management Plan.

In determining the appropriate fees to be charged for Council services and facilities in 2024/2025, the basic principle applied, is that charges should be considered fair and equitable to the general community. Individual members of the community should not be precluded from essential services because of economic circumstances.

The range of services provided by Council to the community is diverse and requires different considerations when determining the associated fee or charge. The level of the fee or charge was determined having regard to the following categories.

Code	Pricing Category
S	Statutory - Federal or State Government set charges.
FCR	Full Cost Recoverable - Services under this category are such that individual costs can be determined and met by the user of the service.
PCR	Partially Cost Recoverable - Services considered having a level of benefit to the community. Generally, benefits are not solely confined to users. Partially funded by general revenues.
M	Market - Services that Council operates in a competitive market and needs to fix charges like other providers. Calculations may be benchmarked against industry averages

DRAFT BUDGET 2024 -2025

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
01 - General Fund				
1.1.3 Community Fitness				
1.2 User charges and fees	-\$38,639	-\$38,614	-\$46,000	-\$40,000
2.1 Employee benefits and on-costs	\$8,819	\$10,981	\$13,800	\$15,686
2.3 Materials	\$15,564	\$9,760	\$17,000	\$18,000
2.4 Contracts	\$191	\$297	\$2,600	\$1,200
2.6 Other expenses	\$2,278	\$2,736	\$4,800	\$5,000
2.8 Internal expense	\$703	\$185	\$3,000	\$1,000
1.1.3 Community Fitness Total	-\$11,083	-\$14,654	-\$4,800	\$886
1.1.3 Families NSW				
1.2 User charges and fees	-\$241	-\$314	-\$1,273	\$0
1.5 Grants subsidies contributions - Op	-\$176,022	-\$163,001	-\$179,225	-\$174,688
2.1 Employee benefits and on-costs	\$116,757	\$121,994	\$128,855	\$185,013
2.3 Materials	\$32,116	\$16,883	\$37,150	\$12,650
2.4 Contracts	\$1,849	\$1,233	\$765	\$1,135
2.6 Other expenses	\$8,136	\$6,843	\$7,200	\$3,180
2.8 Internal expense	\$4,290	\$4,488	\$4,342	\$4,047
1.1.3 Families NSW Total	-\$13,115	-\$11,873	-\$2,186	\$31,337
1.2.1 Naroo Aged Care				
1.2 User charges and fees	-\$891,396	-\$991,489	-\$850,000	-\$850,000
1.3 Interest and investment revenue	\$1,896	-\$5,772	-\$5,000	\$3,000
1.4 Other revenues	-\$73	-\$17,771	-\$23,000	\$0
1.5 Grants subsidies contributions - Op	-\$2,100,766	-\$2,849,109	-\$3,520,000	-\$3,400,000
1.6 Grants Subsidies Contributions - Cap	-\$178,539	-\$441,493	-\$1,342,899	-\$1,342,899
2.1 Employee benefits and on-costs	\$2,412,571	\$2,315,792	\$3,135,250	\$3,176,250
2.2 Borrowing costs	\$149,847	\$124,658	\$32,000	\$27,190
2.3 Materials	\$337,804	\$414,212	\$453,350	\$487,500
2.4 Contracts	\$152,191	\$132,685	\$279,500	\$229,700
2.5 Depreciation & amortisation	\$117,520	\$123,823	\$121,166	\$136,432
2.6 Other expenses	\$66,321	\$89,085	\$110,500	\$124,800
2.8 Internal expense	\$106,522	\$124,934	\$69,450	\$75,250
99 Uncapitalised Works In Progress	\$178,539	\$498,660	\$1,205,000	\$1,342,899
1.2.1 Naroo Aged Care Total	\$352,438	-\$481,783	-\$334,683	\$10,122

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
1.2.2 Rural Fire Service				
1.4 Other revenues	-\$50,280	\$0	\$0	\$0
1.5 Grants subsidies contributions - Op	-\$325,783	-\$234,435	-\$232,040	-\$222,981
1.90 Net gain from disposal of assets	-\$66,856	-\$21,684	\$0	\$0
2.1 Employee benefits and on-costs	\$11,057	\$8,938	\$11,500	\$2,281
2.3 Materials	\$61,213	\$77,815	\$53,540	\$0
2.4 Contracts	\$30,180	\$170,183	\$146,900	\$224,480
2.5 Depreciation & amortisation	\$275,561	\$335,717	\$335,718	\$336,747
2.6 Other expenses	\$420,863	\$536,050	\$570,338	\$521,035
2.8 Internal expense	\$10,017	\$9,672	\$12,500	\$0
2.90 Net loss from disposal of assets	\$0	\$11,037	\$0	\$0
99 Uncapitalised Works In Progress	\$47,759	\$23,720	\$0	\$0
1.2.2 Rural Fire Service Total	\$413,731	\$917,012	\$898,456	\$861,562
1.2.3 Roxy				
1.1 Rates and annual charges	\$0	\$0	-\$150	\$0
1.2 User charges and fees	-\$12,116	-\$14,016	-\$12,437	\$0
1.4 Other revenues	-\$2,590	-\$13,193	-\$9,077	-\$19,000
1.5 Grants subsidies contributions - Op	\$0	-\$1,500	\$0	\$0
1.6 Grants Subsidies Contributions - Cap	\$0	-\$113	-\$495,000	\$0
2.1 Employee benefits and on-costs	\$52,520	\$37,643	\$35,000	\$44,923
2.2 Borrowing costs	\$8,247	\$6,574	\$5,700	\$4,597
2.3 Materials	\$4,931	\$37,739	\$9,230	\$29,500
2.4 Contracts	\$49,970	\$23,054	\$69,800	\$69,700
2.5 Depreciation & amortisation	\$119,442	\$125,870	\$131,187	\$131,187
2.6 Other expenses	\$15,838	\$14,110	\$16,764	\$3,450
2.8 Internal expense	\$14,763	\$14,791	\$8,559	\$8,900
99 Uncapitalised Works In Progress	\$0	\$113	\$495,000	\$0
1.2.3 Roxy Total	\$251,004	\$231,073	\$254,576	\$273,257
2.1.1 Bridges				
2.2 Borrowing costs	\$20,702	\$16,994	\$15,000	\$12,354
2.5 Depreciation & amortisation	\$156,909	\$133,866	\$133,866	\$140,661
2.1.1 Bridges Total	\$177,611	\$150,860	\$148,866	\$153,015
2.1.1 Bridges on Regional Rds				
2.1 Employee benefits and on-costs	\$0	\$816	\$0	\$0
2.5 Depreciation & amortisation	\$280,331	\$220,748	\$220,748	\$231,644
2.8 Internal expense	\$0	\$1,836	\$0	\$0
2.1.1 Bridges on Regional Rds Total	\$280,331	\$223,400	\$220,748	\$231,644
2.1.1 Building Services Administration				
2.1 Employee benefits and on-costs	\$232,603	\$246,482	\$246,300	\$262,169
2.3 Materials	\$27,881	\$25,149	\$41,940	\$34,500
2.6 Other expenses	\$2,166	\$1,351	\$5,250	\$3,250
2.8 Internal expense	\$11,468	\$33,130	\$12,000	\$42,750
2.1.1 Building Services Administration Total	\$274,118	\$306,112	\$305,490	\$342,669

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
2.1.3 Caravan Parks				
1.2 User charges and fees	-\$393,519	-\$467,127	-\$352,000	-\$367,000
1.4 Other revenues	-\$14,021	-\$8,744	-\$7,300	-\$5,000
1.6 Grants Subsidies Contributions - Cap	-\$165,325	-\$482,239	-\$250,919	\$0
1.7 Internal revenues	-\$12,572	\$0	\$0	\$0
2.1 Employee benefits and on-costs	\$168,211	\$170,318	\$180,000	\$217,639
2.2 Borrowing costs	\$11,827	\$7,722	\$2,500	\$1,501
2.3 Materials	\$13,463	\$15,806	\$16,700	\$22,700
2.4 Contracts	\$40,154	\$55,849	\$111,000	\$1,000
2.5 Depreciation & amortisation	\$54,234	\$59,778	\$59,720	\$60,619
2.6 Other expenses	\$42,847	\$58,558	\$69,000	\$77,500
2.8 Internal expense	\$44,353	\$66,248	\$54,590	\$38,490
99 Uncapitalised Works In Progress	\$165,325	\$482,239	\$40,175	\$155,000
2.1.3 Caravan Parks Total	-\$45,024	-\$41,593	-\$76,534	\$202,449
2.1.3 Tourism				
1.2 User charges and fees	-\$1,523	-\$3,704	-\$12	\$0
1.4 Other revenues	-\$21,109	-\$23,348	-\$19,627	-\$18,000
1.5 Grants subsidies contributions - Op	-\$1,187	-\$4,479	-\$3,500	-\$2,500
1.7 Internal revenues	-\$114	-\$441	\$0	\$0
2.1 Employee benefits and on-costs	\$195,361	\$148,800	\$153,200	\$173,646
2.2 Borrowing costs	\$3,416	\$3,052	\$2,750	\$2,330
2.3 Materials	\$32,007	\$36,932	\$139,000	\$42,500
2.4 Contracts	\$9,760	\$4,991	\$55,800	\$6,850
2.5 Depreciation & amortisation	\$12,221	\$13,148	\$13,148	\$13,466
2.6 Other expenses	\$13,979	\$10,102	\$15,100	\$12,100
2.8 Internal expense	\$29,912	\$38,573	\$20,415	\$31,150
2.1.3 Tourism Total	\$272,724	\$223,626	\$376,274	\$261,542
2.2.2 Gwydir Learning Region				
1.6 Grants Subsidies Contributions - Cap	\$0	-\$850,000	-\$85,000	\$0
2.1 Employee benefits and on-costs	\$47,440	\$21,952	\$27,251	\$65,632
2.2 Borrowing costs	\$1,608	\$0	\$0	\$0
2.3 Materials	\$11,049	\$1,841	\$1,150	\$5,000
2.4 Contracts	\$4,842	\$2,314	\$12,337	\$5,500
2.5 Depreciation & amortisation	\$3,932	\$3,932	\$0	\$3,932
2.6 Other expenses	\$2,858	\$6,578	\$13,934	\$15,100
2.8 Internal expense	\$41,914	\$68,810	\$10,391	\$51,820
99 Uncapitalised Works In Progress	\$12,031	\$922,875	\$205,000	\$0
2.2.2 Gwydir Learning Region Total	\$125,673	\$178,300	\$185,063	\$146,984

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
2.2.2 Tharawonga				
1.2 User charges and fees	-\$31,631	-\$39,453	-\$38,000	-\$40,000
1.4 Other revenues	-\$49,703	-\$53,033	-\$64,000	-\$65,000
1.5 Grants subsidies contributions - Op	-\$296,490	-\$365,108	-\$372,410	-\$360,000
2.1 Employee benefits and on-costs	\$288,179	\$351,791	\$396,044	\$374,778
2.3 Materials	\$26,980	\$37,842	\$45,500	\$26,500
2.4 Contracts	\$3,235	\$3,460	\$3,510	\$4,000
2.5 Depreciation & amortisation	\$1,563	\$1,606	\$1,606	\$1,622
2.6 Other expenses	\$2,353	\$8,845	\$4,300	\$8,100
2.8 Internal expense	\$49,564	\$53,463	\$50,000	\$50,000
2.2.2 Tharawonga Total	-\$5,949	-\$587	\$26,550	\$0
3.1.1 Planning				
1.2 User charges and fees	-\$83,203	-\$97,692	-\$57,000	-\$73,500
1.3 Interest and investment revenue	\$3,263	-\$6,162	-\$2,000	\$0
1.4 Other revenues	-\$416	-\$109	-\$100	-\$500
1.5 Grants subsidies contributions - Op	-\$13,074	-\$0	-\$10,000	\$0
1.6 Grants Subsidies Contributions - Cap	-\$54,299	-\$182,456	-\$98,000	-\$100,000
2.1 Employee benefits and on-costs	\$169,724	\$194,753	\$287,000	\$340,000
2.3 Materials	\$5,216	\$5,545	\$13,160	\$5,650
2.4 Contracts	\$0	\$17,792	\$34,808	\$80,000
2.6 Other expenses	\$2,459	\$110	\$520	\$0
2.8 Internal expense	\$99,383	\$153,717	\$157,500	\$159,200
3.1.1 Planning Total	\$129,053	\$85,497	\$325,888	\$410,850
3.1.3 Noxious Weeds				
1.2 User charges and fees	-\$180	\$0	-\$501	\$0
1.4 Other revenues	-\$3,150	-\$1,021	-\$2,600	-\$1,000
1.5 Grants subsidies contributions - Op	-\$103,600	-\$126,600	-\$67,000	-\$70,000
2.1 Employee benefits and on-costs	\$141,033	\$136,148	\$175,468	\$142,800
2.3 Materials	\$4,764	\$10,136	\$5,692	\$14,300
2.4 Contracts	\$30,693	\$7,560	\$0	\$10,000
2.6 Other expenses	\$1,281	\$239	\$1,264	\$1,100
2.8 Internal expense	\$58,847	\$57,869	\$63,222	\$64,000
3.1.3 Noxious Weeds Total	\$129,688	\$84,331	\$175,545	\$161,200
4.1.2 Social Services Admin				
2.1 Employee benefits and on-costs	\$29,166	\$570	\$42,000	\$40,675
2.8 Internal expense	-\$1,610	\$4,388	\$4,000	\$0
4.1.2 Social Services Admin Total	\$27,556	\$4,958	\$46,000	\$40,675

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
5.1 Organisational Development				
Administration				
1.2 User charges and fees	-\$16,946	-\$3,357	-\$4,000	\$0
1.4 Other revenues	-\$3,600	-\$3,641	-\$3,500	\$0
1.7 Internal revenues	-\$1,318	-\$77	\$0	\$0
2.1 Employee benefits and on-costs	\$55,630	\$58,051	\$119,000	\$19,000
2.3 Materials	\$32,070	\$47,363	\$56,016	\$85,000
2.4 Contracts	\$3,888	\$1,426	\$20,000	\$20,000
2.6 Other expenses	\$3,694	\$4,058	\$22,000	\$11,000
2.8 Internal expense	\$59,184	\$81,919	\$40,000	\$88,500
5.1 Organisational Development Administration Total	\$132,603	\$185,742	\$249,516	\$223,500
5.1.1 Employee Oncost				
2.1 Employee benefits and on-costs	-\$38,887	\$461,147	\$510,000	\$807,000
5.1.1 Employee Oncost Total	-\$38,887	\$461,147	\$510,000	\$807,000
5.1.1 General Revenues				
1.1 Rates and annual charges	-\$8,307,452	-\$8,385,427	-\$8,662,457	-\$9,129,818
1.3 Interest and investment revenue	\$22,409	-\$77,184	-\$35,000	-\$10,000
1.5 Grants subsidies contributions - Op	-\$6,620,295	-\$7,773,608	-\$1,724,632	-\$50,000
2.3 Materials	\$6,929	\$11,677	\$27,500	\$27,800
2.4 Contracts	\$10,980	\$11,497	\$12,000	\$15,000
5.1.1 General Revenues Total	-\$14,887,429	-\$16,213,045	-\$10,382,589	-\$9,147,018
5.1.2 Information Services				
1.7 Internal revenues	-\$785,478	-\$1,218,753	-\$850,000	-\$900,000
2.1 Employee benefits and on-costs	\$485,004	\$501,844	\$560,000	\$500,000
2.2 Borrowing costs	\$4,006	\$3,077	\$2,500	\$1,470
2.3 Materials	\$434,745	\$486,225	\$163,100	\$172,000
2.4 Contracts	\$144,751	\$46,487	\$112,000	\$201,000
2.5 Depreciation & amortisation	\$95,436	\$103,362	\$100,914	\$92,100
2.6 Other expenses	\$61,987	\$50,228	\$75,500	\$96,000
2.8 Internal expense	\$42,368	\$56,059	\$70,000	\$70,000
99 Sale Proceeds - Contra Sales	-\$80	\$0	\$0	\$0
99 Uncapitalised Works In Progress	\$81,624	\$38,807	\$110,500	\$249,000
5.1.2 Information Services Total	\$564,363	\$67,337	\$344,514	\$481,570
5.1.3 Human Resources				
1.7 Internal revenues	\$0	\$0	-\$720,000	-\$720,000
2.1 Employee benefits and on-costs	\$848,191	\$727,462	\$760,500	\$804,000
2.3 Materials	\$40,391	\$34,735	\$53,000	\$85,000
2.4 Contracts	\$0	\$5,103	\$6,500	\$7,000
2.6 Other expenses	\$13,576	\$12,272	\$13,000	\$18,000
2.8 Internal expense	\$99,273	\$150,450	\$123,000	\$125,000
5.1.3 Human Resources Total	\$1,001,431	\$930,022	\$236,000	\$319,000

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
5.1.3 Insurance				
1.4 Other revenues	-\$44,534	-\$93,770	-\$25,000	-\$40,000
2.1 Employee benefits and on-costs	\$0	\$0	\$10,000	\$0
2.3 Materials	\$3,988	\$48,326	\$12,000	\$0
2.4 Contracts	\$0	\$0	\$5,000	\$0
2.6 Other expenses	\$714,222	\$781,981	\$892,000	\$997,400
5.1.3 Insurance Total	\$673,676	\$736,537	\$894,000	\$957,400
5.1.3 Plant Operations				
1.4 Other revenues	-\$45,615	-\$47,085	\$0	\$0
1.7 Internal revenues	-\$3,856,402	-\$4,359,081	-\$4,552,000	-\$4,500,000
1.90 Net gain from disposal of assets	-\$29,563	-\$43,403	\$0	\$0
2.1 Employee benefits and on-costs	\$530,376	\$600,580	\$649,300	\$715,400
2.2 Borrowing costs	\$19,758	\$9,509	\$4,750	\$0
2.3 Materials	\$1,932,988	\$2,285,971	\$2,174,300	\$2,216,700
2.4 Contracts	\$22,461	\$24,708	\$30,000	\$90,000
2.5 Depreciation & amortisation	\$995,798	\$1,096,345	\$1,042,407	\$1,069,011
2.6 Other expenses	\$372,416	\$391,935	\$338,000	\$368,000
2.8 Internal expense	\$76,972	\$89,281	\$102,100	\$91,000
2.90 Net loss from disposal of assets	\$36,598	\$5,819	\$0	\$0
99 Sale Proceeds - Contra Sales	-\$321,907	-\$184,136	-\$500,000	-\$500,000
99 Uncapitalised Works In Progress	\$2,097,967	\$1,383,669	\$2,000,000	\$2,000,000
5.1.3 Plant Operations Total	\$1,831,846	\$1,254,114	\$1,288,857	\$1,550,111
5.1.3 Stores				
1.7 Internal revenues	-\$35,400	-\$41,542	-\$30,000	-\$30,000
2.1 Employee benefits and on-costs	\$104,832	\$82,230	\$100,000	\$100,000
2.3 Materials	\$688	\$0	\$1,000	\$1,000
2.6 Other expenses	\$455	\$239	\$1,150	\$1,150
2.8 Internal expense	\$25,669	\$47,163	\$36,000	\$40,000
5.1.3 Stores Total	\$96,244	\$88,090	\$108,150	\$112,150
5.1.5 Elected Members				
1.4 Other revenues	\$0	-\$218	\$0	\$0
2.1 Employee benefits and on-costs	\$35,979	\$66,016	\$111,000	\$220,500
2.3 Materials	\$73,770	\$8,925	\$75,000	\$87,500
2.6 Other expenses	\$147,312	\$156,143	\$180,000	\$182,000
2.8 Internal expense	\$86,481	\$124,628	\$100,000	\$103,000
5.1.5 Elected Members Total	\$343,541	\$355,493	\$466,000	\$593,000

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
1.1.2 Community Home Support Program				
1.2 User charges and fees	-\$212,218	-\$149,603	-\$88,000	-\$91,600
1.4 Other revenues	\$0	-\$6,210	-\$5,000	-\$7,200
1.5 Grants subsidies contributions - Op	-\$203,899	-\$350,652	-\$456,305	-\$536,500
2.1 Employee benefits and on-costs	\$206,451	\$208,815	\$252,500	\$230,250
2.3 Materials	\$60,998	\$61,064	\$78,750	\$54,400
2.4 Contracts	\$1,809	\$1,634	\$16,000	\$3,000
2.5 Depreciation & amortisation	\$9,990	\$10,263	\$10,263	\$10,495
2.6 Other expenses	\$5,319	\$5,577	\$12,850	\$11,500
2.8 Internal expense	\$114,269	\$126,342	\$122,750	\$102,000
1.1.2 Community Home Support Program Total	-\$17,281	-\$92,771	-\$56,192	-\$223,655
1.1.3 Toy Library				
1.2 User charges and fees	-\$455	-\$568	-\$500	-\$400
1.4 Other revenues	-\$264	-\$200	\$0	\$0
1.5 Grants subsidies contributions - Op	-\$18,595	-\$17,826	-\$17,802	-\$19,800
2.1 Employee benefits and on-costs	\$4,792	\$15,408	\$16,907	\$16,408
2.3 Materials	\$54	\$104	\$391	\$100
2.8 Internal expense	\$10,813	\$14,434	\$2,792	\$2,792
1.1.3 Toy Library Total	-\$3,654	\$11,353	\$1,788	-\$900
1.2.2 State Emergency Services				
2.1 Employee benefits and on-costs	\$2,026	\$2,529	\$800	\$2,281
2.3 Materials	\$361	\$460	\$500	\$0
2.4 Contracts	\$415	\$442	\$1,900	\$2,400
2.5 Depreciation & amortisation	\$23,505	\$25,787	\$25,787	\$26,521
2.6 Other expenses	\$6,353	\$15,042	\$16,094	\$25,901
2.8 Internal expense	\$7,553	\$7,952	\$200	\$100
1.2.2 State Emergency Services Total	\$40,213	\$52,212	\$45,281	\$57,203
1.2.3 Events, staging and promotion				
1.4 Other revenues	-\$8,842	-\$14,016	-\$7,398	-\$3,500
1.5 Grants subsidies contributions - Op	\$0	-\$199,199	-\$62,633	\$0
2.1 Employee benefits and on-costs	\$0	\$14,144	\$564	\$118,423
2.3 Materials	\$10,459	\$283,349	\$54,578	\$88,500
2.4 Contracts	\$8,483	\$49,908	\$18,039	\$0
2.6 Other expenses	\$0	\$4,595	\$3,603	\$0
2.8 Internal expense	\$14,730	\$23,351	\$0	\$0
1.2.3 Events, staging and promotion Total	\$24,831	\$162,132	\$6,753	\$203,423

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
1.2.3 Libraries				
1.2 User charges and fees	-\$238	-\$1,113	-\$600	\$0
1.4 Other revenues	-\$453	-\$1,249	-\$500	\$0
1.5 Grants subsidies contributions - Op	-\$3,000	-\$76,941	-\$80,000	-\$80,500
2.1 Employee benefits and on-costs	\$139,290	\$134,183	\$146,000	\$190,686
2.3 Materials	\$10,972	\$4,476	\$8,450	\$12,700
2.4 Contracts	\$118,849	\$115,120	\$127,500	\$113,450
2.5 Depreciation & amortisation	\$7,625	\$7,625	\$7,625	\$7,625
2.6 Other expenses	\$12,387	\$18,628	\$30,300	\$19,500
2.8 Internal expense	\$13,599	\$23,481	\$11,943	\$8,020
99 Uncapitalised Works In Progress	\$11,875	\$0	\$0	\$0
1.2.3 Libraries Total	\$310,906	\$224,211	\$250,718	\$271,481
2.1.1 Administration Buildings				
1.4 Other revenues	-\$1,720	\$0	-\$4,000,000	-\$5,000,000
1.7 Internal revenues	-\$84,965	-\$134,816	-\$150,000	-\$150,000
2.1 Employee benefits and on-costs	\$43,609	\$26,896	\$34,352	\$35,577
2.2 Borrowing costs	\$1,072	\$8,605	\$0	\$337,520
2.3 Materials	\$11,214	\$7,139	\$31,222	\$14,550
2.4 Contracts	\$26,354	\$19,726	\$45,070	\$72,000
2.6 Other expenses	\$23,247	\$21,438	\$25,050	\$38,500
2.8 Internal expense	\$26,780	\$44,290	\$40,839	\$59,755
99 Uncapitalised Works In Progress	\$80,373	\$132,928	\$4,000,000	\$5,150,000
2.1.1 Administration Buildings Total	\$125,965	\$126,208	\$26,533	\$557,902
2.1.1 Car Parks				
2.1 Employee benefits and on-costs	\$0	\$0	\$1,000	\$0
2.3 Materials	\$0	\$0	\$12,500	\$0
2.5 Depreciation & amortisation	\$2,229	\$2,811	\$2,367	\$2,902
2.8 Internal expense	\$0	\$0	\$5,000	\$0
99 Uncapitalised Works In Progress	\$11,980	\$0	\$0	\$0
2.1.1 Car Parks Total	\$14,209	\$2,811	\$20,867	\$2,902
2.1.1 Footpaths				
1.6 Grants Subsidies Contributions - Cap	-\$1,134	-\$519,407	-\$348,425	\$0
2.1 Employee benefits and on-costs	\$6,358	\$9,545	\$12,000	\$25,000
2.3 Materials	\$145	\$2,117	\$8,000	\$25,000
2.4 Contracts	\$1,055	\$3,155	\$60,000	\$22,000
2.5 Depreciation & amortisation	\$28,649	\$31,746	\$31,054	\$32,903
2.8 Internal expense	\$1,580	\$2,426	\$12,000	\$20,000
99 Uncapitalised Works In Progress	\$76,019	\$424,295	\$348,425	\$10,000
2.1.1 Footpaths Total	\$112,672	-\$46,123	\$123,054	\$134,903

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
2.1.3 Cranky Rock				
1.2 User charges and fees	-\$5,720	-\$2,801	-\$5,200	-\$7,000
1.5 Grants subsidies contributions - Op	-\$10,000	-\$35,946	-\$49,086	\$0
2.1 Employee benefits and on-costs	\$13,140	\$26,221	\$28,000	\$48,784
2.3 Materials	\$5,418	\$12,699	\$500	\$15,550
2.4 Contracts	\$54,499	\$76,437	\$187,086	\$59,500
2.5 Depreciation & amortisation	\$5,735	\$6,254	\$6,254	\$6,456
2.6 Other expenses	\$10,343	\$10,699	\$12,800	\$13,480
2.8 Internal expense	\$7,747	\$10,513	\$2,804	\$2,850
2.1.3 Cranky Rock Total	\$81,162	\$104,076	\$183,158	\$139,620
2.2.2 PreSchool				
1.2 User charges and fees	-\$27,795	-\$32,124	-\$30,000	-\$30,000
1.5 Grants subsidies contributions - Op	-\$405,586	-\$408,141	-\$512,244	-\$529,917
1.6 Grants Subsidies Contributions - Cap	\$0	-\$165,834	\$0	\$0
2.1 Employee benefits and on-costs	\$339,700	\$366,454	\$438,800	\$511,832
2.3 Materials	\$19,172	\$15,563	\$46,815	\$24,950
2.4 Contracts	\$893	\$808	\$1,660	\$2,500
2.5 Depreciation & amortisation	\$10,335	\$13,491	\$11,602	\$18,947
2.6 Other expenses	\$3,988	\$4,077	\$4,400	\$4,400
2.8 Internal expense	\$16,683	\$18,775	\$12,692	\$9,397
99 Uncapitalised Works In Progress	\$33,330	\$186,920	\$0	\$0
2.2.2 PreSchool Total	-\$9,280	-\$11	-\$26,275	\$12,109
2.2.2 Trade Training Centres				
1.2 User charges and fees	-\$81,479	-\$89,969	-\$31,432	-\$38,000
1.4 Other revenues	-\$2,231	-\$527	-\$300	-\$600
1.5 Grants subsidies contributions - Op	-\$90,000	\$0	\$0	\$0
1.7 Internal revenues	-\$2,900	-\$1,600	-\$1,600	\$0
2.1 Employee benefits and on-costs	\$354,800	\$370,699	\$393,000	\$253,541
2.3 Materials	\$29,490	\$12,733	\$19,782	\$10,600
2.4 Contracts	\$78,997	\$36,670	\$23,452	\$81,450
2.6 Other expenses	\$6,849	\$8,531	\$14,029	\$15,340
2.8 Internal expense	\$13,574	\$28,276	\$25,348	\$18,300
99 Uncapitalised Works In Progress	\$2,114	\$0	\$0	\$0
2.2.2 Trade Training Centres Total	\$309,215	\$364,812	\$442,279	\$340,631
3.1.3 Environment				
1.2 User charges and fees	-\$6,562	-\$6,385	-\$5,466	-\$5,500
1.4 Other revenues	-\$19,184	-\$18,706	-\$15,250	-\$2,000
1.5 Grants subsidies contributions - Op	-\$85,109	-\$5,990	-\$7,000	-\$6,000
2.1 Employee benefits and on-costs	\$166,918	\$188,824	\$261,455	\$221,000
2.3 Materials	\$68,926	\$14,486	\$102,956	\$56,500
2.4 Contracts	\$12,106	\$62,913	\$16,560	\$23,000
2.6 Other expenses	\$3,998	\$4,488	\$5,362	\$4,780
2.8 Internal expense	\$13,735	\$28,638	\$30,265	\$29,500
3.1.3 Environment Total	\$154,829	\$268,269	\$388,882	\$321,280

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
5.1.1 Financial Administration				
1.2 User charges and fees	-\$23,197	-\$16,444	-\$15,000	-\$15,000
1.3 Interest and investment revenue	-\$5,463	\$5,403	\$0	-\$500,000
1.4 Other revenues	-\$580	-\$741	-\$500	-\$500
1.7 Internal revenues	-\$881,033	-\$1,348,804	-\$900,000	-\$1,200,000
2.1 Employee benefits and on-costs	\$850,150	\$930,899	\$1,062,000	\$1,162,000
2.3 Materials	\$7,397	\$64,317	\$84,850	\$82,100
2.4 Contracts	\$71,523	\$81,815	\$135,000	\$153,000
2.6 Other expenses	\$59,521	\$55,184	\$79,620	\$80,400
2.8 Internal expense	\$207,467	\$319,972	\$330,000	\$340,000
5.1.1 Financial Administration Total	\$285,785	\$91,601	\$775,970	\$102,000
5.1.3 Workers Comp				
1.4 Other revenues	-\$63,398	-\$53,446	-\$70,000	-\$70,000
2.1 Employee benefits and on-costs	\$67,265	\$51,140	\$70,000	\$70,000
5.1.3 Workers Comp Total	\$3,866	-\$2,306	\$0	\$0
5.1.3 Workshop				
2.5 Depreciation & amortisation	\$793	\$793	\$793	\$793
2.6 Other expenses	\$2,548	\$1,469	\$3,000	\$3,000
2.8 Internal expense	\$59,806	\$82,946	\$63,000	\$63,000
99 Uncapitalised Works In Progress	\$14,999	\$5,559	\$15,000	\$15,000
5.1.3 Workshop Total	\$78,146	\$90,766	\$81,793	\$81,793
5.1.5 Executive Services				
1.2 User charges and fees	-\$280	-\$652	\$0	\$0
1.4 Other revenues	-\$72	-\$275	-\$2,732,224	\$0
1.5 Grants subsidies contributions - Op	-\$279,331	-\$1,184,485	-\$805,392	\$0
1.6 Grants Subsidies Contributions - Cap	-\$1,155,043	\$46,875	-\$1,428,550	-\$610,979
2.1 Employee benefits and on-costs	\$559,320	\$659,926	\$675,000	\$570,000
2.2 Borrowing costs	\$30,875	\$19,050	\$20,000	\$20,000
2.3 Materials	\$118,794	\$119,484	\$136,788	\$58,340
2.4 Contracts	\$427,114	\$655,198	\$1,028,245	\$65,000
2.6 Other expenses	\$197,044	\$130,792	\$155,000	\$164,511
2.8 Internal expense	\$144,782	\$132,425	\$145,000	\$135,000
99 Uncapitalised Works In Progress	\$907,865	\$201,936	\$4,532,042	\$845,996
5.1.5 Executive Services Total	\$951,069	\$780,274	\$1,725,909	\$1,247,868
1.1.3 Other Social Services				
1.4 Other revenues	\$0	-\$500	\$0	\$0
2.1 Employee benefits and on-costs	\$0	\$14,257	\$0	\$0
2.3 Materials	\$1,918	\$10,395	\$13,000	\$8,000
2.8 Internal expense	\$0	\$441	\$0	\$0
1.1.3 Other Social Services Total	\$1,918	\$24,593	\$13,000	\$8,000

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
1.1.3 Parks and Gardens				
1.2 User charges and fees	-\$355	-\$25	\$0	\$0
1.4 Other revenues	-\$7,511	-\$5,118	\$0	\$0
1.6 Grants Subsidies Contributions - Cap	-\$123,407	-\$264,825	-\$630,719	\$0
2.1 Employee benefits and on-costs	\$210,240	\$198,088	\$246,150	\$245,850
2.3 Materials	\$54,944	\$24,162	\$96,400	\$88,250
2.4 Contracts	\$17,890	\$10,430	\$41,860	\$46,750
2.5 Depreciation & amortisation	\$51,798	\$62,929	\$59,108	\$64,183
2.6 Other expenses	\$5,300	\$5,978	\$14,300	\$4,200
2.8 Internal expense	\$115,574	\$107,162	\$118,330	\$118,180
99 Uncapitalised Works In Progress	\$190,276	\$170,195	\$630,719	\$100,000
1.1.3 Parks and Gardens Total	\$514,751	\$308,976	\$576,148	\$667,413
1.1.3 Vacation Care				
1.2 User charges and fees	-\$2,549	-\$1,991	-\$305	-\$400
2.1 Employee benefits and on-costs	\$3,506	\$279	\$0	\$0
2.3 Materials	\$2,617	\$0	\$0	\$400
1.1.3 Vacation Care Total	\$3,574	-\$1,712	-\$305	\$0
1.2.2 Other EMS				
2.3 Materials	\$0	\$41	\$0	\$0
2.4 Contracts	\$0	\$0	\$550	\$500
2.5 Depreciation & amortisation	\$1,704	\$1,791	\$1,791	\$1,879
2.6 Other expenses	\$28,044	\$40,178	\$44,483	\$46,876
1.2.2 Other EMS Total	\$29,748	\$42,010	\$46,824	\$49,255
2.1.1 Council Housing				
1.4 Other revenues	-\$42,750	-\$18,259	-\$16,960	-\$17,680
1.90 Net gain from disposal of assets	-\$18,640	-\$75,509	\$0	\$0
2.1 Employee benefits and on-costs	\$11,056	\$4,329	\$1,400	\$0
2.3 Materials	\$6,758	\$3,505	\$7,110	\$11,600
2.4 Contracts	\$18,541	\$13,790	\$14,459	\$9,450
2.5 Depreciation & amortisation	\$85,284	\$87,680	\$88,279	\$87,089
2.6 Other expenses	\$2,106	\$2,233	\$3,300	\$2,750
2.8 Internal expense	\$17,198	\$14,927	\$17,249	\$13,685
99 Sale Proceeds - Contra Sales	-\$250,000	-\$603,283	\$0	\$0
99 Uncapitalised Works In Progress	\$9,253	\$22,078	\$0	\$0
2.1.1 Council Housing Total	-\$161,195	-\$548,509	\$114,837	\$106,894
2.1.1 Kerb & Gutter				
2.1 Employee benefits and on-costs	\$4,498	\$1,508	\$5,000	\$5,000
2.3 Materials	\$0	\$0	\$0	\$20,000
2.4 Contracts	\$0	\$0	\$10,000	\$0
2.5 Depreciation & amortisation	\$16,186	\$19,417	\$17,540	\$20,588
2.8 Internal expense	\$2,672	\$386	\$3,000	\$0
2.90 Net loss from disposal of assets	\$0	\$4,303	\$0	\$0
99 Uncapitalised Works In Progress	\$17,258	\$0	\$0	\$50,000
2.1.1 Kerb & Gutter Total	\$40,613	\$25,613	\$35,540	\$95,588

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
2.1.1 Property				
2.2 Borrowing costs	\$3,431	\$3,070	\$2,750	\$2,342
2.8 Internal expense	\$60,267	\$20,249	\$21,858	\$0
99 Sale Proceeds - Contra Sales	-\$862,380	\$0	-\$9,000	\$0
99 Uncapitalised Works In Progress	\$146,978	\$104,882	\$48,564	\$0
2.1.1 Property Total	-\$651,703	\$128,201	\$64,172	\$2,342
2.1.1 Urban Regional Rds				
2.5 Depreciation & amortisation	\$26,243	\$29,481	\$29,481	\$30,425
2.1.1 Urban Regional Rds Total	\$26,243	\$29,481	\$29,481	\$30,425
2.2.1 Training				
1.4 Other revenues	-\$21,808	-\$27,642	\$0	\$0
1.5 Grants subsidies contributions - Op	-\$140,868	-\$220,599	-\$40,000	\$0
1.7 Internal revenues	-\$203,774	-\$319,234	-\$300,000	-\$300,000
2.1 Employee benefits and on-costs	\$282,430	\$301,192	\$141,511	\$0
2.3 Materials	\$7,582	\$7,640	\$113	\$0
2.4 Contracts	\$0	\$5,448	\$216,639	\$380,000
2.6 Other expenses	\$735	\$0	\$0	\$0
2.8 Internal expense	\$36,251	\$7,997	\$1,637	\$0
2.2.1 Training Total	-\$39,453	-\$245,197	\$19,900	\$80,000
4.2.1 Private Works				
1.4 Other revenues	-\$26,117	-\$27,417	\$0	\$0
2.1 Employee benefits and on-costs	\$25,230	\$35,997	\$0	\$0
2.3 Materials	\$3,656	\$6,039	\$0	\$0
2.4 Contracts	\$446	\$5,779	\$0	\$0
2.8 Internal expense	\$8,513	\$40,468	\$0	\$0
4.2.1 Private Works Total	\$11,729	\$60,866	\$0	\$0
5.1.1 Contra Accounts				
99 Sale Proceeds - Contra Sales	\$562,654	\$809,751	\$0	\$0
99 Uncapitalised Works In Progress	-\$14,975,552	-\$20,065,967	-\$4,000,000	-\$4,000,000
5.1.1 Contra Accounts Total	-\$14,412,898	-\$19,256,216	-\$4,000,000	-\$4,000,000
5.1.3 Risk Admin				
2.1 Employee benefits and on-costs	\$26,568	\$13	\$0	\$120,000
2.3 Materials	\$38,513	\$55,282	\$8,000	\$10,000
2.4 Contracts	\$34,214	\$25,893	\$45,000	\$70,000
2.6 Other expenses	\$1,413	\$232	\$3,500	\$3,000
2.8 Internal expense	\$20,357	\$13,312	\$19,500	\$15,000
5.1.3 Risk Admin Total	\$121,065	\$94,731	\$76,000	\$218,000

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
State Roads (RMS WORKS)				
1.2 User charges and fees	-\$1,532,712	-\$3,209,975	-\$490,000	-\$490,000
1.5 Grants subsidies contributions - Op	-\$0	\$0	\$0	\$0
2.1 Employee benefits and on-costs	\$388,269	\$461,792	\$203,050	\$260,795
2.3 Materials	\$526,637	\$572,401	\$125,283	\$60,386
2.4 Contracts	\$344,546	\$1,666,136	\$50,818	\$73,418
2.8 Internal expense	\$273,261	\$366,386	\$110,849	\$95,401
State Roads (RMS WORKS) Total	\$1	-\$143,261	\$0	\$0
1.1.3 Showground Facilities				
1.2 User charges and fees	-\$1,892	-\$33,109	-\$18,500	-\$8,000
1.5 Grants subsidies contributions - Op	\$0	-\$7,865	\$0	\$0
1.6 Grants Subsidies Contributions - Cap	-\$380,468	-\$31,722	\$0	\$0
2.1 Employee benefits and on-costs	\$22,991	\$28,277	\$22,736	\$20,700
2.3 Materials	\$5,261	\$5,568	\$5,000	\$5,000
2.4 Contracts	\$2,652	\$12,144	\$6,270	\$6,270
2.5 Depreciation & amortisation	\$141,895	\$165,068	\$162,695	\$185,900
2.6 Other expenses	\$2,623	\$10,268	\$12,300	\$12,300
2.8 Internal expense	\$28,080	\$37,173	\$33,400	\$33,400
2.90 Net loss from disposal of assets	\$57,174	\$0	\$0	\$0
99 Uncapitalised Works In Progress	\$440,835	\$12,761	\$20,000	\$20,000
1.1.3 Showground Facilities Total	\$319,150	\$198,561	\$243,901	\$275,570
1.1.3 Sportsgrounds				
1.2 User charges and fees	-\$442	-\$91	\$0	\$0
1.4 Other revenues	\$0	-\$772	\$0	\$0
1.5 Grants subsidies contributions - Op	-\$6,205	-\$40,929	\$0	\$0
1.6 Grants Subsidies Contributions - Cap	-\$288,696	-\$219,050	-\$150,000	\$0
2.1 Employee benefits and on-costs	\$40,155	\$52,015	\$78,700	\$81,271
2.3 Materials	\$17,394	\$26,164	\$40,150	\$41,600
2.4 Contracts	\$2,487	\$2,773	\$5,850	\$9,320
2.6 Other expenses	\$4,852	\$7,518	\$23,450	\$22,450
2.8 Internal expense	\$48,005	\$61,585	\$74,500	\$88,700
99 Uncapitalised Works In Progress	\$90,037	\$589,164	\$234,051	\$0
1.1.3 Sportsgrounds Total	-\$92,414	\$478,378	\$306,701	\$243,341
1.1.3 Town Streets				
1.6 Grants Subsidies Contributions - Cap	-\$81,353	-\$118,326	-\$128,488	\$0
2.1 Employee benefits and on-costs	\$347,791	\$322,035	\$338,317	\$387,800
2.3 Materials	\$20,374	\$18,620	\$21,450	\$21,550
2.4 Contracts	\$3,326	\$30,091	\$131,130	\$6,130
2.6 Other expenses	\$576	\$0	\$0	\$0
2.8 Internal expense	\$99,749	\$70,812	\$124,150	\$199,600
99 Uncapitalised Works In Progress	\$84,092	\$64,841	\$128,488	\$0
1.1.3 Town Streets Total	\$474,554	\$388,073	\$615,047	\$615,080

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
1.2.2 LEMC				
2.3 Materials	\$324	\$391	\$500	\$2,500
2.8 Internal expense	\$523	\$607	\$0	\$0
1.2.2 LEMC Total	\$847	\$998	\$500	\$2,500
1.2.2 Public Health Administration				
1.2 User charges and fees	-\$4,863	-\$5,646	-\$5,000	-\$5,000
1.2.2 Public Health Administration Total	-\$4,863	-\$5,646	-\$5,000	-\$5,000
2.1.1 Sealed Regional Roads				
1.5 Grants subsidies contributions - Op	-\$1,920,018	-\$6,159,843	-\$10,596,783	-\$3,571,000
1.6 Grants Subsidies Contributions - Cap	-\$272,337	-\$108,439	\$0	-\$600,000
2.1 Employee benefits and on-costs	\$466,432	\$426,284	\$841,470	\$823,491
2.3 Materials	\$724,004	\$938,126	\$1,512,898	\$1,392,612
2.4 Contracts	\$310,961	\$1,006,519	\$1,016,758	\$706,717
2.5 Depreciation & amortisation	\$1,202,999	\$1,552,154	\$1,465,955	\$1,775,474
2.8 Internal expense	\$403,738	\$339,431	\$688,287	\$648,180
99 Uncapitalised Works In Progress	\$721,970	\$794,351	\$600,000	\$600,000
2.1.1 Sealed Regional Roads Total	\$1,637,750	-\$1,211,417	-\$4,471,415	\$1,775,474
2.1.3 Contracted Services				
1.4 Other revenues	-\$104,081	-\$104,256	-\$102,038	-\$102,838
2.1 Employee benefits and on-costs	\$106,410	\$119,754	\$125,000	\$150,000
2.3 Materials	\$1,213	\$1,098	\$2,000	\$4,838
2.6 Other expenses	\$0	\$5	\$600	\$600
2.8 Internal expense	\$0	\$854	\$2,500	\$2,500
2.1.3 Contracted Services Total	\$3,542	\$17,455	\$28,062	\$55,100
1.1.3 Cemeteries				
1.2 User charges and fees	-\$49,064	-\$53,922	-\$46,300	-\$46,300
1.4 Other revenues	-\$33,137	-\$47,281	-\$35,000	-\$35,000
2.1 Employee benefits and on-costs	\$37,065	\$37,961	\$41,002	\$42,700
2.3 Materials	\$510	\$2,248	\$14,500	\$12,200
2.4 Contracts	\$6,517	\$3,672	\$13,000	\$11,800
2.5 Depreciation & amortisation	\$2,492	\$2,557	\$2,557	\$2,700
2.8 Internal expense	\$16,947	\$19,443	\$26,940	\$24,250
1.1.3 Cemeteries Total	-\$18,671	-\$35,323	\$16,699	\$12,350
1.1.3 Medical Centres				
1.4 Other revenues	\$0	-\$14,364	-\$8,000	\$0
2.1 Employee benefits and on-costs	\$2,003	\$1,791	\$0	\$21,410
2.2 Borrowing costs	\$9,533	\$6,916	\$4,250	\$1,019
2.3 Materials	\$1,104	\$12,782	\$0	\$0
2.4 Contracts	\$6,865	\$13,582	\$20,187	\$20,000
2.8 Internal expense	\$14,696	\$15,483	\$11,339	\$11,600
1.1.3 Medical Centres Total	\$34,200	\$36,190	\$27,776	\$54,029

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
2.1.1 Aerodrome				
2.1 Employee benefits and on-costs	\$7,866	\$4,079	\$4,000	\$7,750
2.3 Materials	\$4,560	\$10,947	\$0	\$5,500
2.5 Depreciation & amortisation	\$664	\$674	\$674	\$666
2.8 Internal expense	\$7,505	\$3,087	\$12,000	\$10,250
2.1.1 Aerodrome Total	\$20,594	\$18,787	\$16,674	\$24,166
2.1.1 Public Halls				
1.2 User charges and fees	-\$1,783	-\$1,675	-\$3,000	-\$2,000
1.6 Grants Subsidies Contributions - Cap	\$0	-\$225	-\$135,000	-\$112,522
2.1 Employee benefits and on-costs	\$11,736	\$32,579	\$32,000	\$5,220
2.3 Materials	\$1,077	\$7,447	\$5,850	\$5,500
2.4 Contracts	\$5,514	\$11,604	\$16,200	\$21,400
2.5 Depreciation & amortisation	\$106,113	\$106,544	\$106,543	\$110,090
2.6 Other expenses	\$7,715	\$9,623	\$11,000	\$11,000
2.8 Internal expense	\$11,798	\$19,210	\$23,050	\$19,350
99 Uncapitalised Works In Progress	\$0	\$16,645	\$135,000	\$112,522
2.1.1 Public Halls Total	\$142,171	\$201,751	\$191,643	\$170,560
2.1.1 Quarry Operations				
1.7 Internal revenues	-\$113,021	-\$51,731	-\$40,000	-\$15,000
2.1 Employee benefits and on-costs	\$1,921	\$0	\$0	\$0
2.3 Materials	\$883	\$0	\$0	\$0
2.4 Contracts	\$9,851	\$917	\$0	\$0
2.5 Depreciation & amortisation	\$32,818	\$92,862	\$25,000	\$0
2.1.1 Quarry Operations Total	-\$67,548	\$42,048	-\$15,000	-\$15,000
2.1.1 Unsealed Local Rds				
1.5 Grants subsidies contributions - Op	-\$4,344,409	-\$6,050,263	-\$1,661,866	-\$2,542,224
1.6 Grants Subsidies Contributions - Cap	-\$3,323,769	-\$5,029,801	-\$13,398,367	-\$5,544,000
2.1 Employee benefits and on-costs	\$1,199,694	\$496,210	\$260,216	\$409,126
2.3 Materials	\$791,269	\$377,589	\$253,283	\$398,224
2.4 Contracts	\$1,117,207	\$354,369	\$199,207	\$313,202
2.5 Depreciation & amortisation	\$1,291,143	\$1,573,584	\$1,173,657	\$1,643,871
2.8 Internal expense	\$846,989	\$337,538	\$152,294	\$239,448
2.90 Net loss from disposal of assets	\$0	\$837	\$0	\$0
99 Uncapitalised Works In Progress	\$4,167,023	\$8,300,163	\$14,701,743	\$6,726,224
2.1.1 Unsealed Local Rds Total	\$1,745,148	\$360,227	\$1,680,167	\$1,643,871
5.1.3 Depot Operations				
1.4 Other revenues	\$0	-\$59	\$0	\$0
2.1 Employee benefits and on-costs	\$20,390	\$21,837	\$25,900	\$35,318
2.3 Materials	\$8,092	\$15,035	\$12,550	\$12,550
2.4 Contracts	\$8,551	\$15,767	\$15,400	\$15,400
2.5 Depreciation & amortisation	\$82,814	\$92,368	\$90,882	\$96,736
2.6 Other expenses	\$13,269	\$14,387	\$17,500	\$17,500
2.8 Internal expense	\$53,427	\$53,244	\$55,400	\$55,400
2.90 Net loss from disposal of assets	\$4,192	\$0	\$0	\$0
99 Uncapitalised Works In Progress	\$4,376	\$10,285	\$60,000	\$0
5.1.3 Depot Operations Total	\$195,112	\$222,863	\$277,632	\$232,904

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
Flood Damage Regional Roads				
1.6 Grants Subsidies Contributions - Cap	\$0	\$0	\$0	\$0
99 Uncapitalised Works In Progress	\$0	\$2,589	\$0	\$54,000
Flood Damage Regional Roads Total	\$0	\$2,589	\$0	\$54,000
1.2.2 Regulatory Services				
1.2 User charges and fees	-\$8,984	-\$3,621	-\$3,400	-\$3,500
1.4 Other revenues	-\$9,726	-\$9,388	-\$5,400	-\$3,550
1.5 Grants subsidies contributions - Op	-\$159,845	\$0	\$0	\$0
1.6 Grants Subsidies Contributions - Cap	-\$72,264	\$0	\$0	\$0
2.1 Employee benefits and on-costs	\$82,627	\$101,377	\$156,970	\$139,200
2.3 Materials	\$8,444	\$5,652	\$11,005	\$17,000
2.5 Depreciation & amortisation	\$438	\$461	\$461	\$470
2.6 Other expenses	\$65	\$628	\$2,200	\$0
2.8 Internal expense	\$5,593	\$22,402	\$26,580	\$25,000
99 Uncapitalised Works In Progress	\$291,441	\$29,402	\$409	\$0
1.2.2 Regulatory Services Total	\$137,788	\$146,913	\$188,825	\$174,620
2.1.1 Other Buildings				
1.4 Other revenues	-\$19,422	-\$15,836	-\$16,120	-\$11,000
1.6 Grants Subsidies Contributions - Cap	\$0	-\$831,483	\$0	\$0
1.90 Net gain from disposal of assets	\$0	\$0	\$0	-\$700,000
2.1 Employee benefits and on-costs	\$8,552	\$6,710	\$13,000	\$9,124
2.3 Materials	\$1,541	\$1,734	\$12,260	\$10,400
2.4 Contracts	\$3,330	\$1,908	\$33,840	\$13,300
2.5 Depreciation & amortisation	\$74,598	\$75,010	\$74,779	\$76,987
2.6 Other expenses	\$22,266	\$28,424	\$28,275	\$33,000
2.8 Internal expense	\$48,340	\$47,766	\$55,718	\$54,675
2.90 Net loss from disposal of assets	\$410,122	\$0	\$0	\$0
99 Uncapitalised Works In Progress	\$310,064	\$1,129,421	\$82,000	\$10,000
2.1.1 Other Buildings Total	\$859,391	\$443,654	\$283,752	-\$503,514
2.1.1 Other engineering services				
2.1 Employee benefits and on-costs	\$3,007	\$3,012	\$2,500	\$0
2.2 Borrowing costs	\$7,168	\$7,082	\$3,000	\$716
2.3 Materials	\$1,862	\$2,505	\$0	\$1,000
2.4 Contracts	\$11,131	\$4,842	\$10,000	\$10,000
2.5 Depreciation & amortisation	\$33,671	\$35,057	\$35,057	\$35,293
2.6 Other expenses	\$545	\$620	\$0	\$0
2.8 Internal expense	\$6,901	\$9,397	\$12,250	\$0
2.1.1 Other engineering services Total	\$64,283	\$62,515	\$62,807	\$47,009

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
2.1.1 Urban Rds				
1.5 Grants subsidies contributions - Op	\$0	\$0	-\$581,238	-\$889,709
1.6 Grants Subsidies Contributions - Cap	-\$382,442	-\$1,603	-\$81,920	\$0
2.1 Employee benefits and on-costs	\$21,451	\$46,522	\$53,403	\$150,321
2.3 Materials	\$9,054	\$8,157	\$15,851	\$44,618
2.4 Contracts	\$1,242	\$45,751	\$16,995	\$47,838
2.5 Depreciation & amortisation	\$228,233	\$271,054	\$263,463	\$282,218
2.8 Internal expense	\$23,460	\$28,252	\$23,091	\$64,999
2.90 Net loss from disposal of assets	\$0	\$43,299	\$0	\$0
99 Uncapitalised Works In Progress	\$410,655	\$58,810	\$663,158	\$681,933
2.1.1 Urban Rds Total	\$311,653	\$500,242	\$372,803	\$382,218
2.1.2 Business and Economic Development				
1.5 Grants subsidies contributions - Op	\$0	\$0	\$0	\$0
2.1 Employee benefits and on-costs	\$82,395	\$58,988	\$42,000	\$188,588
2.3 Materials	\$0	\$11,897	\$52,609	\$35,000
2.4 Contracts	\$18,630	\$15,746	\$13,399	\$3,500
2.6 Other expenses	\$12,072	\$32,178	\$34,331	\$48,000
2.8 Internal expense	\$939	\$3,281	\$0	\$0
99 Uncapitalised Works In Progress	\$0	\$0	\$0	\$1,500
2.1.2 Business and Economic Development Total	\$114,037	\$122,090	\$142,339	\$276,588
Technical Services Administration				
1.4 Other revenues	-\$145,110	-\$119,336	-\$324,840	-\$120,000
1.5 Grants subsidies contributions - Op	-\$2,284	-\$2,563	\$0	\$0
2.1 Employee benefits and on-costs	\$348,175	\$368,355	\$335,000	\$280,000
2.2 Borrowing costs	\$64,785	\$18,082	\$0	\$0
2.3 Materials	\$29,484	\$31,241	\$45,800	\$37,150
2.4 Contracts	\$38,879	\$20,288	\$142,000	\$100,000
2.6 Other expenses	\$12,285	\$11,233	\$19,500	\$25,500
2.8 Internal expense	\$211,061	\$312,834	\$246,500	\$228,300
Technical Services Administration Total	\$557,275	\$640,134	\$463,960	\$550,950
2.1.1 Community Centres				
1.2 User charges and fees	-\$13,939	-\$9,858	-\$10,000	-\$10,000
2.1 Employee benefits and on-costs	\$5,044	\$4,959	\$4,950	\$2,281
2.3 Materials	\$241	\$0	\$4,250	\$4,000
2.4 Contracts	\$8,457	\$8,729	\$10,800	\$11,050
2.5 Depreciation & amortisation	\$84,422	\$50,320	\$50,320	\$52,121
2.6 Other expenses	\$5,563	\$6,314	\$6,650	\$8,000
2.8 Internal expense	\$8,233	\$7,746	\$14,420	\$12,050
99 Uncapitalised Works In Progress	\$2,273	\$0	\$0	\$10,500
2.1.1 Community Centres Total	\$100,293	\$68,210	\$81,390	\$90,002

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
2.1.1 Street Lighting				
1.5 Grants subsidies contributions - Op	-\$21,000	-\$21,000	\$0	\$0
2.1 Employee benefits and on-costs	\$0	\$355	\$0	\$0
2.6 Other expenses	\$58,221	\$68,575	\$89,690	\$75,150
99 Uncapitalised Works In Progress	\$0	\$0	\$75,000	\$0
2.1.1 Street Lighting Total	\$37,221	\$47,930	\$164,690	\$75,150
2.1.1 Bus Shelters & Services				
2.5 Depreciation & amortisation	\$2,340	\$2,425	\$2,425	\$2,434
99 Uncapitalised Works In Progress	\$0	\$0	\$12,000	\$0
2.1.1 Bus Shelters & Services Total	\$2,340	\$2,425	\$14,425	\$2,434
2.1.1 Community Housing				
1.4 Other revenues	-\$141,224	-\$149,337	-\$151,164	-\$151,164
2.1 Employee benefits and on-costs	\$30,639	\$19,713	\$17,600	\$0
2.3 Materials	\$15,887	\$14,691	\$16,900	\$20,200
2.4 Contracts	\$11,585	\$14,193	\$22,730	\$32,400
2.5 Depreciation & amortisation	\$54,437	\$71,003	\$71,003	\$72,954
2.6 Other expenses	\$420	\$561	\$750	\$650
2.8 Internal expense	\$33,804	\$29,084	\$34,929	\$37,325
99 Uncapitalised Works In Progress	\$0	\$0	\$35,550	\$50,000
2.1.1 Community Housing Total	\$5,546	-\$93	\$48,298	\$62,365
2.1.1 Building Control				
1.2 User charges and fees	-\$51,480	-\$48,432	-\$35,500	-\$19,500
1.4 Other revenues	-\$576	-\$505	-\$500	-\$250
2.1 Employee benefits and on-costs	\$32,177	\$9,368	\$2,748	\$231,000
2.3 Materials	\$1,163	\$1,183	\$3,563	\$2,500
2.4 Contracts	\$35,640	\$3,616	\$25,000	\$45,000
2.5 Depreciation & amortisation	\$14,521	\$14,515	\$14,515	\$14,435
2.6 Other expenses	\$300	\$0	\$0	\$0
2.8 Internal expense	\$16,778	\$16,834	\$20,000	\$17,500
2.1.1 Building Control Total	\$48,523	-\$3,422	\$29,826	\$290,685
2.1.1 Stormwater Drainage				
1.1 Rates and annual charges	-\$39,540	-\$39,634	-\$39,776	-\$39,776
1.3 Interest and investment revenue	-\$145	-\$203	\$0	\$0
2.1 Employee benefits and on-costs	\$7,620	\$4,388	\$7,000	\$5,500
2.3 Materials	\$9,008	\$3,148	\$2,200	\$2,200
2.4 Contracts	\$9,769	\$23,857	\$8,800	\$8,800
2.5 Depreciation & amortisation	\$38,177	\$39,745	\$39,745	\$59,496
2.8 Internal expense	\$1,612	\$2,010	\$2,000	\$1,500
2.90 Net loss from disposal of assets	\$0	\$6,032	\$0	\$0
99 Uncapitalised Works In Progress	\$35,200	\$34,348	\$80,000	\$107,500
2.1.1 Stormwater Drainage Total	\$61,701	\$73,691	\$99,969	\$145,220

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
2.1.1 Museums				
1.5 Grants subsidies contributions - Op	-\$6,550	\$0	\$0	\$0
2.1 Employee benefits and on-costs	\$3,294	\$3,533	\$4,800	\$0
2.3 Materials	\$2,497	\$0	\$0	\$2,700
2.4 Contracts	\$8,584	\$514	\$1,700	\$2,900
2.5 Depreciation & amortisation	\$10,139	\$8,919	\$8,919	\$9,342
2.6 Other expenses	\$0	\$575	\$1,000	\$950
2.8 Internal expense	\$5,248	\$7,606	\$7,810	\$7,500
2.1.1 Museums Total	\$23,212	\$21,147	\$24,229	\$23,392
2.1.1 Sealed Local Rds				
1.5 Grants subsidies contributions - Op	\$0	-\$709,205	-\$1,562,493	-\$1,156,583
1.6 Grants Subsidies Contributions - Cap	-\$3,479,674	-\$2,999,406	-\$10,402,651	-\$7,456,722
2.1 Employee benefits and on-costs	\$211,667	\$343,430	\$219,129	\$450,568
2.3 Materials	\$199,763	\$543,193	\$177,177	\$364,305
2.4 Contracts	\$85,373	\$259,518	\$17,179	\$35,323
2.5 Depreciation & amortisation	\$1,293,932	\$1,723,937	\$1,618,265	\$2,106,355
2.8 Internal expense	\$190,709	\$284,212	\$149,008	\$306,387
99 Uncapitalised Works In Progress	\$4,138,383	\$3,907,662	\$11,858,784	\$8,428,705
2.1.1 Sealed Local Rds Total	\$2,640,153	\$3,353,342	\$2,074,398	\$3,078,338
1.1.3 Pools				
1.4 Other revenues	-\$264	-\$73	\$0	\$0
1.5 Grants subsidies contributions - Op	\$0	-\$113	-\$358,603	\$0
1.6 Grants Subsidies Contributions - Cap	\$0	-\$117,325	-\$442,900	\$0
2.1 Employee benefits and on-costs	\$4,436	\$7,610	\$0	\$21,410
2.3 Materials	\$38,154	\$37,538	\$15,864	\$35,000
2.4 Contracts	\$210,476	\$229,575	\$209,100	\$320,000
2.5 Depreciation & amortisation	\$96,793	\$84,228	\$86,979	\$86,979
2.6 Other expenses	\$40,269	\$45,821	\$34,523	\$47,400
2.8 Internal expense	\$23,596	\$32,552	\$36,896	\$57,300
2.90 Net loss from disposal of assets	\$102,428	\$0	\$0	\$0
99 Uncapitalised Works In Progress	-\$52,035	\$117,438	\$801,503	\$0
1.1.3 Pools Total	\$463,854	\$437,252	\$383,362	\$568,089
Flood Damage Local Roads				
1.5 Grants subsidies contributions - Op	\$0	-\$1,420,427	\$0	\$0
1.6 Grants Subsidies Contributions - Cap	\$0	-\$94,177	-\$4,496,135	-\$4,496,135
99 Uncapitalised Works In Progress	\$0	\$5,306,158	\$4,496,134	\$4,496,135
Flood Damage Local Roads Total	\$0	\$3,791,553	-\$1	\$0
2.1.1 Public Amenities				
2.1 Employee benefits and on-costs	\$110,368	\$115,566	\$128,200	\$120,000
2.3 Materials	\$20,305	\$14,956	\$17,900	\$9,500
2.4 Contracts	\$4,810	\$6,973	\$3,246	\$6,500
2.5 Depreciation & amortisation	\$24,063	\$25,900	\$25,726	\$26,902
2.6 Other expenses	\$3,681	\$3,730	\$4,985	\$16,450
2.8 Internal expense	\$13,804	\$19,250	\$22,804	\$11,600
2.1.1 Public Amenities Total	\$177,031	\$186,376	\$202,861	\$190,952
01 - General Fund Total	-\$9,982,936	-\$17,013,303	\$777,136	\$10,124,825

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
02 - Water Fund				
3.2.2 Water Supply Services				
1.1 Rates and annual charges	-\$785,961	-\$794,813	-\$865,853	-\$953,930
1.2 User charges and fees	-\$717,803	-\$860,689	-\$888,360	-\$951,000
1.3 Interest and investment revenue	-\$1,000	-\$18,703	-\$8,000	-\$4,559
1.4 Other revenues	-\$3,895	-\$9,943	\$0	-\$1,000
1.5 Grants subsidies contributions - Op	-\$23,699	-\$22,761	-\$22,761	-\$22,460
1.6 Grants Subsidies Contributions - Cap	\$0	-\$150,297	-\$362,165	-\$2,250,000
1.95 Reserve transfers - from	\$0	\$0	\$0	-\$750,000
2.1 Employee benefits and on-costs	\$455,420	\$449,295	\$501,960	\$501,760
2.2 Borrowing costs	\$91,783	\$87,175	\$76,500	\$66,100
2.3 Materials	\$223,665	\$196,996	\$370,505	\$386,205
2.4 Contracts	\$67,097	\$130,001	\$200,700	\$166,600
2.5 Depreciation & amortisation	\$374,345	\$390,868	\$411,702	\$496,717
2.6 Other expenses	\$160,905	\$138,092	\$301,950	\$273,950
2.8 Internal expense	\$85,818	\$125,417	\$183,450	\$153,950
2.90 Net loss from disposal of assets	\$12,586	\$110,783	\$0	\$0
99 Uncapitalised Works In Progress	\$91,861	\$42,889	\$692,500	\$3,040,000
9999 Appropriation	-\$31,123	\$184,796	\$0	\$0
3.2.2 Water Supply Services Total	-\$0	-\$896	\$592,128	\$152,333
02 - Water Fund Total	-\$0	-\$896	\$592,128	\$152,333
03 - Sewer Fund				
3.2.3 Sewerage Services				
1.1 Rates and annual charges	-\$667,988	-\$683,156	-\$843,972	-\$904,346
1.2 User charges and fees	-\$92,031	-\$137,940	-\$135,000	-\$135,000
1.3 Interest and investment revenue	-\$4,000	-\$34,326	-\$12,000	\$0
1.4 Other revenues	\$1,171	-\$2,423	-\$3,000,000	\$0
1.5 Grants subsidies contributions - Op	-\$20,475	-\$19,537	-\$19,537	-\$19,537
1.6 Grants Subsidies Contributions - Cap	\$0	-\$107,829	\$0	\$0
2.1 Employee benefits and on-costs	\$379,539	\$388,376	\$445,650	\$445,100
2.2 Borrowing costs	\$0	\$3,442	\$0	\$134,982
2.3 Materials	\$54,378	\$104,649	\$118,900	\$118,900
2.4 Contracts	\$10,841	\$50,709	\$84,936	\$54,936
2.5 Depreciation & amortisation	\$183,257	\$185,436	\$186,515	\$233,629
2.6 Other expenses	\$29,793	\$32,389	\$170,250	\$185,250
2.8 Internal expense	\$151,557	\$211,372	\$163,280	\$162,020
2.90 Net loss from disposal of assets	\$0	\$82,291	\$0	\$0
99 Uncapitalised Works In Progress	\$223,838	\$6,955	\$2,965,000	\$140,000
9999 Appropriation	-\$249,879	-\$79,511	\$0	\$0
3.2.3 Sewerage Services Total	\$0	\$896	\$124,022	\$415,934
03 - Sewer Fund Total	\$0	\$896	\$124,022	\$415,934

Resource Group	Annual PrevYr2 Actuals	Annual PrevYr1 Actuals	Revised Budget	Next Year Budget
04 - Waste Fund				
3.2.3 Waste Management				
1.1 Rates and annual charges	-\$1,416,276	-\$1,448,113	-\$1,502,000	-\$1,515,000
1.2 User charges and fees	-\$70	\$0	\$0	\$0
1.3 Interest and investment revenue	-\$3,000	-\$57,381	-\$43,090	-\$9,000
1.4 Other revenues	-\$231,734	-\$214,367	-\$59,600	-\$14,450
1.5 Grants subsidies contributions - Op	-\$34,241	-\$33,286	-\$36,000	-\$33,000
2.1 Employee benefits and on-costs	\$324,054	\$369,020	\$494,916	\$402,500
2.2 Borrowing costs	\$3,268	\$2,371	\$3,500	\$356
2.3 Materials	\$43,358	\$24,405	\$176,960	\$205,400
2.4 Contracts	\$624,988	\$671,721	\$826,555	\$779,812
2.5 Depreciation & amortisation	\$565,544	\$628,832	\$12,800	\$473,595
2.6 Other expenses	\$276	\$694	\$1,270	\$1,000
2.8 Internal expense	\$99,181	\$205,150	\$238,446	\$204,900
99 Uncapitalised Works In Progress	\$0	\$68,946	\$3,035	\$0
9999 Appropriation	\$24,652	-\$214,718	\$0	\$0
3.2.3 Waste Management Total	\$0	\$3,274	\$116,792	\$496,113
04 - Waste Fund Total	\$0	\$3,274	\$116,792	\$496,113
Total	-\$9,982,936	-\$17,010,029	\$1,610,078	\$11,189,205

Resource Group	Next Year Budget
01 - General Fund	
00001923 - Sale of Plant Assets Income	
99 Sale Proceeds - Contra Sales	-\$500,000
99 Uncapitalised Works In Progress	\$2,000,000
00001923 - Sale of Plant Assets Income Total	\$1,500,000
00004015 - Caravan Park Capital Works	
99 Uncapitalised Works In Progress	\$155,000
00004015 - Caravan Park Capital Works Total	\$155,000
00004449 - IT annual replacement programProposal 2015.842	
99 Uncapitalised Works In Progress	\$249,000
00004449 - IT annual replacement programProposal 2015.842 Total	\$249,000
00005187 - BUDGET - Unsealed Local Road Surface - Roads to Recovery - 2024/2025 budget	
1.5 Grants subsidies contributions - Op	-\$1,182,224
00005187 - BUDGET - Unsealed Local Road Surface - Roads to Recovery - 2024/2025 budget Total	-\$1,182,224
00005215 - Unsealed Local Roads Capital Works -2024-2025 Budget FA Grants	
1.5 Grants subsidies contributions - Op	-\$1,360,000
00005215 - Unsealed Local Roads Capital Works -2024-2025 Budget FA Grants Total	-\$1,360,000
00006053 - Big River Dreaming - Interpretive Centre - Restart NSW Fund	
1.6 Grants Subsidies Contributions - Cap	-\$564,435
99 Uncapitalised Works In Progress	\$783,938
00006053 - Big River Dreaming - Interpretive Centre - Restart NSW Fund Total	\$219,503
00006081 - Big River Dreaming - Information Station Signage - Restart NSW Fund	
1.6 Grants Subsidies Contributions - Cap	-\$46,544
99 Uncapitalised Works In Progress	\$62,058
00006081 - Big River Dreaming - Information Station Signage - Restart NSW Fund Total	\$15,514
00007043 - Unit 7 Plunket Street Aged Units - Refurbishment	
99 Uncapitalised Works In Progress	\$30,000
00007043 - Unit 7 Plunket Street Aged Units - Refurbishment Total	\$30,000
00007155 - CAPEX - Watering System Warialda	
99 Uncapitalised Works In Progress	\$100,000
00007155 - CAPEX - Watering System Warialda Total	\$100,000
00007197 - Arterial - SR041 - County Boundary Road - Upgrade to Sealed Formation - Roads of Strategic Importance (ROSI)	
1.6 Grants Subsidies Contributions - Cap	-\$4,044,000
99 Uncapitalised Works In Progress	\$4,044,000
00007197 - Arterial - SR041 - County Boundary Road - Upgrade to Sealed Formation - Roads of Strategic Importance (ROSI) Total	\$0
00007374 - IB Bore Road Sealing - CONSTRUCTION WORK ORDER - \$9,544,410 State (FCR), \$2,000,000 Federal (HVSPP)	
1.6 Grants Subsidies Contributions - Cap	-\$1,500,000
99 Uncapitalised Works In Progress	\$1,500,000
00007374 - IB Bore Road Sealing - CONSTRUCTION WORK ORDER - \$9,544,410 State (FCR), \$2,000,000 Federal (HVSPP) Total	\$0
00007441 - Naroo - Building Upgrade - ACAR Grant Funding (\$493,2115)	
1.6 Grants Subsidies Contributions - Cap	-\$1,100,000
99 Uncapitalised Works In Progress	\$1,100,000
00007441 - Naroo - Building Upgrade - ACAR Grant Funding (\$493,2115) Total	\$0

Resource Group	Next Year Budget
00007460 - Naroo - Business Improvement Grant Fund - Dept of Health Grant Funding (\$270,000 ex gst)	
1.6 Grants Subsidies Contributions - Cap	-\$137,899
99 Uncapitalised Works In Progress	\$137,899
Total	\$0
00007492 - BUDGET - Unsealed Roads Capital Works - 2024/2025	
99 Uncapitalised Works In Progress	\$1,182,224
00007492 - BUDGET - Unsealed Roads Capital Works - 2024/2025 Total	\$1,182,224
00007494 - BUDGET - Sealed Local Roads Capital Works - 2024/2025	
99 Uncapitalised Works In Progress	\$771,983
00007494 - BUDGET - Sealed Local Roads Capital Works - 2024/2025 Total	\$771,983
00007496 - BUDGET - Urban Roads Capital Works - 2022/2023	
1.5 Grants subsidies contributions - Op	-\$889,709
99 Uncapitalised Works In Progress	\$681,933
00007496 - BUDGET - Urban Roads Capital Works - 2022/2023 Total	-\$207,776
09/23	
99 Uncapitalised Works In Progress	\$10,000
09/23 Total	\$10,000
00007658 - LRCI Phase 3 - North Star Hall Restumping - \$135k - Completion date 09/22	
1.6 Grants Subsidies Contributions - Cap	-\$112,522
99 Uncapitalised Works In Progress	\$112,522
00007658 - LRCI Phase 3 - North Star Hall Restumping - \$135k - Completion date 09/22 Total	\$0
gst)	
1.6 Grants Subsidies Contributions - Cap	-\$105,000
99 Uncapitalised Works In Progress	\$105,000
gst) Total	\$0
00007806 - RR7705 North Star Road - 2022/2023 Repair Program CH 49.615 to 50.815	
1.6 Grants Subsidies Contributions - Cap	-\$600,000
99 Uncapitalised Works In Progress	\$600,000
00007806 - RR7705 North Star Road - 2022/2023 Repair Program CH 49.615 to 50.815 Total	\$0
00007841 - Stormwater Capital Works Budget - 2024/2025	
99 Uncapitalised Works In Progress	\$107,500
00007841 - Stormwater Capital Works Budget - 2024/2025 Total	\$107,500
00007884 - Croppa Creek Road - Fixing Country Roads	
1.6 Grants Subsidies Contributions - Cap	-\$7,456,722
99 Uncapitalised Works In Progress	\$7,656,722
00007884 - Croppa Creek Road - Fixing Country Roads Total	\$200,000
00007888 - Plunkett Street Aged Units - Boundary Fencing	
99 Uncapitalised Works In Progress	\$20,000
00007888 - Plunkett Street Aged Units - Boundary Fencing Total	\$20,000
00007894 - Bingara Administration Building NEW BUILD	
1.4 Other revenues	-\$5,000,000
99 Uncapitalised Works In Progress	\$5,000,000
00007894 - Bingara Administration Building NEW BUILD Total	\$0
00009038 - Kerb and Gutter Renewal Program - Shire Wide 2024/2025 Budget	
99 Uncapitalised Works In Progress	\$50,000
00009038 - Kerb and Gutter Renewal Program - Shire Wide 2024/2025 Budget Total	\$50,000

Resource Group	Next Year Budget
00009045 - 2023-24 Workshop Capex - tools and equipment	
99 Uncapitalised Works In Progress	\$15,000
00009045 - 2023-24 Workshop Capex - tools and equipment Total	\$15,000
00009084 - Bingara Arts Centre (Toy Library) - Painting and R&M	
99 Uncapitalised Works In Progress	\$10,500
00009084 - Bingara Arts Centre (Toy Library) - Painting and R&M Total	\$10,500
00009087 - Bingara Administration Centre - Furniture & Furnishings (including blinds) CAPX	
99 Uncapitalised Works In Progress	\$150,000
00009087 - Bingara Administration Centre - Furniture & Furnishings (including blinds) CAPX Total	\$150,000
00009090 - Warialda Gym (Squash Courts) - re-roofing of lower roof - CAPEX	
99 Uncapitalised Works In Progress	\$10,000
00009090 - Warialda Gym (Squash Courts) - re-roofing of lower roof - CAPEX Total	\$10,000
00009098 - Bingara Campdraft Arena upgrade	
99 Uncapitalised Works In Progress	\$20,000
00009098 - Bingara Campdraft Arena upgrade Total	\$20,000
01 - General Fund Total	\$2,066,224
02 - Water Fund	
00007735 - Water - CAPEX - 2023 - Gravesend Water treatment Plant - Grant Funded stage 1	
1.6 Grants Subsidies Contributions - Cap	-\$2,250,000
99 Uncapitalised Works In Progress	\$3,000,000
00007735 - Water - CAPEX - 2023 - Gravesend Water treatment Plant - Grant Funded stage 1 Total	\$750,000
00007949 - Water - CAPEX - 2023-24 Water Meter Replacements	
99 Uncapitalised Works In Progress	\$20,000
00007949 - Water - CAPEX - 2023-24 Water Meter Replacements Total	\$20,000
00007962 - Water - Capex - 2023-24 - Coin Operated Standpipe	
99 Uncapitalised Works In Progress	\$20,000
00007962 - Water - Capex - 2023-24 - Coin Operated Standpipe Total	\$20,000
02 - Water Fund Total	\$790,000
03 - Sewer Fund	
00009046 - SEWER Capex - 2023-24 - WSPS 3 - pump replacement	
99 Uncapitalised Works In Progress	\$20,000
00009046 - SEWER Capex - 2023-24 - WSPS 3 - pump replacement Total	\$20,000
00009082 - Sewer - Capex - 2024-25 - Bingara SPS No 1 - Switchboard replacement	
99 Uncapitalised Works In Progress	\$60,000
00009082 - Sewer - Capex - 2024-25 - Bingara SPS No 1 - Switchboard replacement Total	\$60,000
00009083 - Sewer - Capex - 2024-25 Manhole Refurbishments shire wide	
99 Uncapitalised Works In Progress	\$60,000
00009083 - Sewer - Capex - 2024-25 Manhole Refurbishments shire wide Total	\$60,000
03 - Sewer Fund Total	\$140,000
Total	\$2,996,224

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Fees & Charges

Gwydir Shire Council

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Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Gwydir Shire Council

Advertising and Promotion

Promotional Flags

Promotional Flag Production - per flag	By Negotiation	
Promotional Flag Installation - per flag - Shire Wide Installation	By Negotiation	
Promotional Flag Installation - per flag - Bingara Township only	By Negotiation	
Promotional Flag Installation - per flag - Warialda Township only	By Negotiation	
Promotional Flag Installation - per flag - Gravesend Township only	By Negotiation	

Discontinued

Advertising

DRAFT

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Aged Care

RENTAL PROPERTIES

Rental Properties	By Negotiation	
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AGED CARE UNITS - BINGARA AND WARIALDA

Warialda units, per week	\$125.00	\$130.00	
Bingara units, per week	\$125.00	\$130.00	

NAROO HOSTEL

Naroo Hostel - Accommodation Charges

Daily Charge	\$58.98	\$60.86	Fees are reviewed by Human services every March and September . The amount of 60.86 is current as at 12th March 2024.
<p>Fee is calculated using Base rate and individual residents Means Test. Therefore each residents Daily Charge fee is unique depending on these aspects. Daily Fee is reviewed bi-annually in March & September. The fees and charges will be amended accordingly when these figures are advised.</p>			
Maximum Refundable Accommodation Deposit	\$290,000.00	\$290,000.00	Nil change RAD remains at \$290000.00

Naroo Hostel - Transport Charges

Please Note - Payment for service can be added to residents monthly account or paid for on the day transport is provided.

Return trip from Naroo Hostel to Armidale	\$70.00	\$70.00	Nil change
Return trip from Naroo Hostel to Bingara	\$25.00	\$25.00	Nil change
Return trip from Naroo Hostel to Delungra	\$20.00	\$20.00	Nil change
Return trip from Naroo Hostel to Gravesend	\$15.00	\$15.00	Nil change
Return trip from Naroo Hostel to Inverell	\$30.00	\$30.00	Nil change
Return trip from Naroo Hostel to Moree	\$40.00	\$40.00	Nil change
Return trip from Naroo Hostel to Narrabri	\$65.00	\$65.00	Nil change
Return trip from Naroo Hostel to Tamworth	\$70.00	\$70.00	Nil change
Return trip from Naroo Hostel to Toowoomba	\$100.00	\$100.00	Nil change
Local trips within the township of Warialda - FREE OF CHARGE	Local trips from Naroo Hostel to destination within the township of Warialda - Free of Charge		Nil charge

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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CHSP - BINGARA

Car Occupancy - Every person in the vehicle pays the nominated charge. Carers of clients travel free unless they also have an appointment.

Day Centre – Meal – Morning Tea	\$10.00	\$10.00	Nil change
Day Centre – Meal – Bingara	\$10.00	\$10.00	Nil change
Day Centre – Meal – Home Delivered – Bingara	\$8.00	\$8.00	Nil change
Transport (Bingara CHSP) – Access Bus – Inverell	\$15.00	\$15.00	Nil change
Transport (Bingara CHSP) – Access Bus – Local Transport	\$5.00	\$5.00	Nil change
Transport (Bingara CHSP) – Wialda, Inverell, Barraba	\$35.00	\$35.00	
Transport (Bingara CHSP) – Moree, Narrabri	\$50.00	\$50.00	Nil change
Transport (Bingara CHSP) – Tamworth	\$60.00	\$60.00	Nil change
Transport (Bingara CHSP) – Armidale	\$60.00	\$60.00	Nil change
Transport (Bingara CHSP) – Other Service Providers, (\$0.65 per km plus volunteer reimbursement), per km	\$0.65	\$0.65	Nil change
Transport (Bingara CHSP) – Day Trips		TBA	Nil change
		Min. Fee incl. GST: \$10.00	
Volunteer Reimbursement (Bingara CHSP) – Access Bus, per client	\$5.00	\$5.00	Nil change
Volunteer Reimbursement (Bingara CHSP) – Inverell, Wialda, Barraba	\$10.00	\$10.00	Nil change
Volunteer Reimbursement (Bingara CHSP) – Moree	\$15.00	\$15.00	Nil change
Volunteer Reimbursement (Bingara CHSP) – Tamworth, Armidale	\$20.00	\$20.00	Nil change
Volunteer Reimbursement (Bingara CHSP) – Meal Delivery	\$5.00	\$5.00	Nil change

CHSP - WARIALDA / DELUNGRA

Car Occupancy - Every person in the vehicle pays the nominated charge. Carers of clients travel free unless they also have an appointment.

Day Centre – Monday	\$22.00	\$22.00	Nil change
Day Centre – Meal – Wialda/Delunga	\$10.00	\$10.00	Nil change
Day Centre – Meal – Home Delivered – Wialda/Delunga	\$8.00	\$8.00	Nil change
Day Centre – Friday Cards	\$5.00	\$5.00	Nil change
Day Centre – Delunga	\$12.00	\$12.00	Nil change
Transport (Wialda/Delunga CHSP) – Inverell Access Bus from Wialda	\$10.00	\$10.00	Nil change
Transport (Wialda/Delunga CHSP) – Inverell access Bus from Delunga	\$10.00	\$10.00	Nil change
Transport (Wialda/Delunga CHSP) – Local	\$10.00	\$10.00	Nil change
Transport (Wialda/Delunga CHSP) – Inverell	\$35.00	\$35.00	Nil change
Transport (Wialda/Delunga CHSP) – Moree	\$45.00	\$45.00	Nil change
Transport (Wialda/Delunga CHSP) – Tamworth, Armidale	\$75.00	\$75.00	Nil change
Transport (Wialda/Delunga CHSP) – Narrabri	\$55.00	\$55.00	Nil change
Transport (Wialda/Delunga CHSP) – Toowoomba, per trip	\$110.00	\$110.00	Nil change
Transport (Wialda/Delunga CHSP) – Other Service Providers, (\$0.65 per km plus volunteer reimbursement), per km	\$0.65	\$0.65	Nil change
Trips (Wialda/Delunga CHSP) – Day Trips		TBA	Nil change
		Min. Fee incl. GST: \$10.00	
Hire (Wialda/Delunga CHSP) – Community Bus – Deposit	\$50.00	\$50.00	Nil change
Hire (Wialda/Delunga CHSP) – Community Bus – Bus, per KM	\$1.30	\$1.30	Nil change
Hire (Wialda/Delunga CHSP) – Community Bus – Bus – People with a disability, per km	\$1.30	\$1.30	Nil change

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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CHSP - WARIALDA / DELUNGRA [continued]

Hire (Warialda/Delungra CHSP) – Community Bus – Bus – Town Trips	\$10.00	\$10.00	Nil change
Hire (Warialda/Delungra CHSP) – Room	\$30.00	\$30.00	Nil change
Hire (Warialda/Delungra CHSP) – Room – Cleaning Fee (if needed)	\$50.00	\$50.00	Nil change
Volunteer Reimbursement (Warialda/Delungra CHSP) – Access Bus	\$25.00	\$25.00	Nil change
Volunteer Reimbursement (Warialda/Delungra CHSP) – Inverell	\$12.00	\$12.00	Nil change
Volunteer Reimbursement (Warialda/Delungra CHSP) – Moree	\$15.00	\$15.00	Nil change
Volunteer Reimbursement (Warialda/Delungra CHSP) – Narrabri	\$20.00	\$20.00	Nil change
Volunteer Reimbursement (Warialda/Delungra CHSP) – Tamworth, Armidale	\$20.00	\$20.00	Nil change
Volunteer Reimbursement (Warialda/Delungra CHSP) – Toowoomba	\$40.00	\$40.00	Nil change

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Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Animals

ANTI-BARKING DOG COLLAR

Damaged unit (major): Fee is cost of replacement unit

Hire Per 3 Weeks	\$55.70	\$58.00	rounded down to whole dollar
Damaged Unit	Repair or Replacement Cost		
Unit not returned on time (late fee, per week or part thereof)	\$18.00	\$19.00	rounded up to whole dollar

COMMON FEES

COMPANION ANIMALS ACT - Registration

Permanent Identification P1A form processing fee (per form)	\$10.00	\$10.45	CPI added - applicable box does not respond
Microchipping	\$42.30	\$44.00	rounded down to whole dollar
Registration Fees	Fees as per NSW Office of Local Government Registration Fee Schedule. Please access link for the current list of Companion Animals Registration Fees. https://www.olg.nsw.gov.au/public/dogs-cats/nsw-pet-registry/microchipping-and-registration/		

TRAP HIRE - CAT

Daily	\$8.25	\$8.60	
Weekly	\$39.20	\$41.00	

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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SALEYARDS - USE

All sales require Meat Industry Authority Approval before proceeding

Use of yards for loading per head (minimum charges \$21.50)	\$2.05	\$2.15	
Stabling of horses, per night, per horse	\$7.55	\$8.00	
Stabling of horses, per week, per horse	\$29.40	\$30.75	
All other stock – per night for single deck semi trailers	\$47.45	\$49.60	
All other stock – per night for double deck semi trailers	\$95.00	\$99.30	

Portable Yard and Loading Ramp

Hire of Portable Yard and Loading Ramp - 24 hrs	\$188.80	\$197.30	
Hire of Portable Yard and Loading Ramp - 7 days	\$536.50	\$560.50	
Hire of Portable Yard and Loading Ramp - Late Fee	\$188.80	\$197.30	

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Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Caravan Parks

SHORT-TERM ACCOMMODATION

Short Term Accommodation is defined as any period that is less than three (3) months in length

Powered Site

Peak Period Per night up to 2 people - including NSW School Holidays and Public Holidays	\$35.00	\$35.00	
Peak Period Per week up to 2 people - including NSW School Holidays and Public Holidays	\$250.00	\$250.00	
Per night, up to 2 people	\$30.00	\$30.00	
Per week, up to 2 people	\$205.00	\$205.00	

Unpowered Site

Peak Period Per night up to 2 people - including NSW School Holidays and Public Holidays	\$29.00	\$29.00	
Peak Period Per week up to 2 people - including NSW School Holidays and Public Holidays	\$165.00	\$165.00	
Per night, up to 2 people	\$26.00	\$26.00	
Per week, up to 2 people	\$140.00	\$140.00	

Additional Persons, Caravan or Camping Site

Each additional person per night, (children under 3 yrs free)	\$5.00	\$5.00	
Each additional person, per week, (children under 3 yrs free)	\$25.00	\$25.00	

Deluxe Ensuite Cabins & Deluxe Ensuite Disability Access Cabins

Peak Period Per night up to 2 people - including NSW School Holidays and Public Holidays	\$110.00	\$110.00	
Peak Period Per Week up to 2 people - including NSW School Holidays and Public Holidays	\$600.00	\$600.00	
Per night, up to 2 people	\$95.00	\$95.00	
Per week, up to 2 people	\$450.00	\$450.00	
Extended term (more than 1 month) per week up to 2 people	\$330.00	\$330.00	

Additional Persons, Cabins

Each additional person, per night, (children under 3 yrs free)	\$10.00	\$10.00	
Each additional person, per week, (children under 3 yrs free)	\$25.00	\$25.00	

Other

Showers (other than tenants), per shower	\$6.00	\$6.00	
Washing machines and dryers, coin operated	At Cost		
	Min. Fee incl. GST: \$5.50		
Caravan storage - Per Week	\$33.00	\$33.00	

LONG-TERM ACCOMMODATION

Permanent Residents

GST of 5.5% is applicable to those fees noted with *

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Permanent Residents [continued]

Own Caravan, per week*	\$135.00	\$140.00	
Own Caravan, per week (Pensioner)*	\$120.00	\$125.00	
Permanent Residents – Electricity Meter Reading Fee	\$4.50	\$5.00	

CRANKY ROCK RESERVE**Primitive Camping Area - Powered Site**

Per Night (2 people) – Powered Site – Cranky Rock Reserve	\$20.00	\$20.00	
Per Week (2 People) – Powered Site – Cranky Rock Reserve	\$115.00	\$115.00	
Pensioners, per night (2 People) – Powered Site -Cranky Rock Reserve	\$15.00	\$15.00	
Pensioners, per week (2 People) – Cranky Rock Reserve	\$85.00	\$85.00	
Additional Person - 12yrs and up - Powered Site - Cranky Rock Reserve	\$5.00	\$5.00	

Primitive Camping Area - Unpowered Site

Per Night (2 People) – Unpowered Site – Cranky Rock Reserve	\$15.00	\$15.00	
Per Week (2 People) – Unpowered Site – Cranky Rock Reserve	\$75.00	\$75.00	
Pensioners, per night (2 People) – Unpowered Site – Cranky Rock Reserve	\$12.00	\$12.00	
Pensioners, per week (2 People) – Unpowered Site – Cranky Rock Reserve	\$55.00	\$55.00	
Additional Person - 12yrs and up - Unpowered Site - Cranky Rock Reserve	\$5.00	\$5.00	

NORTH STAR CARAVAN PARK

Privately Managed	Privately Managed	
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Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Cemeteries

Plot

Plot – Purchase including perpetual maintenance	\$1,269.00	\$1,326.00	
Plot – Purchase including perpetual maintenance – Extra Depth	\$1,759.20	\$1,838.00	rounded down to whole dollar

Interment

Interment Services Levy* - Per Ash Interment	\$0.00	\$63.00	
* If levy is passed this fee will come into effect from 1 July 2024.			
Interment Services Levy* - per Bodily Interment	\$0.00	\$156.00	
* If levy is passed this fee will come into effect from 1 July 2024.			
Weekdays - Single depth or second for double depth	\$1,360.00	\$1,421.00	
Weekends & Public Holidays - Single depth or second for double depth	\$1,708.00	\$1,785.00	
Extra Depth – Weekdays	\$516.00	\$1,960.00	adjusted to incorporate interment fee and extra depth additional charge into one fee
Extra Depth – Weekends & Public Holidays	\$1,708.00	\$2,462.00	Calculated at the same proportions for the difference between weekday and weekend for single depth and applied to weekend interment for extra depth
Ashes Only	\$315.80	\$330.00	
Infant/Child (casket less than 1.1m)	\$805.00	\$841.00	

Exhumation

Weekdays	\$3,148.00	\$3,290.00	
Weekends & Public Holidays	\$4,068.00	\$4,251.00	

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Columbarium Niche

Interment into Columbarium Niche, including perpetual maintenance	\$180.00	\$70.00	is only administrative task so adjusted to match other cemetery administrative fees
Purchase of Columbarium Niche	\$316.00	\$330.20	

Cemeteries Other

Permission to add name to headstone for double plot, place a plaque on an existing monument, or on the Columbarium Wall beside a Niche	\$67.00	\$70.00	
Variation Administration Charge: transfers, cancellations, refunds, changes or other administrative requests	\$67.00	\$70.00	manually adjusted for CPI, unable to tick 'applicable'
Removal of Ashes & Plaque	\$67.00	\$70.00	
Application – Monument Works	\$67.00	\$70.00	
Private Cemeteries & Burials: Application for Internment/Burial Permit	\$209.50	\$219.00	
Private Cemeteries & Burials: Inspections (per hour)	\$139.00	\$145.00	
Hire of Chairs for Funeral / Cemetery, per chair	\$2.00	\$2.10	
Hire of Shade Shelter	\$25.00	\$26.15	

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Conveyancing Certificates

All Statutory Fees may be subject to changes throughout the year.

OUTSTANDING HEALTH NOTICES

Section 735A Health Matters Certificate	\$60.00	\$60.00	
Section 735A Health Matters Certificate – Urgent (in addition to Statutory Fee)	\$83.00	\$83.00	

SECTION 10.7 CERTIFICATES

Section 10.7(2) Certificate	\$66.00	\$66.00	
Section 10.7(2) Certificate – Urgent (in addition to Statutory Fee)	\$75.00	\$75.00	
Section 10.7(5) Certificate	\$101.00	\$101.00	
Section 10.7(5) Certificate – Urgent (in addition to Statutory Fee)	\$105.00	\$105.00	
Section 10.7 (2) & (5) Combined	\$167.00	\$167.00	
Section 10.7 (2) & (5) Combined – Urgent (in addition to Statutory Fee)	\$180.00	\$180.00	

DRAINAGE DIAGRAMS

Drainage Diagram	\$20.00	\$20.00	
Drainage Diagram – Urgent (payable in addition to Statutory fee)	\$42.00	\$42.00	

WEEDS

Section 28 Certificate	\$60.00	\$60.00	
Section 28 Certificate – Urgent (payable in addition to Statutory fee)	\$67.00	\$67.00	

SECTION 603 CERTIFICATES

Section 603 Certificate	\$95.00	\$95.00	Will be updated when advised by Govt. of 24/25 fee amount
Section 603 Certificate – Urgency Fee (In addition to Section 603 Certificate Certificate Fee)	\$95.00	\$95.00	Will be updated when advised by Govt. of 24/25 fee amount

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Development Applications

All Statutory Fees may be subject to changes throughout the year.

ARCHIVING FEES

Development Application Only	\$32.00	\$35.00	
Development Application only with concurrence	\$54.70	\$58.00	
Development Application only – integrated	\$80.50	\$85.00	
Development Application only – designated	\$108.40	\$114.00	
Construction Certificate Application only	\$42.00	\$42.00	
Complying Development Application	\$42.00	\$42.00	

BUILDING INFORMATION CERTIFICATES - \$6.24

Residential - Class 1&10	\$250.00	\$250.00	Legislated Fee
Commercial - Class 2-9 (Less than 200m2)	\$250.00	\$250.00	Legislated Fee
Commercial - Class 2-9 (Greater than 200m2, less than 2,000m2 plus \$0.50/m2 for each m2 over 200m2)	\$250.00	\$250.00	Legislated Fee
Commercial - Class 2-9 (Exceeding 2000m2 plus \$0.75/m2 for each m2 over 2,000m2)	\$1,165.00	\$1,165.00	Legislated Fee
Illegal Building Work – (Add Normal Application Fees Required If Lodged)		See brackets	

BUSH FIRE ASSESSMENT

Bush Fire Assessment – BAL Report	\$330.00	\$350.00	
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COMPLYING DEVELOPMENT

Administration & Archiving Fee	\$38.20	\$65.00	Simplification of fees. Combining 2 separate fees.
Occupation Certificate	\$37.00	\$65.00	In line with other LGA's
Not Exceeding \$5,000	\$260.00	\$300.00	In line with other LGA's
\$5,001 – \$100,000 (\$0.00 > \$5,000 plus 0.35% of amount > \$5,000)		See brackets	
\$100,001 – \$250,000 (\$0.00 > \$5,000 plus 0.35% of the next \$95,000 plus 0.20% of the amount in excess of \$100,000)		See brackets	
Exceeding \$250,001 (Nil for the first \$5,000 plus 0.35% of the next \$95,000 plus 0.20% of the next \$150,000 plus 0.10% of the amount in excess of \$250,000)		See brackets	

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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COMPLYING/CONSTRUCTION/BUILDING INSPECTIONS (ADDITIONAL)**CONSTRUCTION CERTIFICATES**

Administration & Archiving Fee	\$36.00	\$65.00	Simplification of fees. Combination of 2 fees.
Application – Construction Certificate for building work	\$85.00	\$90.00	
* Plus an amount calculated based on amount – Not Exceeding \$12,000	\$0.00	\$0.00	
* Plus an amount calculated based on amount – \$12,001 – \$100,000 (\$85 for the first \$12,000 plus 0.35% of the amount in excess of \$12,000).		See Brackets	
Plus an amount calculated based on amount – \$100,001 – \$250,000 (\$85 for the first \$12,000 plus 0.35% of the next \$88,000 plus 0.20% of the amount in excess of \$100,000).		See Brackets	
Plus an amount calculated based on amount – Exceeding \$250,001 (\$85 for the first \$12,000 plus 0.35% per 5 of the next \$88,000 plus 0.20% of the next \$150,000 plus 0.10% of the amount in excess of \$250,000).		See Brackets	
Occupation Certificate	\$36.00	\$65.00	

DEVELOPMENT APPLICATION FEES

Up to \$2,000	\$56.00	\$56.00	
Up to \$5,000	\$138.00	\$138.00	
Up to \$12,000	\$212.00	\$212.00	
\$12,001 – \$50,000	\$212.00 plus an additional \$3.00 for each \$1,000 (or part of \$1,000) of the estimated cost		
\$50,001 – \$250,000	\$442.00 plus an additional \$3.00 of each \$1,000 (or part of \$1,000) of the estimated cost		
\$250,001 – \$500,000	\$1,455.00 plus an additional \$1.70 for each \$1,000 (or part of \$1,000) by which the cost exceeds \$250,000.		
\$500,001 – \$1,000,000	\$2,189.00 plus an additional \$1.00 for each \$1,000 (or part of \$1,000) by which the cost exceeds \$500,000.		
\$1,000,001 – \$10,000,000	\$3,280.00 plus an additional \$0.80 for each \$1,000 (or part of \$1,000) by which the cost exceeds \$1,000,000.		
Over \$10,000,000	\$19,915.00 plus an additional \$0.55 for each \$1,000 (or part of \$1,000) by which the cost exceeds \$10,000,000.		
Maximum fee for dwelling/house not exceeding \$100,000	\$571.00	\$571.00	
Not involving the erection of building, carrying out of work, subdivision of land or demolition of building or work (e.g. Change of Use)	\$357.00	\$357.00	
Designated Development (additional to development fees)	\$1,154.00	\$1,154.00	
Not otherwise listed in Contestable Service Fees	\$175.00	\$175.00	
Stamping Additional Plans & Specs when DA Approved – more than 3 (per additional)	\$10.00	\$10.00	
Application – Extend Development Consent (1 Year Only)	\$160.00	\$160.00	
Demolition – Domestic	\$217.00	\$220.00	
Demolition – Commercial/Industrial	\$390.00	\$390.00	
Confirmation of Commencement of Development (plus inspection charge)	\$110.00	\$115.00	
Building Classification Certificate	\$150.00	\$150.00	

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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DEVELOPMENT APPLICATION FEES [continued]

Copy of Statement of Classification/Occupation Certificate/Other Certificates Documents	\$53.00	\$53.00	
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DEVELOPMENT APPLICATIONS (OTHER)

Advertising Structures and Advertisements (plus 1 inspection)	\$216.70	\$228.00	
Hospitals, Schools or Police Stations (erected by a public authority)	Standard DA Fees as per Schedule		

DEVELOPMENT APPLICATION REFERRAL FEES

Advertising of Development – Local	\$357.00	\$357.00	
Advertising of Development – Regional	\$1,386.00	\$1,386.00	
Advertising of Development – Integrated	\$1,386.00	\$1,386.00	
Advertising of Development – Designated	\$2,784.00	\$2,784.00	
Advertising of Development – Prohibited	\$1,386.00	\$1,386.00	
Notify Neighbours, per property	\$30.95	\$33.00	
Notify Neighbours – Designated / Integrated Development, per property	\$51.60	\$54.00	
Designated / Integrated Processing Fee	\$176.00	\$176.00	
Concurrence Processing Fee	\$176.00	\$176.00	
Integrate Referral – Department Charge	\$401.00	\$401.00	

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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ESSENTIAL SERVICES

Essential Service Inspection – Yearly Certification	\$265.20	\$275.00	Rounding Down
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MISCELLANEOUS FEES (LONG SERVICE, ETC)

Application to Vary Building Line	\$120.00	\$120.00	
Long Service Levy (Works greater than \$250,000)	0.25% of the total works value over \$250,000		
Planning Reform Fees (Works greater than \$50,000)	0.064% of the total works value		

DEVELOPMENT INSPECTION FEES - OTHER

General/Residential/Agricultural	\$139.30	\$146.30	
Commercial/Industrial/Agricultural Intensive/Other	\$180.60	\$189.20	

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Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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MODIFICATION OF CONSENT**Under s4.55(1)**

Modification of Consent	\$89.00	\$89.00	
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Under s4.55(1A) - Minor - (Generally little or no assessment needed)

Minor – Generally little or no assessment needed) Changes like: Basic Modification (Minor) e.g. lights,	\$124.00	\$124.00	
Minor – Generally little or no assessment needed) Changes like: Position of building site, Position of doors & windows altered, Changes of materials e.g. roof tiles,	\$177.00	\$177.00	
Minor – (Generally little or no assessment needed) Changes like: General layout of building changed e.g. use of rooms, Alter area of proposed lots for subdivision (not more than 5 lots), Change structural component/ number e.g. size of verandah, rafter, Change footing/pad details. Change of Use.	\$298.00	\$298.00	

Under s4.55(1A) - Major - (Assessment needed)

Major – (Assessment needed) Changes like: Alter area of proposed lots for subdivision (more than 5 lots), Alter lot design/layout in subdivision, Basic Changes, Structural changes – change in flooring system e.g. change from timber to concrete, Change house floor plan and/or size.	\$466.00	\$466.00	
Major – (Assessment needed) Changes like: Alter area of proposed lots for subdivision (more than 15 lots), Structural changes – complete slab re-design, Change configuration of building & layout	\$809.00	\$809.00	

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Under s4.55(2)

Under s4.55(2): If fee was less than \$107.00		50% of original fee	
If fee was more than \$107.00 and does not involve erection of a building, the carrying out of work or the demolition of work or building		50% of original fee	
Where DA involves the erection of a dwelling house with an estimated value of less than \$100,000.00	\$238.00	\$238.00	
In the case of any other DA, cost is as follows: Up to \$5,000	\$69.00	\$69.00	
In the case of any other DA, cost is as follows: Under \$5,001 – \$250,000	\$106.00 plus an additional \$1.50 for each \$1,000 (or part of \$1,000) of the estimated cost		
In the case of any other DA, cost is as follows: \$250,001 – \$500,000	\$627.00 plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000.00		
In the case of any other DA, cost is as follows: \$500,001 – \$1,000,000	\$893.00 plus an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000.		
In the case of any other DA, cost is as follows: \$1,000,001 – \$10,000,000	\$1,238.00 plus an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000.00		
In the case of any other DA, cost is as follows: Over \$10,000,000	\$5942.00 plus an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000.00		

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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COMPLYING/CONSTRUCTION/BUILDING (PRINCIPAL CERTIFIER) INSPECTION FEES

Per Inspection	\$150.00	\$175.00	Increase in line with adjoining LGA's
Pool Inspection (min of 3 inspections)	\$300.00	\$525.00	Increase in line with adjoining LGA's
New Dwelling (min of 6 inspections)	\$750.00	\$1,050.00	Increase in line with other LGA's
New Garage/Shed etc (min of 3 inspections)	\$300.00	\$525.00	Increase in line with other LGA's
Additions & Alterations to Dwellings (min of 3 inspections)	\$300.00	\$525.00	Increase in line with other LGA's
Commercial/Industrial/Intensive Agricultural, Shed etc. (min of 4 inspections)	\$450.00	\$700.00	Increase in line with other LGA's

SECTION 8.2 - REVIEW OF A DETERMINATION

Request for review of a Determination: Where DA does not involve the erection of a building, the carrying out of work or the demolition of work or building	50% of Original Fee		
Section 8.2 – where DA involves the erection of a dwelling house with an estimated value of less than \$100,000.00	\$238.00	\$238.00	
Review of Determination on any other DA as follows: Up to \$5,000	\$69.00	\$69.00	
Review of Determination on any other DA as follows: \$5,001 – \$250,000	\$107.00 plus an additional \$1.50 for each \$1,000 (or part of \$1,000) of the estimated cost.		
Review of Determination on any other DA as follows: \$250,000 – \$500,000	\$627.00 plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000.00.		
Review of Determination on any other DA as follows: \$500,001 – \$1,000,000	\$893.00 plus an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000.00.		
Review of Determination on any other DA as follows: \$1,000,001 – \$10,000,000	\$1238.00 plus an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000.00		
Review of Determination on any other DA as follows: Over \$10,000,000	\$5942.00 plus an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000.00		

SUBDIVISION APPLICATIONS

Subdivision, other than strata title, involving opening a new public road	\$833.00 + \$65.00 per additional lots		
Inspection Fees Involving a New Road – < 3 lots – Rural	\$237.40	\$248.10	
Inspection Fees Involving a New Road – < 3 lots – Urban	\$299.30	\$312.80	
Inspection Fees Involving a New Road – > 3 lots – Rural	\$350.90	\$366.70	
Inspection Fees Involving a New Road – > 3 lots – Urban	\$412.80	\$431.40	

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Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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SUBDIVISION APPLICATIONS [continued]

Subdivision, other than strata title, not involving the opening of a new public road	\$414.00 + \$53.00 per additional lots		
Inspection Fees – No New Road – < 3 lots – Rural	\$123.80	\$129.40	
Inspection fees – No New Road – < 3 lots – Urban	\$154.80	\$161.80	
Inspection Fees – No New Road – > 3 lots – Rural (\$40/lot minimum)	\$180.60	\$188.70	
Inspection Fees – No New Road – > 3 lots – Urban (\$60/lot minimum)	\$237.40	\$248.10	
Application Fees – Strata Title	\$415.00 + \$65.00 per additional lots created		
Adjustments – Minor Boundary	\$100.00	\$101.00	

SUBDIVISION CONSTRUCTION CERTIFICATES

Major works such as roads, water, sewer, drainage

Urban – less than 10 Lots (Major Works)	\$130.00 + \$30/Lot		
Urban 11-25 Lots (Major Works)	\$210.00 + \$30/Lot		
Urban – greater than 25 lots (Major Works)	\$320.00 + \$30/Lot		
Rural – Less than 10 Lots (Major Works)	\$130.00 + \$20/Lot		
Rural – 11-25 Lots (Major Works)	\$210.00 + \$20/Lot		
Rural – Greater than 25 Lots (Major Works)	\$320.00 + \$20/Lot		

Subdivision Certificate - Including release of linen plan

Endorsement of linen plans where consolidation of allotments doesn't require development approval	\$51.60	\$54.00	
No Road – Without S88B Instrument	\$211.60	\$221.10	
No road – With S88B Instrument	\$289.00	\$302.00	
Involving New Road – Without S88B Instrument	\$268.30	\$280.40	
Involving New Road – With S88B Instrument	\$361.20	\$377.40	
Signing of subdivision plans – 1-4 copies		No Fee	
Subdivision Certificate – Lodgement	\$35.00	\$36.00	

DWELLING ENTITLEMENT

Approval – Dwelling Entitlement	\$340.60	\$355.00	
Confirmation of Dwelling Entitlement Letter	\$134.20	\$140.00	

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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TEMPORARY OCCUPATION

Application – Live on site during construction of dwelling (must have Development Consent)	\$140.00	\$150.00	
Approval – Erect temporary building (s68) < 6 months	\$120.00	\$120.00	
Inspection – Temporary Occupation with Development Consent	\$160.00	\$160.00	

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Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Engineering Construction and Quarries

VEHICULAR CROSSING

Vehicular crossing including pipes if required	Quotation	
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KERB AND GUTTER CONSTRUCTION

Frontages, per lineal metre	As per Quotation	
Sides, per lineal metre	As per Quotation	

KERB LAYBACK AND DRIVEWAY CONSTRUCTION

Kerb – layback – 5 m wide, standard and heavy duty	Quotation	
Driveway – concrete slab	Quotation	

QUARRY PRODUCTS

Other materials as quoted by Works Supervisor	Quotation	
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Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Engineering Inspections / Approvals

Engineering Plans/Construction Certificate - Approval

Roadworks – Urban Roads	\$230.00	\$240.40	
Roadworks – Rural Roads	\$230.00	\$240.40	
Drainage – Inter-Allotment	\$230.00	\$240.40	
Drainage – Pipeline	\$230.00	\$240.40	
Drainage – Open Channel	\$230.00	\$240.40	
Drainage – Basin	\$230.00	\$240.40	
Maintenance bond, development deposit/bond or bank guarantee:	Maintenance Bond for completed Engineering Works		

Inspections

Per Hour	\$150.00	\$156.80	
Initial and ongoing site inspections as requested		Minimum 1 hour	
Site inspections to verify conforming work		Minimum 1 hour	

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Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Environmental

NOISE READINGS

Reading and Report – Per Hour (minimum 1 Hour)	\$220.80	\$230.70	
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WEEDS - Private Property Spraying

All Chemicals used for spot spraying are not included in the fee and are charged separately at cost.

Spot Spraying (quick spray) – For The First Hour - excludes chemical costs	\$170.00	\$177.60	
Spot Spraying (quick spray) – For Additional Hour/s - excludes chemical costs	\$121.00	\$126.40	
Additional Spray Operator	\$121.00	\$126.40	

PROTECTION OF THE ENVIRONMENT OPERATIONS ACT

Fee for: Clean-Up, Prevention and Noise Control Notices	\$609.00	\$803.00	Protection of the Environment Operations (General) Regulation 2022 cl 151. Fee for clean-up, prevention and noise control notices The following amounts are prescribed as the fees payable under section 94(2), 100(2) or 267A(2) of the Act in respect of a notice issued during the following periods— (c) in the financial year 2024–25—\$803
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Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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ENVIRONMENTAL ASBESTOS, SOIL AND WATER TESTING

Asbestos Sampling Collection	\$230 per site (including 1 sample) plus each additional sample at \$40		
Environmental Soil – Soil Testing – Asbestos – Laboratory Costs plus Collection	At Cost		
Environmental Soil – Soil Testing – Collection & Transport per sample (min \$162.00)	\$77.50	\$81.00	
Water Testing – Laboratory Cost plus Collection	At Cost		
Water Sample Collection – Microbiological or Chemical	\$155 per site (including 1 sample) plus each additional sample at \$40		in line with other non hazardous sampling costs

ENVIRONMENTAL FEES (OTHER)

Administration – Submission follow-up of Annual & Supplementary Fire Safety Statement	\$62.00	\$62.00	
Application – Temporary Hoarding Type A	\$99.10	\$103.60	
Application – Temporary Hoarding Type B	\$200.00	\$200.00	
Application – Installation of domestic oil or solid fuel heater	\$22.70	\$23.70	
Clothing Recycling Bins – Placement, Approval & Annual Inspection	\$83.60	\$87.40	
Notification of Cooling Towers and Warm Water Systems, per unit (Public Health Regulation)	\$115.00	\$120.00	Public Health Regulation 2022 Schedule 5 Fees

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Governance

GIPA

Access application fee, per application	\$30.00	\$30.00	
Processing charges, per hour	\$50.00	\$50.00	
Internal review fee, per application	\$65.00	\$65.00	
Internal review processing charges	Min. Fee incl. GST: \$70.00		

LEGAL COSTS

Clerical / Administrative, including subpoena search fees, per hour	\$90.00	\$95.00	
Attendance at Court/Tribunal, per hour (excludes travel and/or accommodation expenses)	\$270.00	\$280.00	
Urgency fee, including subpoena search fee, plus applicable hourly rate, per enquiry	\$360.00	\$370.00	

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Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Hall & Function Room Hire

All Functions to be finished by: Sunday to Thursday 11:00pm, Friday & Saturday 1:00am.

GWYDIR SHIRE HALLS

Bond

Gwydir Shire Halls - BOND - Crockery, Chairs & Tables Hire	To be Determined on an individual basis as per Requirements		
Gwydir Shire Halls - Community Groups - Including cleaning fee (refundable if left in a satisfactory condition)	\$55.00	\$55.00	
Gwydir Shire Halls – Including cleaning fee (refundable if left in a satisfactory condition)	\$495.00	\$495.00	

Hall & Equipment Hire

Gwydir Shire Halls - Hire of Crockery, Chairs & Tables Hire	To be Determined on an individual basis as per Requirements		
Gwydir Shire Halls – Hire – E.g. Balls, Weddings, Dances, Parties, Concerts, day or night (including kitchen)	\$245.00	\$245.00	
All Functions to be finished by: Sunday to Thursday 11:00 pm, Friday & Saturday 1:00 am			
Gwydir Shire Halls – Hire – Other functions, day or night (including kitchen)	\$220.00	\$220.00	
Gwydir Shire Halls – Hire – Community Groups, day or night (including kitchen)	\$55.00	\$55.00	
NB: An application in writing must be submitted to and approved by Council for any request of a fee variation.			

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Health

FOOD BUSINESSES

Mobile Food Vendor: Annual inspection and administration fee	\$103.20	\$149.00	adjusted to equal half of the hourly fee
Inspection and administration, per hour (charged per half hour or part thereof at \$149.00)	\$207.40	\$298.00	adjusted to include administration fee
Food Improvement Notice (including 1 reinspection)	\$330.00	\$330.00	Food Regulation 2015 Part 3 Clause 11 Improvement notice fee For the purposes of section 66AA (1) of the Act, \$330 is the prescribed fee that a person may be required to pay when given an improvement notice.

HEALTH INSPECTIONS

Inspection – Regulated Systems/Regulations Fee (Cooling Towers, Warm Water Mixer, Evaporative Cooling Systems etc.).	\$307.50	\$321.30	
Inspection – Mobile Food Vendors/Itinerant Trades per hour (charged per half hour or part thereof at \$90.00)	\$172.30	\$180.00	
Application – Approval of Mobile Food Vendors/Itinerant Trades per hour (charged per half hour or part thereof at \$82.00)	\$156.90	\$164.00	
Inspection/Registration Fee – Bed & Breakfast Premises per hour (charged per half hour or part thereof at \$120.80)	\$231.20	\$241.60	
Inspection/Registration Fee – Commercial/Residential (charged per half hour or part thereof at \$120.80)	\$231.20	\$241.60	
Inspection – Buildings, including Boarding Houses, Motels per hour (charged per half hour or part thereof at \$120.80)	\$231.20	\$241.60	
Reinspection of Premises to ensure Compliance of identified Health and Safety Issues (charged per half hour or part thereof at \$120.80)	\$231.20	\$241.60	
Inspection – Public Health (Other not listed above) (charged per half hour or part thereof at \$120.80)	\$231.20	\$241.60	
Inspection – Caravan Park/Manufactured Home Estate site	\$323.00 plus \$16.00 per site		adjusted for CPI

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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SWIMMING POOLS - PRIVATE

Compliance Certificate s22D Swimming Pools Act 1992	\$70.00	\$70.00	Legislated Fee
Swimming Pool Inspection Fee - Initial Inspection	\$150.00	\$150.00	Legislated Fee
Re-Inspection – Non-Compliance	\$100.00	\$100.00	Legislated Fee
Swimming Pool Register – Council administration for client	\$10.00	\$10.00	Legislated Fee

Part F - INSTALL OR OPERATE AMUSEMENT DEVICES

Inspection per device	\$93.00	\$100.00	CPI Increase + Rounding to \$100
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APPROVAL TO BURN

Approval to Burn	\$72.20	\$75.40	
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Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Impounding Fees

VEHICLES, STRUCTURES & EQUIPMENT

Requested by Owner	At cost plus 10% (payment must be received prior to impounding)		At cost plus 10% (payment must be received prior to impounding)
Required by Relevant Authority (at cost plus 10%) minimum fee	\$408.70	\$427.10	
Release Fees: Vehicles, Structures and Equipment – First Impounding	\$202.30	\$211.40	
Release Fees: Vehicles, Structures and Equipment – Second or other subsequent Impounding	\$464.40	\$485.30	

COMPANION ANIMALS

Euthanasia (payment must be received prior to service provision)	At Cost plus 20%		
Release Fee (First Impounding)	\$81.50	\$85.20	
Daily Maintenance: Per day or part thereof	\$29.95	\$31.30	
Release Fee (Second or other subsequent impounding)	\$140.40	\$146.70	

SIGNS, FOOTPATH SIGNS, STANDS, etc.

First Offence (Footpaths etc.)	\$52.60	\$55.00	
Second Offence (Footpaths etc.)	\$101.10	\$105.60	

BIKES, SKATE BOARDS, etc.

First Offence (Bikes etc.)	\$42.30	\$44.20	
Second Offence (Bikes etc.)	\$87.70	\$91.60	

IMPOUNDING FEES (non companion animal)

Transportation of Animals	Costs plus 20%		
Any animals (except companion animals) per head Impounding Fees	\$10.85	\$11.35	
Identification ear tag and tagging, Compliance & Authority Confirmation - per head	\$7.55	\$45.00	Three separate fees now in one as they cannot be charged in isolation
Sale of Stock	at Cost plus 20%		

SUSTENANCE CHARGES

Any Animal (not companion animal) - per head Sustenance Charges	\$29.40	\$31.30	To make the same as companion animal charges
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Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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DRIVING FEES

Normal Hours (per hour (or part thereof)/per man)	\$82.60	\$86.30	
After Hours (per hour (or part thereof)/per man)	\$125.90	\$131.60	
After Hours – Minimum Charge	\$252.80	\$264.20	

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Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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ADMINISTRATION

Serving Notices, per notice	\$94.90	\$99.20	
Letter in reply to enquiry	\$18.60	\$19.45	
Entry of Impounding into Register	\$8.75	\$9.15	
Entry of Release into Register	\$8.75	\$9.15	

OTHER IMPOUNDING FEES

Damages to property, garden or growing crop		Costs plus 20%	
Fee for Veterinary Care		Costs plus 20%	
Vehicle (Impounding Officer's), per km	\$4.25	\$4.45	
Advertising, costs plus fee	\$29.95	\$31.30	

DETERRENT FEES (Animals Impounded by Council)

Any animal (not companion animal) – 1st animal	\$29.95	\$31.30	
Additional animals, owned by same person & impounded at the same time (not companion animal)	\$22.70	\$23.70	

PENALTY NOTICES/OFFENCES

In accordance with the Public Spaces (Unattended Property) Act 2021 and Schedule 1 of the Companion Animals Regulation 2018	In accordance with the Public Spaces (Unattended Property) Act 2021 and Schedule 1 of the Companion Animals Regulation 2018	
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Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Library Services - Central Northern Regional Libraries

LIBRARY SERVICES (All)

Library Services	Fees are as per Central Northern Regional Library Fee Schedule	
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Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Living Classroom and Trade Training Centres

LIVING CLASSROOM AND TRADE TRAINING CENTRES

Discontinued

Living Classrom Guided Tours

Guided Tours – Groups – Up to 4 People - Fee is per Person (approx 1.5hrs duration)	\$10.00	\$10.00	
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Living Classroom Hire - Corporate

Half Day	\$210.00	\$210.00	
Full Day (9:00am – 5:00pm) (Corporate)	\$400.00	\$400.00	

Living Classroom Hire - Not-for-Profit

Half Day	\$100.00	\$100.00	
Full day (9:00am – 5:00pm) (Not-for-profit)	\$195.00	\$195.00	

Living Classroom Kitchen Hire

Trade Training Kitchen

Bond, per booking	To be determined on an individual basis as per requirements.		
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Residential Bunkhouse

Residential Bunkhouse Accommodation - per room - per night - inc. linen & towels	\$50.00	\$90.00	
Teacher Suites - per night (2 people) - inc. linen & towels	\$75.00	\$80.00	
Bond - Weekly Accommodation and/or bookings of 10 or more (Group booking)	To be determined on an individual basis as per requirements.		

The Living Classroom Event Hire

The Living Classroom - Function Package	\$1,350.00	\$1,350.00	
Package includes - 3 day hire of Classroom and Bunkhouse facilities - Linen included for bunkhouse.			
BOND - The Living Classroom - Function Package	To be determined on an individual basis as per requirements.		
The Living Classroom - Festivals & Events Package	Fee to be negotiated on an individual basis as per requirements with a minimum fee of \$500.00		
BOND - The Living Classroom - Festivals & Events Package	To be determined on an individual basis as per requirements.		

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Meeting Room Hire

Includes: Warialda Visitor Information Centre, Warialda and Bingara Council Chambers and Warialda Memorial Hall Meeting Room.

Room Hire - AVAILABLE only 8:30am to 5:00pm

Half Day	\$45.00	\$45.00	
Full Day	\$65.00	\$65.00	

DRAFT

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Planning and Development - Other

BUSKERS

Buskers Permit (on community land under s68)	\$93.00	\$100.00	Consistent with other inspection fees
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CIRCUS

Subject to the issue of a Permit by Council	\$210.00	\$220.00	CPI Increase & Rounding to \$220
Garbage Removal (Minimum of \$8.00 per bin), per day	\$91.00	\$95.00	

DEVELOPMENT ADVICE

Professional / Technical Advice – Written Response – Information Readily Available – <30 mins (minimum 30 minutes)	\$82.60	\$87.00	
Professional / Technical Advice – Written Response – Information Readily Available – >30 mins – <60 mins	\$134.20	\$141.00	
Professional / Technical Advice – Written Response – Information not Readily Available (includes searches) – <30 mins	\$185.80	\$195.00	
Professional / Technical Advice – Written Response – Information not Readily Available (includes searches) >60 mins	\$186.00 + \$125.00 add hour		
Records Search (includes copies of documents), per hour	\$87.70	\$92.00	

GENERAL (BUILDING ACCREDITATION, ETC)

Building Accreditation (Assessment of Products & Procedures for Acceptability)	\$1,200.00	\$1,200.00	
S82 Fees for BCA Compliance Objection	\$700.00	\$700.00	

s68 (Part D)

Application – Outdoor Dining	\$62.00	\$35.00	
Application – Footpath including Sandwich boards, clothing stands & other displays	\$62.00	\$15.00	

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Planning

REZONING APPLICATION

Initial Application Fee (payable on lodgement)	\$650.00	\$650.00	
Staff Time after first 20 hours, per hour	\$120.00	\$120.00	
Incidentals (E.g. Advertisement)		At Cost	

SECTION 10.8 CERTIFICATES

Certified Copies of Documents, Plans or Maps	\$66.00	\$66.00	
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LOCAL ENVIRONMENT PLAN

Hard Copy of LEP - Including Maps	\$61.90	\$64.70	
Application to amend LEP	\$3,500.00	\$3,500.00	
Hard Copy of Policy Documents, each	\$20.00	\$20.00	

Discontinued

DRAFT

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Plant Hire - Engineering Services

Plant Hire, including operator

Medium Rigid Truck with Tag Trailer - per hour	\$170.00	\$177.70	
Mini Excavator	\$113.00	\$118.00	
Skid Steer Loader	\$113.00	\$118.00	
Wood Chipper & Truck	\$227.00	\$237.00	
Zero Turn Mower	\$91.00	\$95.00	
Grader, per hour	\$231.00	\$241.50	
Excavator, per hour	\$260.00	\$272.00	
Loader, per hour	\$189.00	\$197.50	
Single loads whilst loader is on site, per m3	\$22.00	\$23.00	
Backhoe, per hour	\$186.00	\$194.50	
Tractor with Slasher or Broom, per hour	\$194.00	\$202.70	
Tractor with Grid Roller, per hour	\$208.00	\$217.50	
Small twin drum footpath roller, per hour	\$109.00	\$114.00	
Roller – (multi-tyred, smooth drum and padfoot) per hour	\$158.00	\$165.00	
Tipping Truck, 13 tonne, per hour	\$165.00	\$172.50	
Tipping truck and dog trailer, per hour	\$196.00	\$205.00	
Medium Tipping truck 8 tonne, per hour	\$155.00	\$162.00	
Crew truck fitted with Hiab Crane, per hour	\$155.00	\$162.00	
Light truck, 2-3 tonne, per hour	\$150.00	\$157.00	
Prime Mover / Low Loader, per hour	\$194.20	\$203.00	
Prime Mover / Low Loader – stand by rate, per hour	\$66.20	\$69.00	
Prime Mover / Low Loader – Minimum Charge	\$427.35	\$446.60	
Prime Mover and Side Tipper, per hour	\$194.25	\$203.00	
Water Truck, per hour	\$173.40	\$181.00	
Transport Utility, per hour	\$70.20	\$73.50	
Dingo Trencher, per hour	\$124.90	\$130.50	

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Plant Hire - Water and Sewer

WATER AND SEWER - MISCELLANEOUS PLANT

Portable Toilets

Hire, per day	\$115.50	\$125.00	
Deposit	\$250.00	\$250.00	

Discontinued

Sewer Jetter

Sewer chokes, jetter, inspection camera and locator

One Operator, per hour	\$160.00	\$167.00	
Note: Time is measured from when the machine leaves and returns to the depot, minimum charge, 1 hour			
Two operators, per hour	\$211.60	\$221.00	
Note: Time is measured from when the machine leaves and returns to the depot, minimum charge, 1 hour			

Inspection Camera

Operator, per hour, plus travelling	\$102.20	\$107.00	
Inspection recorded on USB Stick	\$90.80	\$95.00	

Service Locator

With operator, per hour		N/A	
Without operator, per hour		N/A	

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Printing and Photocopying

PHOTOCOPYING

Black and White

A4 – One-sided, per copy (1 – 50 copies) (Black & White)	\$0.50	\$0.60	
A4 – One-sided, per copy (51 – 200 copies) (Black & White)	\$0.45	\$0.55	
A4 – One-sided, per copy (201 – 400 copies) (Black & White)	\$0.40	\$0.50	
A4 – One-sided, per copy (401 + copies) (Black & White)	\$0.30	\$0.40	
A4 – Double-sided, per copy (1 – 50 copies) (Black & White)	\$0.70	\$0.80	
A4 – Double-sided, per copy (51 – 200 copies) (Black & White)	\$0.65	\$0.75	
A4 – Double-sided, per copy (201 – 400 copies) (Black & White)	\$0.60	\$0.70	
A4 – Double-sided, per copy (401 + copies) (Black & White)	\$0.50	\$0.60	
A3 – One-sided, per copy (Black & White)	\$0.70	\$0.80	
A3 – Double-sided, per copy (Black & White)	\$0.90	\$1.00	

Colour

A4 – One-sided, per copy (1 – 50 copies) (Colour)	\$1.60	\$1.70	
A4 – One-sided, per copy (51 – 200 copies) (Colour)	\$1.50	\$1.60	
A4 – One-sided, per copy (201 – 400 copies) (Colour)	\$1.30	\$1.40	
A4 – One-sided, per copy (401 + copies) (Colour)	\$1.10	\$1.20	
A4 – Double-sided, per copy (1 – 50 copies) (Colour)	\$2.10	\$2.20	
A4 – Double-sided, per copy (51 – 200 copies) (Colour)	\$1.90	\$2.00	
A4 – Double-sided, per copy (201 – 400 copies) (Colour)	\$1.70	\$1.80	
A4 – Double-sided, per copy (400 + copies) (Colour)	\$1.50	\$1.60	
A3 – One-sided, per copy (Colour)	\$2.60	\$2.70	
A3 – Double-sided, per copy (Colour)	\$3.10	\$3.20	

Other - Photocopying

Laminating – A4, each	\$3.00	\$3.20	
Laminating – A3, each	\$4.00	\$4.20	
Policies & Guidelines, General Publications, Area Reports		As per print costs	

PRINTING

Plan Printing

A2, per copy	\$4.45	\$4.60	
A1, per copy	\$5.70	\$5.95	
A0, per copy	\$8.25	\$8.45	

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Property and Rating

RATING (GENERAL)

Rates and Annual Charges	See Statement of Rates to be levied, Rating Categories and Summary of Charges		
Certified Copies – Certificates issued by Council (Conveyancers, Solicitors)	\$90.00	\$90.00	
Administration – Dishonoured Cheques, per instance	\$50.00	\$50.00	

INFORMATION - PROPERTY

Rating Valuations & Ownership Details – Written Response, per enquiry	\$30.00	\$30.00	
Rating Valuation & Ownership Details – Verbal (owner/occupier exempt) per 15 mins	\$20.00	\$20.00	
Inspection – Valuation Book, per 30 mins without assistance	\$40.00	\$40.00	
Property – Sales Listings (Notices of Sales)	\$250.00	\$250.00	

MAPPING / GIS / RURAL ADDRESSING

Rural Addressing – Fee	\$168.20	\$175.80	
Mapping – Purchase – Road Directory	\$24.25	\$25.35	
Mapping – Purchase – Shire Map	\$55.70	\$58.20	
Mapping – Purchase – Urban and Rural Land	\$56.80	\$59.40	
Documents – Purchase – Copies of Deposited Plans	\$28.40	\$29.70	
Documents – Contracts – Plain English	\$28.90	\$30.20	

DEBT RECOVERY

Administration Charges on Overdue Rates and Charges	User-pays, Actual cost recovery Includes Early-Stage Intervention, Late-Stage Intervention and service fees		
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Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Recreation

GWYDIR FITNESS CENTRE

Fitness Centre: Includes membership to all facilities. School groups must be accompanied by school staff member. - School sports do not require a bond.

* Pension Concession card must be produced upon application for membership

** Junior High School Student must be accompanied by their parent who must also be a member of the Gym at all times

Other

Fob Purchase/Replacement	\$20.00	\$22.00	
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Casual

Casual Membership (2 weeks only)	\$25.00	\$27.00	
Sports Groups – per child – per session	\$4.50	\$5.00	

Monthly

Pensioner – Monthly*	\$38.00	\$40.00	
Junior High School Student (under 16) – Monthly**	\$38.00	\$40.00	
High School Student (16 – 18)	\$38.00	\$40.00	
Adult – Monthly	\$49.00	\$50.00	
Family – Monthly	\$94.00	\$96.00	

6 Monthly

Pensioner – 6 Monthly*	\$190.00	\$200.00	
Junior High School Student (under 16) – 6 Monthly**	\$190.00	\$200.00	
High School Student (16 – 18) 6 Monthly	\$190.00	\$200.00	
Adult – 6 Monthly – Fee includes 12 month Social Membership to the Bingara Sporting Club	\$245.00	\$250.00	
NB: This offer does not apply to Gwydir Shire Council staff members or their family members.			
Family – 6 Monthly	\$470.00	\$480.00	

Facility Usage by Personal Trainer

Fitness classes: appropriate certification, registration and insurance is required

Weekly Hire Fee	\$100.00	\$110.00	
Fitness Classes – Hourly Rate	\$10.00	\$11.00	

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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WARIALDA RECREATION GROUND

Warialda Stadium Hire

Schools, annual charge	\$531.00	\$531.00	
Hire, per hire (junior sports clubs exempt from this fee)	\$43.00	\$43.00	

Bond

Bond - Refunded if booking conditions are adhered to	\$250.00	\$250.00	
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Function Room & Equipment Hire

Cleaning Fee*	\$72.00	\$72.00	
*Applicable if facility is not left in appropriate condition			
Function Room Hire Fee	\$150.00	\$150.00	
Function Room Hire Fee - Community Groups*	\$50.00	\$50.00	
*This fee is available to community groups (excluding sporting groups) who are also using the oval grounds			

MARKET STALLS

Local Stallholder	\$14.95	\$14.95	
Visiting Stallholder	\$40.00	\$40.00	

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Roxy

Not for profit rate is applicable only to those organisations who are registered as a not-for-profit or charity organisation. The not-for-profit rate is the base rate, anyone hiring under this rate is hiring the room only. All associated setup is the responsibility of the hirer. This includes the setup of chairs, tables, stage and all required equipment except for audio visual such as projector and screen which will be done by council staff. The private and corporate rate includes cleaning and basic room set up if a plan/table arrangement is provided prior to event. For special requests please contact the Roxy for a quote.

CONFERENCE ROOM HIRE

Private - Full Day	\$170.00	\$170.00	
Private - Half Day	\$110.00	\$110.00	
Corporate - Full Day	\$255.00	\$255.00	
Corporate - Half Day	\$180.00	\$180.00	
Not-for-profit - Full Day	\$125.00	\$125.00	
Not-For-Profit - Half Day	\$80.00	\$80.00	

THEATRE HIRE - Functions/Presentations/Weddings

Theatre Hire – Private	\$560.00	\$560.00	
Theatre Hire – Corporate	\$665.00	\$665.00	
Theatre Hire – Not-for-profit	\$305.00	\$305.00	
Wedding/Function Package - Exclusive Hire of The Roxy Theatre - 9am Friday through to 5pm Sunday	\$1,000.00	\$1,100.00	

KITCHEN HIRE IN CONJUNCTION WITH THEATRE HIRE

Heavy Usage - Per Day (Food preparation e.g. Cooking - includes use of crockery and equipment)	\$260.00	\$260.00	
Light Use - Per Day (e.g. Sandwiches, food warming - includes use of crockery and equipment)	\$60.00	\$60.00	

ROXY TOURS

Roxy Tour	\$5.00	\$5.00	
Museum Tour	\$5.00	\$5.00	
Private tour, includes Roxy history movie weekday rate - (Minimum 20 people)	\$15.00	\$15.00	
Private tour, includes Roxy history movie weekend rate - (Minimum 20 People)	\$25.00	\$25.00	

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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MOVIES

Private Screenings - per session	\$250.00	\$250.00	
General Admission – Adult	\$12.00	\$12.00	
General Admission – Concession (seniors and children 12 years and under)	\$8.00	\$8.00	
General Admission – Family (Admit 4)*	\$35.00	\$35.00	

* Family Ticket options include 2 Adults and 2 Children or 1 Adult and 3 Children

DRAFT

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Section 68 - Approvals

ONSITE SEWERAGE MANAGEMENT (OSSM) - APPROVALS

Applications - OSSM Approval

Application – (Septic Tank) Operation	\$110.00	\$110.00	
Install & Operate New/Major Alterations	\$285.00	\$300.00	
Alterations/Minor Works	\$158.00	\$175.00	

Inspections - OSSM Approval

Inspection – If submitted with DA (2) – Minimum of 1 at \$140.00	\$140.00	\$146.30	
Inspection Fees (per inspection)	\$280.00	\$150.00	Altered to single inspection fee
Inspection – Existing OSSM	\$181.00	\$250.00	Increase to incorporate admin costs

Other - OSSM Approval

Administration – Plumbing Administration Recording Fee (diagram)	\$23.00	\$24.04	
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SECTION 68 - ACTIVITY APPLICATION

Section 68 (Manufactured home, sanitary plumbing & drainage etc)	\$96.00	\$100.00	
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SEWER - SEWERAGE APPLICATIONS / WORKS CONNECTIONS - Approval

Sanitary Plumbing & Drainage Inspections (per inspection)	\$280.00	\$175.00	Amended to per inspection
Sewer Service Diagram	\$21.00	\$25.00	
Drainage Diagram – Urgent – Sewer	\$44.00	\$50.00	

Discontinued

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Part F - OTHER ACTIVITIES (CARAVAN PARKS)

Initial Approval, per site	\$22.00	\$23.00	
Initial Approval, minimum	\$480.00	\$502.00	
Existing Operation, per site	\$11.50	\$12.00	
Existing Operation, minimum	\$180.00	\$190.00	
Certificate of Completion – Issue	\$101.00	\$105.00	
Certificate of Completion – Issue (Assoc. structure)	\$59.00	\$62.00	
Replacement Approval – in name of new proprietor	\$101.00	\$105.00	
Less than 12 Sites	\$70.00	\$75.00	
Less than 12 Sites – Re-inspection	\$70.00	\$75.00	
12-17 Sites, C536, per site	\$6.50	\$7.00	
12-17 Sites – Re-inspection, per site	\$6.50	\$7.00	
Greater than 17 Sites, per site	\$4.15	\$4.50	
Greater than 17 Sites – Re-inspection, per site	\$4.15	\$4.50	
Replacement Approval	\$43.50	\$45.00	
Manufactured Home Inspection	\$75.50	\$80.00	
Manufactured Home Re-inspection	\$75.50	\$80.00	
Other Structures	\$38.20	\$40.00	
Other Structures – Re-inspection	\$38.20	\$40.00	

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Sewerage and Trade Waste

SEWER CONNECTION / SUPPLIES

Sewer Connection

Existing junction (to locate)	\$700.00	\$700.00	
New junction required, less than 1.2m	\$1,000.00	\$1,000.00	
New junction required, greater than 1.2m	\$1,500.00	\$1,500.00	

Annual Sewer Charge

Residential Customers	\$625.00	\$700.00	
Non-Residential Customers (20mm service)	\$555.00	\$600.00	
Non-Residential Customers (25mm service)	\$710.95	\$768.60	
Non-Residential Customers (32mm service)	\$1,180.15	\$1,275.00	
Non-Residential Customers (40mm service)	\$1,820.00	\$1,967.00	
Non-Residential Customers (50mm service)	\$2,843.75	\$2,966.00	
Sewerage Administration – Copy of plan	\$25.00	\$33.00	

TRADE WASTE USAGE CHARGES (WATER AND SEWER)

With prescribed pre-treatment (per KL)	\$1.50	\$1.75	
Without prescribed pre-treatment (per KL)	\$15.50	\$15.50	
Tankered Waste (per KL)	\$21.65	\$25.00	

LIQUID TRADE WASTE

Annual Trade Waste Fee (minimum)	\$105.00	\$115.00	
Usage – Discharge factor X Water Consumption	\$2.75	\$2.75	
Delivery – Septic tank sludge to sewer system, per KL	\$21.65	\$25.00	

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Showground

SHOWGROUND FACILITIES

Deposit refundable following satisfactory inspection

General Hire

Amenity block hire: User group to supply own disposables

Deposit – Private Functions	\$250.00	\$250.00	
Complete showground (major event) including preparation and restoration		Quotation	
Luncheon Pavilion, per function/day (includes amenity block)	\$125.00	\$125.00	
Bar area under grandstand, per function/day (includes amenity block)	\$120.00	\$120.00	
Cool Room (private function), per hiring	\$75.40	\$75.40	
New Pavilion, per day (includes amenity block)	\$93.00	\$93.00	
New Pavilion, Regular bookings (more than 10/year), per function	\$15.00	\$25.00	
Bull Stalls (private function), per night	\$66.00	\$66.00	
Amenity block, per day	\$65.00	\$75.00	

Cleaning

Toilet amenities cleaning: Cleaning included per 1 day event, daily fee thereafter

Cleaning – Toilet Amenities (one block), per day	\$71.70	\$75.00	
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Electricity Charges

Use of Arena Lighting - per hour	\$25.00	\$25.00	
Electricity charges – Usage, per KW – Showground Facilities	\$0.50	\$0.50	
Electricity charges – Meter Reading Fee (electricity usage to be paid after function)	\$50.00	\$50.00	

Showground Waste Management

Waste Collection & Disposal – All, per bin	\$7.50	\$7.50	
Hire – Wheelie Bin, per week or part thereof	\$7.50	\$7.50	
Hire – Wheelie Bin (not for profit organisation), per event	\$25.00	\$25.00	

Showground Camping

Showground is not for agistment. No booking of stall or yards permitted when showground has events

Caravan Camping – Unpowered (in conjunction with event at showground), per night	\$22.00	\$22.00	
Caravan Camping – Unpowered (in conjunction with event at showground), per week	\$132.50	\$132.50	
Caravan Camping – Powered (in conjunction with event at showground), per night	\$25.00	\$25.00	
Camping – On Arena		Quotation	

Equestrian Events

Anyone using stall or yards must supply PIC Number (Property Identification Code)

Equestrian Events – Ground Use – Minimum charge (for 10 competitors or less), per day	\$181.50	\$190.00	
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Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Equestrian Events [continued]

Equestrian Events – Ground Use – (more than 10 competitors), per competitor/day	\$22.00	\$22.00	
Hire – Horse Stalls, per night, per horse	\$5.00	\$5.00	
Hire – Horse Stalls, per week, per stall (Maximum of 7 day stay)	\$35.00	\$35.00	

Rodeo Yards

Anyone using stall or yards must supply PIC Number (Property Identification Code).

Rodeo yards deposit: 75% refunded if left in clean condition and no damages.

Rodeo yards Conditions of Hire: i) One horse per person; ii) Maximum one week allowed for breaking in; iii) Booking and deposit/fee made to Council's office prior to use; iv) Receipt must be retained

Rodeo Yards – Deposit	\$250.00	\$250.00	
Rodeo Yards – per horse, per day (maximum of 7 days)	\$10.00	\$10.00	

Travelling Show / Circus

Deposit – Showground – Travelling show/circus	\$330.00	\$330.00	
Hire – Showground – Travelling show/circus, per day, plus power	\$110.00	\$110.00	

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Social And Children Services

Proof of Healthcare Card must be provided in order to be eligible for the subsidy

LOW INCOME HOUSING

Low Income housing	By Negotiation	
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PRE-SCHOOL

Additional Days for Equity Children	\$0.00	\$25.00	
Children Turning 4 Before 31st July 2023	\$50.00	\$50.00	
Equity 3 year old Children	\$50.00	\$50.00	
ATSI Children	\$50.00	\$50.00	
Non-Equity 3 year old Children	\$55.00	\$55.00	
Equipment fee, per term	\$35.00	\$35.00	
Annual Enrolment Fee (per child payable 1st term)	\$30.00	\$30.00	
Additional Days	\$30.00	\$30.00	

TOY LIBRARY (Bingara and Warialda)

Membership, Full member	\$56.00	\$56.00	
Membership, Casual member	\$30.00	\$30.00	
Non-borrowing membership	\$35.50	\$35.50	

THARAWONGA

Tharawonga Mobile Resource Unit	Family Child Care Subsidy Rebate will be determined by Individual Family income and activity.	Federal Government Child Care Subsidy Rebate will be determined by individual family income and activity.
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Discontinued

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Sports Fields and Ovals

Deposit is refundable dependent upon conditions

OVAL HIRE - Conditions Apply*

Fees include use of amenities block, dressing sheds, bar area (if required - all regulations must be met & adhered to), canteen facilities (cannot be booked for exclusive use)

Fees do NOT include line marking or use of sports field lighting.

*****Junior sports clubs exempt from fees*****

Seasonal Hire

Refundable Deposit – for Sportsfield and Oval Hire (Conditions apply)*	\$265.00	\$265.00	
Refundable deposit must be paid before first use of hire. This refund will be returned at the completion of the hire agreement on the condition that all keys are returned and facilities meet Council standards			
Local Clubs & Organisations - Day use (charge per club/organisation)*	\$531.00	\$531.00	
Local Clubs & Organisations - Night use (charge per club/organisation)*	\$850.00	\$850.00	

Casual Hire

Day Hire - usage per club/organisation/event*	\$107.00	\$220.00	
Night hire (usage per club/organisation/event)*	\$158.00	\$270.00	

Additional Charges

Use of Sports Field Lighting - per hour	\$25.00	\$25.00	
Line Marking, per football field	\$140.25	\$146.60	

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Swimming Pools

Prices subject to review prior to the swimming season each year

SWIMMING POOLS (RECREATIONAL) - BINGARA AND WARIALDA

Full Season Ticket

Family (2 Adults & 2 Children) (Full Season)	\$315.00	\$315.00	
Family – Additional Child (Full Season)	\$84.00	\$84.00	
Adult (Full Season)	\$157.50	\$157.50	
Child (At School) (Full Season)	\$126.00	\$126.00	
Pensioner (Full Season)	\$126.00	\$126.00	

Half Season Ticket

Family (2 Adults & 2 Children) (Half Season)	\$189.00	\$189.00	
Family – Additional Child (Half Season)	\$52.50	\$52.50	
Adult (Half Season)	\$94.50	\$94.50	
Child (At School) (Half Season)	\$73.50	\$73.50	
Pensioner (Half Season)	\$73.50	\$73.50	

Weekly Ticket

Family (2 Adults & 2 Children) (Weekly)	\$44.50	\$44.50	
Adult (Weekly)	\$22.00	\$22.00	
Child (At School) (Weekly)	\$11.50	\$11.50	
Pensioner (Weekly)	\$11.50	\$11.50	

Daily Session

Adult (per session)	\$5.00	\$5.00	
Child (At School) (per session)	\$4.00	\$4.00	
Pensioner (per session)	\$4.00	\$4.00	
School Group (per session)	\$4.00	\$4.00	

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Waste

LANDFILL - WASTE DISPOSAL FEES*

*Waste coming from outside the Gwydir Shire Local Government Area (LGA) will be levied at twice the listed amount.

Other - Waste Disposal Fees*

*Some Restrictions Apply

** Must Supply Weighbridge Docket

Domestic – Asbestos Waste (Up to 1 bag<10m2)*		No Fee	
Domestic – Asbestos & Hazardous Waste (Minimum \$40.00), per 1m3*	\$132.00	\$137.90	
Domestic - Residents and Ratepayers Only - Unsorted or General Waste - Car*	\$11.35	\$11.85	
Domestic - Residents and Ratepayers Only - Unsorted or General Waste - Ute*	\$33.00	\$34.50	
Domestic - Residents and Ratepayers Only - Unsorted or General Waste - Trailer Under 2.4m*	\$23.00	\$24.05	
Domestic - Residents and Ratepayers Only - Unsorted or General Waste - Trailer Longer Than 2.4m*	\$33.00	\$34.50	
Domestic - Residents and Ratepayers Only - Unsorted or General Waste - Ute and Trailer Under 2.4m*	\$44.50	\$46.50	
Domestic - Residents and Ratepayers Only - Unsorted or General Waste - Ute and Trailer Longer Than 2.4m*	\$65.00	\$67.90	
Domestic - Residents and Ratepayers Only - Unsorted or General Waste - (Minimum \$50) Small Truck up to 3 Tonnes*	\$164.00	\$171.40	
Domestic - Residents and Ratepayers Only - Unsorted or General Waste - (Minimum \$100) Large Truck up to 6 Tonnes*	\$328.00	\$342.80	
Domestic - Residents and Ratepayers Only - Unsorted or General Waste (per Tonne) - Semi Truck**	\$109.50	\$114.40	
Commercial / Industrial / Construction - Unsorted or General Waste - Car*	\$17.50	\$18.30	
Commercial / Industrial / Construction - Unsorted or General Waste - Ute*	\$49.50	\$51.70	
Commercial / Industrial / Construction - Unsorted or General Waste - Trailer Under 2.4m*	\$33.00	\$34.50	
Commercial / Industrial / Construction - Unsorted or General Waste - Trailer Longer Than 2.4m*	\$49.50	\$51.70	
Commercial / Industrial / Construction - Unsorted or General Waste - Ute and Trailer Under 2.4m*	\$67.00	\$70.00	
Commercial / Industrial / Construction - Unsorted or General Waste - Ute and Trailer Longer Than 2.4m*	\$99.00	\$103.50	
Commercial / Industrial / Construction - Unsorted or General Waste - (Minimum \$100) Small Truck up to 3 Tonnes*	\$328.00	\$342.80	
Commercial / Industrial / Construction - Unsorted or General Waste - (Minimum \$102) Large Truck up to 6 Tonnes*	\$657.50	\$687.00	
Commercial / Industrial / Construction - Unsorted or General Waste - (per Tonne) Semi Truck up to 6 Tonnes**	\$109.50	\$114.40	
Commercial/Industrial – Asbestos & Hazardous* Waste (Minimum \$91), per 1m3 *	\$293.00	\$306.20	
Commercial/Industrial/Construction – Unsorted and/or contaminated Waste (Minimum \$91), per 1m3*	\$293.00	\$306.20	

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Mulch

Domestic Use – Self Load	\$13.40	\$14.00	
Commercial Use – Self Load, per m3 – Mulch	\$18.55	\$19.40	
Loading per m3 + mulch costs	\$13.40	\$14.00	
Loading only rate add cost of mulch per m3 to transaction			
Delivered – Mulch		At Cost	

MOBILE GARBAGE BINS / RECYCLE BINS

Kitchen Tidy	\$17.00	\$17.75	
Mobile Garbage Bins 140 ltrs – Wheelie Bin – New (Domestic Collection Only)	\$65.00	\$55.00	Adjusted to new contract price
Mobile Garbage Bins 240 ltrs – Wheelie Bin – New (Domestic and Commercial Collections Only)	\$70.20	\$60.00	Adjusted to new contract price
Mobile Garbage Bins Recycle 360 ltrs – Wheelie Bin – New (Domestic and Commercial collections)	\$140.35	\$90.00	Adjusted to new contract price
Environmental – Compost Bin – 220L	\$52.60	\$55.00	
Environmental – Compost Bin – 400L	\$72.20	\$75.40	
Environmental – Compost Aerator	\$27.85	\$29.00	
Variation to waste collection service (administration charge)	\$70.20	\$73.40	

WASTE MANAGEMENT - COMMERCIAL / INDUSTRIAL

Individual additional bin service (General Waste Red Bin 240l or Recycling Bin 240l/360l) - Commercial & Non-Rateable	\$0.00	\$322.00	
Minor Commercial – Waste Management	\$644.00	\$673.00	
Small Commercial – Waste Management	\$1,288.00	\$1,346.00	
Medium Commercial – Waste Management	\$2,576.90	\$2,692.00	adjusted to remain proportional to other service sizes
Large Commercial – Waste Management	\$3,586.20	\$4,508.00	adjusted to remain proportional to other service sizes
Non-Rateable Minor – Waste Management	\$644.00	\$673.00	
Non-Rateable Small – Waste Management	\$1,288.00	\$1,346.00	
Non-Rateable Medium – Waste Management	\$2,576.90	\$2,692.00	adjusted to remain proportional to other service sizes

continued on next page ...

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Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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WASTE MANAGEMENT - COMMERCIAL / INDUSTRIAL [continued]

Non-Rateable Large – Waste Management	\$3,586.20	\$4,508.00	adjusted to remain proportional to other service sizes
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WASTE MANAGEMENT - DOMESTIC

Waste Disposal Levy – Domestic & Commercial	\$239.40	\$250.20	
Domestic Waste Management – Residential Collections	\$392.20	\$409.80	
Domestic Residential Collections – Waste Management – Bin Upgrade / Additional Bin (240)	\$161.00	\$168.20	
Vacant – Waste Management – Domestic & Commercial	\$80.50	\$84.12	

Discontinued

DRAFT

Name	2023/2024 Fee (incl. GST)	2024/2025 Fee (incl. GST)	Comment
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Water Supply

WATER METERS

Water meter replacement: Renewal of deteriorated service in same diameter - No fee

Water Meter Reading – Fee	\$45.00	\$55.00	
Water Meter Restrictor – Removal	\$80.00	\$80.00	
Water Meter Cover – Plastic	\$80.30	\$88.00	
Meter Testing in house (Refundable if meter is found to be faulty)	\$110.00	\$110.00	
Meter Testing NATA laboratory	\$300.00	\$300.00	
Meter Change – Downsize due to user pays	\$95.00	\$95.00	
Water Meter Replacement – Damaged by Ratepayer	\$200.00	\$250.00	

WATER CONSUMPTION

As per Statement of Revenue Policy

Consumption Fee – Water per KL, up to 600KL	\$1.70	\$1.75	
Consumption Fee – Water per KL, greater than 600KL	\$2.40	\$2.45	
Consumption Fee – Water per KL – Recycled Water	\$0.12	\$0.12	
Consumption Fee – Water per KL – Non Rateable Properties	\$1.70	\$1.75	

WATER SUPPLY - OTHER

Standpipe Water Sales, per KL	\$3.00	\$3.00	
Main Tapping Fees – 20mm service, plus meter	\$600.00	\$650.00	
Main Tapping Fees – 25mm service, plus meter	\$700.00	\$750.00	
Main Tapping Fees – Greater than 25mm service, plus meter		POA	
Pressure/Flow Testing	\$110.00	\$110.00	
Swimming Pool Fills from Water Main (40kl)	\$150.00	\$150.00	
Removal of service due to user pays	\$95.00	\$95.00	
Developer charges – water – contribution to existing infrastructure per new lot	\$2,000.00	\$2,000.00	
Developer charges – sewer – contribution to existing infrastructure per new lot	\$2,000.00	\$2,000.00	
Water main extension		POA	
Sewer main extension		POA	

WATER SUPPLIES - ACCESS CHARGE

20mm	\$515.00	\$550.00	
25mm	\$804.50	\$859.00	
32mm	\$1,318.40	\$1,408.00	
40mm	\$2,060.00	\$2,200.00	
50mm	\$3,218.75	\$3,437.50	

WARIALDA TRUCK WASH

Usage Fee - per minute	\$1.25	\$1.35	
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How This Links to the Delivery Program & Community Strategic Plan	This Year (Draft Action) for Operational Plan	Officers
1 - A healthy and cohesive community 1.1 - We have healthy and inviting spaces and places 1.1.3 - Provide the right places, spaces and activities	Proposed Action Warialda Indoor Sports Complex - Floor repairs & refinishing including linemarking	Responsible Officer: Colin Cuell Authorising Officer:
1 - A healthy and cohesive community 1.1 - We have healthy and inviting spaces and places 1.1.3 - Provide the right places, spaces and activities	Proposed Action Warialda GYM (Squash Courts) - Re-roofing of lower roof	Responsible Officer: Colin Cuell Authorising Officer:
1 - A healthy and cohesive community 1.1 - We have healthy and inviting spaces and places 1.1.3 - Provide the right places, spaces and activities	Proposed Action Bingara Arts Centre (Toy Library) - Painting & R&M	Responsible Officer: Colin Cuell Authorising Officer:
1 - A healthy and cohesive community 1.2 - Our community is an inviting and vibrant place to live 1.2.2 - A shared responsibility for community safety	Comply with and report on Councils Companion Animal Management requirements	Responsible Officer: Saul Standerwick Authorising Officer: Maxwell Eastcott
1 - A healthy and cohesive community 1.1 - We have healthy and inviting spaces and places 1.1.1 - Improve local access to health services	1.1.1.2 Support Gwydir Shire's health initiatives	Responsible Officer: Carmen Southwell Authorising Officer: Maxwell Eastcott
1 - A healthy and cohesive community 1.1 - We have healthy and inviting spaces and places 1.1.2 - Encourage and enable healthy lifestyle choices	1.1.2.1 Oversee the operation of Council's Aquatic Centres	Responsible Officer: Carmen Southwell Authorising Officer: Maxwell Eastcott
1 - A healthy and cohesive community 1.1 - We have healthy and inviting spaces and places 1.1.2 - Encourage and enable healthy lifestyle choices	1.1.2.3 Conduct Council's Category B Enforcement agency functions under the Food Act 2003 (NSW) by the specified due dates	Responsible Officer: Saul Standerwick Authorising Officer: Maxwell Eastcott
1 - A healthy and cohesive community 1.1 - We have healthy and inviting spaces and places 1.1.2 - Encourage and enable healthy lifestyle choices	1.1.2.4 Implement a strong Wellness and Enablement plan within the Gwydir Shire Council through the CHSP program	Responsible Officer: Sharon Baker Authorising Officer: Leeah Daley

1 - A healthy and cohesive community 1.1 - We have healthy and inviting spaces and places 1.1.2 - Encourage and enable healthy lifestyle choices	1.1.2.7 Warialda Memorial Swimming Pool Improvements - Local Roads and Community Infrastructure Program Phase 3 (LRCI)	Responsible Officer: Carmen Southwell Authorising Officer: Maxwell Eastcott
1 - A healthy and cohesive community 1.1 - We have healthy and inviting spaces and places 1.1.3 - Provide the right places, spaces and activities	1.1.3.1 Big River Dreaming - Finalise the construction of the Wellness and Interpretive Centre	Responsible Officer: Maxwell Eastcott Authorising Officer: Leeah Daley
1 - A healthy and cohesive community 1.1 - We have healthy and inviting spaces and places 1.1.3 - Provide the right places, spaces and activities	1.1.3.2 Be a centre of leadership in child development, education and care as well as support for families and community	Responsible Officer: Suzanne Webber Authorising Officer: Leeah Daley
1 - A healthy and cohesive community 1.1 - We have healthy and inviting spaces and places 1.1.3 - Provide the right places, spaces and activities	1.1.3.3 Annual Tree Planting Program	Responsible Officer: Jamie Wilson Authorising Officer: Andrew Cooper
1 - A healthy and cohesive community 1.1 - We have healthy and inviting spaces and places 1.1.3 - Provide the right places, spaces and activities	1.1.3.5 Bingara Skate Park project - 2021-2022 Open Spaces Program	Responsible Officer: Andrew Cooper Authorising Officer: Maxwell Eastcott
1 - A healthy and cohesive community 1.1 - We have healthy and inviting spaces and places 1.1.3 - Provide the right places, spaces and activities	1.1.3.6 Build our reputation as 'best choice' for families, children and young people to discover their abilities and reach their potential in life	Responsible Officer: Suzanne Webber Authorising Officer: Leeah Daley
1 - A healthy and cohesive community 1.1 - We have healthy and inviting spaces and places 1.1.3 - Provide the right places, spaces and activities	1.1.3.7 Enhance the overall Resident experience at Naroo Frail Aged Hostel by embedding an active Leisure and Lifestyle program with residents focusing on wellness	Responsible Officer: Sharon Baker Authorising Officer: Leeah Daley
1 - A healthy and cohesive community 1.1 - We have healthy and inviting spaces and places 1.1.3 - Provide the right places, spaces and activities	1.1.3.8 Hope Street Warialda CBD Park Construction - Local Roads and Community Infrastructure Program Phase 3 (LRCI)	Responsible Officer: Alexander Eddy Authorising Officer: Maxwell Eastcott
1 - A healthy and cohesive community 1.1 - We have healthy and inviting spaces and places 1.1.3 - Provide the right places, spaces and activities	1.1.3.9 Landscaping Improvements - Warialda Street Tree Upgrade - Local Roads and Community Infrastructure Program Phase 3 (LRCI)	Responsible Officer: Carl Tooley Authorising Officer: Alexander Eddy

1 - A healthy and cohesive community 1.1 - We have healthy and inviting spaces and places 1.1.3 - Provide the right places, spaces and activities	1.1.3.11 Progress Gwydir Shire Council Disability Action plan with committee.	Responsible Officer: Casey McClymont Authorising Officer: Leeah Daley
1 - A healthy and cohesive community 1.1 - We have healthy and inviting spaces and places 1.1.3 - Provide the right places, spaces and activities	1.1.3.12 Provide exceptional care, embracing authentic partnerships with families and ensuring the 'voice of the child' is central to our service processes	Responsible Officer: Suzanne Webber Authorising Officer: Leeah Daley
1 - A healthy and cohesive community 1.1 - We have healthy and inviting spaces and places 1.1.3 - Provide the right places, spaces and activities	1.1.3.13 Provide high levels of hygiene to councils community assets	Responsible Officer: Carmen Southwell Authorising Officer:
1 - A healthy and cohesive community 1.1 - We have healthy and inviting spaces and places 1.1.3 - Provide the right places, spaces and activities	1.1.3.20 Implement Council's library programs	Responsible Officer: Carmen Southwell Authorising Officer: Maxwell Eastcott
1 - A healthy and cohesive community 1.2 - Our community is an inviting and vibrant place to live 1.2.1 - Enable accessible and affordable lifestyle options	1.2.1.1 Meet Council's property management obligations	Responsible Officer: Clarissa Barwick Authorising Officer: Carmen Southwell
1 - A healthy and cohesive community 1.2 - Our community is an inviting and vibrant place to live 1.2.2 - A shared responsibility for community safety	1.2.2.1 Comply with and report on Councils Companion Animal Management requirements	Responsible Officer: Saul Standerwick Authorising Officer: Maxwell Eastcott
1 - A healthy and cohesive community 1.2 - Our community is an inviting and vibrant place to live 1.2.2 - A shared responsibility for community safety	1.2.2.2 Implement Child Safe Standards as per legislative requirements	Responsible Officer: Casey McClymont Authorising Officer: Leeah Daley
1 - A healthy and cohesive community 1.2 - Our community is an inviting and vibrant place to live 1.2.3 - Celebrate our creativity and cultural expression	1.2.3.1 Rollout out the planned schedule of events reviewing the concept, target audience and success of each event	Responsible Officer: Carmen Southwell Authorising Officer: Maxwell Eastcott

How This Links to the Delivery Program & Community Strategic Plan	This Year (Draft Action) for Operational Plan	Officers
2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure	Proposed Action Resheeting and bitumen sealing of entire length of Wearnes Road, Bundarra	Responsible Officer: Alexander Eddy Authorising Officer: Maxwell Eastcott
2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure	Proposed Action Warialda Historical Society Building (Former Masonic Lodge) - Re-roofing	Responsible Officer: Colin Cuell Authorising Officer:
2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure	Proposed Action Commercial Rental Adjacent to RFS HQ (Formerly SES HQ)	Responsible Officer: Colin Cuell Authorising Officer:
2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure	Proposed Action Bingara Administration Centre - Furniture & Furnishings (including blinds)	Responsible Officer: Colin Cuell Authorising Officer:
2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure	2.1.1.3 Annual Pump replacement program	Responsible Officer: Andrew Cooper Authorising Officer: Alexander Eddy
2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure	2.1.1.6 Building Services Repairs and Maintenance Program for 2024-2025	Responsible Officer: Colin Cuell Authorising Officer: Maxwell Eastcott

<p>2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure</p>	<p>2.1.1.7 December 2020 Flood Disaster works program</p>	<p>Responsible Officer: Carl Tooley</p> <p>Authorising Officer: Alexander Eddy</p>
<p>2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure</p>	<p>2.1.1.8 Fixing Local Roads Round 3 – Resheeting of Getta Getta Road from North Star Road to Inverell Shire</p>	<p>Responsible Officer: Alexander Eddy</p> <p>Authorising Officer: Maxwell Eastcott</p>
<p>2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure</p>	<p>2.1.1.9 Bingara Water Treatment Plant - Solar installation project</p>	<p>Responsible Officer: Andrew Cooper</p> <p>Authorising Officer: Maxwell Eastcott</p>
<p>2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure</p>	<p>2.1.1.10 North Star Hall Improvements - Restumping - Local Roads and Community Infrastructure Program Phase 3 (LRCI)</p>	<p>Responsible Officer: Colin Cuell</p> <p>Authorising Officer: Maxwell Eastcott</p>
<p>2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure</p>	<p>2.1.1.14 November 2021 Flood Disaster works program</p>	<p>Responsible Officer: Carl Tooley</p> <p>Authorising Officer: Alexander Eddy</p>
<p>2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure</p>	<p>2.1.1.15 Provide accommodation options to our community and visitors</p>	<p>Responsible Officer: Carmen Southwell</p> <p>Authorising Officer: Maxwell Eastcott</p>

<p>2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure</p>	<p>Proposed Action 2.1.1.16 Warialda Memorial Hall - Investigation, underpinning & repairs</p>	<p>Responsible Officer: Colin Cuell</p> <p>Authorising Officer:</p>
<p>2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure</p>	<p>Proposed Action 2.1.1.16 Warialda Office - Kitchen & Courtyard Refurbishment</p>	<p>Responsible Officer: Colin Cuell</p> <p>Authorising Officer:</p>
<p>2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure</p>	<p>Proposed Action 2.1.1.16 Bingara Court House - Re-Roofing</p>	<p>Responsible Officer: Colin Cuell</p> <p>Authorising Officer:</p>
<p>2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure</p>	<p>Proposed Action 2.1.1.16 Plunkett Street Aged Units - Refurbishment</p>	<p>Responsible Officer: Colin Cuell</p> <p>Authorising Officer:</p>
<p>2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure</p>	<p>2.1.1.19 Reedy Creek Access Road Construction - Stage 2 - Local Roads and Community Infrastructure Program Phase 3 (LRCI)</p>	<p>Responsible Officer: Carl Tooley</p> <p>Authorising Officer: Alexander Eddy</p>
<p>2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure</p>	<p>2.1.1.23 Town Streets - kerb replacement and pavement enhancement program</p>	<p>Responsible Officer: Jamie Wilson</p> <p>Authorising Officer: Alexander Eddy</p>

<p>2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure</p>	<p>2.1.1.32 Heavy Vehicle Safety & Productivity Program Round 7 and Fixing Local Roads Program Sealing of IB Bore Road from North Star to Moree Plains Shire</p>	<p>Responsible Officer: Alexander Eddy</p> <p>Authorising Officer: Maxwell Eastcott</p>
<p>2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure</p>	<p>2.1.1.34 Develop 10 year stormwater plan</p>	<p>Responsible Officer: Jamie Wilson</p> <p>Authorising Officer: Alexander Eddy</p>
<p>2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure</p>	<p>2.1.1.36 Deliver RMCC annual works program</p>	<p>Responsible Officer: Jamie Wilson</p> <p>Authorising Officer: Alexander Eddy</p>
<p>2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure</p>	<p>2.1.1.38 March 2021 Flood disaster works program</p>	<p>Responsible Officer: Carl Tooley</p> <p>Authorising Officer: Alexander Eddy</p>
<p>2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure</p>	<p>2.1.1.42 Federal Government - Roads of Strategic Importance Program - Sealing of 12.3km of County Boundary Road from end of existing seal to Croppa Moree Road.</p>	<p>Responsible Officer: Alexander Eddy</p> <p>Authorising Officer: Maxwell Eastcott</p>
<p>2 - Building the business base 2.1 - Our economy is growing and supported 2.1.2 - Support the growth of our business community</p>	<p>2.1.2.1 Develop links and implement programs to improve the local economy</p>	<p>Responsible Officer: Carmen Southwell</p> <p>Authorising Officer: Maxwell Eastcott</p>

<p>2 - Building the business base</p> <p>2.1 - Our economy is growing and supported</p> <p>2.1.2 - Support the growth of our business community</p>	<p>2.1.2.3</p> <p>Finalise the strategy for small scale industrial land development.</p>	<p>Responsible Officer: Maxwell Eastcott</p> <p>Authorising Officer: Leeah Daley</p>
<p>2 - Building the business base</p> <p>2.1 - Our economy is growing and supported</p> <p>2.1.3 - Promote our community as the place to visit, live, work and invest</p>	<p>2.1.3.1</p> <p>Build on key relationships with stakeholders to enhance the Gwydir Shire tourism profile</p>	<p>Responsible Officer: Leeah Daley</p> <p>Authorising Officer: Maxwell Eastcott</p>
<p>2 - Building the business base</p> <p>2.1 - Our economy is growing and supported</p> <p>2.1.3 - Promote our community as the place to visit, live, work and invest</p>	<p>2.1.3.2</p> <p>Assist in the creation of an environment in which a sustainable level of population and economic growth can occur to benefit local business and tourism</p>	<p>Responsible Officer: Casey McClymont</p> <p>Authorising Officer: Leeah Daley</p>
<p>2 - Building the business base</p> <p>2.2 - We are skilled and have access to excellent educational opportunities</p> <p>2.2.1 - Increase the range of opportunities to work locally</p>	<p>2.2.1.1</p> <p>Continue to be proactive in attracting skilled staff, especially Registered Nurses into the Aged Care sector and work towards 24-hour Registered Nurses on site at Naroo Frail Aged Hostel</p>	<p>Responsible Officer: Casey McClymont</p> <p>Authorising Officer: Sharon Baker</p>
<p>2 - Building the business base</p> <p>2.2 - We are skilled and have access to excellent educational opportunities</p> <p>2.2.2 - Build on our quality education and training opportunities (including through the GLR)</p>	<p>2.2.2.1</p> <p>Implement and manage the Gwydir Learning Region program</p>	<p>Responsible Officer: Carmen Southwell</p> <p>Authorising Officer: Maxwell Eastcott</p>
<p>2 - Building the business base</p> <p>2.1 - Our economy is growing and supported</p> <p>2.1.1 - Plan for and develop the right assets and infrastructure</p>	<p>Proposed Action</p> <p>Croppa Creek Road Upgrade</p> <p>Super Patch of entire length of road with 50mm nominal corrector and new bitumen seal</p>	<p>Responsible Officer: Alexander Eddy</p> <p>Authorising Officer: Maxwell Eastcott</p>

<p>2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure</p>	<p>Proposed Action Regional Emergency Road Repair Fund Assorted maintenance and capital renewal activities across the shire</p>	<p>Responsible Officer: Alexander Eddy</p> <p>Authorising Officer: Maxwell Eastcott</p>
<p>2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure</p>	<p>Proposed Action Road Infrastructure Disaster Recovery - Events AGRN960, 987, 1034 Heavy patching, pothole repairs, gravel resheeting and drainage structure replacements across the LGA</p>	<p>Responsible Officer: Carl Tooley</p> <p>Authorising Officer: Maxwell Eastcott</p>
<p>2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure</p>	<p>Proposed Action Sealed Rural Roads Capital Works Program Heavy patching and bitumen resealing of sealed roads at various locations across the LGA</p>	<p>Responsible Officer: Alexander Eddy</p> <p>Authorising Officer: Maxwell Eastcott</p>
<p>2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure</p>	<p>Proposed Action Unsealed Roads Capital Works Program Resheeting of gravel roads at various location across the LGA</p>	<p>Responsible Officer: Alexander Eddy</p> <p>Authorising Officer: Maxwell Eastcott</p>
<p>2 - Building the business base 2.1 - Our economy is growing and supported 2.1.1 - Plan for and develop the right assets and infrastructure</p>	<p>Proposed Action Urban Roads Rehabilitation -local Roads and Community Infrastructure Phase 4 Part B Heavy patching and bitumen resealing of streets in Warialda and Bingara</p>	<p>Responsible Officer: Carl Tooley</p> <p>Authorising Officer: Maxwell Eastcott</p>

How This Links to the Delivery Program & Community Strategic Plan	This Year (Draft Action) for Operational Plan	Officers
3 - An environmentally responsible Shire 3.1 - Our community understands and embraces environmental change 3.1.1 - Encourage respectful planning, balanced growth and good design	3.1.1.1 Implement Development Control Plan based on the Department of Planning NSW standard format including report to Council and Community Consultation	Responsible Officer: Patsy Cox Authorising Officer: Saul Standerwick
3 - An environmentally responsible Shire 3.1 - Our community understands and embraces environmental change 3.1.1 - Encourage respectful planning, balanced growth and good design	3.1.1.2 Local Environment Plan review to be completed and implemented	Responsible Officer: Patsy Cox Authorising Officer: Saul Standerwick
3 - An environmentally responsible Shire 3.1 - Our community understands and embraces environmental change 3.1.1 - Encourage respectful planning, balanced growth and good design	3.1.1.3 Conduct Gwydir Housing Study	Responsible Officer: Saul Standerwick Authorising Officer: Maxwell Eastcott
3 - An environmentally responsible Shire 3.1 - Our community understands and embraces environmental change 3.1.2 - Respond to our changing environment	3.1.2.1 Annual Telemetry & Technology upgrades	Responsible Officer: Andrew Cooper Authorising Officer: Alexander Eddy
3 - An environmentally responsible Shire 3.1 - Our community understands and embraces environmental change 3.1.3 - Value, protect and enhance our natural environment	3.1.3.1 North West Weed Action Program -Gwydir Shire	Responsible Officer: Saul Standerwick Authorising Officer: Maxwell Eastcott
3 - An environmentally responsible Shire 3.1 - Our community understands and embraces environmental change 3.1.3 - Value, protect and enhance our natural environment	3.1.3.2 Gwydir River Foreshore - Management Action Plan	Responsible Officer: Saul Standerwick Authorising Officer: Maxwell Eastcott

<p>3 - An environmentally responsible Shire 3.2 - We use & manage our natural resources wisely 3.2.2 - Use our water wisely</p>	<p>3.2.2.2 Gravesend Recreation Ground Irrigation System - LRCI Phase 3 Project</p>	<p>Responsible Officer: Andrew Cooper</p> <p>Authorising Officer: Alexander Eddy</p>
<p>3 - An environmentally responsible Shire 3.2 - We use & manage our natural resources wisely 3.2.2 - Use our water wisely</p>	<p>3.2.2.3 Water treatment plant improvements</p>	<p>Responsible Officer: Andrew Cooper</p> <p>Authorising Officer: Alexander Eddy</p>
<p>3 - An environmentally responsible Shire 3.2 - We use & manage our natural resources wisely 3.2.3 - Reduce, reuse and recover waste</p>	<p>3.2.3.1 Implement Gwydir Shire Council's Waste Management Strategy</p>	<p>Responsible Officer: Saul Standerwick</p> <p>Authorising Officer: Maxwell Eastcott</p>

How This Links to the Delivery Program & Community Strategic Plan	This Year (Draft Action) for Operational Plan	Officers
4 - Proactive regional and local leadership 4.1 - We are an engaged & connected community 4.1.1 - Encourage an informed community	4.1.1.1 Provide effective communication initiatives to service the community	Responsible Officer: Carmen Southwell Authorising Officer: Maxwell Eastcott
4 - Proactive regional and local leadership 4.1 - We are an engaged & connected community 4.1.2 - Enable broad, rich and meaningful engagement to occur	4.1.2.1 Consistently engage with communities, moving from transactional to transformational relationships	Responsible Officer: Casey McClymont Authorising Officer: Leeah Daley
4 - Proactive regional and local leadership 4.1 - We are an engaged & connected community 4.1.2 - Enable broad, rich and meaningful engagement to occur	4.1.2.2 A review of the effectiveness of communication channels used throughout Gwydir Shire to the wider community. And improvements on how Gwydir Shire communicate events and happening within our Community	Responsible Officer: Carmen Southwell Authorising Officer: Maxwell Eastcott
4 - Proactive regional and local leadership 4.1 - We are an engaged & connected community 4.1.3 - Build on our sense of community	4.1.3.2 Grow relationships with governments, the corporate sector, community organisations and volunteers to enhance the educational experience	Responsible Officer: Suzanne Webber Authorising Officer: Leeah Daley
4 - Proactive regional and local leadership 4.1 - We are an engaged & connected community 4.1.3 - Build on our sense of community	4.1.3.3 Value and embrace the knowledge and experiences of our families as they grow through our services.	Responsible Officer: Suzanne Webber Authorising Officer: Leeah Daley
4 - Proactive regional and local leadership 4.1 - We are an engaged & connected community 4.1.3 - Build on our sense of community	4.1.3.4 Enhance the value of hope, achievement and aspiration for our young people, children and their families.	Responsible Officer: Suzanne Webber Authorising Officer: Leeah Daley
4 - Proactive regional and local leadership 4.2 - We work together to achieve our goals 4.2.1 - Build strong relationships and shared responsibilities	4.2.1.1 Manage programs and initiatives to connect with, and value other cultures	Responsible Officer: Carmen Southwell Authorising Officer: Maxwell Eastcott

<p>4 - Proactive regional and local leadership 4.2 - We work together to achieve our goals 4.2.2 - Work in partnership to plan for the future</p>	<p>4.2.2.1 Acquire, disseminate and apply new knowledge to grow evidence informed practice.</p>	<p>Responsible Officer: Suzanne Webber Authorising Officer: Leeah Daley</p>
<p>4 - Proactive regional and local leadership 4.2 - We work together to achieve our goals 4.2.2 - Work in partnership to plan for the future</p>	<p>4.2.2.2 Create comprehensive and collaborative models of care and support services that drive successful, responsive and individualised outcomes for families.</p>	<p>Responsible Officer: Suzanne Webber Authorising Officer: Leeah Daley</p>
<p>4 - Proactive regional and local leadership 4.2 - We work together to achieve our goals 4.2.2 - Work in partnership to plan for the future</p>	<p>4.2.2.3 Implement emerging technologies and best processes to improve efficiency.</p>	<p>Responsible Officer: Suzanne Webber Authorising Officer: Leeah Daley</p>

How This Links to the Delivery Program & Community Strategic Plan	This Year (Draft Action) for Operational Plan	Officers
5 - Organisational management 5.1 - Corporate management 5.1.1 - Financial management and accountability systems	Proposed Action Review and maintain existing corporate accounting practices within the organisation to ensure regulatory compliance and promote responsible financial management.	Responsible Officer: Helen Thomas Authorising Officer: Maxwell Eastcott
5 - Organisational management 5.1 - Corporate management 5.1.5 - Provide responsible internal governance	Proposed Action Develop relationships with key stakeholders to ensure council has access to relevant and effective training opportunities.	Responsible Officer: Sarah Scrivener Authorising Officer: Leeah Daley
5 - Organisational management 5.1 - Corporate management 5.1.3 - Administrative and support functions	Proposed Action Review mandatory training requirements to maintain operational effectiveness and compliance.	Responsible Officer: Sarah Scrivener Authorising Officer: Leeah Daley
5 - Organisational management 5.1 - Corporate management 5.1.5 - Provide responsible internal governance	Proposed Action To integrate and ensure Council's operations and practices align with the risk management framework.	Responsible Officer: Kaylea Perry Authorising Officer: Justin Hellmuth
5 - Organisational management 5.1 - Corporate management 5.1.1 - Financial management and accountability systems	5.1.1.4 Complete the works for the Aged Care Approvals Round grant monies as per the grant agreement	Responsible Officer: Sharon Baker Authorising Officer: Leeah Daley
5 - Organisational management 5.1 - Corporate management 5.1.1 - Financial management and accountability systems	5.1.1.13 Develop contract management documentation templates	Responsible Officer: Helen Thomas Authorising Officer: Leeah Daley
5 - Organisational management 5.1 - Corporate management 5.1.1 - Financial management and accountability systems	5.1.1.14 Review policies and procedures associated with contracts and procurement in line with LG Procurement regulations, including staff training.	Responsible Officer: Helen Thomas Authorising Officer: Leeah Daley
5 - Organisational management 5.1 - Corporate management 5.1.2 - Information management systems	5.1.2.1 Administer and support Council corporate applications, networks and systems.	Responsible Officer: Justin Hellmuth Authorising Officer: Leeah Daley

5 - Organisational management 5.1 - Corporate management 5.1.2 - Information management systems	5.1.2.4 Manage Council's GIS systems and data in accordance with legislative requirement, with a focus to improve the delivery and use of information	Responsible Officer: Justin Hellmuth Authorising Officer: Leeah Daley
5 - Organisational management 5.1 - Corporate management 5.1.2 - Information management systems	5.1.2.5 Manage Council's corporate Records and Archive Facilities and Record Management Framework in accordance with legislative requirements.	Responsible Officer: Justin Hellmuth Authorising Officer: Justin Hellmuth
5 - Organisational management 5.1 - Corporate management 5.1.3 - Administrative and support functions	5.1.3.1 Assess and implement solutions that increase efficiencies and quality, whilst reducing costs, to improve processes and systems within Council.	Responsible Officer: Justin Hellmuth Authorising Officer: Leeah Daley
5 - Organisational management 5.1 - Corporate management 5.1.3 - Administrative and support functions	5.1.3.2 Develop and maintain Councils Integrated Planning and Reporting requirements	Responsible Officer: Casey McClymont Authorising Officer: Leeah Daley
5 - Organisational management 5.1 - Corporate management 5.1.3 - Administrative and support functions	5.1.3.3 Manage and support Councils Town utilities and depot operations	Responsible Officer: Andrew Cooper Authorising Officer: Alexander Eddy
5 - Organisational management 5.1 - Corporate management 5.1.3 - Administrative and support functions	5.1.3.4 Undertake Service Reviews as outlined in the Delivery Program for the financial year.	Responsible Officer: Justin Hellmuth Authorising Officer: Leeah Daley
5 - Organisational management 5.1 - Corporate management 5.1.4 - Workforce planning	5.1.4. Build on key internal relations with staff wellbeing and engagement	Responsible Officer: Casey McClymont Authorising Officer: Leeah Daley
5 - Organisational management 5.1 - Corporate management 5.1.4 - Workforce planning	5.1.4.1 Build a culture that empowers staff to learn, teach, lead and succeed	Responsible Officer: Suzanne Webber Authorising Officer: Leeah Daley

5 - Organisational management 5.1 - Corporate management 5.1.4 - Workforce planning	5.1.4.2 Implement and report on the actions included in the 2022-2026 Workforce Plan	Responsible Officer: Casey McClymont Authorising Officer: Leeah Daley
5 - Organisational management 5.1 - Corporate management 5.1.4 - Workforce planning	5.1.4.3 Development of Human Resources Development processes to manage change and meet individual and organisational needs	Responsible Officer: Amy Taylor Authorising Officer: Casey McClymont
5 - Organisational management 5.1 - Corporate management 5.1.4 - Workforce planning	5.1.4.4 Provide and support Naroo Aged care staff with necessary training and education	Responsible Officer: Sharon Baker Authorising Officer: Leeah Daley
5 - Organisational management 5.1 - Corporate management 5.1.4 - Workforce planning	5.1.4.5 Undertake Workforce Planning to ensure that there is an appropriately skilled workforce to meet future challenges and opportunities.	Responsible Officer: Casey McClymont Authorising Officer: Leeah Daley
5 - Organisational management 5.1 - Corporate management 5.1.5 - Provide responsible internal governance	5.1.5.1 Embed Workplace Health & Safety into business as usual practice throughout the organisation.	Responsible Officer: Kaylea Perry Authorising Officer: Justin Hellmuth
5 - Organisational management 5.1 - Corporate management 5.1.5 - Provide responsible internal governance	5.1.5.6 Embed the recommendations from the Royal Commission into Aged Care in both CHSP and Naroo Frail Aged Care Hostel	Responsible Officer: Sharon Baker Authorising Officer: Leeah Daley
5 - Organisational management 5.1 - Corporate management 5.1.5 - Provide responsible internal governance	LCR Meet all of Councils Legislative Compliance & Reporting requirements as set by the Office of Local Government (OLG)	Responsible Officer: Casey McClymont Authorising Officer: Maxwell Eastcott
5 - Organisational management 5.1 - Corporate management 5.1.4 - Workforce planning	Registered Nurse 24/7	Responsible Officer: Sharon Baker Authorising Officer: Leeah Daley

5 - Organisational management 5.1 - Corporate management 5.1.4 - Workforce planning	Council Salary System Review	Responsible Officer: Casey McClymont Authorising Officer: Leeah Daley
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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 March 2024.

No.	Property Description	Development/Work	\$	DA	s4.55
50/2023	A R Cooper Lot 9 DP 1154784 3 Brigalow Street Bingara	Construction of a 10m x 12m x 4.2m colourbond shed	\$40,000	✓	
3/2024	W W Turner & M G Smith-Connolly Lot 346 DP 40394 12970 Gwydir Highway Warialda	Continued use of partially constructed and completion of open extension to existing front of the existing garage/machinery/shed	\$6,600	✓	
6/2024	S Toop Lot 4 DP 5587 5 Heber Street Bingara	Construct a free-standing carport in the existing driveway and an attached patio and covered deck to the front building line of the existing dwelling	\$75,854	✓	
7/2024	B W Cutlack Lot 1 DP 1600406 2 Bandalong Street Bingara	Construction a 21m x 23m garage including a 3-bay enclosed garage 15m x 16.5m with a bathroom, an attached 8m x 21m carport & an attached 4.5m x 15m lean-to	\$150,000	✓	

There were no Development (DA) or Development Modification (s4.55) applications approved in a previous month but not previously reported to Council.

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

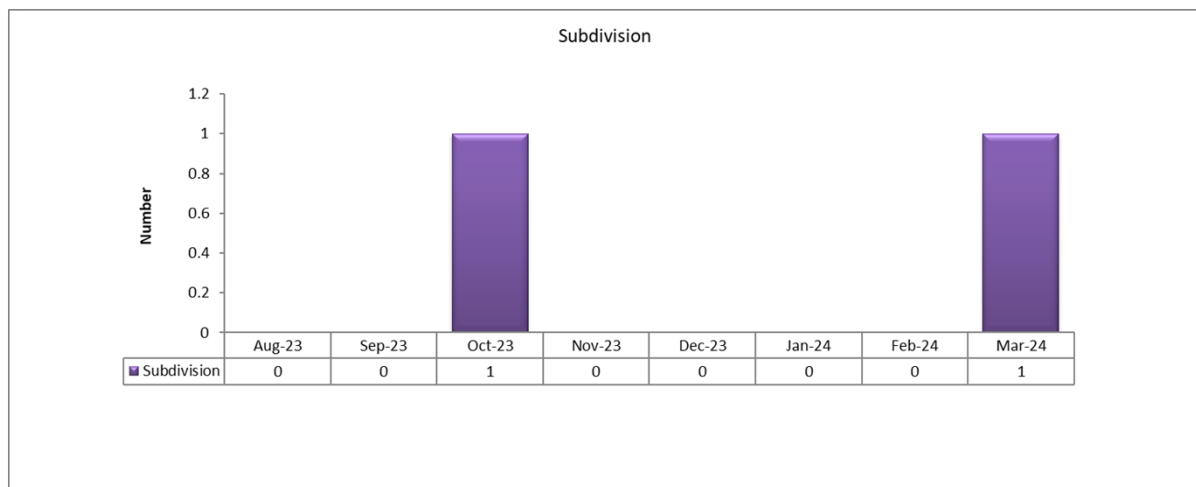
There were no Development (D/A) applications determined where there has been a variation in standards under clause 4.6 of the Gwydir Local Environmental Plan 2013 during the month of March 2024.

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 31 March 2024 and remain undetermined at the end of March 2024:

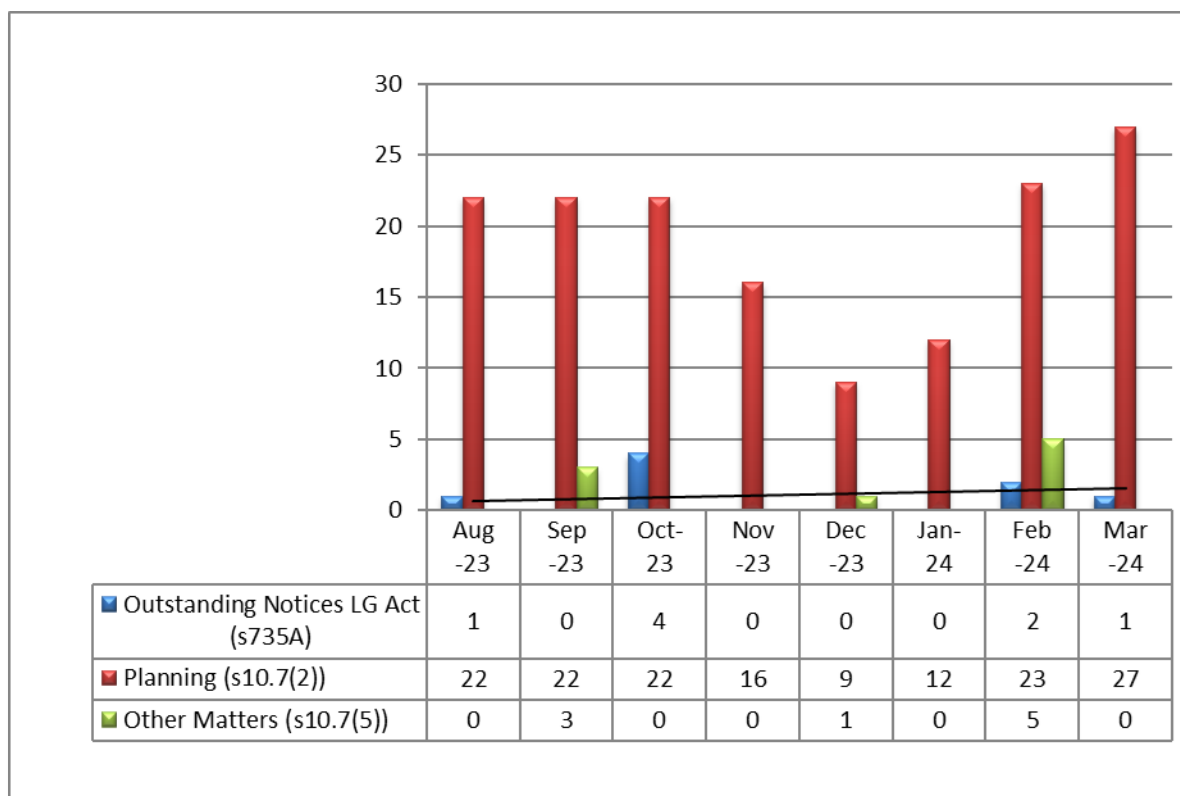
Application No.	Applicant Name	Property Owner	Property Address	Description of Work	Date Application submitted on the Planning Portal	Date Lodged with Council	Reason for time between submission & lodgement	Current Status of the Application	Type of Application
24/2023	Revolution Town Planning	Gwydir Shire Council	33-35 Maitland Street Bingara	Modification of conditions of approval	7/02/2024	27/02/2024	Awaiting Payment of Lodgment Fees	Being assessed by independent planning consultant	Modification
29/2023	SMK Consultants	Gwydir Shire Council	32 Plunkett Street Wialda	Continued Use of two additions three-bedroom dwelling to be used for professional accommodation	14/06/2023	28/08/2023	Request a Statement of Environmental Effects that reflects the continued use of the building already placed onsite rather than for the construction of them	Report to April Council Meeting	DA
42/2023	B J Davis	B J Davis	1246 Mosquito Creek Road Wialda	2 Lot Rural Subdivision	22/09/2023	-	Request Additional Information		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
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
09/2024	C L Barwick	D J M Butler & CL Barwick	14 Crane Street Warialda	Three bay garage/shed	19/02/2024	26/02/2024	Invoice for fees issued and awaiting payment prior to lodgement of application	Being notified & exhibited for 14 days as per Community Participation Plan	DA
10/2024	A G Matthews & K M Matthews	A G Matthews & K M Matthews	21 Bingara Street Warialda Rail	Inground Swimming Pool	26/02/2024	7/03/2024	Invoice for fees issued and awaiting payment prior to lodgement of application	Being notified & exhibited for 14 days as per Community Participation Plan	DA
11/2024	Telstra Limited	P J Hickey & L K Hickey	20 Cobbadah Street Upper Horton	Installation of a 20m monopole and one new antenna to top including associated equipment for the protection and safety of the new facility	26/02/2024	6/03/2024	Invoice for fees issued and awaiting payment prior to lodgement of application	Being notified & exhibited for 14 days as per Community Participation Plan	DA
12/2024	Warialda Motor Sports Club	Bryan R S & Beverley M Basham, Stephen J & Kerrie P O'Rourke, Amanda P & Trevor J Willams & Colin R McQueen	2953 & 2519 Gragin Road Warialda	Continued Use of property for annual Warialda 200 Off-Road Racing Event	23/03/2024	-	Invoice for fees issued and awaiting payment prior to lodgement of application		DA

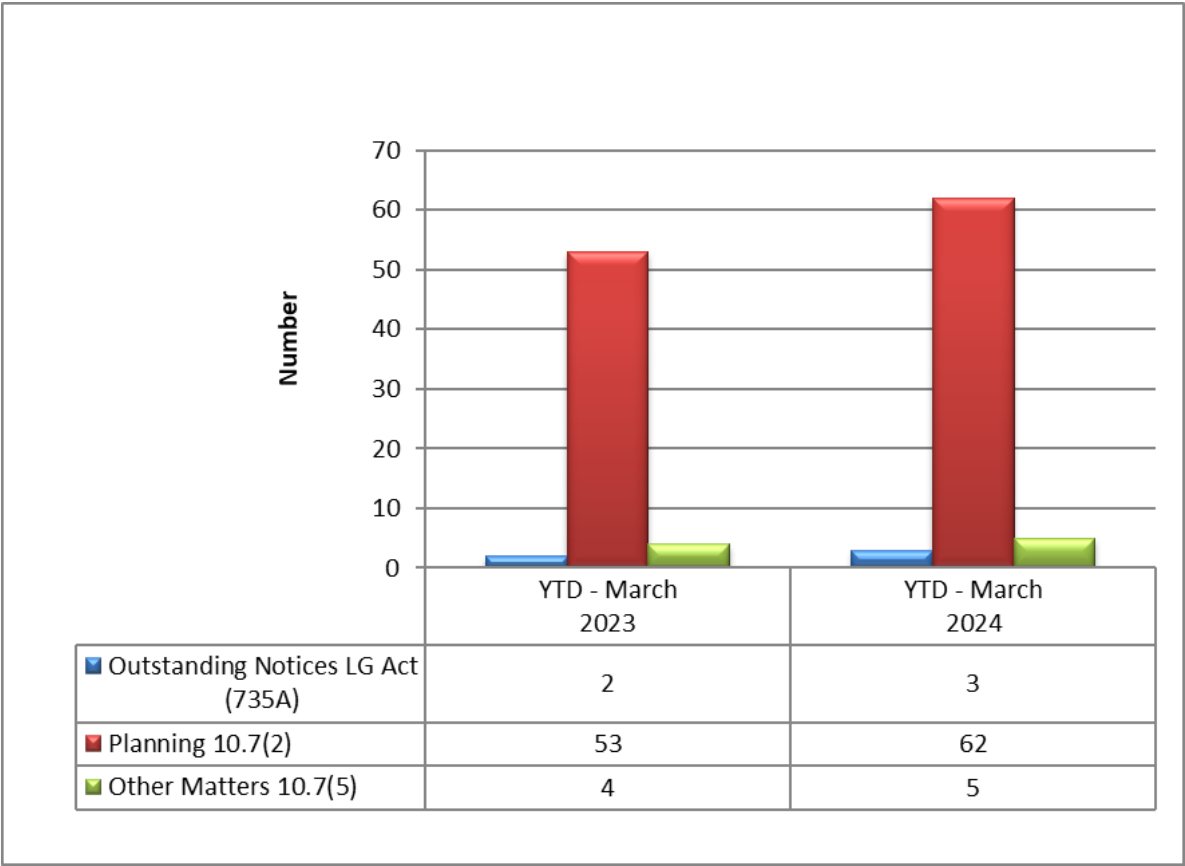
The following graph shows the Subdivision Certificates issued during the month of March 2024 and in the preceding seven months.



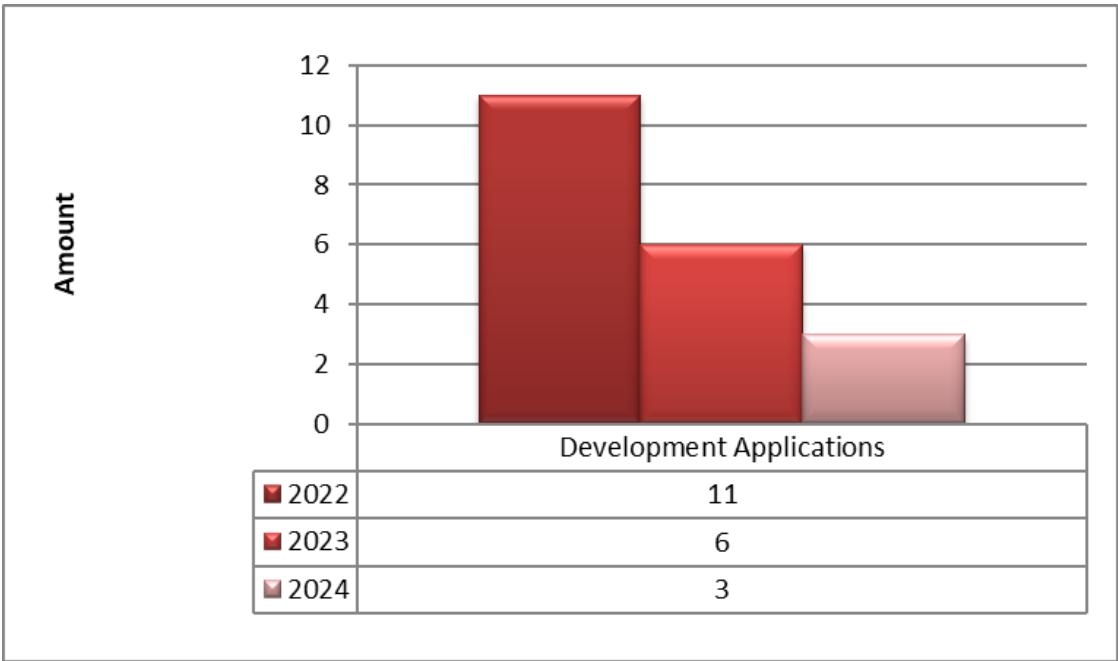
The following graph shows the Conveyancing Certificates issued during month of March 2024 compared to the previous seven months:



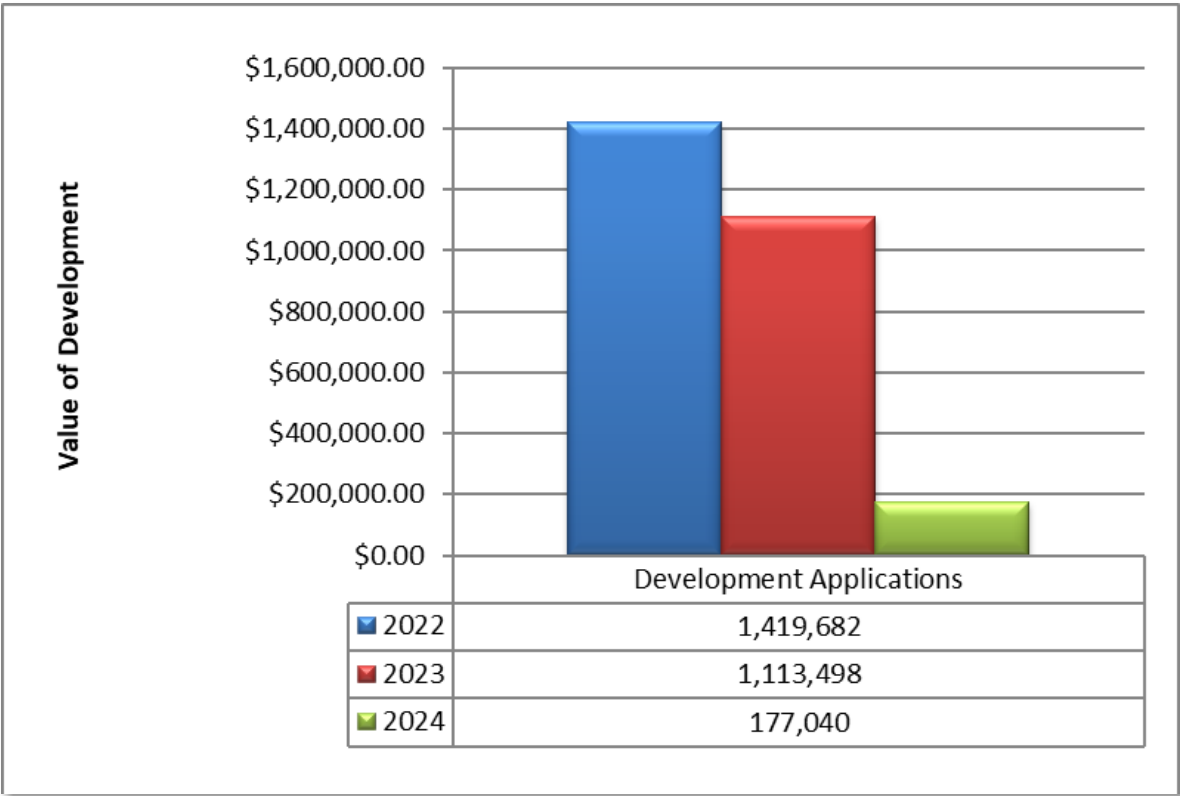
The following graph shows the Conveyancing Certificates issued up to and including the month of March 2024 compared with the same period in 2023:



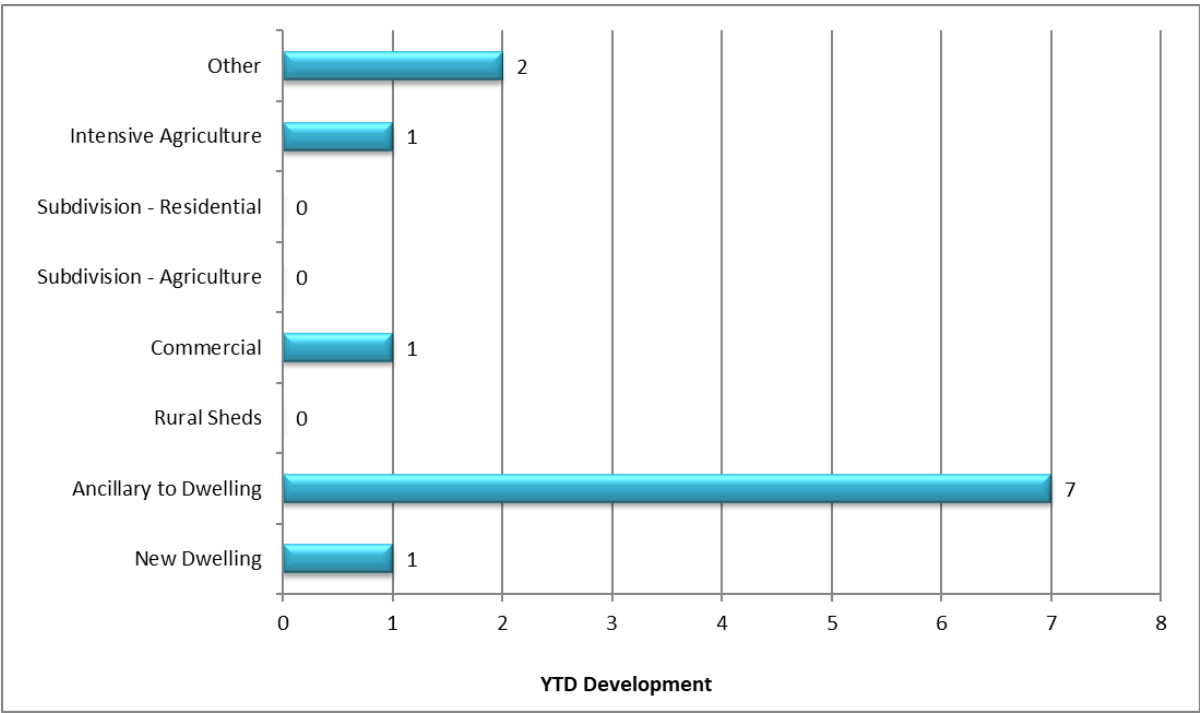
The table below shows a comparison between total development applications (excluding s4.55 modification applications) lodged during the month of March 2024 compared to the same period in the previous two years:



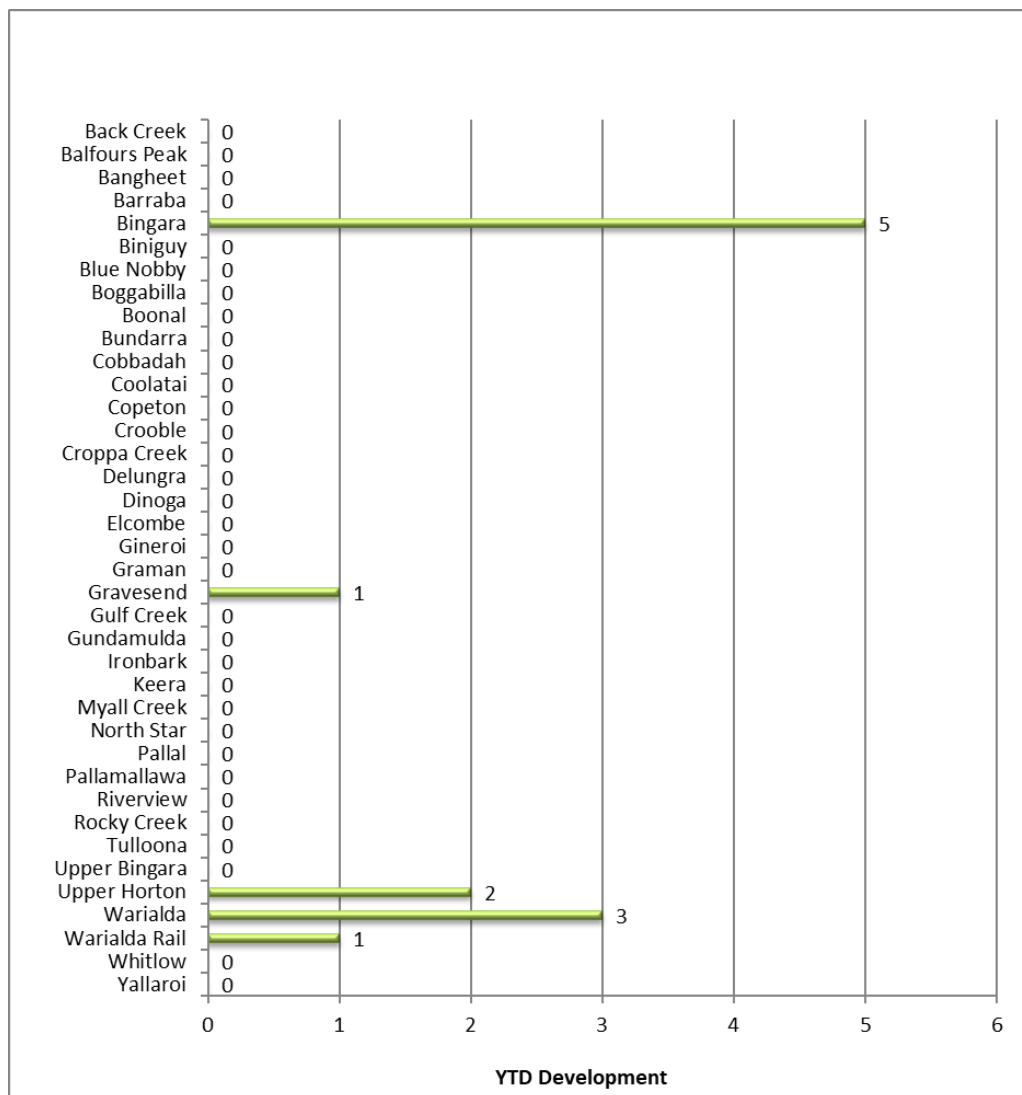
The table below shows a comparison between total value of development applications (excluding s4.55 modification applications) lodged during the month of March 2024 compared to the same period in the previous two years:



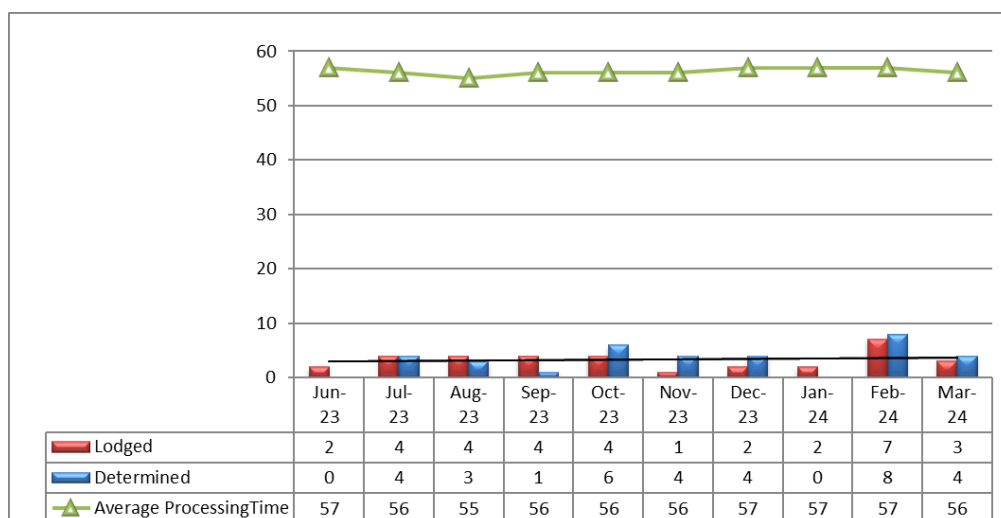
Development Applications (excluding s4.55 modifications) lodged for the year by type – YTD March 2024:



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



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



BUILDING SERVICES – MARCH 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 is continuing to receive a high volume of applications via the NSW Planning Portal. It is mandatory that all applications for Construction Certificates (CC), Complying Development (CDC), Principal Certifier Appointments (PCA) 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 *70 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 table below shows the approvals that have been issued during March 2024.

No.	Property Description	Development/Work	\$
CC 52/2023	98 High Street Warialda	2-Bay garage	\$37,940
CC 53/2023	16 Bombelli Street Bingara	New principal dwelling and conversion of existing small dwelling to secondary dwelling	\$587,516
BIC 1/2024	12970 Gwydir Hwy Warialda	Attached carport built without consent	NA
BIC 2/2024	56 Finch Street Bingara	Certify work carried out without inspection for purpose of occupation	NA

Occupation Certificates (OC) issued during March 2024.

No.	Property Description	Development/Work	\$
OC 21/2023	21 Bowen Street Bingara	10mW x 12mL Garage/Shed	\$47,000

NO. OF COMPLAINTS/INSPECTIONS March 2024

Type	No.	Yr. to Date	Actioned	Pending
Construction/Building & Building Maintenance	53	901	873	28

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.

PROJECTS WORKED ON**Warialda Showground**

- Refurbishment of old amenities block has been completed with P & A Association completing internal and external painting.

Bingara Toy Library

- Painting of exterior of the building has commenced.

Warialda Rail Recreation Ground

- The construction of the new amenities block has commenced.

Warialda Landfill

- Construction of awning over the area where the batteries are stored.

Warialda Recreation Ground

- Installation of new electronic scoreboard



Warialda Recreation Ground Electronic Scoreboard

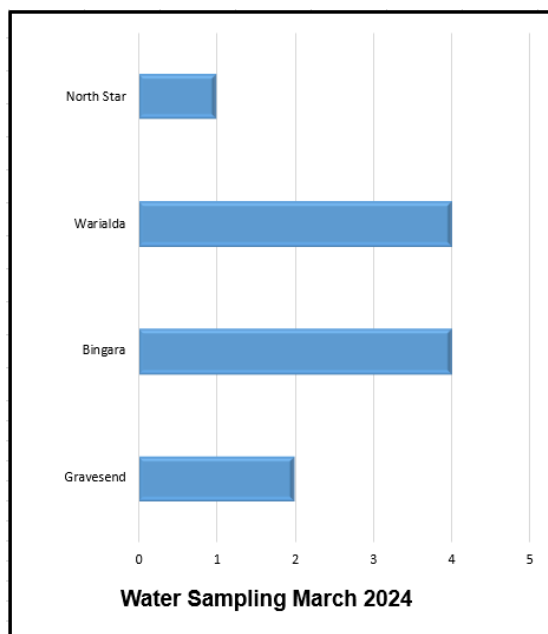
ENVIRONMENT & SUSTAINABILITY DEPARTMENT MARCH 2024

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

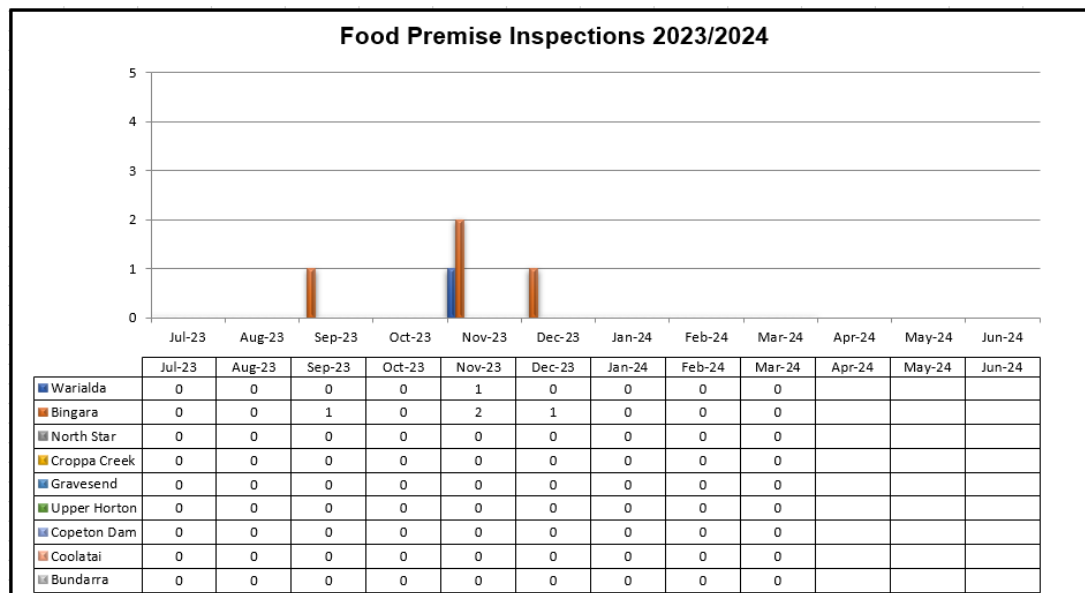
The Department continues to carry out routine sample collection for microbiological and chemical testing of the water supplies in the towns of Warialda and Bingara, fortnightly sampling of Gravesend and monthly sampling at North Star.



FOOD INSPECTIONS

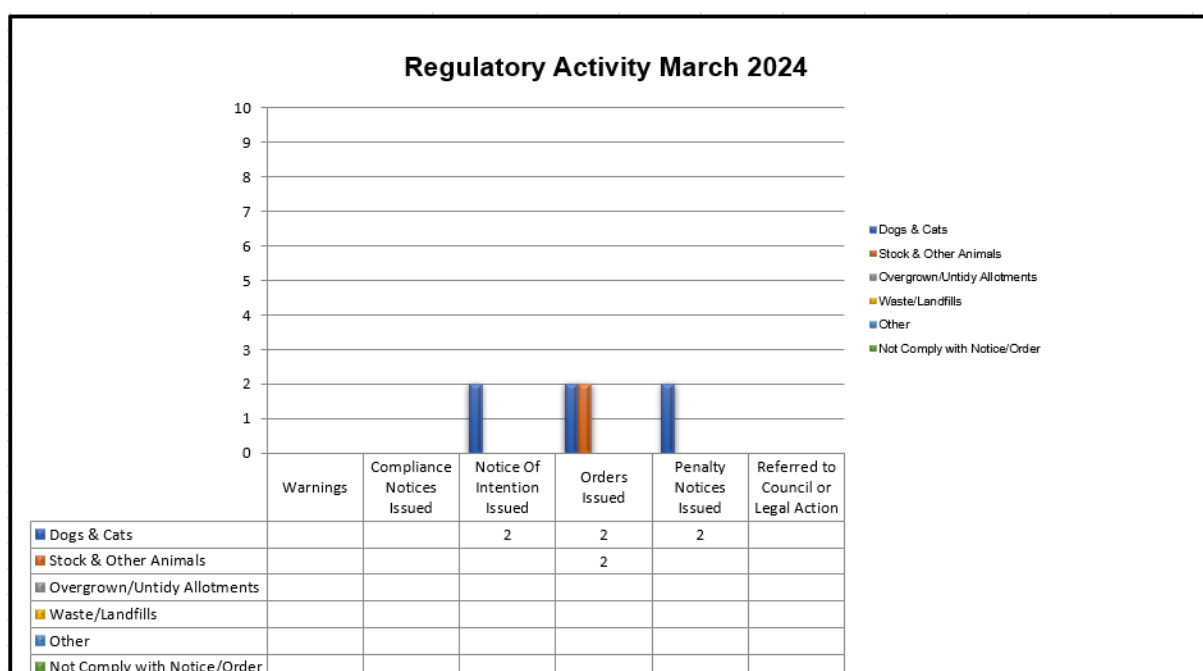
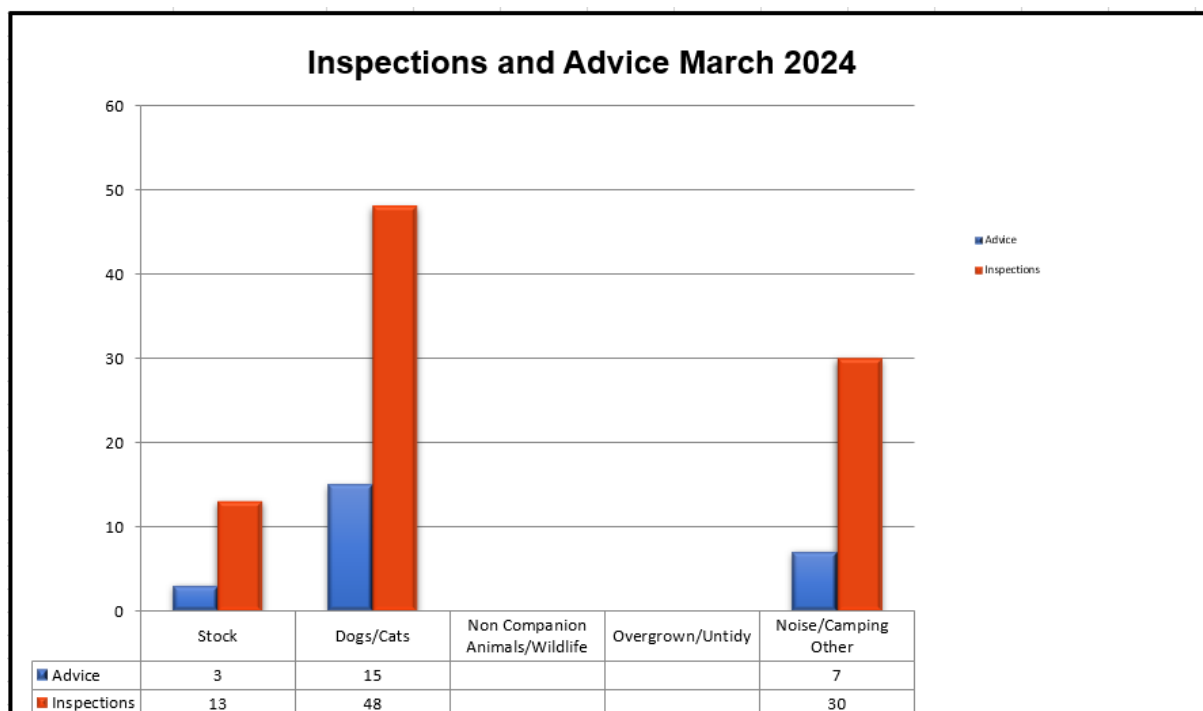
Food Premise Inspections are carried out on an annual basis for each food business. There are approximately 40 registered food service businesses within the Council area including supermarkets, clubs/pubs, motels, bakeries, cafés and takeaway food shops, mobile food vendors and school canteens. Depending 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.



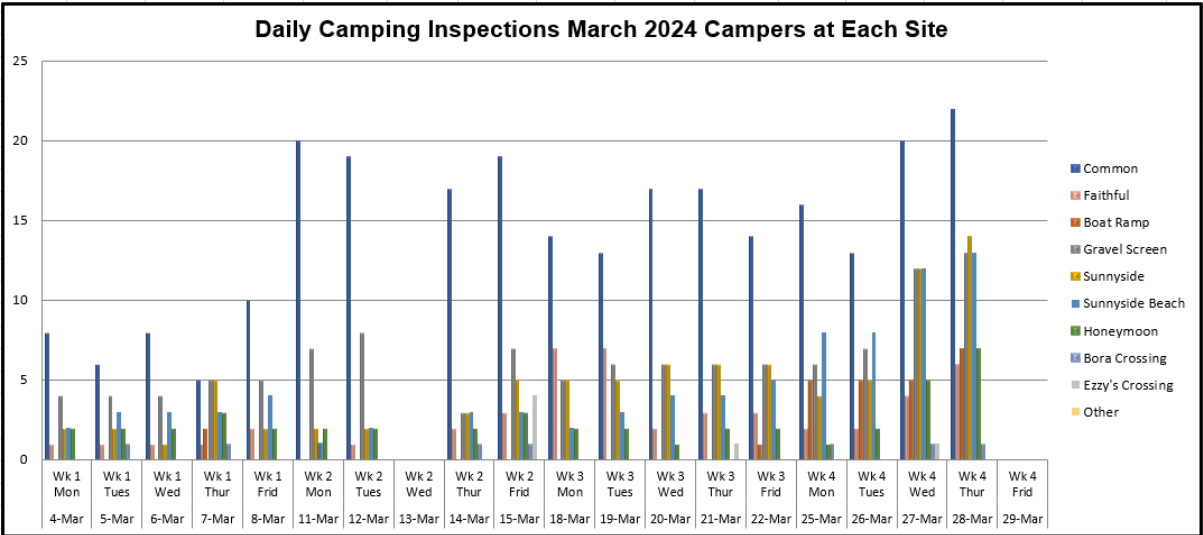
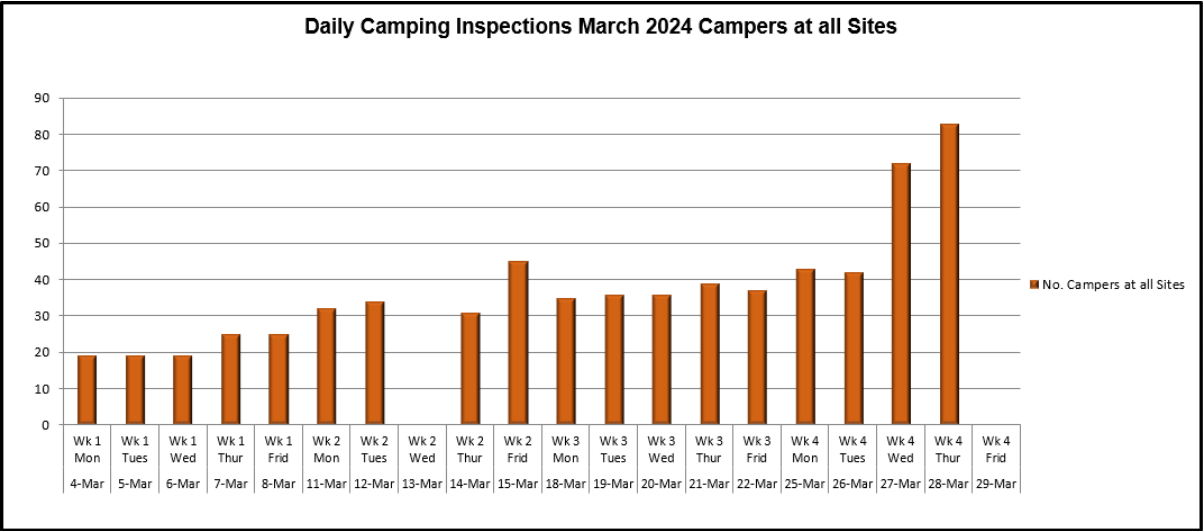
COMPLIANCE AND REGULATORY CONTROL

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

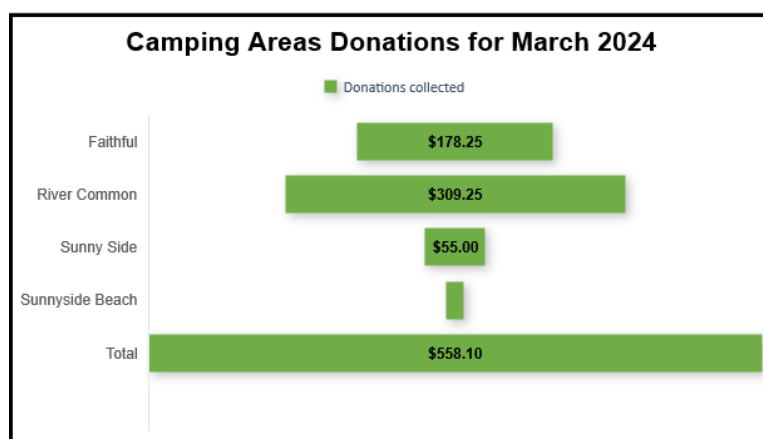


RIVERSIDE CAMPING

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

Waste Supervisor, Adrian Wood, was the recipient of the Environmental Protection Authority subsidy for rural/regional councils. This subsidy allows recipients to attend the Coffs Harbour Waste Conference in May 2024 and covers the conference registration fees and accommodation costs for up to 4 nights. Congratulations Adrian.

Bingara and Warialda – Tyre cages are full at both sites, Molycop has been scheduled for tyre collection. Metal piles are ready for recycling.

Warialda Rail – Since reopening in December the new site directions have been followed and the site remains in a clean and tidy condition.

Gravesend – Remains tidy and accessible.

Coolatai – Remains tidy and accessible.

Croppa Creek – Recently had a fire. Will require an excavator to clean out the pit. Pipes are being dumped from I B Bore Road upgrade.

Upper Horton – Remains tidy and accessible. Tyres are starting to build up.

North Star Transfer Station – Ongoing minor issues of rubbish being dumped on the ground & large items being put in skip bins. The area is under surveillance.

All sites are currently undergoing weed spraying by the Weeds Officers.

Property Inspection Program

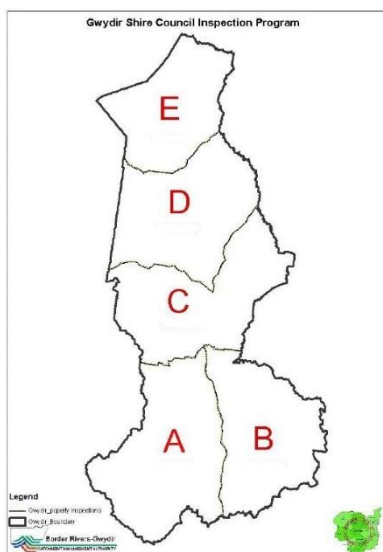
Staff continue to assist land holders and the community with:

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

Weeds Inspections

- Public Property inspections have continued as scheduled, along with Private property inspections now occurring in Section A.

- The Weeds Officers continue to inspect, identify, contain, and then eliminate Parthenium in the incursion sites at Croppa Creek. The schedule aims to interrupt the growth cycle by getting to the plants before they have a chance to seed. Parthenium falls into the highest category of weed under the *Biosecurity Act*, Schedule 2, Part 1 'Prohibited matter—throughout the State'. This carries a biosecurity duty to ensure that, so far as is reasonably practicable, the biosecurity risk posed or likely to be posed by the prohibited matter is prevented, eliminated, or minimised.
- Weeds Officer, Scott Revell completed Tocal College's Side by Side training course for the safe operation of Council's Kawasaki Mule Pro MX All Terrain Vehicle.
- The scheduled *Parthenium Rapid Response* event was postponed due to the wet weather.
- Weed control at the Shire's waste facilities has continued and is expected to be completed in April.
- The team's focus on controlling Green Cestrum along the waterways and campgrounds continues.
- The team also has been out spraying Noogoora Burr, Box Thorn and tiger pear. Big patches of Noogoora Burr have been sprayed down at the Bingara Common Campgrounds and the dying plants will also be slashed to stop the sterilized seeds from getting caught in fur and clothing.



Map: Private property inspections now occurring in Section A.



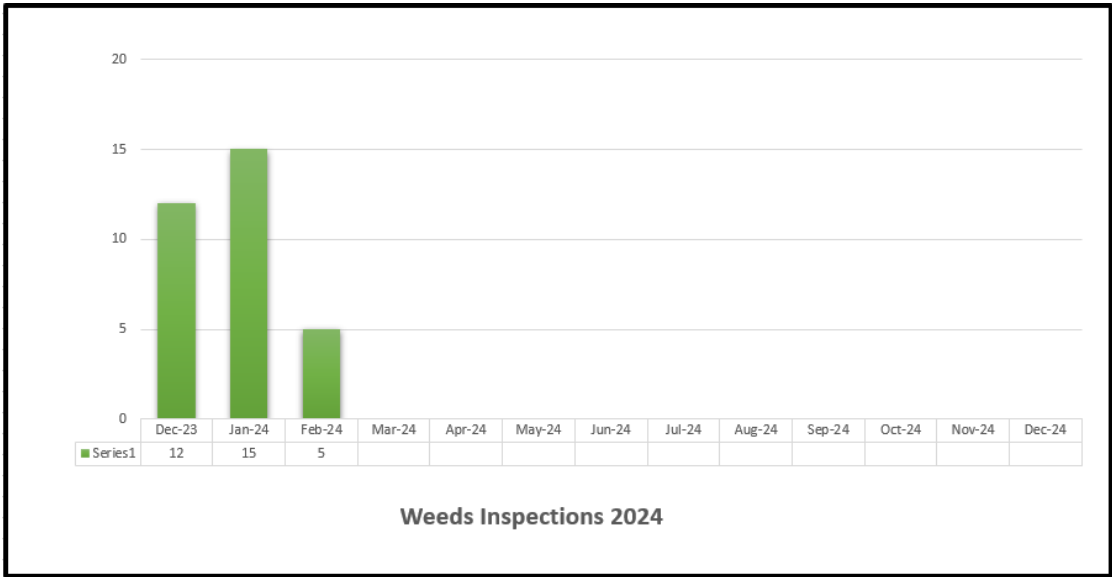
The weeds officers fight against 'burr blindness' in the Parthenium edition of Where's Wally to find these nasty fellows

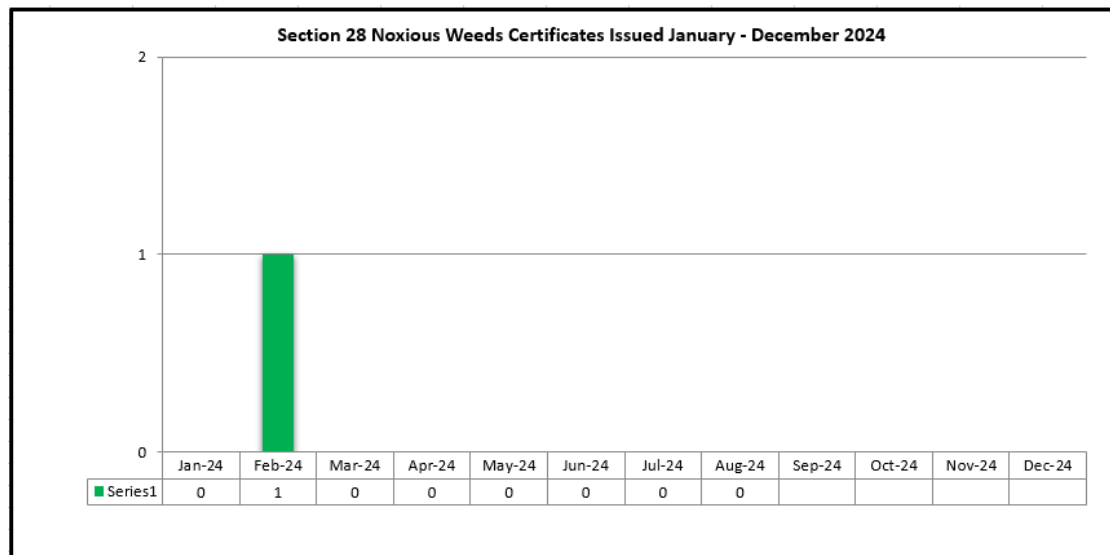


Council's Kawasaki Mule Pro MX All Terrain Vehicle



The kitted up Weeds Officer sprays the Noogoora Burr (left) and the Burr six days later (right)





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

The Councillors' activity schedule for March 2024

March 2024		
Councillor	Event	Date
Cr John Coulton (Mayor)	Meeting/Photos with Adam Marshall – Nicholson Oval & Horton Road Completed Works & Regional Emergency Road Repair Fund	5 March
	Committee Meeting – North Star	7 March
	Bingara Information Day – Gwydir Oval	16 March
	Warialda Show Meeting - Warialda	20 March
	Country Mayors Association Meeting – Sydney Crime, Law & Order	22 March
	Ordinary Council Meeting	28 March
Cr Catherine Egan (Deputy Mayor)	Bingara Special Events Meeting – Bingara	4 March
	Committee Meeting – North Star	7 March
	Meeting with Struxi Toowoomba – Bingara Administration Building - Colour Review	8 March
Cr David Coulton	Meeting/Photos with Adam Marshall – Nicholson Oval & Horton Road Completed Works & Regional Emergency Road Repair Fund	5 March
	Committee Meeting – North Star	7 March
	Show Meeting - Narrabri	21 March
	Ordinary Council Meeting	28 March
Cr Geoff Smith	Committee Meeting – North Star	7 March
	Ordinary Council Meeting	28 March

Cr Lyndon Mulligan	Committee Meeting – North Star	7 March
	Ordinary Council Meeting	28 March
Cr Marilyn Dixon	Committee Meeting – North Star	7 March
Cr Tiffany Galvin	Bingara Special Events Meeting – Bingara	4 March
	Committee Meeting – North Star	7 March
	Ordinary Council Meeting	28 March
Cr Jim Moore	Committee Meeting – North Star	7 March
	Ordinary Council Meeting	28 March
Cr (Dr) Chris Matthews	Committee Meeting – North Star	7 March
	Ordinary Council Meeting	28 March

OFFICER RECOMMENDATION

THAT the report be received.

ATTACHMENTS

Nil

7.3 Organisation and Community Services

File Reference: NA

Delivery Program

Goal: 5. Organisational management

Outcome: 5.1 Corporate management

Strategy: 5.1.3 Administrative and support functions

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 March 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

SOCIAL SERVICES

Bingara Neighbourhood Centre

Funding body – NSW Department of Communities and Justice

Bingara Neighbourhood Centre hosted the Regional Department of Communities and Justice recommissioning workshop at the Living Classroom this month. There were attendees from across the region and several DCJ staff from Sydney. The Targeted Early Intervention programs which include the Supported playgroups, youth service and neighbourhood centre will be redesigned and refunded in 2025. The workshop was the first step in the consultation and planning phase of this restructure. All those attending were very impressed with the facility and the vision of our Council in providing such a valuable asset for the Region

S355 Committees

Bingara Community Op Shop

It has been a very busy month at the op shop with the business bowling competition, the pantry, the access ramp being built, the fashion parade as well as the volunteers' St Patrick's Day luncheon.

There is one week to go with bowling. It has been a social and networking event but and the team has managed to secure one win.

The pantry continues to be successful and is generating an income which is used to fill gaps when IGA hasn't made a delivery.

The fashion parade was again very successful both as an event as well as financially. A lot of effort by lots of volunteers has resulted in over a thousand dollars being raised.

Lastly, the St Patrick's Day celebration was attended by twenty volunteers and partners. To the sound of Irish music all consumed the traditional corn beef, potato, cabbage and soda bread.

This is truly more than an op shop.



Centrelink

Funding body – Services Australia

Wednesday 13 March a representative from NAAPT came and removed the customer portal, phone and printer from the desk area in the office.

The Jobs vacancy board is going well, two vacancies have been secured by customers this month.

New brochures are now on display.

Both Seniors newspaper and Gwydir news are now being delivered to the office, and this is greatly appreciated by customers.

Arranging to have Community College Course Guides available at the office for those interested in study

Supported Playgroup Development Worker

Funding body – NSW Department of Communities and Justice

Warialda Toy Library	Feb 2024	Mar 2024
Total daily attendance counts for children, (calculating each child, each day over the month –total points of contact).	127	85
Full borrowing memberships (new and/or renew)	1	0
Non borrowing memberships (new and/or renew)	1	0

Casual borrowing memberships (new and/or renew)	0	0
Commemorative Birth Certificate applications received	0	0
Toys returned	9	7
Toys borrowed	10	3
Groups using the service (FDC carer, Pharmacy)	0	0
Monday group morning session	19	18
Tuesday group morning session	32	30
Wednesday group morning session	44	19
Thursday group morning session	32	20

This month families were invited to provide valuable input regarding Guest Speakers they would like to see at the service throughout the year. From this feedback the service can provide targeted information and advice to families that is relevant to their particular circumstances.

The Dietician and Women's Family Health Nurse from Hunter New England Health will be attending during April and May and the Continence Nurse from Hunter New England Health will be attending this month to help those families with toilet training and any other problems they may be having. Rural Outreach from Inverell will also be returning to the service.

The activities provided for families this month included puzzles, obstacle courses, Dr Seuss craft, but our main craft of the month was Easter hat making, and an Easter Egg hunt.



Bingara Toy Library

Funding body – NSW Department of Education and Communities and NSW Department of Education

Particulars	Feb 2024	Mar 2024
Total daily attendance count for children, (calculating each child, each day over the month –total points of contact).	48	64
Full borrowing memberships (new and/or renew)	0	0
Non borrowing memberships (new and/or renew)	0	1
Casual borrowing memberships (new and/or renew)	0	0

Commemorative Birth Certificate – Voucher memberships	0	0
Toys returned	0	0
Toys borrowed	0	0
Children/Group using the service (FDC carer, pharmacy)	0	0
Tuesday group morning session x 4	10	19
Wednesday group morning session x 3	31	33
Thursday group morning session x 3	5	8
KSK group afternoon session x 7	20	30

The Continence Nurse from Narrabri Community Health visited on Wednesday 20 March to provide a very informative talk on potty training. She had an information booklet for each family along with names of sites to visit and was very good at answering any questions the families had. She will visit again later in the year.

Rural Outreach staff visited the service on Wednesday 13 March and provided booklets on domestic violence and discussed at length the different forms of abuse. Families had a chance to ask questions or talk openly about their situation.

Easter craft, egg hunt and biscuit decoration were enjoyed at the end of the month leading into the Easter long weekend by both playgroup and the Kool Skool group.

The Toy Librarian volunteered to provide a display at the football oval on Saturday morning 16 March, for the “Bingara Heart Beats” gathering of all the services available in Bingara for volunteers and supports within our community. Flyers and information for both the Bingara and Wialda services were displayed.

Handouts via email and or in person this month were developmental stages, building skills, W Sitting, and Tummy time.

The children attending playgroup were offered sensory play, puzzles, ball pit, outside activities and inside free play during the month.

The Kool Skool Kids Program has provided the children a place to chill, draw, do Lego and play card and board games this month in the cool environment of the front room of the toy library.



Bingara Preschool

*Funding Body – Early Childhood Education and Care Directorate
NSW Department of Education.*

Days	March 2024
Monday	16
Tuesday	15
Wednesday	18
Thursday	15

NSW Fire and Rescue Visit:

On Wednesday 6 March, the NSW Fire and Rescue Firefighters visited Bingara Preschool. The children had the opportunity to sit in the Fire Engine, turn on the sirens, have a turn with the fire hose and then pull the large levers on the back of the truck. This visit was to broaden the children's knowledge about what to do in an emergency as Bingara Preschool had been practicing the required termly emergency evacuations, earlier in the week. The Educator's asked the children what the best part of the visit was and here are some their responses:

'I got to say hello to the Firefighter's'.

'This was the best day of my life'.

'I like the water. The water hose made me smile'.

'I was so excited. The big truck come and brought the hose'.

EYLF 1.4: We encourage the children to seek help from trusted adults when needed.



Wear Your Boots to Preschool: From Monday 11 March to Thursday 14 March, the children and Educators were encouraged to wear their boots to show the service's support of the Country Education Foundation's major fundraiser. There were so many different boots on display during the week, and it promoted lots of discussion of different colours on whose boots were what colour. The Bingara Preschool raised \$24 for this fundraising event.

EYLF Practice: 'Holistic Approach': Bingara Preschool embeds community participation and events within the service's curriculum.



Harmony Day: Each year Harmony Day is celebrated on Thursday the 21st of March and to show our support, the children at Bingara Preschool created a collaborative fence sign and collaged individual people for the front windows. The children worked together and took turns in painting the sign orange as this is the colour associated with Harmony Day. Each child then chose what colour they would like to paint their person's skin and after it dried, were able to choose what clothes their person would wear. To finish off their creation, each child drew on their person's face. These are displayed on the front windows at Bingara Preschool for all to see and enjoy. Harmony Day's theme this year is '*We Belong*' and both the fence sign and collaged people displayed that at Bingara Preschool, each person belongs.

EYLF 1.2: The Educators encourage and support children's sense of belonging at Bingara Preschool.



NSW Rural Fire Service Visit:

On Monday 25 March, the NSW Rural Fire Service (RFS) visited Bingara Preschool. A child that attends the service, asked if his dad could bring his Fire Truck for news? The service embraced this wish and organised for his dad and the other Rural Fire Service volunteers to visit. The RFS Firefighters spoke about the importance of ringing 000 in an emergency and how to effectively stop, drop and roll. The RFS volunteers gave a full demonstration on how to do this and then each of the children had the opportunity to practice this. The children all had the opportunity to use the fire hose, sit in the truck and use the walkie talkie.

EYLF 3.2: The Educators and members of the community, discuss and demonstrate safety with the children.



Easter Hat Parade:

On Wednesday 27 March Bingara Preschool attended the Bingara Central School's annual Easter Hat Parade. The service invited each family to come and attend this event with their child. The children paraded and marched along to the song: 'Do Your Ears Hang Low' whilst wearing their Easter Hats they created at Bingara Preschool. The children also performed the actions to the song: 'Tap Your Sticks'.

EYLF 5.4: The children can use musical instruments to express ideas and to make meaning.



Tharawonga Mobile Resource Unit

Funding body – Australian Government Department of Education

Days and Venues	March 2024
<i>Monday at Croppa Creek</i>	<i>11 (0 extra casual places)</i>
<i>Tuesday at North Star</i>	<i>8 (16 extra casual places)</i>
<i>Wednesday at Yallaro</i>	<i>12 (13 extra casual places)</i>
<i>Thursday at Yetman</i>	<i>9 (0 extra casual places)</i>
<i>Friday at Warialda</i>	<i>Not yet started until License approved</i>

March has been another busy month for the service with many learning experiences. The children are actively contributing to their learning, they are confident and involved in the programmed activities.

Group discussions are held with the children about their individual portfolios, these are on display at the venues so that families and the children can look back on activities and accomplishments throughout the term.

The Service been able to provide more opportunities for the children to participate in cooking experiences with all the children across the venues being able to make their own pizza from scratch.

Educators have been refining and developing fine motor skills through programming experiences such as the Mobilo construction, chalk drawing, threading with buttons, puzzles, scissors with the playdough, hammer and nails, creative arts with the scissors to cut and create shapes and trees with Autumn themes. Home culture has been further embedded in group times with farm stories, it has also been explored within other aspects of the learning environment with farm animals in the magic sand, as well as the farm barn and animals in the dramatic area.



Staff training – The Director attended the CCCFR community online learning covering four different topics over the course of the day on Friday 22nd March 2024.

Emergency procedures – This term at all our venues we have practiced our Emergency Evacuation procedures. This has provided valuable opportunities for the new children to learn and be involved in these procedures. Each educator has conducted an individual scenario at the venues such as lock downs due to snakes and evacuations due to fires.



Significant celebrations and events – This month we have celebrated Easter across all our communities. The children have actively contributed to making nut free Weetbix bliss balls and Raspberry smooth bliss balls to share with families. Lots of creations have been made in the creative art craft areas with the children decorating easter templates to add to their portfolios, making their own easter hats with open ended easter pieces, reading stories about Easter. The service and families have been invited to take part in the Easter hat parade with the Yetman public school. The children made their own easter hat for the parade on Thursday.



Croppa Creek has had an increase in enrolments by one for this period with another current family also undertaking their enrolment and orientation process throughout the course of the month. The school children at Croppa creek have resumed their story reading with the children at Tharawonga in small groups. Responsiveness to children's voices has been a focus with the children communicating experiences for the program and extending on learning experiences also provided such as the butterfly dress up wings being programmed, and a child asked to make butterfly masks to add to the experience. The children have participated in a simple cooking experience of making cheese, they were able to participate in the whole process over the day and taste their cheese with plain crackers before pick up time in the afternoon.



North Star has had an increase in enrolments with one new child attending the venue and orientation visits being scheduled with new and current families. The children have been very involved with the dramatic and role play areas set up in the learning environments. The children have been acting out real life situations that they are able to transfer from one setting to another. This was particularly evident as the children used the dolls clothes and ironing area to iron the clothes, being in the home corner area using the stove and accessories to pretend to cook and nurturing the babies as they interact with the dolls, beds, highchairs and accessories such as bottles. This was an experience for all age groups and all the children were engaged in this dramatic play.



Yallaroi is continuing to grow in numbers every week. There has been one new enrolment and there are a lot of families that already have permanent days utilising extra days as casual with this venue. There has been a very high number of the younger children in the 2-3 years age group attending the venue. To cater to the age group, we have been focusing on providing puppet-based experiences when we are programming our group times. The children have been focusing on their fine motor skills through using the scissors to cut out the 2D shapes to match with the little red hen shape picture. The children have been engaged in activities that are promoting their crossing of the midline such as the fly swat painting activity. Tracing on the light board was an experience that the children were curious to be involved in to follow a template to make their creations.



Yetman has had an increase in enrolments and the children are settling in making friendships with the other children. The children are demonstrating their confidence and involvement as we participate with the Yetman Public School assembly. The children are being asked to share their news at this time, building confidence and self esteem.

The children created their very own Easter hats to wear in the school Easter hat parade on Thursday prior to Easter. All families were invited to watch the children participate. The school facilitated other fun learning opportunities for all children to take part in after the parade.

The children have been very interested in participating in the sandpit using the machinery and trucks as well as the sand pit toys to explore this area. A child asked an educator if we were able to make a volcano in the sandpit area. Educators were able to facilitate this by responding to the child's request and as a learning experience were able to dig a hole and add vinegar and bi carb soda to enable the volcano to erupt.

The children were all actively involved in helping the educators to make the playdough so that we could use this with the scissors to practice cutting in the playdough.



COMMUNICATIONS, MARKETING AND TOURISM, AND ROXY THEATRE COMPLEX

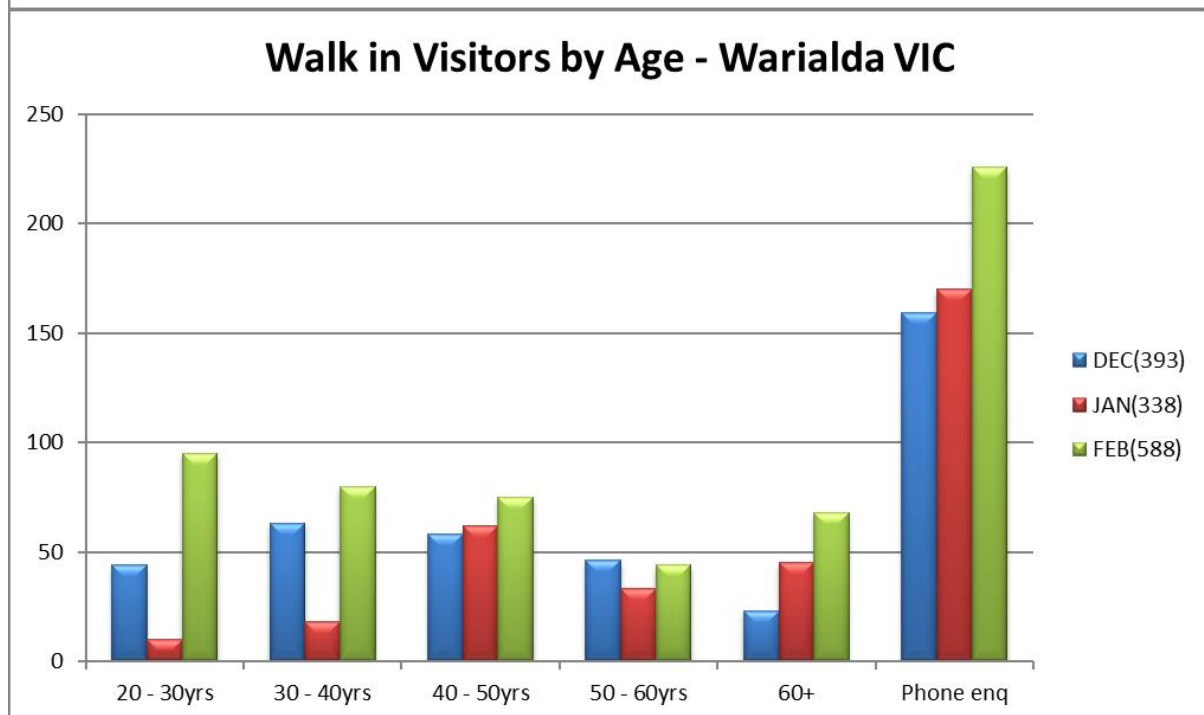
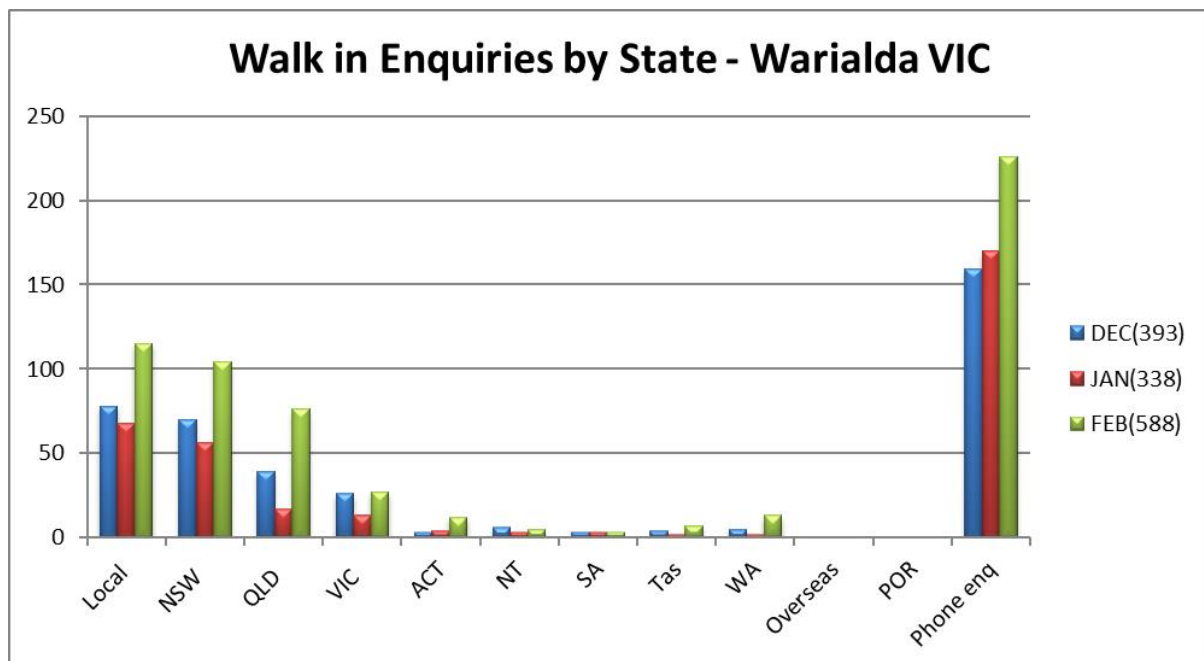
Tourism

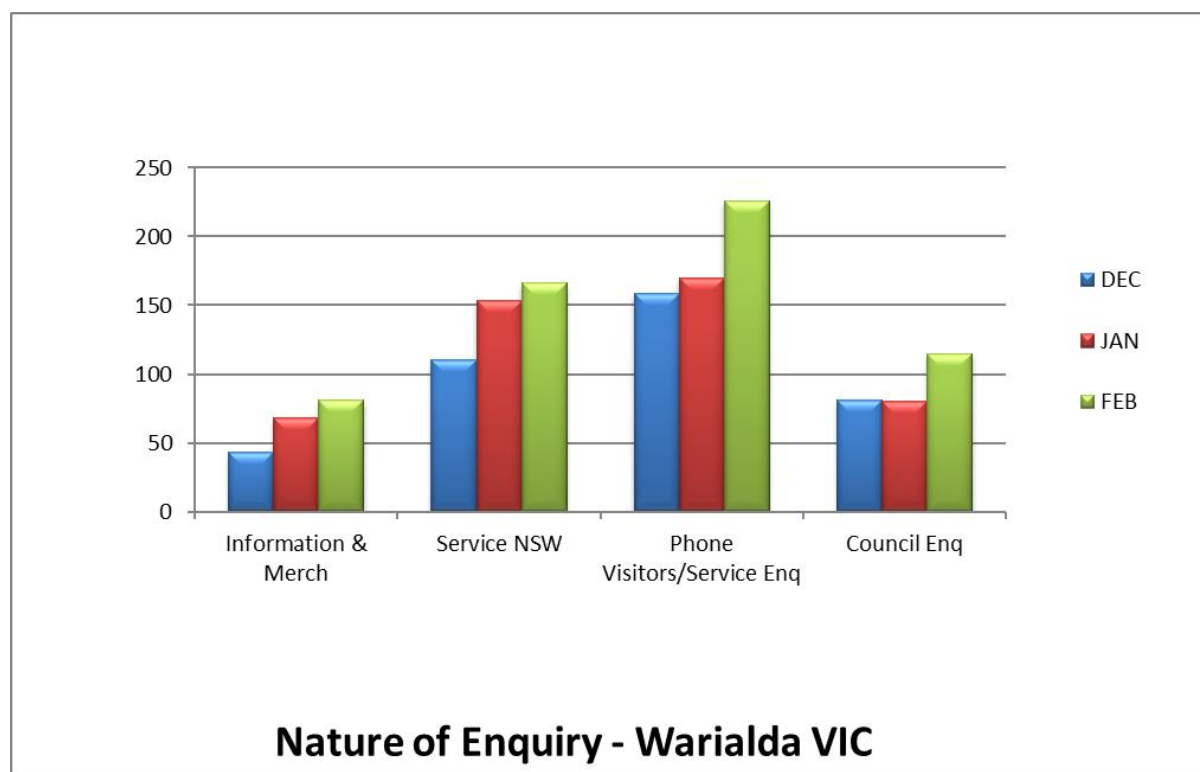
Warialda Visitor Information Centre

Dec 2023		Jan 2024		Feb 2024	
Opening Hours	132	Opening Hours	132	Opening Hours	132
Volunteering Hours	3.5	Volunteering Hours	0	Volunteering Hours	3.5

Income	Dec	Jan	Feb
Merchandise Sales	\$671.49	\$581.47	\$398.28
Total Monthly Income	\$671.49	\$581.47	\$398.28

Visitors at Warialda VIC	Dec	Jan	Feb
Visitors	43	68	81
RMS	110	153	166
Council	81	80	115
Phone Visitor / Service NSW enquiries	159	170	226
Total			





Bingara Visitor Information Centre

Dec 2023		Jan 2024		Feb 2024	
Opening Hours	121.5	Opening Hours	136.5	Opening Hours	136.5
Volunteering Hours	20	Volunteering Hours	20	Volunteering Hours	28

Income	Dec	Jan	Feb
Merchandise Sales	\$497.00	\$764.58	\$280.00
Total Monthly Income	\$497.00	\$764.58	\$280.00
Roxy Tour Income	\$60.00	\$85.00	\$60.00
Visitors at Bingara VIC	161	200	299

Comment/s:

Tourism Visitation: Visitation during the month, was up by 40 compared with the previous couple of months.

Roxy Tours: saw 6 people touring the facility during February = \$60.00

TLC Meeting/Workshop/Private Function hire and Bunkhouse accommodation Meeting/Workshop/Private Function hire bookings and Fees receipted, or Invoices actioned through the VIC amounted to the following: Meeting, workshop, or private hire fee collection of \$ 150.00 receipted or invoiced via the VIC on behalf of TLC. Bunkhouse Hire two nights' accommodation.

Campaign Monitor Email Blast send out: 433 emails for NWTC – production of Poetry and Pancakes.

Roxy Theatre: [ticketing/booking site and web site design: Nil](#)

Roxy Theatre: [ticketing/bookings sales and assistance via the VIC: NIL](#)

Roxy Theatre: Hire bookings and Fees receipted or Invoices actioned through the VIC: Nil

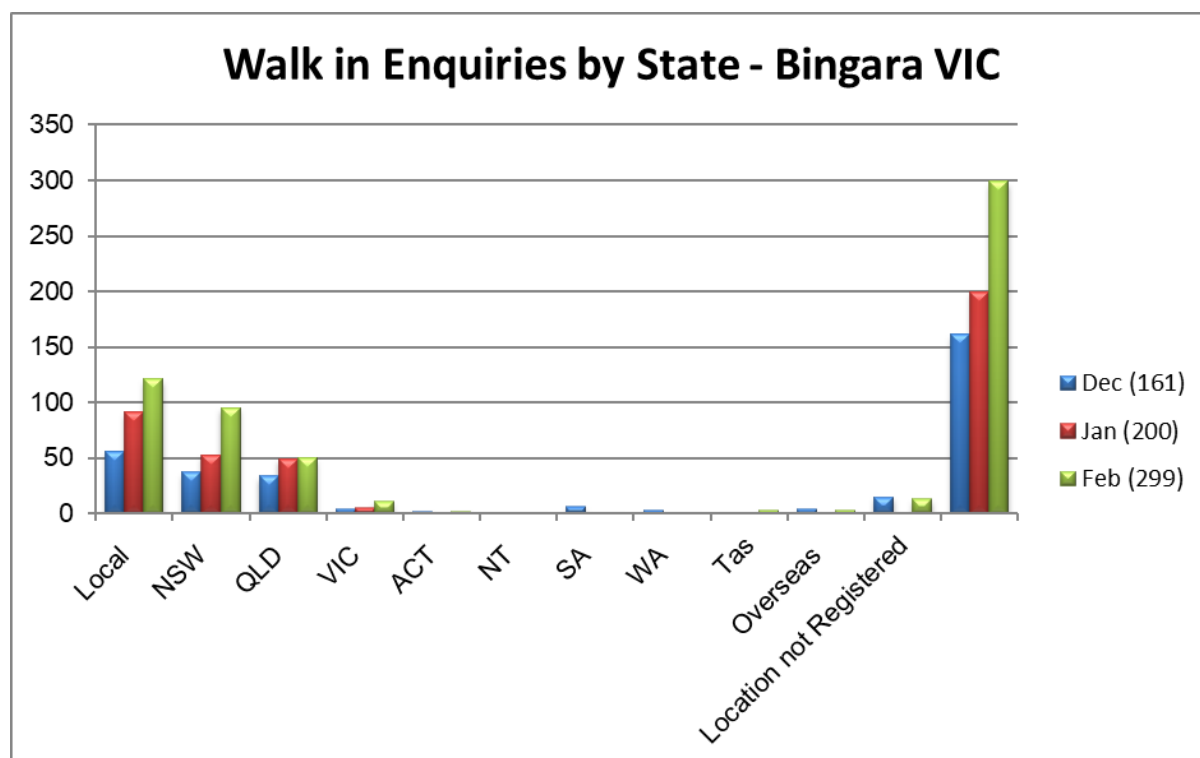
Community Groups: [ticketing/booking site and assistance](#) NWTC Ticket sales for Poetry and Pancakes production Sales via online and VIC - Trybooking \$1,520.00, Sales over the counter at VIC \$40.00, and Invoice generated \$1,000.00 – total ticket sales \$2,560.00

Community Groups – Assistance: Nil

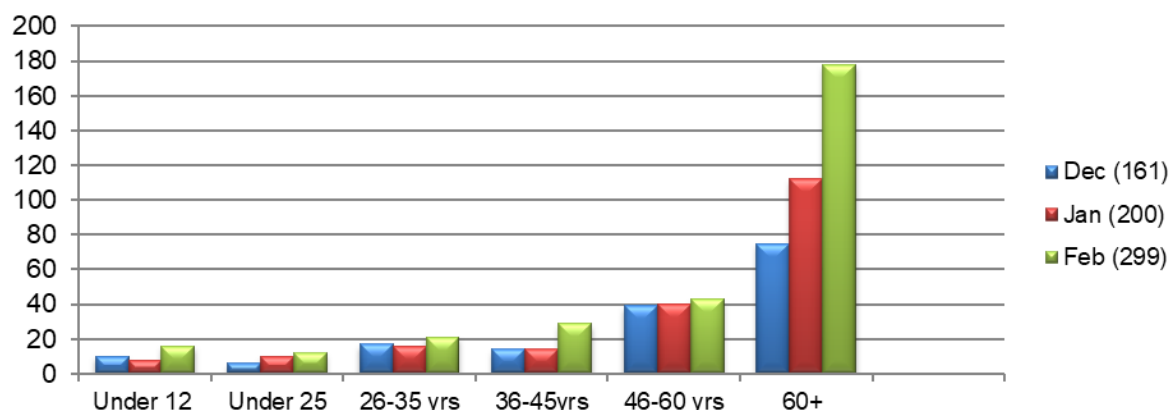
Community Groups – Assistance – Merchandise sales: Bingara Special events committee sale of 1 Orange Festival stubby holder for a total of \$10.00 plus a further \$10.00 for the Counter sales – total of \$ \$20.00 in sales

Roxy Conference Room fees generated: Nil

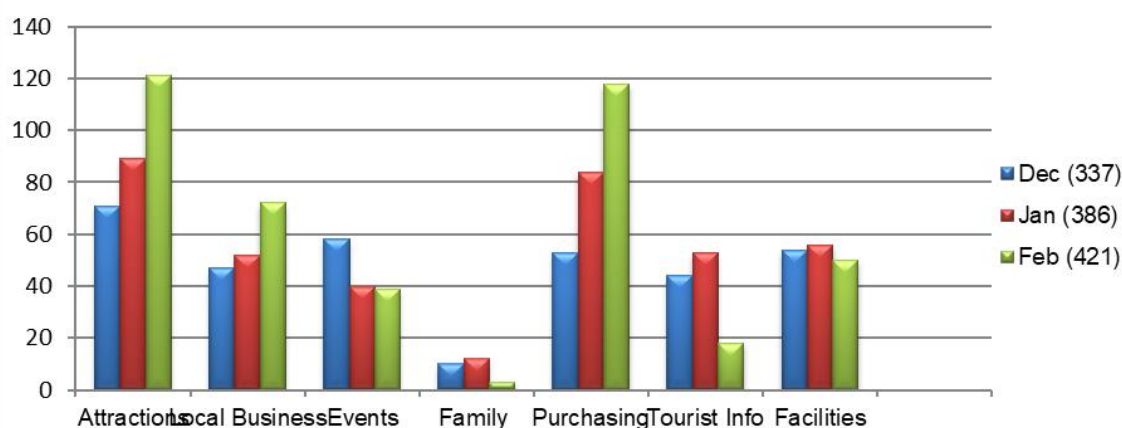
Camping Donations - collected by Council rangers and from individuals receipted by the VIC: Honesty box donations \$393.60



Walk in Visitation by Age - Bingara VIC



Nature of Enquiry - Bingara VIC



CUSTOMER SERVICE REQUESTS (CRMs)

CRMs carried forward from:

Department	Outstanding as at 14 March 2024	Completed since 14 March 2024	Outstanding as at 3 April 2024
Technical Services	39	21	18
Environment and Sustainability	18	13	5
Town Utilities, Parks and Gardens	13	10	3
Building Services	24	17	7
Total Outstanding	94	61	33

CRM's –14 March to 3 April 2024:

Department	Received 14 Mar to 3 Apr 2024	Completed 14 Mar to 3 Apr 2024	Outstanding as at 3 Apr 2024

Technical Services	13	0	13
Environment and Sustainability	21	10	11
Town Utilities, Parks and Gardens	30	17	13
Building Services	8	1	7
Executive	0	0	0
Organisation and Community Services	0	0	0
Total Outstanding	72	28	44

CRMs received since 14 March 2024 and still outstanding as at 3 April 2024:

Department	Open
Technical Services	31
Environment and Sustainability	16
Town Utilities, Parks and Gardens	16
Building Services	14
Executive	0
Organisation and Community Services	0
Total	77

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

7.4 Technical Services

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.

COMMENT

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 kilometres, has been completed. The team is continuing with the next 3km section, with stabilisation and gravel carting in progress. The section is expected to be sealed by the end of April.



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.

Council staff have completed Stage 1 of the construction and sealing of County Boundary Road with the initial seal carried out by contractors in December 2023.

The second 3 km long stage is currently under construction with lime stabilisation of the subgrade being carried out from Tuesday 20 March to 12 April 2024. It is expected that the 12.3 km long project will be completed by April 2025.

Gulf Creek Road Timber Bridge Replacement

This project is funded by the Fixing Country Bridges Program (\$252,500) with a co-contribution from Council (\$30,000). Project planning and procurement have been completed.

A total distance of 300 meters has been sealed. This includes top of the structure and approaches on either sides. Guard rail is scheduled to be installed by end March.



SR15 Gulf Creek Road

Wearnes Road Sealing

In February, works continued on the Wearnes Road Sealing project. This project is jointly funded under round 4 of the Fixing Local Roads program (\$2,845,929) and Council (\$256,133.61).

Polymer stabilising is complete for the second stage of the project and is underway for the third stage. Numerous cattle grids throughout the road have been replaced to tie in with the new formation, 4.7km of the road has been reconstructed and sealed, with a further 5km is programmed to be sealed in early March.



SR23 Wearnes Road

Kerb and Gutter Maintenance

All concreting works have now been completed including kerb and footpath works at the new Plunkett Street units, Heber Street kerb, Frazer Street kerb, Ridley Street kerb and Maitland Street kerb in Bingara, as well as Hall Street kerb and Reedy Creek footpath works in Warialda.



Hall Street and Maitland Street Kerb works

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 installed new kerb and gutter and driveways for the new buildings along Plunkett Street, Warialda.

Street sweeping has also been carried out this month. Heavy Patching crews continue on Cobbadah Road.

Maintenance Grading

During March maintenance grading was carried out on the following roads

- Thornleigh Road

- Gulf Creek Road
- Glenelg Road
- Cracknells Road
- Spring Gully Road
- Blue Nobby Road
- Hibernia Road
- Oregon Road
- Ottley Road

Slashing

During March slashing was carried out on the following roads

- Gwydir Highway
- Warialda Airstrip
- Warialda Old Saleyards
- Mosquito Creek Road
- Croppa Moree Road
- North Star Road
- Baroma Downs Road
- Horton Road
- Gulf Creek Road

Flood Damage

Throughout March, Flood damage crews have completed work on repairs to 2km on SR231 Tolga Road, and a 12.3km section on the eastern end of SR38 Adams Scrub Road. Crews are now currently working on resheeting a 4.5km section on the western end of SR38 Adam Scrub Road, 12.5km of formation grade on SR75 Fairford Road, while another crew repairs damaged sections on SR80 Ottley Road and SR269 Kemps Road.



SR231 Tolga Road



SR269 Kemps Road

Council continues to value add to contracted flood damage restoration works wherever possible, by extending works using existing, Council funded maintenance budgets.

Flood damage work has been completed on the following roads:

SR67 Agincourt Road – 3.0km

SR45 Bereen Road – 6.0km

SR62 Hibernia Road – 12.0km

SR54 Pinecliff Road – 4.5km

SR97 Sadowa Road – 0.8km
 SR99 Terreegee Road – 3.4km (including 0.3km of new seal)
 SR14 Mosquito Creek Road at Racecourse Creek
 SR21 Terry Hie Hie Road – 1.2km
 SR68 Goat Road – 6.0km
 SR16 Trevallyn Road – 6.5km
 SR34 Bonanza Road – 3.0km
 SR82 Kirewa Road – 1.5km
 SR69 Tucka Tucka Road – 2.5km
 SR72 Scotts Road – 1.7km
 SR61 Peates Road – 8km
 SR42 Mungle Road – 8km
 SR31 Eulourie Road – 2.4km (North of SR32 Pallal Road, 1.2km remaining)
 SR32 Pallal Road – 2km
 SR55 Moreena Mail Road – 4.2km (0.9km remaining)
 SR76 Bristol Lane – 8km
 SR92 Killarney Gap Road – 0.5km Resheeting & 6km maintenance grading
 SR262 Nunga Road – 3.5km
 SR30 Caroda Road – 10.6km
 SR71 Mt Jerrybang Road – 2.6km
 SR49 Michell Lane – 4km
 SR12 Upper Whitlow Road – 2.4km
 SR19 Whitlow Road – 2km
 SR119 Woodburn/ Emello Road – 2.8km
 SR50 Thornleigh Road – 3.7km
 SR51 Towarra Road – 2.3km
 SR60 Pound Creek Road – 2km
 SR76 Bristol Road – 8km
 SR13 Oregon Road – Culvert Replaced
 SR3 Elcombe Road – Culvert Washout
 SR105 Fairweather Road – 0.7km
 SR106 Flemmings Road – 0.3km
 SR43 Buckie Road – 1.5km
 SR93 Sheepstation Creek Road – 6km
 SR20 Gravesend Road – 15km
 SR41 County Boundary Road – 4.2km

SR1 Copeton Dam Road – 3888m2 Heavy Patching
SR2 Bingara Road – 924m2 Heavy Patching
MR133 Killarney Gap Road – 5525m2 Heavy Patching
SR89 Glenarthur Road – 3.5km
SR34 River Road – 3km
SR57 Currangandi Road – 3.55km
SR205 Singapore Road – 2km
SR102 Nourmea Road – 4km
SR116 Forest Road – 2.7km
SR64 Gournama Road – 1km
SR63 Gil Gil Crk Rd 20.0km Formation grading
SR18 Gineroi Rd 2.7km
SR286 Sonoma Rd 900m
SR103 Ravenscraig Rd New causeway, 2.7km formation grade
SR267 Cumble Road .6km
SR14 Mosquito Creek Road 4.1km
SR63 Gil Gil Creek Road 2.9km
SR100 Kellys Access Road 2.3km
SR44 Boundary Creek Road 4.2km
SR113 Royal Oak Road 2km
SR66 Reserve Creek Road 2.8km
SR47 Glenesk Road .5km
SR81 Langley Road 1.2km
SR231 Tolga Road 2km

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, with storm damage clean up just coming to an end. Due to resourcing issues with staff, another crew has been scheduled to attend the site late in March to finalise the eastern wingwall. Once poured, a pavement crew will be brought in to finalise the remaining 200m of pavement works and final earthworks. Completion is now expected by mid-May. Heavy patching also continues this month with the crew still currently working on MR63 Fossickers Way, completing patches within reseal segments. It is anticipated that they will be finished works on MR63 Fossickers Way by the end of March with a couple of patches to be completed on HW12 Gwydir Highway, finalising the program for this year. The State Roads reseal program has been delayed due to TfNSW funding approvals. This program is set to commence these are scheduled to start immediately after Easter.

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

Asset Protection Zone Maintenance

Regular slashing work is being undertaken on the Warialda APZ with another round of slashing work delayed due to availability of contractors however work is now programmed for the end of March 2024.

TfNSW Natural Disaster Claims

Works are continuing on flood damage repairs and they are progressing well. Currently there has been over \$18 million in flood damage claims approved by TfNSW.

Local Emergency Management Committee

The SES has advised that recent advertising in the Gwydir News and campaigning for additional members in Warialda has been working and the Warialda SES now officially has 6 new members. Out of the six members, two are interested in administrative roles only and the other four are interested in operational roles. Three out of the four operational members already have MR licenses and two have a boat licence making training requirements with driver training and boat operation a lot easier.

With four operational members, Warialda will soon be able to officially crew an SES rescue truck after a long hiatus. The new members have already commenced training.

OFFICER RECOMMENDATION

THAT the report be received.

ATTACHMENTS

Nil

7.5 Nicholson Oval Renaming

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 recommends naming the new Nicholson Oval Amenities' Building after Noel Pilon and further recommends suitable acknowledgement of all the past supporters of the Nicholson Oval Project mentioned within the submission letters.

TABLED ITEMS Nil

BACKGROUND

The Council resolved in November 2023:

Naming of Nicholson Oval Amenities or Fields

THAT the proposal to name Nicholson Oval Amenities Building after Noel Pilon be placed on Public Display for 21 days for public comment.

COMMENT

The advertising period closed at 5 pm on 2nd April 2024 and the following submissions (attached) were received from:

- ✓ Maria Egan suggested a range of options;
- ✓ Paula Faint suggested other deserving people as well;
- ✓ May Stevens suggested that a more suitable person could be Mr Ken O'Brien;
- ✓ Megan Hall suggested the Hall Family (Late submission); and;
- ✓ Amy Brooks suggested Fiona and Allen Austin but also an honour board of past contributors, which is being recommended (Late submission).

Unfortunately, these types of naming suggestions always result in other suggestions, which usually aren't put forward until someone actually initiates the matter.

In this case the initiation was from Mr Pilon's daughter, strongly supported by Bill and Les Cleal, who stated in her submission:

I am writing about my father Noel Pilon and his involvement in the planning of the current Nicholson Street Oval, it was his forward thinking and selfless work that went toward producing the fields that are enjoyed by many to this day. He suggested to Council that the area would be ideal for the establishment of playing fields for use by the Junior League.

During the construction stage the plans were for 1 football field, my father advised that it would be possible to enlarge the area and put 2 fields on the land allocated, at first this was disagreed with by the Council at the time however Noel persisted and finally won the battle seeing the area enlarged to allow for 2 full sized fields.

After the fields were completed he then took it upon himself to level an area and erect change sheds for the players, he did this with his own equipment and building materials so the “kids could have somewhere to get changed out of the elements”. He even took the time to transplant grass runners on to the fields with the help of my brother Paul and his friend Bill Cleal. Many hours spent to make the fields safe to play on.

Noel Pilon my father was always a big supporter of children’s sport in Warialda whilst we were growing up, especially Junior League, played by my brother Paul, Dad was always there marking fields, coaching, organizing games and officials, referees, etc, I remember him sewing a canvas tackling bag because the club couldn’t afford to buy one at the time, he would mend the footballs when the stitching of the leather skins came undone and repair holes in the bladders, and I believe he was also Club President for several years. Our Mother Norma was also involved, she and her good friend Faye Legg coached the 14 yr and then 16 yr teams to Grand Finals.

Noel himself was a very good footballer player and member of the Warialda Club during his younger years, he was a member of the 1953 Spicer Cup winning team, the 1957 Group 5 “A” Grade Premiers, the 1959 Group 5 Reserve Grade winning team and 1961 - 1962 Premiership 1st Grade winning teams and the 1962 Clayton Cup winning team, he then went on to play with Moree and Warialda Rail.

Noel (Dad) was always ready to help with whatever sport us kids wanted to play join, I was a tennis player and Dad again jumped in and cleared, graded and resurfaced and mended the fences of I believe it was the end court and 2 back courts, now the netball courts, he would also roll and mark the courts for the weekends matches as well as partner me in doubles.

For our sister who was into horses he would spend weekends, helping out at Pony Club, driving her to events, he would use his water trucks to water the showground to keep the dust down, repair stalls, help set up for events, help construct cross country jumps, whatever was needed he would do.

I also remember Dad (Noel) building the original off road track the other side of Warialda Rail.

These are just some of my memories of what Dad (Noel) has done to support his own and other kids in sport and the community, he has always been very generous with his time and would volunteer to help out in any way possible, even using his earth moving equipment if needed, he would build things, repair things, never wanting or asking for any recognition, just there for his kids.

If the Warialda Junior League and Community were to recognize his contribution to Junior League in Warialda and the development of the Nicholson Street Oval grounds and amenities, his children would be very grateful and I know he would be very humbled but honoured to know that his efforts have been recognized.

His contributions to the sports in Warialda have helped create many happy memories for all those that have used the facilities he helped create, maintain or upgrade.

All the other past supporters mentioned in the three submissions could also be suitably acknowledged on a plaque to be located on the Amenities' Building.

OFFICER RECOMMENDATION

THAT the new Nicholson Oval Amenities' Building be named the Noel Pilon Amenities' Building.

FURTHER that all the past supporters of Nicholson Oval, nominated within the submission letters, be acknowledged on a suitable plaque to be erected within Nicholson Oval.

ATTACHMENTS

1. Maria Egan [7.5.1 - 1 page]
2. Paula Faint [7.5.2 - 1 page]
3. May Stevens [7.5.3 - 1 page]
4. Megan Hall [7.5.4 - 3 pages]
5. Amy Brooks [7.5.5 - 1 page]

Gwydir Shire Council -Submission for the naming the new Amenities and canteen Building at Nicholson Oval.

Max Eastcott,

With the proposal to acknowledge past voluntary efforts of people within the community and that have served as committee members of the Warialda Junior League.

I feel there are such a lot of people that are worthy of this honour.

I take nothing away from Noel Pilon but just wanted to say that it was a committee decision to move Junior League from the Warialda Showground to where it is played today (Nicholson Oval). To single out just 1 person from that era would be very difficult.

We could go on and on in regard to who did this and that but at the end of the day the combined committee was there to make Junior league the success it became in the early 70's it was either football or cricket.

You could name it after Bill & Don Shearer, Beau Legg, Ken Bowman, John Egan, Harvey Cleal, Jack Coulton, Telford Rose, Doug Weatherall, Les & Betty Crittle, May Stevens, Fiona Austin, Lachlan Hall, Craig Gilkison (on committee when had no children playing) where do you stop and start. Very tough decision.

Lots of people volunteered their time and efforts either be it coaching, marking fields, looking after equipment, using their own funds to either buy football boots or clothing for some kids, transporting kids to away games, providing food, working in the canteen, providing bus for transport, first aid officers (John Harmer) comes to mind and didn't even have a son playing football.

I just wonder why the actual building needs to be named as this is a very difficult decision that could be argued for many years on who should be the worth recipient as I feel that over the years since Warialda Junior League commenced there are so many people that have put so much effort into its continued success. Not only Junior League has been played there but many successful cricket games.

I personally do not wish to suggest anyone but hope that you take consideration of my submission with regards to just calling it the **Nicholson Oval Canteen and Amenities**.

Regards

Maria Egan

30/03/2024

Past committee member and parent.

From: Paula Faint <pfaint63@gmail.com>
Sent: Wednesday, March 20, 2024 9:35 PM
To: Gwydir Mail <mail@gwydir.nsw.gov.au>

Subject: Re naming of Jnr League new amenities.

Dear Max

My thoughts on the naming of the new amenities at Nicholson oval are that Noel Pilon would have had a group of people with moving to Nicholson oval. I'm not saying he isn't deserving, it's just that he is among an awful lot of people that have contributed over the years. Bill Shearer who had no children at all, Craig and Kelli Gilkison their boys didn't play for a few of the years that they were president and canteen coordinator. My husband Robert coached for 6 years or so before our son was born. And I am sure there would be so many more. Noel would be deserving of the honour but so are a lot of other people.

Thanks for your time

Paula Faint.

Mr Max Eastcott
General Manager
Gwydir Shire Council

1 April 2024

Naming of the new Nicholson Oval Sporting Facilities

Dear Max

I am writing to suggest the name of a worthy Warialda Junior League stalwart after whom the new Nicholson Oval sporting facilities can be named.

I would strongly recommend that the name of the late Ken O'Brien be put forward as a worthy candidate.

My reasons for suggesting this are as follows:

From the mid to late 1970s, Ken was a committee member of Warialda Junior League, Warialda Senior League, Warialda Junior Cricket and Warialda Senior Cricket .

In addition to that, Ken, along with staff members of Warialda High School and Warialda Public School, instigated the Warialda All-Schools Sports Carnival, which attracted entries from schools in Warialda, Inverell, Moree, Bingara, Barraba, Armidale and Tenterfield.

Ken was an active member of the Warialda Sports Council from its inception, and became the Ground Manager for many years.

I would greatly appreciate your inclusion of this information in your discussions.

Yours faithfully



May Stevens

From: Megan Hall <Megan.Hall@lwb.org.au>
Sent: Tuesday, April 2, 2024 8:54 PM
To: Gwydir Mail <mail@gwydir.nsw.gov.au>
Subject: Community Submission: Att Max Eastcott

Dear Mr Eastcott,

I understand there is much to consider when making the decision to name a place of significance in a community. I thank you for the opportunity to make a submission to the Gwydir Shire Council for your consideration to name the new Amenities and Canteen Building at Nicholason Oval.

I have married into a local family of Warialda (Hall Family) and over the years have heard many stories and witnessed many acts of service and commitment to the Warialda Junior Rugby League that I believe should not go un-noted.

Arthur Hall, the patriarch of the Hall Family, Warialda born and raised has been involved with the WJRL football club since before he even had children to bring along to a game. It is my understanding that Arthur was coaching junior league as early as 1973, before his eldest son David began playing as a 6/7 year old in 1976.

Arthur and Kate Hall together raised five sons (and one daughter), all sons playing for WJRL football club commencing 1976 (David), 1978 (Lachlan), 1980 (Kenneth), 1982 (Bradley), (1985) Andrew. Andrew debuting as a 5 year old in under 8's division, playing through until 1996. Lachlan, Kenneth, Bradley and Andrew all went on to play Senior League for the Warialda Wombats for various lengths of time. During this time, the Family's contribution to the WJRL equated to over 20 years, Arthur coach and committee and Kate as canteen convenor (for over 10 years). Attached is a picture of the Hall boys, being the only family in NSW at the time to have a representative in each age group of junior rugby league. At the time, the family were featured in the Moree Champion and Warialda Standard to mark the contribution. (Andrew under 8's, Bradley under 10's, Kenneth, 12's, Lachlan under 14's and David under 16's).

The family had a brief hiatus from the WJRL after their youngest Andrew went onto senior league, however Arthur was known to continue to be present at each game, watching and contributing to the club for many more years to follow.

During this time (1994) Arthur was made a life member of the WJFC (attached).

2013 saw the reemergence of the Hall football legacy, with Lachlan's eldest son Luke debuting in the under 8's. The line 2nd generation Hall children to play in the WJFC during this time included Lachlan's two sons Luke and Sam, and daughter Emma, playing women's League Tag, and Bradley's 3 girls Amelia, Imogen and Sienna also women's league tag. During this time Lachlan has served as President of the club for successive years, and he and Bradley have both coached various teams (with or without their own children) for many years.

2024, was the first year in over a decade to not have any representation from the Hall family (player, coach or committee).

The Hall Family, born and raised on Poverty Flat is also to be noted as part of Warialda history.

There are many contributors in small communities, however I think you'll find that this family history is of particular significance to the WJRL Football Club, and a history that they would be far too humble to talk about themselves.

I thank you for this opportunity, and look forward to the announcement of the consultation.

Warm Regards,

Megan Hall
Education & Learning Projects Lead
Learning Without Barriers
Child, Youth & Family
0418 927 569
Life Without Barriers
Yuggera (Jaggera) Country





From: Aaron and Amy Brooks <aaronandamy@live.com.au>
Sent: Wednesday, April 3, 2024 3:27 PM
To: Gwydir Mail <mail@gwydir.nsw.gov.au>
Subject: Nicholson oval

Hello, I just realised I am a day late for this, but I am writing about the proposal to rename the Nicholson oval building after Noel Pilon. While I believe it would be great to acknowledge Noel's contributions towards the club, I feel it needs to be done in a way that also means we can acknowledge the contributions of many other people.

Both in the distant past, but also in the more current past. I know in my time of being involved in Junior league Fiona and Allen Austin has contributed a lot of time and effort. I also feel there would have been more than Noel in the initial stages. Could we look at installing an honour board, rather than renaming the whole building, this way everyone that has put in a significant amount of effort and time could be acknowledged.

Yours faithfully,

Amy Brooks

7.6 Gwydir Shire Housing Needs Assessment & Strategy

File Reference: NA

Delivery Program

Goal: 3. An environmentally responsible shire.

Outcome: 3.2 We use and manage our natural resources wisely.

Strategy: 3.2.4 Identify and make best use of our land resource.

Author: Saul Standerwick, Planning & Environment Team Leader

STAFF DISCLOSURE OF INTEREST Nil

TABLED ITEMS

DRAFT LOCAL HOUSING STRATEGY

HOUSING NEEDS ASSESSMENT

BACKGROUND

The Local Housing Strategy (LHS) will set a clear plan for housing within the Gwydir Shire over the next 20 years. The LHS is based on the data in the Housing Needs Assessment (HNA), Community surveys, and other council, and regional, policy and strategy documents. The LHS identifies housing needs and the capacity to accommodate population growth. It also identifies potential areas and types of housing needed. It outlines and prioritises 13 strategies to support the delivery of housing within the Gwydir Shire over the next 20 years and to achieve the housing vision and objectives outlined in the LHS.

CONSULTATION

A community engagement survey informed the development of the housing strategy. Additionally, the NSW Government Planning Department has reviewed a draft of the documents.

STATUTORY ENVIRONMENT

Environmental Planning and Assessment Act 1979.

Gwydir LEP.

FINANCIAL IMPLICATIONS

Housing supply may impact capacity for economic growth in the Shire.

Some of the 13 strategies will require budgetary considerations.

STRATEGIC IMPLICATIONS

Housing supply may impact capacity for economic growth in the Shire.

OFFICER RECOMMENDATION

THAT the report be received.

FURTHER that:

- 1. Council endorse the 13 Strategies and their prioritisation.**
- 2. The documents are put on public display for 28 days for community comment.**
- 3. The documents are sent to the Department of Planning for formal comment during the public display period.**

ATTACHMENTS

1. draft Local Housing Strategy [7.6.1 - 84 pages]
2. Housing Needs Assessment [7.6.2 - 120 pages]



Gwydir Shire Council

DRAFT LOCAL HOUSING STRATEGY

Prepared for Gwydir Shire Council | 21 February 2024





Gwydir Shire Council

DRAFT LOCAL HOUSING STRATEGY

Prepared for Gwydir Shire Council
21 February 2024

PR314

	Prepared by	Reviewed by	Reviewed by
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Project Role	Lead Author	Project Manager	Project Director
Signature			
Date	22 December 2023	21 February 2024	21 February 2024

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DOCUMENT CONTROL

Revision	Date	Description	Prepared by	Reviewed by
0	19 January 2024	For Gwydir Shire Council review	Element Environment	Gwydir Shire Council
1	21 February 2024	For submission to Gwydir Shire Council	Element Environment	

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EXECUTIVE SUMMARY

The Gwydir Local Housing Strategy establishes the strategic framework for residential growth within the Gwydir Shire and specifically the townships of Bingara and Wialda over the next 20 years.

The Strategy sets out Council's vision and objectives for housing in the Shire and responds to Council's Local Strategic Planning Statement (LSPS). The housing vision for Gwydir Shire is that:

"The People of Gwydir Shire will have access to a diverse range of quality, accessible and affordable housing types, which reflect the changing needs and lifestyles of people living in the Shire, as well as help attract future residents to Gwydir Shire."

People will choose to live in Gwydir because they will want to live the "Gwydir Good Life."

The vision has been inspired by feedback received during community consultation and sets the scene for housing and liveability in the Shire over the next 20 years.

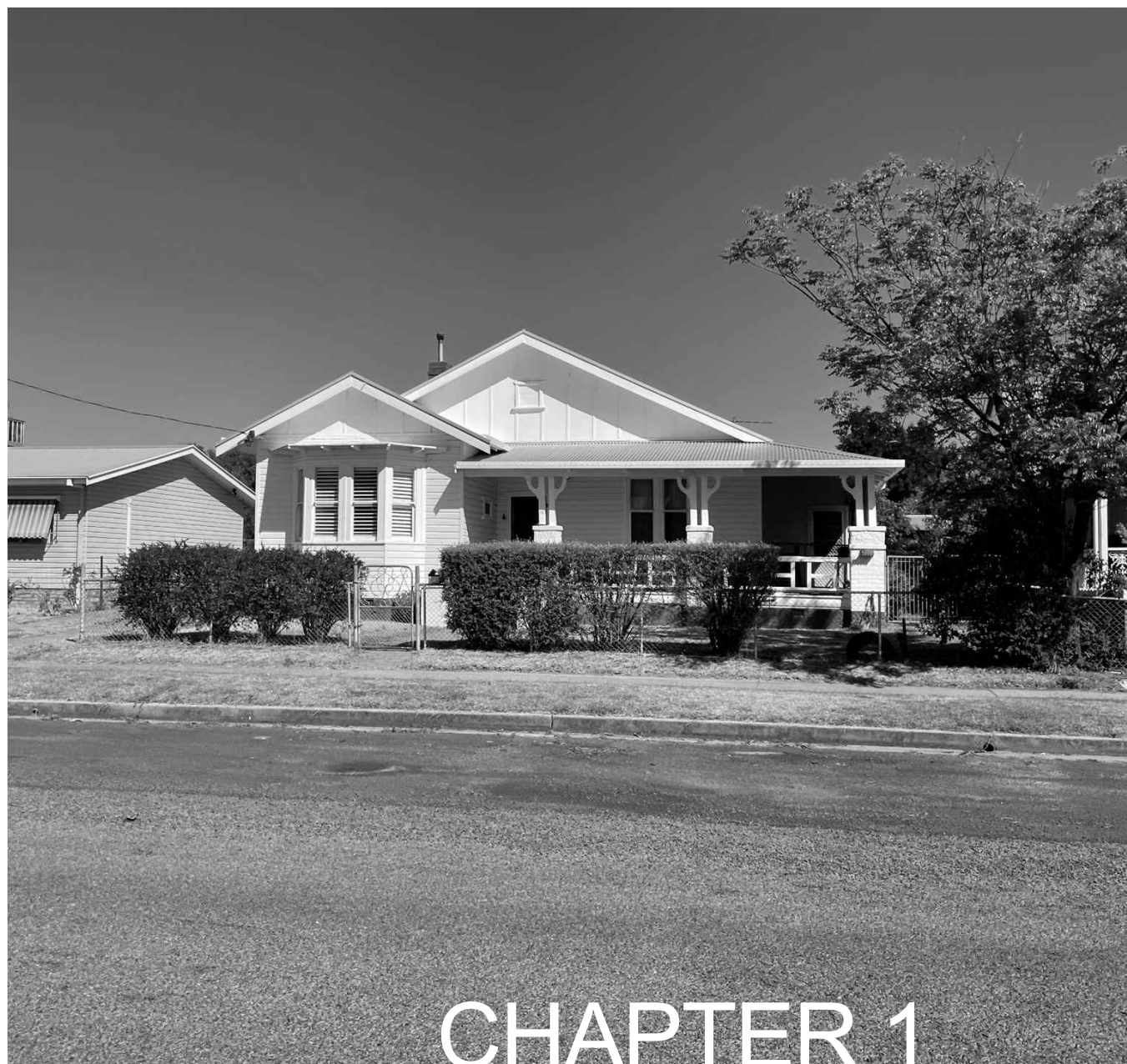
Whilst it is acknowledged that the population of Gwydir Shire will experience limited population growth between now and 2041, there is opportunity to attract more people to the Shire and to retain existing residents by catering for a range of lifestyles and life stages with a more affordable and diverse range of housing. Bingara and Wialda are expected to experience the most population growth, given existing infrastructure and services, and the impact from new projects. For these reasons, Council has identified a need to ensure that housing supply can match demand, as well as the changing demographics of the community such as an ageing population.

This document has been prepared in accordance with the NSW Department of Planning and Environment (DPE) *Local Housing Strategy Guideline and Template* (2018) and NSW Department of Communities and Justice (DCJ) *Local Government Housing Kit* (2019).

The Strategy includes consideration of demographic factors, local housing supply and demand, and local land-use opportunities and constraints. The Strategy details where additional housing should be provided and recommends a range of housing types to accommodate the housing need, as detailed in the *Gwydir Housing Needs Assessment* (2024).

This LHS outlines 13 strategies to support the delivery of housing within the Gwydir Shire over the next 20 years to achieve the housing vision and objectives. Whilst many of the strategies support the delivery of housing across the Shire, the established town centres of Wialda and Bingara will be the primary focus for the delivery of new housing, with a secondary focus on the villages North Star, Gravesend, Wialda Rail (subject to further analysis). Emphasis will be on well-serviced housing that contributes to the unique local character of these towns, villages, and the broader Shire.

The recommendations outlined in this Strategy will form the basis for future Council projects, policies and controls, and set the direction for review of current residential zoning in certain selected areas under the Gwydir Local Environmental Plan 2013. The Strategy will also inform budget and investment decisions regarding infrastructure funding, as well as opportunities for private public partnerships and grant funding opportunities to ensure appropriate infrastructure is provided to support growth.



CHAPTER 1

INTRODUCTION

1 INTRODUCTION

1.1 About this Strategy

This Local Housing Strategy (LHS) has been prepared to set a clear plan for housing within the Gwydir Shire over the next 20 years. The LHS takes a whole-of Shire approach and aims to bring about better housing outcomes for the Shire's communities, ensuring sustainable growth while enhancing liveability and preserving the unique character of the Shire.

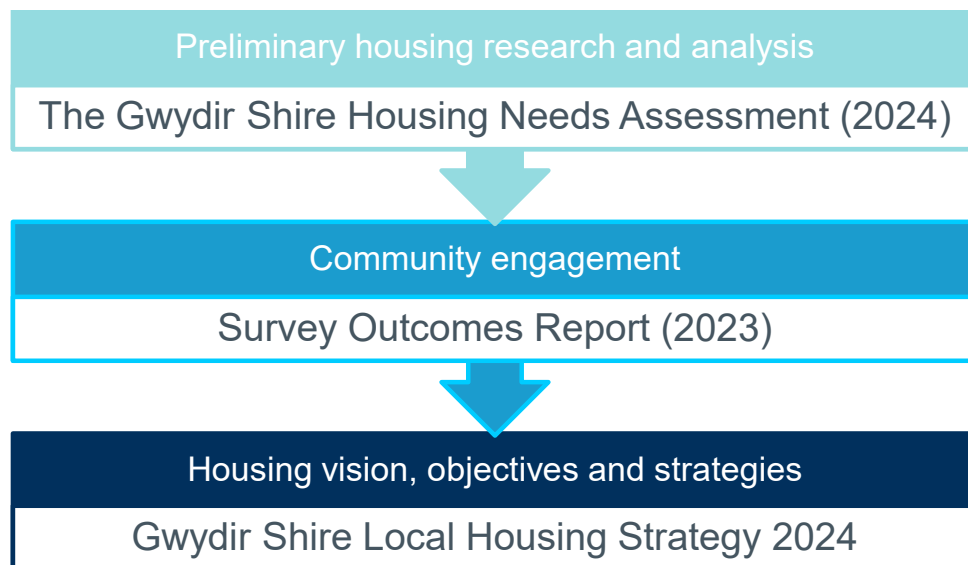
Building on the findings of the *Gwydir Shire Housing Needs Assessment* (HNA) (2024) and the *Survey Outcomes Report* (2023), the LHS:

- Identifies key housing needs based on a review of national, state, regional and local strategic plans and policies, key demographic, and housing data, as well as key trends, projects, and factors influencing housing demand and supply across the Shire.
- Outlines the capacity of the Shire, and its townships, villages, and localities, to accommodate forecast population growth and the identified housing needs of current and future residents.
- Identifies potential areas for new housing and the types of housing needed in each area.
- Outlines strategies to support the delivery of new housing, including land use planning and non-land use planning mechanisms.

Preparation of the LHS has been informed by the NSW Department of Planning and Environment (DPE) *Local Housing Strategy Guideline and Template* (2018) and NSW Department of Communities and Justice (DCJ) *Local Government Housing Kit* (2019).

1.2 How the Strategy was developed

The Gwydir LHS was developed by building on two important background documents:



A detailed methodology is provided within the Gwydir Shire HNA (2024) and the Survey Outcomes Report (2023).

1.3 The housing needs of Gwydir Shire

Liveable, sustainable, and thriving communities need a range of accessible, well-designed, and affordable housing options, to provide security, enable independence, and improve quality of life. Meeting people's housing needs benefits more than just the individual having wider economic, social, and environmental impacts.

The Gwydir Shire HNA (2024) identifies the housing needs of the Gwydir Shire local government area (Shire) and establishes the evidence base for this LHS. A summary of the existing capacity or residential land and housing supply is outlined in the sections below, along with the need for new dwellings and a more diverse range of housing types to cater for the growing and changing populations.

1.4 Addressing the housing needs of Gwydir Shire

This LHS seeks to provide a vision, objectives, and strategies to guide the delivery of housing in the Gwydir Shire over the next 20 years to meet the identified housing need.

Housing vision

The People of Gwydir Shire will have access to a diverse range of quality, accessible and affordable housing types, which reflect the changing needs and lifestyles of people living in the Shire, as well as help attract future residents to Gwydir Shire.

People will choose to live in Gwydir because they will want to live the “Gwydir Good Life”.

Housing objectives

	1 New housing	To support the delivery of new housing in the right locations to meet the needs of current and future Shire residents.
	2 Diverse housing	To support the delivery of a variety of housing options that cater to diverse households and their needs.
	3 Affordable housing	To increase the supply of social and affordable rental housing in the Shire.
	4 Adaptable, accessible, and inclusive housing	To ensure housing meets universal design principles.
	5 Resilient housing	To deliver housing that supports community and environmental resilience in the context of a changing climate.
	6 Supported housing	To ensure all new housing is adequately supported by appropriate infrastructure.
	7 A proactive council	To foster collaborative partnerships with government agencies, developers, and landowners; pursue funding; and deliver services and infrastructure to support a growing population.

Housing strategies

This LHS outlines 13 strategies to support the delivery of housing within the Gwydir Shire over the next 20 years to achieve the housing vision and objectives. The strategies are organised into the following three categories:

- land use planning mechanisms within the current framework (refer to Section 3.3.1),
- land use planning mechanisms outside the current framework (refer to Section 3.3.2), and
- non-planning mechanisms (refer Section 3.3.3).

Whilst many of the strategies support the delivery of housing across the Shire, the established town centres of Warialda and Bingara will be the primary focus for the delivery of new housing, with a secondary focus on the villages North Star, Gravesend, Warialda Rail (subject to further analysis). Emphasis will be on well-serviced housing that contributes to the unique character of these towns, villages, and the broader Shire.

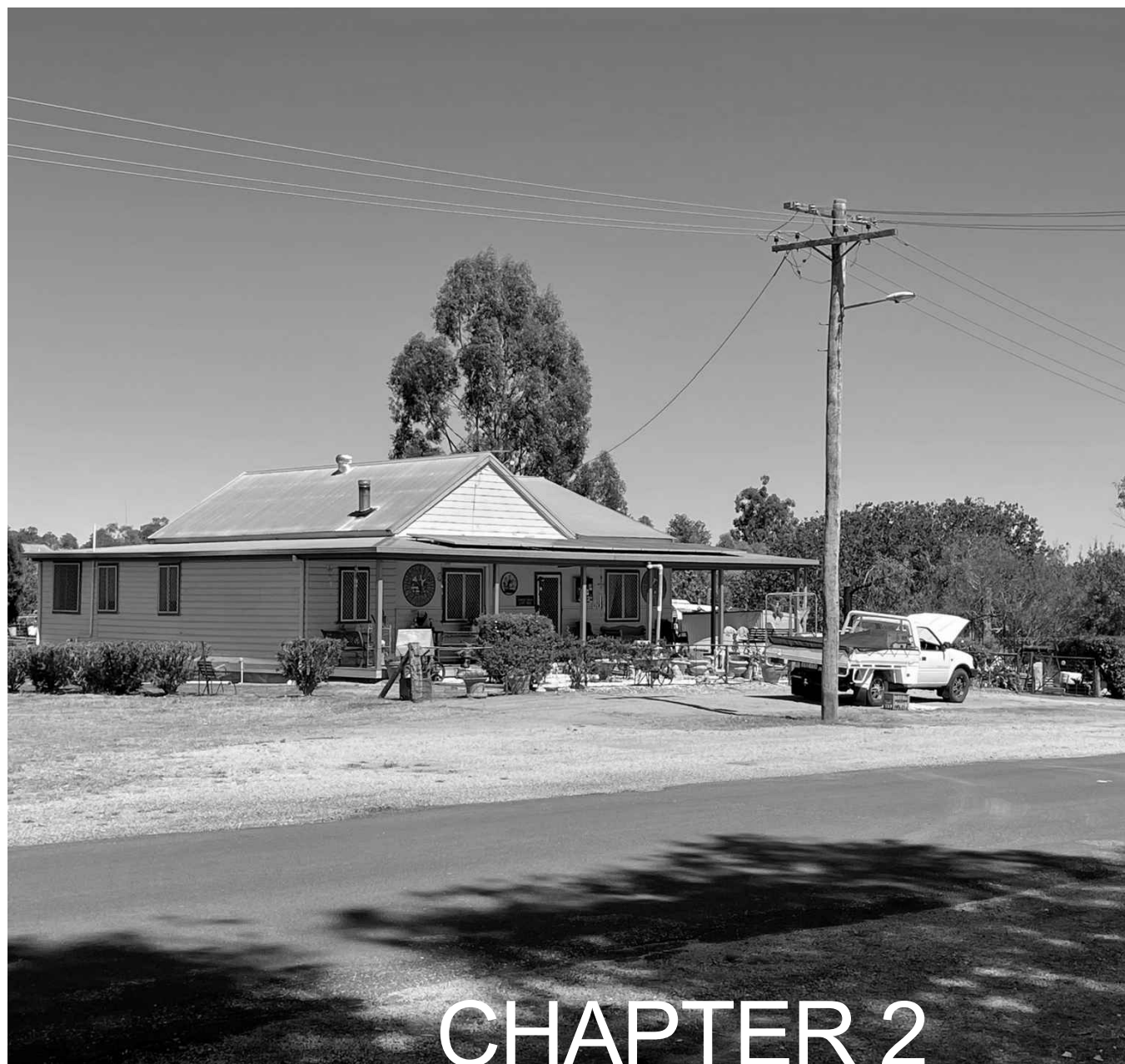
Strategies focus on the entire housing supply continuum to address the needs of housing for families, seniors and persons with a disability, Indigenous people, aged care, social housing, and short-term and key worker accommodation.

Utilising the strategies outlined in Section 3 below it is anticipated that GSC can meet the projected dwelling demand for the Shire to 2041.

1.5 Document structure

The structure of this LHS is as follows:

- **Section 1 – Introduction** – introduces the LHS.
- **Section 2 – The evidence** – provides an overview of the research and analysis undertaken to inform the LHS, including a summary of the regional and local context; strategic plans and policies; key trends and projects; demographic and social indicators, factors influencing housing supply and demand; identified housing needs; as well as opportunities and constraints influencing housing delivery.
- **Section 3 – The priorities** – brings together the research and analysis undertaken to provide a vision, objectives, and strategies to guide the delivery of housing in the Gwydir Shire over the next 20 years.
- **Section 4 – Actions** – outlines a plan for the implementation of the housing strategies, and the delivery of new housing, as well as the monitoring and reporting process for the LHS.



CHAPTER 2

THE EVIDENCE

2 THE EVIDENCE

This chapter summarises the findings of the Gwydir Shire HNA (2024) and the Survey Outcomes Report (2023). It provides an overview of the research and analysis undertaken to inform the LHS, including a summary of the regional and local context; strategic plans and policies; key trends and projects; demographic and social indicators, factors influencing housing supply and demand; identified housing needs; as well as opportunities and constraints influencing housing delivery.

2.1 The Gwydir Shire

2.1.1 Regional context

Gwydir Shire (the Shire) is located on the North West Slopes and Plains of New South Wales (NSW), approximately 460 kilometres (km) north of Sydney and 300km south-west of Brisbane. The Shire forms part of the New England – North West Region of NSW (also known as the Northern Inland Region). It is in proximity to the regional city of Tamworth and the strategic centres of Moree (40km to the west), Inverell (40km to the east) and Narrabri in NSW, and Goondiwindi in Queensland. Refer to Figure 2.1 below.

The Shire benefits from good regional connectivity, located at the crossroads of the Fossickers Way, a popular north-south touring route, the Gwydir Highway, a significant east-west route linking the NSW North Coast to Outback NSW, and Nature's Way (State Touring Route 3), which links Narrabri to Inverell via Gwydir Shire. The Bruxner Highway, an east-west route, traverses the northern edge of the Shire which links into southern Queensland. Regional coach and rail services operate across the region. The Boggabilla freight railway line (subject to upgrades as part of the Inland Rail project) between Moree and Boggabilla passes through the villages of Crooble, Croppa Creek and North Star. The nearest airports with commercial regular public transport (RPT) services are Tamworth Regional Airport (160km to the south-east) and Moree Regional Airport (80km to the west), offer services to Sydney and to Brisbane.

Source: Gwydir Shire Community Strategic Plan 2017-2027 and Gwydir Shire Economic Development Strategy 2017-2020.

2.1.2 Local context

The Shire has an area of 9,122 square kilometres, extending from the Nandewar Range in the south, north towards the Queensland border. It has a temperate climate with warm to hot summers (25°C-35°C) and cool to mild winters (10°C-20°C). The average elevation across the Shire is approximately 350 metres (m) above sea level. The landscapes and natural assets of the Shire are diverse. The southern and central areas of the Shire are located within the Gwydir River catchment, with the Gwydir River flowing through Bingara and Gravesend. This area is characterised by hills and highly fertile river flats.

The northern part of the Shire lies within the 'Golden Triangle', and characterised by black soil plains, it is one of the most productive agricultural areas in Australia. Agriculture is the primary land use and economic activity within the Shire. Livestock production dominates the southern and central areas of the Shire, and broadacre cropping is undertaken in the northern part of the Shire.

The Shire contains two towns, Warialda, and Bingara; five rural villages, North Star, Gravesend, Croppa Creek, Coolatai and Upper Horten; and 21 rural localities, Boonal, Blue Nobby, Yallaro, Crooble, (part of) Pallamallawa, Balfours Peak, Warialda Rail, Gineroi, Bangheet, Riverview, Elcombe, Pallal, Rocky Creek, Back Creek, Cobbadah, Gundamulda, Dinoga, Gulf Creek, Upper Bingara, Keera, and Copeton. Refer to Figure 2.1 below.

Source: Gwydir Shire Community Strategic Plan 2017-2027.

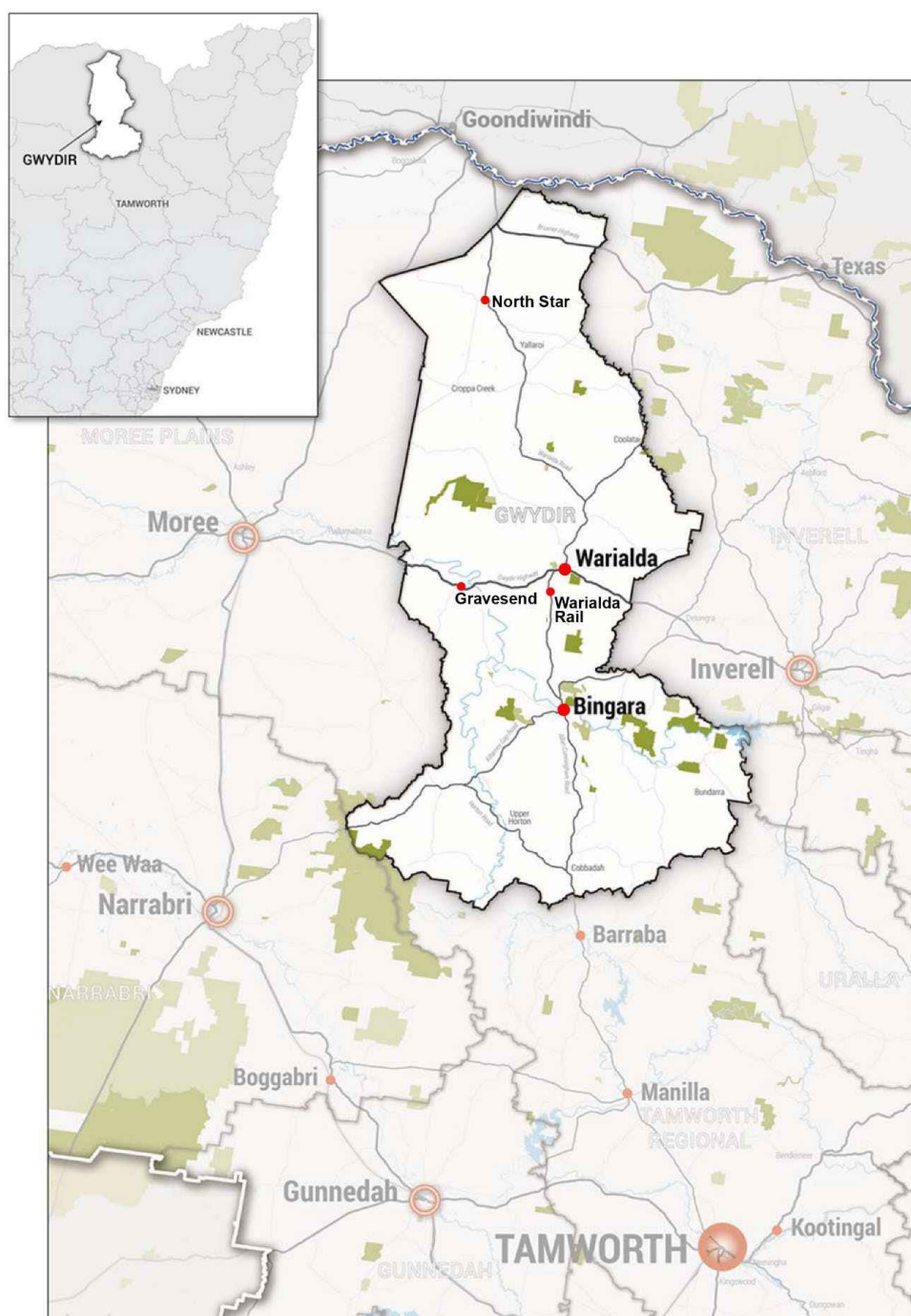


Figure 2.1 Context plan

Source: Gwydir Shire Local Strategic Planning Statement (p.7), with edits by Element.

2.1.3 Key trends and projects

Key trends and projects with the potential to influence housing provision within the Gwydir Shire has been detailed within the Gwydir Shire HNA.

Key trends

The below provides a summary of the key trends, projects and findings affecting housing supply and demand in Gwydir Shire.

Demographic and social changes – Gwydir Shire is experiencing demographic and social change, including the departure of the working age population in search of employment and higher education opportunities, and an aging population.

Internal migration – Urbanisation, the Covid-19 pandemic, technological advancements, including the ability for individuals and businesses to operate efficiently outside urban centres, and a desire for ‘work-life-balance’ or a ‘tree’ change are some factors creating a more mobile population. This has resulted in internal migration to and from Gwydir Shire.

Rising construction costs – Construction costs in NSW have been rising significantly, due to increased approval requirements, skilled labour shortages, supply chain disruptions, rising transport costs (including fuel and labour costs), and shortages in key building materials.

Labour shortages – A shortage of skilled professionals, including tradespersons and Private Certifiers, is a key issue in the post-pandemic landscape of NSW and has a direct impact on housing provision.

Growth in regional tourism – Gwydir Shire has a strong nature-based and outdoor tourism sector. There is a desire by GSC to continue growing this sector, attracting more tourists and visitors to the Shire.

Disaster resilience – The cumulative impact of multiple natural disasters, including a one-in-100-year drought, bushfires, floods, mouse plague and a global pandemic has significantly impacted regional NSW. There is a need to enhance climate and disaster resilience, with a focus on the resilience of physical infrastructure, including housing.

Water insecurity – Severe drought has resulted in water insecurity across the region. Water resources, both surface and ground supplies, need to be maintained and utilised in an increasingly environmentally sustainable manner as climate change impacts rainfall patterns and ground water recharge rates. Locally, there is a need to ensure Gwydir Shire has sufficient water to cater to population growth, and subsequent housing provision.

Diversification of the economy – The Gwydir Shire economy has a heavy dependence on primary agriculture production. There is a desire to diversify the economy and grow employment. There are opportunities for positive change in the agricultural, green, and renewable energy sectors.

Key Projects

The below is a list of key projects with the potential to affect housing supply and demand in Gwydir Shire. A detailed summary of each project is provided in the Gwydir Shire HNA.

- Inland Rail Project
- Moree Special Activation Precinct (SAP)
- New England Renewable Energy Zone (REZ)
- Namoi Regional Jobs Precinct (RJP)
- Warialda Bypass (Gwydir Highway)
- Gwydir Circular Economy Project
- Gwydir Learning Region
- Myall Creek Cultural and Education Precinct
- Big River Dreaming Bingara Projects.

2.2 Planning and policy context

2.2.1 Policy Alignment

To provide policy consistency across the planning system, the vision and objectives of the Local Housing Strategy are designed to align with relevant State, and local government legislation, strategies, plans and policies developed for NSW, the North West Region and the Gwydir Shire (refer to Figure 2.2 below).

Table 4.1 provides a summary of how relevant housing plans and policies are considered and addressed in the development of this LHS. Specifically, the alignment of the key housing objectives and strategies.

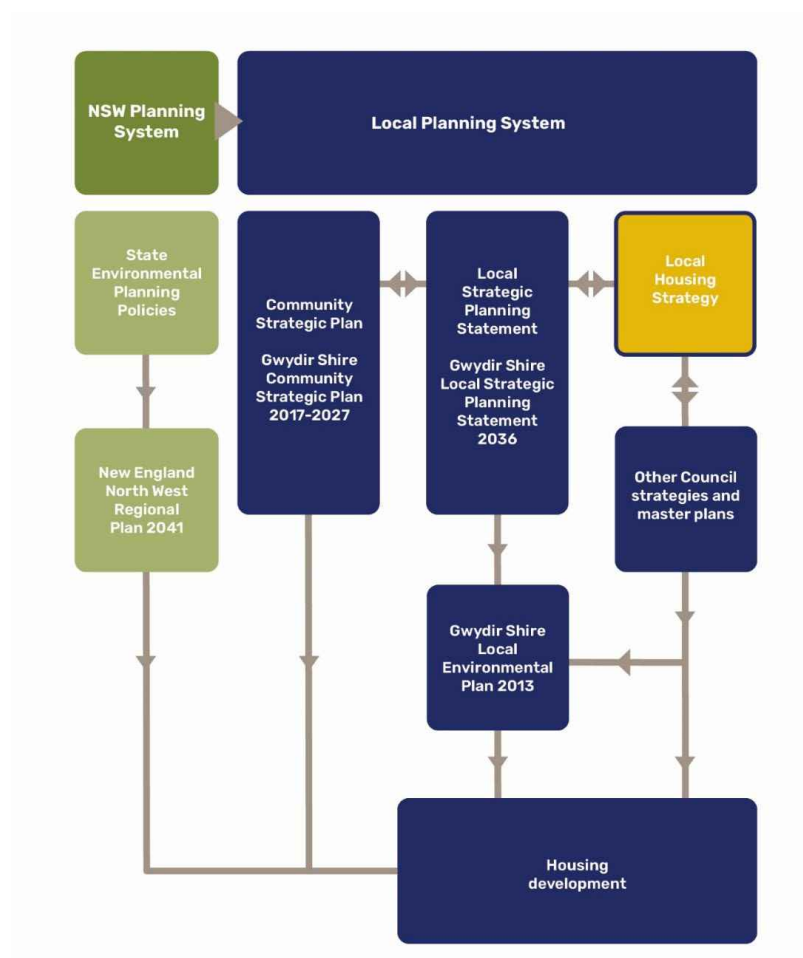


Figure 2.2 Housing policy framework

Source: Element, 2023.

Table 3.1 Summary of housing policy alignment

Policy	Direction	Alignment with LHS
State		
<i>Housing 2041: NSW Housing Strategy</i> (NSW Department of Planning, Industry and Environment)	Partner with councils to develop modern, fit for-purpose social and affordable housing on Land and Housing Corporation land and support implementation of local housing strategies.	Strategy 10
	Support councils to explore potential use of under-utilised operational land for the purposes of housing where this is deemed appropriate by local communities.	Strategy 1
	Encourage and support NSW councils to update their planning controls to improve environmental performance, compliance with code and contribution to community net-zero targets.	Strategies 6, 9 and 10
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Allows complying development for dwellings, one and two storey dual occupancies, manor houses and terraces.	Strategy 4
State Environmental Planning Policy (Housing) 2021	Aims to increase the supply and diversity of affordable rental and social housing in NSW, including guidance for the design quality of residential apartment development.	Strategies 5 and 10
Regional		
<i>New England North West Regional Plan 2041</i> (NSW Department of Planning and Environment)	Objective 1: coordinate land use planning for future growth, community need and regional economic development: <ul style="list-style-type: none"> Identify and direct suitable land to accommodate planned growth. Undertake infrastructure service planning to establish land that can be feasibly serviced prior to rezoning. 	Strategies 1-3 and 13
	Objective 2: protect the viability and integrity of rural land, including consideration when locating new housing e.g., limit land fragmentation (lot size considerations), capacity for sustainable agriculture.	Strategies 8 and 9
	Objective 5: enhance the diversity and strength of Central Business Districts and town centres, including consideration when locating infill development, underutilised portions of land within town centres, viability, and attractiveness.	Strategies 1-3 and 6
	Objective 8: adapt to climate change and natural hazards and increase climate resilience durability, location of housing (avoid intensification) in hazardous areas.	Strategies 1-3 and 6
	Objective 11: sustainably manage and conserve water resources – connection to mains water, ground water usage, impacts to water quality from land use change.	Strategy 13
	Objective 12: protect regional biodiversity and areas of High Environmental Value - avoid intensification, biodiversity mapping.	Strategies 1-3 and 6
	Objective 13: provide well located housing options to meet demand – infill, greenfield and rural residential development, aging population, seasonable and itinerant workers.	Strategies 1-5 and 7

Policy	Direction	Alignment with LHS
	Objective 14: provide more affordable and low-cost housing, including smaller lots, fewer bedrooms.	Strategies 3-5 and 10
	Objective 17: celebrate local character.	Strategy 6
	Objective 19: leverage new and upgraded infrastructure e.g., Moree SAP, Inland Rail etc.	Strategies 1-3 and 13
	Key action: explore opportunities to bring on more housing and greater variety of housing choice to address housing shortages.	Strategies 1-5, 7-9
Upper North West Regional Economic Development Strategy 2018-2022 and 2023 Update	Ensure sufficient availability of housing for project workforces – improving the supply of adequate housing is critical to ensuring long term benefits flow to the region from investment.	Strategies 1-4 and 7
New England Joint Organisation Economic Development Strategy 2022	Priority actions: <ul style="list-style-type: none"> 4. Housing – matching demand with supply, critical to skills employment attraction. 	Strategies 1-4 and 7
Local		
Gwydir Shire Community Strategic Plan 2017-2027	Principles – access, equity, participation, rights.	
	Goal – A healthy and cohesive community (social), e.g., Town Strategy Rollout of the Mongard Warialda Community Plan and Bingara Town Strategy <ul style="list-style-type: none"> Outcome 1.2 Our community is an inviting and vibrant place to live. 	Strategies 1-5
	Goal - Building the business base. For example, making more land available for sale and development. <ul style="list-style-type: none"> Outcome 2.1 Our economy is growing and supported Strategy 2.1.1 Plan for and develop the right assets and infrastructure Strategy 2.1.2 Support the growth of our business community. Strategy 2.1.3 Promote our community as the place to visit, live, work and invest 	Strategy 1
	Goal – Proactive regional and local leadership (civic leadership). For example, deliver more housing, to lower the cost of living. <ul style="list-style-type: none"> Outcome 4.1 we are engaged and connected community. Strategy 4.1.3 build on our sense of community. 	1-5 and 7-10
Gwydir Shire Local Strategic Planning Statement 2036	Review planning controls for Warialda and Bingara.	Strategies 6 - 10
	Investigate provisions for large lot residential areas in villages and towns.	Strategy 8-9
	Promote additional housing in villages.	Strategies 1-5
	Planning Priority 4: deliver housing that reinforces our unique character. Action: plan for housing to meet the needs of a changing population. <ul style="list-style-type: none"> 4.1 directing future residential and large lot housing on R5 and RU5 zoned land. 4.1 support where appropriate the development of communal settlements within rural and semi-rural areas in harmony with existing agricultural and biodiversity values. 	Strategies 6, 8-9

2.3 Demographic and social overview




This section provides a summary of relevant demographic, social and economic data for Gwydir Shire, including population and housing projections. A detailed overview is provided within the Gwydir Shire HNA (2024).



It is noted that the Australian Bureau of Statistics (ABS) Census data is based on the following statistical areas:

- Gwydir Shire LGA.
- Wialalda (SAL14167).
- Bingara (SAL10364).
- North Star (SAL13018).
- Gravesend (SAL1174).
- Wialalda Rail (SAL14168).

Suburbs and Localities (SALs) are an approximation of the officially recognised boundaries of suburbs (in cities and larger towns) and localities (outside of cities and larger towns). It is noted that the SALs are larger in area than the indicative Study Area boundaries outlined above.

Table 3.2 Summary of demographic and housing overview

Consideration	Key findings
 <p>Population</p>	<ul style="list-style-type: none"> ▪ In 2021, the Gwydir Shire LGA had a population of approximately 4,910 persons (all persons based on place of usual residence). ▪ Between 2016 and 2021, the total population of Gwydir Shire declined by approximately 6.6%. ▪ Wialalda (SAL14167) had a population of approximately 1,480 persons (or approximately 1,130 persons within the urban area (UCL115152)). ▪ Bingara (SAL10364) had a population of approximately 1,318 persons (or approximately 1,028 persons within the urban area (UCL115018)). ▪ North Star (SAL13018) had a population of approximately 214 persons. ▪ Gravesend (SAL1174) had a population of approximately 299 persons. ▪ Wialalda Rail (SAL14168) had a population of approximately 182 persons.
 <p>Cultural diversity</p>	<ul style="list-style-type: none"> ▪ The traditional custodians of the Gwydir Shire are the Kamilaroi people. According to 2021 Census data, 343 persons, or 7%, of the Gwydir Shire population are Aboriginal and/or Torres Strait Island (ATSI), from some 132 families. Of the selected localities, the ATSI community predominantly resides in Wialalda and Bingara. ▪ Compared to the broader NSW population, Gwydir Shire population has a high proportion of residents born in Australia. ▪ The next most common birthplaces amongst the population are England, New Zealand, Germany, the Netherlands, and Fiji. ▪ The Gwydir Shire population has a high proportion of people with Australian or English ancestry, accounting for approximately 88.3% of the population.
 <p>Family and household composition</p>	<ul style="list-style-type: none"> ▪ According to 2021 ABS Census data, within Gwydir Shire 50.1% of families comprise a 'couple family without children'. ▪ Families comprising a 'couple family with children' is 33.1% and 'One parent families' is 15.3%. ▪ Two was the average number of children per family, according to the 2021 Census. This has remained stable since 2011. ▪ The category of 'families with children under 15 years and/or dependent students' appears to have decreased since the 2011 Census. This is consistent with population data showing lower percentages of younger people, and higher percentages of older people. ▪ Family households (67.4%) form the majority household composition within the Gwydir Shire, followed by single or lone person households (30.2%) and group households (2.4%). ▪ Gwydir Shire has an average of 2.3 people per household. This is lower than the NSW average of 2.6 people per household.

Consideration	Key findings
 <p>Employment and income</p>	<ul style="list-style-type: none"> According to 2021 ABS Census data, the participation in the labour force of people 15 years and older within Gwydir Shire is approximately 50.4%. This is slightly lower than NSW (58.7%), Moree Plains Shire (53.4%) and Inverell Shire (52.2%). Unemployment has declined since 2011, to 4.2%, which is lower than NSW, and Inverell, but higher than Moree. The primary industries of employment for persons within the Gwydir Shire are: <ul style="list-style-type: none"> Beef cattle farming (specialised) (13%), Grain-sheep or grain-beef cattle farming (8%), Local government administration (6.6%), Other grain growing (5.6%), and Aged care residential services (4.4%). The average median weekly incomes (accounting for persons aged 15 years and over) in Gwydir Shire is \$541 (person), \$1,308 (family), and \$1,029 (household), less than NSW, Inverell and Moree Shires.
 <p>Housing</p>	<ul style="list-style-type: none"> According to 2021 ABS Census data, Gwydir Shire contains 1,898 occupied private dwellings and 348 unoccupied private dwellings. Separate houses (detached dwellings) comprise the overwhelming majority of dwellings within Gwydir Shire (95.9%). This is consistent across all selected localities, noting that North Star, Gravesend, and Warialda Rail comprise only separate houses. Dwellings within Gwydir Shire have an average of 3.2 bedrooms, with 3 and 4 or more-bedroom dwellings forming the majority (76.5%). North Star and Gravesend have a higher average number of bedrooms (3.7 and 3.5, respectively). The 2021 ABS Census data identified 31 dwellings that needed extra bedrooms and 1,455 dwellings with spare bedrooms. This indicates a trend of larger dwellings accommodating a smaller household. The majority of dwellings (51.2%) within Gwydir Shire are owned outright, which is significantly higher than NSW (31.5%). A total of 21.2% of dwellings in Gwydir Shire are owned with a mortgage and 18.1% percent are rented. According to 2021 Census data, the median mortgage repayments within Gwydir Shire is \$997 per month. This is less than the average for NSW (less \$1,170), Moree Plains Shire (less \$303), and Inverell Shire (less \$213). This suggests a relative affordability compared with adjoining Shires. Notably, the majority (67.2%) of mortgage holders have repayments less than or equal to 30% of household income. According to the 2021 Census data, the median rent within Gwydir Shire is \$200 per week. This is comparable to the adjoining Shire's, however, significantly lower than the NSW average of \$420 (less \$220). However, according to the Department of Communities and Justice (DCJ), <i>New England North West – What's Happening in the Housing Market?</i> Report, the median rent for all dwellings within Gwydir Shire increased from \$200 in September 2017 to \$260 June 2022, reflecting a 30% increase. Industry data provided by Realestate.com.au indicates that median rents have increased across the localities. As of October 2023, the following was recorded: <ul style="list-style-type: none"> Warialda – \$300 per week, compared to \$230 in the 2021 ABS Census data. Bingara - \$310 (18.1% growth over the past 12 months), compared to \$200 in the 2021 ABS Census data.

2.4 Housing supply overview

Supply in the housing market is influenced by factors including land and dwelling availability, infrastructure and construction costs, profitability, and regulations. Demand in the housing market is influenced by factors including demographic changes and preferences, income, and rental prices and availability.

Regarding demand, 'underlying demand' refers to the theoretical 'need' or number of new homes required based on the projected number of people and households for a particular area. Underlying demand is largely influenced by population migration, demographic changes, and preferences. Whereas, 'effective demand' refers to size, type and location of dwellings and whether these correlate with what the population is willing and able to buy or rent. Effective demand is influenced by wider market forces, including desirability of an area, proximity to employment and local services, access to transport, land values, taxes, and interest rates. Effective demand is a key consideration when identifying areas for new housing.

The Gwydir Shire HNA (2024) provides a detailed overview of the key factors influencing housing supply within the Shire. Key findings are listed below.

Existing residential dwellings – According to 2021 ABS Census data, Gwydir Shire contains 1,898 occupied private dwellings and 348 unoccupied private dwellings. Separate houses (detached dwellings) account for 95.9% of occupied dwellings, indicating a lack of housing diversity across the Shire. The average number of bedrooms per dwelling is 3.2, and the average number of people per household is 2.3 across the Shire.

Residential land use and development controls – The RU5 Village zone provides for a wide range of residential uses. This supports the delivery of diverse housing within town centres, including within the selected localities. The MLS for the RU5 zone is generally 550m² allowing for subdivision within the town centres which could facilitate the supply of additional housing.

Capacity of existing residential land – A preliminary assessment of theoretical housing capacity has been undertaken, limited to the selected study areas of Warialda, Bingara, North Star, Gravesend, and Warialda Rail (refer to Gwydir Shire HNA for detail). The assessment identified the number of residential lots within the study areas (on land zoned RU5 Village and R5 Large Lot Residential), and then determined whether the lots are occupied (contain a building or structure), or unoccupied. This approach has crudely identified residentially zoned lots within the study areas that could accommodate additional housing.

The preliminary housing capacity assessment has identified an indicative total of 579 unoccupied residential lots (lots that do not contain a building or structure) on land zoned RU5 Village or R5 Large Lot Residential across the study areas. This comprises:

- Warialda – approximately 126 lots,
- Bingara – approximately 227 lots,
- North Star – approximately 14 lots,
- Gravesend – approximately 137 lots, and
- Warialda Rail – approximately 75 lots.

The ownership of the lots varies but mainly comprises freehold land. Theoretically, if these lots were developed to accommodate a single residential dwelling, this could provide for an additional 579 dwellings across the study areas. However, the development potential of these lots will vary based on several opportunities and constraints, including a range of assumptions and limitations outlined in the Gwydir Shire HNA. Constraints include physical constraints such as lot size, flood prone land and servicing, as well as effective demand considerations such as, ownership, the desirability of an area and proximity to employment and local services. The true viability of developing the identified unoccupied lots will require further assessment.

Further, observational research has identified multiple larger lots within the study areas that may have the potential to accommodate two or more dwellings via subdivision. Many of these lots have dual frontages, with rear lane access (formal or informal) provided. For example, south-west of the Bingara town centre.

Notwithstanding, the above indicates that subject to further assessment, the existing residential land identified within the indicative study areas has some capacity to accommodate infill residential development on established lots on residential owned land.

Residential housing and subdivision applications – Development application (DA) numbers have generally remained steady between 2016 and 2023, with an average of 20 (rounded to the nearest whole number) DAs per calendar year. Across all localities, an average of 14 (rounded to the nearest whole number) DAs per calendar year relate directly to the provision of new dwellings (comprising a mixture of single-detached dwellings, dual-occupancy, secondary dwellings, granny flats, rural workers dwellings, boarding houses, and/or prefabricated relocatable dwellings). It is noted that an increase in applications relating to secondary dwellings is seen across the period. Notably, most of the DAs related to the towns of Wialda and Bingara, with limited applications relating to the selected localities of North Star, Gravesend, and Wialda Rail.

Recent residential subdivisions within the Shire include Poinciana, comprising large lots in Burundah Mountain Estate which is awaiting its final subdivision plan. All 22 lots have been sold in the Jacaranda Estate, Riddell Street, and the Blue Hill Estate, bound by Martyn and Heber Streets, Bingara. Building has commenced in the Blue Hill Estate, with some nearing completion. Subdivisions by their nature are large investments, and typically higher risk to developers. The County of Murchison Estate of 10 lots currently has power infrastructure. It will still require extension of the roadway for half the lots and all will require extension of the water and sewer services at some stage.

The total number of complying development certificates (CDC) for Gwydir Shire issued between 1 January 2016 and 17 November 2023 is very low, with only eight relating to residential development (dwelling or residential buildings-other) for the entire period. The majority (5 CDCs) were for land within Bingara.

The Gwydir HNA includes a list of assumptions and limitations regarding the housing and subdivisions data and its analysis. Building approvals data provided by the ABS for Gwydir Shire indicates relatively low numbers of buildings approved to between 30 June 2021 and 30 June 2022, being 6 dwellings. It is noted that number is lower than indicated in the analysis undertaken of Gwydir Shire application data detailed above.

Residential sales and rental data – According to ABS data, there was an average of 73 residential property transfers per annum between 1 July 2015 and 30 June 2021. The general trend has been an increase in median sales. According to the DCJ quarterly sales report, the median sales price for all dwellings (strata and non-strata) for Gwydir Shire indicate fluctuating housing prices for the Shire between the December 2020 quarter and the June 2023 quarter median sales prices, with a generally with an upward trend since March 2021. Further, industry data by Realestate.com.au (viewed 23 November 2023) indicates the median house price for Wialda is \$287,500, up 22.3% over the past 12 months, and the median house price for Bingara is \$317,500, up 25.7% over the past 12 months.

The Real Estate Institute of New South Wales (REINSW) monthly Rental Vacancy Reports indicate that the rental vacancy rate for the New England region was 1.8% in October 2023, which is a 2% decrease on the October 2016 vacancy rate. A vacancy rate of 3% is understood to represent a balance between supply and demand in the rental market, and 1.5% is the threshold signifying a critically low level of rental stock. Concurrent with the tightening vacancy rates, the region is also experiencing an escalating trend in median rental prices. According to the DCJ, *New England North West – What's Happening in the Housing Market?* report, anecdotally there

are stories of the difficulties tenants are facing finding and retaining housing, including strong competition for rental accommodation, rent bidding, significant rent increases, having to pay too much of their income in rent, facing eviction and potential homelessness.

Existing infrastructure – As outlined in the Gwydir HNA (2024), GSC has identified that the water supply in Bingara has significant capacity for growth and Warialda has capacity for some residential and business growth. Bingara and Warialda are seweraged with the current systems having significant capacity for growth. The water supplies in Gravesend and North Star are close to capacity, with very limited opportunity for growth.

Essential Energy advises that there are no limitations on energy supply to the area. Renewable energy generation is a potential opportunity for the Shire, and GSC is also proposing a bioenergy hub within the E4 General Industrial zoned land in Warialda.

The towns of Warialda and Bingara comprise the highest quantum of social infrastructure and services, including recreation areas, health facilities, childcare, and others. They also comprise important educational institutions and services to support a thriving local economy.

2.5 Housing demand and needs summary

2.5.1 Housing for a growing population

Government projections

According to the NSW Department of Planning and Environment's (DPE) 2022 population projections (main growth scenario), by 2041, Gwydir Shire's population is expected to increase by 270 persons to a total of 5,576. To accommodate this growth, approximately 198 new dwellings are estimated to be required, averaging approximately 10 dwellings per year (rounded to the nearest whole number). Under the high growth scenario, some 322 additional dwellings (around 17 per year) would be needed to accommodate the projected population growth.

Key projects, tourism, and internal migration

As detailed in the Gwydir Shire HNA (2024), key projects such as the Inland Rail Project, Moree SAP, New England REZ, and Namoi RJP, have the potential to attract both temporary and long-term workers to the region, potentially increasing demand for new housing in Gwydir Shire. It is understood the DPE projections have accounted for projected growth resulting from these key projects. However, the extent to which they are accounted for within the Gwydir projections, or the percentage of the potential workforce attributed to the Shire, is unknown.

Local initiatives like the Gwydir Circular Economy Project and the Burundah Industrial Estate, have the potential to generate new jobs, adding further pressure on housing demand. The region's strong nature-based and outdoor tourism sector, coupled with efforts by the GSC to expand this industry, presents challenges in quantifying the impact on housing supply and demand. Increased tourism to the area may affect short and long-term rental properties and housing affordability.

Additionally, factors such as urbanisation, technological advancements for more flexible working options, and a desire for a 'tree-change' post-Covid-19 have led to an influx of residents from metropolitan areas to regional areas. New residents moving into the Shire may be one factor increasing demand for housing, contributing to increasing house and land sale prices and low rental vacancy rates.

2.5.2 Housing for changing demographics

An aging population

The age groups experiencing the most growth are 65 years and above. This supports the broader NSW trend of an aging population. By 2041, the over 65 population would comprise approximately 33% of the total population in Gwydir Shire, up from 28.4% in 2021.

This shift presents a challenge in ensuring that suitable housing options are available for individuals to age in place, especially considering the traditional detached housing type predominant across Gwydir Shire. Additionally, as this cohort continues to grow and age, there is an increased need for healthcare and social services to support these residents in maintaining a high quality of life.

Retaining and attracting younger people to the Shire

Younger age groups are experiencing the least growth, with persons aged between 20 and 34 years being the lowest represented age groups in Gwydir Shire by 2041, making up 12.5% of the total future population. The loss of young people can contribute to a smaller workforce, resulting in an unsupported older demographic, labour shortages, impacts to local businesses and a reduction in local economic activity.

Household composition and size

Gwydir Shire will experience a slight decrease in households comprising couples with families (-6), a modest increase in households with couples only (+33) and single-parent households (+18), and a more substantial increase in lone-person households (+123). An increase in non-family households, in particular lone person households, likely reflects an aging population and changing preferences. Further, the projections indicate a slight decrease in the average household size to 2.23 persons per household.

The current housing stock does not necessarily cater to the projected population, household composition and/or size, with most dwellings within Gwydir Shire being medium-sized (3-bedroom) detached houses, with limited options for other forms of housing. Growth in couple-only and lone-person households intensifies the need for a more diverse range of housing options within the Shire.

Household tenure

Most dwellings in Gwydir Shire are owned outright (51.2%), significantly higher than NSW. It is anticipated that home ownership (with or without a mortgage) will remain the primary tenure type in the Shire, however, this is dependent on changes in housing affordability.

In 2022, only 18.1% of dwellings across the Shire were rented, with higher percentages in Bingara, Wyallda, and North Star, of 19.7%, 20.3% and 24.6%, respectively. The vacancy rate for the New England region was 1.8% in October 2023. Rental vacancies have declined across the region, and are hovering around the 1.5% threshold, reflecting a critically low level of rental stock. Concurrent with tightening vacancy rates, the region is also experiencing an escalating trend in median rental prices, impacting housing affordability.

2.5.3 Housing for specific needs and preferences

In addition to housing for a growing population, changing demographics, and household sizes, there is a need to deliver diverse housing across the Gwydir Shire to cater to varying needs and preferences.

Adaptable, accessible, and inclusive housing

Currently, there is a lack of appropriately provisioned homes to cater to people with disability, reduced mobility, and/or recovering from illness or disease. There is a need to promote housing options that can accommodate the evolving needs of all people. Liked aged-care or seniors living, these options need to be accessible, affordable, and encourage both independent and community style living.

Social and affordable housing

The demand for social housing within Gwydir Shire appears to be relatively low, with less than five general and five priority applicants on the waitlist for the Warialda allocation zone, and less than five general applicants on the waitlist for the Bingara allocation zone.

At the time of the 2021 ABS Census, the median rental price for Gwydir Shire remained affordable for very-low, low- and moderate- income households, however, it was not affordable for very-low, low-, and moderate-income individuals (or single income households). Most households (56.7%) within the Shire have rent payments less than or equal to 30% of household income. However, a total of 70.1% of very-low-income rental households and 30.1% of low-income rental households within the Shire were in housing stress according to the 2021 Census data.

In recent years rents have increased across the region, including for the towns of Warialda and Bingara, with an increase of \$70, or approximately 30.4%, and \$110, or 55%, respectively, when compared to the 2021 ABS Census data. More broadly, the RAI (November 2023) highlights that regional NSW RAI score has decreased by 7% since 2020, falling from acceptable to moderately unaffordable. Further, whilst most Gwydir Shire residents have historically made mortgage repayments of less than or equal to 30% of their income indicating housing affordability, monthly mortgage repayments have increased by \$130 (15%) since 2011. If residents cannot keep up with mortgage repayments this may push more into the rental market.

Combined with the increased cost of living, more households could be spending more than 30% of household income on housing and experiencing housing stress and increasing unaffordability.

Indigenous housing

The AHO's population projections and demand model has identified the projected demand for Indigenous households within Gwydir Shire is forecast to increase to 2031. Whilst delivering housing for Indigenous people's is predominantly the responsibility of the AHO, an ACHP, a CHP, and the DCJ, GSC can encourage the provision of indigenous housing through collaborations with these agencies, and identifying land that could accommodate such housing.

Seasonal and temporary worker accommodation

Agriculture is the primary land use and economic activity of the Gwydir Shire. Anecdotally, farming operations within the Shire are growing, and whilst technology is advancing, farming continues to be labour intensive. Therefore, there is a need to consider accommodation for temporary and permanent farm workers across the Shire. These workers typically require lower-cost but secure accommodation, which is often provided through a mix of on-farm accommodation and in-town accommodation. As outlined in the Gwydir Shire HNA (2024), it is understood that there is a particular need for additional worker accommodation within the northern grain growing area, in and around North Star. Further, there have been several applications relating to rural workers dwellings between 2016 and 2023. This indicates both demand for and promisingly, some supply of this type of residential accommodation.

In addition, the construction of major infrastructure projects across the north-west region contributes to a demand for temporary worker accommodation. This accommodation may include the construction of workers camps, private rentals and/ or cabins and caravans in tourist parks. For example, it is understood that workers on the Inland Rail project have utilised the North Star Tourist Park.

Community feedback

Engagement with the Shire's local community was conducted throughout November 2023 via survey, and detailed findings are provided in the Survey Outcomes Report (2023). For respondents looking to move, their preference is to move to a freestanding house, however, feedback indicated that what they are looking for is not readily available within the Shire. Reasons given for this included limited stock, the price of land and/or houses, no development type (such as Over-55s) within the Shire, or specific planning restrictions. The inability to build a dwelling on a small hobby farm was specifically listed as an issue.

The survey included questions relating to the delivery of new housing, to help GSC identify potential new locations for housing, preferred housing types and the barriers to housing delivery.

For the specific study areas (Warialda, Bingara, Gravesend, and North Star) some of the key findings included:

- Warialda is suited to a range of different housing, with people suggesting 'Freestanding house on lot size 450sqm-800sqm', 'Over-55s', 'Dual-occupancy detached dwelling' and 'Apartment/flats' are most suitable for the town.
- Bingara is suited to similar housing as Warialda, with the only difference in the top four responses being that respondents suggest 'Freestanding house on lot size 800sqm-2000sqm' are more suitable than 'Apartments/Flats'.
- People believe freestanding houses are the most suitable for North Star, but Rural (farm) workers' dwellings was the third highest response.
- Freestanding houses are seen as the most suitable for Gravesend, with the top three response all from that category.

The main reason people gave for providing different options for each location was the differing needs of each community. People suggested the size of the towns and villages meant their housing needs were different, while the land use of the areas surrounding the towns might also play a key role in determining the housing needs of the town/village.

2.6 Addressing the identified housing needs: opportunities and constraints

Multiple factors will influence the delivery of housing within Gwydir Shire to meet the identified needs of the current and future population. These include (but are not limited to) the desirability of an area; proximity to employment and local services; the capacity of the existing residential land to accommodate new housing; land ownership arrangements; and environmental considerations, such as flood prone land, bushfire prone land, and biodiversity.

Opportunities and constraints that may impact on the delivery of housing across the Shire and more specifically the selected localities of Warialda, Bingara, North Star, Gravesend, and Warialda Rail are summarised in Table 2.1. These opportunities and constraints have been informed by analysis undertaken to during the preparation of the Gwydir Shire HNA (2024) and this LHS. This analysis has been used to identify key opportunity sites and/or investigation areas for future housing.

Table 2.3 Addressing identified housing needs: opportunities and constraints analysis

Consideration	Opportunities	Constraints
Locality context	<ul style="list-style-type: none"> Warialda: <ul style="list-style-type: none"> Is centrally located within the Shire, midway between Inverell, to the east, and Moree, to the west. Is serviced by daily NSW TrainLink coach services to Moree, Inverell, and Tamworth, which provide rail connections to Sydney and Brisbane. Bingara: <ul style="list-style-type: none"> Is located on the Gwydir River at the intersection of Fossickers Way and Natures Way. Is serviced by daily NSW TrainLink coach services to Tamworth, Moree, and Inverell (via Warialda), which provide rail connections to Sydney and Brisbane. North Star: <ul style="list-style-type: none"> The Boggabilla railway line is subject to upgrades as part of the Inland Rail project. 	North Star is becoming increasingly isolated due to the closure of key services and amenities.
Capacity of existing residential land		
Existing dwellings	<ul style="list-style-type: none"> According to 2021 Census data: <ul style="list-style-type: none"> On the Census night there were 348 unoccupied private dwellings across the Shire. Most dwellings within the Shire are owned outright. 	According to 2021 Census data, separate houses (detached dwellings) comprising 3 and 4 or more bedrooms are the predominant housing typology within Gwydir Shire. This indicates very limited housing diversity across the Shire.
Residential land use and development controls	<ul style="list-style-type: none"> The Gwydir LEP 2013: <ul style="list-style-type: none"> Land within the town centres is zoned RU5 village. The RU5 Village zone provides for a wide range of residential uses, including dwelling houses, dual occupancies, multi-dwelling 	To utilise the Codes SEPP to its full potential requires a suitability accredited council or private certifier.

Consideration	Opportunities	Constraints
	<p>housing and residential flat buildings. This supports housing diversity.</p> <ul style="list-style-type: none"> Permits the subdivision of land, with the minimum lot size (MLS) within the town centres (of all selected localities) being 550 square metres (sqm). Existing lot sizes exceed this, presenting the opportunity for increased subdivision within the established town centres. Does not provide a maximum floor space ratio or maximum height of building for land within the Shire. <ul style="list-style-type: none"> The Codes SEPP allows for certain development, in particular circumstances, to be undertaken as Exempt Development (without development approval) and Complying Development (a fast-track assessment by a council or an accredited certifier). Complying development allowed under the Codes SEPP includes residential dwellings, such as one and two storey detached dwellings, dual occupancies, manor houses and terraces. By providing an alternate approval pathway, this policy can help increase housing supply by making it easier and more cost-effective for landowners to undertake development. The Housing SEPP incentivises affordable rental housing. Secondary dwellings can support multi-generational housing and increase affordability. 	
Unoccupied residential land	<ul style="list-style-type: none"> The preliminary housing capacity assessment undertaken as part of the Gwydir Shire HNA (2024) identified some 579 unoccupied lots across the five study areas. Theoretically, if these lots were developed to accommodate a single dwelling, this could provide more than the predicated number of dwellings required within the Shire to 2041. It appears that some of the land within Bingara and Gravesend identified as unoccupied is subject to an existing paper subdivision. In Bingara the remaining blocks are a granted land claim, in Gravesend the land is Crown land that forms the Gravesend Common. The preliminary assessment indicates that the residential land within the study areas has some capacity to accommodate infill residential development. It is noted that the preliminary assessment does not consider land that is capable of subdivision, which would likely increase the theoretical capacity of the existing residential land. 	<ul style="list-style-type: none"> Most of the unoccupied land is held in freehold title. This requires the cooperation of individual landholders to facilitate the redevelopment, subdivision and/or sale of land for housing. The development potential of identified unoccupied lots will vary based on several opportunities and constraints, including physical constraints such as lot size, flood prone land, and servicing as well as effective demand considerations, such as land ownership, the desirability of an area, and proximity to amenities and services. The preliminary assessment does not differentiate between lots zoned RU5 Village or R5 Large Lot Residential. Additional analysis could be undertaken to differentiate between infill development on existing RU5 zoned lots versus development of R5 zoned lots, including subdivision. The preliminary assessment does not consider the potential to subdivide either the occupied or unoccupied lots. Additional analysis could be undertaken to assess the potential to subdivide both the occupied and unoccupied lots.
Note: please refer to the assumptions and limitations for the preliminary housing capacity assessment outlined within Section 5.4 of the Gwydir Shire Housing Needs Assessment (2024).		

Consideration	Opportunities	Constraints
Housing supply pipeline	<ul style="list-style-type: none"> Between 1 January 2026 and 17 November 2023 an average of 14 development applications (rounded to the nearest whole number) relating to the development of new residential dwellings were received per annum. This exceeds the number required per annum to meet the projected dwelling target for the Shire by 2041. Only eight complying development applications were received within the same period. This is very low and presents the opportunity to increase the number of residential housing approvals utilising this pathway under the Codes SEPP. Most of the new housing is concentrated within Warialda and Bingara. This is likely due to the provision of existing infrastructure and services. 	<ul style="list-style-type: none"> There has been limited applications received for the localities of North Star, Gravesend, and Warialda Rail. Applications within rural localities are largely limited to single dwellings or rural workers dwellings on land zoned RU1. Development in more rural localities may require subdivision of land, and provision of new infrastructure, which increases development complexity and associated costs.
Land ownership		
Council-owned land	<ul style="list-style-type: none"> Warialda study area: <ul style="list-style-type: none"> Land, approximately 4 hectares (ha), bound by Arthur Wheatley Drive, East Street and Long Street (north-west of the town centre) is zoned RU5 Village and contains the Naroo Aged Care Hostel in the south-east corner of the site. The remainder of the site has been identified as unoccupied. Subject to further constraints analysis, the site presents the opportunity to develop an aged-care and seniors living precinct in conjunction with the Warialda Multipurpose Centre Hospital (MCH) adjacent. Land at 5 Hope Street (Lot 1 in DP 834198), with potential future affordable housing project. Land at 32-34 Plunket Street (Lot 1 in DP 158301 and Lot 19 in DP 759052), comprising an accommodation project, which is nearing completion. Bingara study area: <ul style="list-style-type: none"> Land bound by Heber Street, Dinoga Street and Martyn Street. This land is zoned RU5 and largely unoccupied. This land has been identified for redevelopment under the Bingara Town Strategy 2011. GSC depot site within the town centre. This land is zoned RU5 and contains the existing GSC depot and car parking. This land has been identified for redevelopment under the Bingara Town Strategy 2011. It is proposed to relocate the depot to a new industrial site and redevelop the site with medium-density housing (terraces, flats) for aged-care, seniors living and/or affordable housing. 	No council-owned land was mapped within the localities of North Star and Warialda Rail.

Consideration	Opportunities	Constraints
NSW Government-owned land	The Warialda MCH is located at the corner of Long Street and Arthur Wheatley Drive, Warialda. Subject to discussion with HNE Health there is the opportunity to intensify development around the hospital.	NSW government-owned land is limited across the localities. It supports critical infrastructure including the Warialda Police Station and the railway line.
Crown land	<ul style="list-style-type: none"> ▪ Bingara study area: <ul style="list-style-type: none"> – Land to the south of the town centre along Riddell Street and surrounding the Bingara Cemetery. This land is zoned RU5, appears to be largely unoccupied and unencumbered by environmental constraints. This presents the opportunity for residential development (subject to further analysis). ▪ Gravesend study area: <ul style="list-style-type: none"> – Land to the north of Railway Avenue, known as 'Gravesend Common'. This land is zoned RU5 and RU1. The RU5 zoned land has an MLS of 550 sqm. This land appears to be subject to a paper subdivision, however, remains largely unoccupied. Some of this land is subject to an incomplete Aboriginal land claim(s). The land is unencumbered by bushfire or significant vegetation. – Land to the south of the railway line, in the eastern part of the locality, is zoned RU5 and appears to be subdivided and largely unoccupied, however, the lots closer to the railway corridor are subject to an incomplete Aboriginal land claim(s). 	<ul style="list-style-type: none"> ▪ Warialda study area: <ul style="list-style-type: none"> – A significant portion of land within Warialda is Crown land. It contains critical infrastructure including (but not limited to) the Pioneer and Warialda Historic cemeteries; Warialda Caravan Park; and recreation areas, including Nicholson Oval and Warialda Golf Course. Further, a significant portion of the Crown land comprises highly vegetated land, including along Warialda Creek, and is subject to incomplete aboriginal land claims. ▪ Bingara study area: <ul style="list-style-type: none"> – A significant portion of land within the Study Area is Crown Land. It contains (but not limited to) the Bingara Racecourse, The Living Classroom, the Bingara Office and Depot of NSW National Parks, the Gwydir Oval, the Bingara Cemetery, the Gwydir River and adjoining riverfront land. ▪ Much of the Crown land identified within the localities is subject to incomplete Aboriginal land claims.
Freehold land	<ul style="list-style-type: none"> ▪ Warialda study area: <ul style="list-style-type: none"> – Land to the north-west of the town centre (across Warialda Creek) bound by West Street, James Street, Riddell Street and Water Street to the north-west of the town centre (known as Poverty Flat), is zoned RU5 and appears to comprise some 37 unoccupied lots. This presents the opportunity for new infill housing development in this locality (subject to further analysis). – Land to the north of the town centre fronting Long Street and Warialda Creek, is zoned RU5 and appears to comprise some 14 unoccupied lots (subject to detailed analysis). This presents the opportunity for new infill housing development in this locality (subject to further analysis). ▪ Bingara study area: <ul style="list-style-type: none"> – Land to the south of Martyn Street in the south of the town centre. This land is zoned RU5 and appears to be subject to a paper subdivision, however, has largely been identified as unoccupied (subject to detailed analysis). Subject to further 	Most of the land across the localities is held in freehold title. This requires the cooperation of individual landholders to facilitate the redevelopment, subdivision and/or sale of land for housing.

Consideration	Opportunities	Constraints
	<p>analysis, this land could support new housing. However, it is noted that some of this land is subject to a granted Aboriginal land claim.</p> <ul style="list-style-type: none"> - Lots zoned RU5 surrounding Brigalow Street to the north of the town centre and the Gwydir River. It is noted that this land appears to be partially unoccupied, contains some vegetation, and some bushfire prone land. However, could support new housing (subject to detailed analysis). ▪ Warialda Rail study area: <ul style="list-style-type: none"> - Land within the locality appears to be subject to a paper subdivision, creating regular lots of approximately 2,000 sqm. Approximately 41 lots have been identified as unoccupied (subject to detailed analysis). This presents the opportunity for new infill housing development within this locality. 	
<p><i>Source: Gwydir Shire Council, 2023</i> Note: please refer to the assumptions and limitations for landownership analysis outlined within Section 6.1 of the Gwydir Shire Housing Needs Assessment (2024).</p>		
Environmental considerations		
Flood prone land	-	<ul style="list-style-type: none"> ▪ Flood mapping (1% annual exceedance probability) indicates that land along the Gwydir River and Halls Creek within the Bingara Study Area is flood prone. A more significant amount of land to the south of the Gwydir River is impacted. This land is concentrated along Gwydir Terrace, to the west of West Street, and between Keera Street and Finch Street within the town centre. However, in the context of a changing climate it is necessary to consider the Probable Maximum Flood (PMF) when assessing the suitability of land for different uses. Flood mapping up to the PMF was not available from GSC. ▪ Multiple other water courses, including Kellys Gully, and Warialda Creek, traverse the Shire. These watercourses may present flood risk to surrounding properties. ▪ Flood prone land does not necessarily preclude development. However, it does have implications for assessment requirements, development potential and/or yield, the design and materiality of dwellings, provision of infrastructure (for example, flood storage), limitations on the development of highly sensitive land uses (for example, schools and aged care) as well as the associated cost considerations. ▪ Additional analysis, including a detailed flood study, is recommended to determine the suitability of land along the river and creek corridors for additional residential development.

Consideration	Opportunities	Constraints
<i>Source: Gwydir Shire Council, 2023</i>		
Bushfire prone land	<ul style="list-style-type: none"> Land within the established town centre grids of Wialalda and Bingara is not mapped as bushfire prone land. No land within the North Star, Gravesend or Wialalda Rail Study Areas is mapped as bushfire prone land. 	<ul style="list-style-type: none"> Wialalda study area: <ul style="list-style-type: none"> A significant portion of the Study Area and the locality of Wialalda is mapped as bushfire prone land. Bushfire risk presents a constraint on development outside the town centre proper. Bushfire prone land (Category 1 and vegetation buffer) is largely concentrated to the north of the town centre. Much of this land has also been mapped as containing significant vegetation. Land along Fairford Road and Gragin Road (zoned R5 large-lot residential) is mapped as bushfire prone land (Category 1 and vegetation buffer). Land around Long Street (zoned RU5 village) is mapped as bushfire prone land (Category 2 and vegetation buffer). Land identified as bushfire prone does not necessarily preclude development. However, determining the suitability of bushfire prone land for development requires additional assessment, that may result in the recommendation for the clearing of land, and/or buildings to be developed to higher specifications. This can impact the development potential and/or yield of the land, and/or increase the complexity of development, including cost.
<i>Source: NSW Bush Fire Prone Land dataset, 2023</i>		
Biodiversity	No land within the Gravesend and Wialalda Rail study areas is mapped as containing significant vegetation.	<ul style="list-style-type: none"> Wialalda study area: <ul style="list-style-type: none"> A significant portion of land to the north and north-east of the town centre is mapped as containing dry sclerophyll forests (shrubby sub-formation) and grassy woodlands. Land along the Wialalda Creek corridor is mapped as containing forested wetlands and biodiverse riparian land. Vegetated land is largely Crown land or Freehold land and appears to be unoccupied. A small portion of the land to the north-east of the town centre is subject to incomplete aboriginal land claims. Land surrounding the town centre is mapped as sensitive land under the Gwydir LEP 2023. Bingara study area: <ul style="list-style-type: none"> Land containing dry sclerophyll forests (shrubby sub-formation) and grassy woodlands is dispersed throughout the Study Area. The largest concentration is in the north-east corner, to the north and south of the Gwydir River.

Consideration	Opportunities	Constraints
		<ul style="list-style-type: none"> Land along the Gwydir River and Halls Creek corridors is mapped as containing forested wetlands and biodiverse riparian land. Much of the land mapped as vegetated is identified as bushfire prone land. Land along Mobbindry Creek, Dry Creek, Bells Creek, and Kellys Gully is also mapped as biodiverse riparian land. There is a need to balance new development against the preservation of terrestrial biodiversity, including significant vegetation and habitats. Determining the suitability of vegetated land for development requires additional assessment, which increases the development complexity, including associated costs.
<i>Source: NSW State Vegetation Type Map, 2023. Biodiversity Values Map and Threshold Tool, 2023.</i>		
History and heritage	<ul style="list-style-type: none"> The unique character and identity of the Gwydir Shire are influenced by its indigenous and post-colonial history and theory. Historic sites and buildings are key attractor for tourists and residents, contributing to the character of a place. It is important that historical sites and buildings are appropriately preserved, with new development being compatible and complimentary to these, and the character of the town centres. 	<ul style="list-style-type: none"> Development in the vicinity of heritage listed items must consider the potential impact on heritage. Determining the suitability of new development can require additional assessment, and design considerations. Many sites of Aboriginal significance are located on freehold land. There is a perception amongst some landowners that any identified sites within their property may lead to Aboriginal land claims. This presents a constraint on the identification and protection of Aboriginal sites.
<i>Source: Gwydir LEP 2013. Gwydir Shire Council, Thematic History Study, 2006.</i>		
Aboriginal land claims	<ul style="list-style-type: none"> There are several incomplete Aboriginal land claims, and a limited number of granted land claims across the localities. Successful claims result in the transfer of land in freehold title to the claimant Local Aboriginal Land Council (LALC). Ownership of land by a LALC presents the opportunity to develop this land for indigenous housing and/or other services. 	<ul style="list-style-type: none"> Warialda study area: <ul style="list-style-type: none"> There are several incomplete Aboriginal land claims within the Study Area. These are generally concentrated along Warialda Creek, land at the eastern end of Crane Street and High Street, as well as to the south of Queen Street. Most of the land surrounding the Study Area is subject to incomplete Aboriginal land claims. It is noted that most of this land, within and outside the Study Area, is constrained by bushfire risk and significant vegetation. Bingara study area: <ul style="list-style-type: none"> A limited number of land claims are concentrated to the north of the Gwydir River fronting Bassett Street, as well as south of Martyn Street in the south-west corner of the town centre. The land south of Martyn Street, a granted

Consideration	Opportunities	Constraints
		<p>Aboriginal land claim, appears to be subject to a paper subdivision and has largely been identified as unoccupied.</p> <ul style="list-style-type: none"> Gravesend study area: <ul style="list-style-type: none"> Incomplete Aboriginal land claims are located to the north of Railway Avenue. This land is zoned RU5 and RU1, and appears to be subject to a paper subdivision, however, remains largely unoccupied. Incomplete Aboriginal land claims are located to the south of the railway line, in the eastern part of the Study Area. This land is zoned RU5 and appears to be subdivided and largely unoccupied.
<i>Source: Gwydir Shire Council, 2023.</i>		
Infrastructure capacity		
Utilities	<ul style="list-style-type: none"> Reticulated potable water is provided to Warialda, Bingara, North Star and Gravesend. The water supply in Warialda has some capacity for growth. The water supply in Bingara has significant capacity for growth. Warialda and Bingara are sewered with the sewage systems having significant capacity for growth. Power across the Shire is provided by Essential Energy as part of the Inverell Supply area. Essential Energy advises that there are no limitations within the supply area. The NBN fixed wireless service is available across the Shire. 	<ul style="list-style-type: none"> Warialda rail, and other rural localities, rely on tank water and bores. The water supply in North Star and Gravesend are close to capacity, with very limited opportunity for growth.
Social infrastructure	<ul style="list-style-type: none"> The towns of Warialda and Bingara comprise the highest quantum of social infrastructure and services, including recreation areas, health facilities, childcare and educational institutions. 	<ul style="list-style-type: none"> North Star is becoming increasingly isolated due to the closure of key services and amenities. Survey respondents (November 2023) noted that some of the facilities lacking across the Shire include housing, childcare, health services, shopping, and entertainment options. Respondents noted that the provision of more housing, childcare and employment will attract new residents to the Shire.



CHAPTER 3

THE PRIORITIES

3 THE PRIORITIES

This chapter brings together the research undertaken in the preparation of the Gwydir Shire HNA (2024), the Survey Outcomes Report (2023) and this LHS to provide a vision, objectives, and strategies to guide the delivery of housing in the Gwydir Shire over the next 20 years.

3.1 Housing vision

The People of Gwydir Shire will have access to a diverse range of quality, accessible and affordable housing types, which reflect the changing needs and lifestyles of people living in the Shire, as well as help attract future residents to Gwydir Shire.

People will choose to live in Gwydir because they will want to live the “Gwydir Good Life”.

3.2 Housing objectives

This LHS is underpinned by seven key objectives.

	1 New housing	To support the delivery of new housing in the right locations to meet the needs of current and future Shire residents.
	2 Diverse housing	To support the delivery of a variety of housing options that cater to diverse households and their needs.
	3 Affordable housing	To increase the supply of social and affordable rental housing in the Shire.
	4 Adaptable, accessible, and inclusive housing	To ensure housing meets universal design principles.
	5 Resilient housing	To deliver housing that supports community and environmental resilience in the context of a changing climate.
	6 Supported housing	To ensure all new housing is adequately supported by appropriate infrastructure.
	7 A proactive council	To foster collaborative partnerships with government agencies, developers, and landowners; pursue funding; and deliver services and infrastructure to support a growing population.

3.3 Housing strategies

The following section outlines 13 strategies to support the delivery of housing within the Gwydir Shire over the next 20 years and to achieve the housing vision and objectives outlined in Sections 3.1 and 3.2 above. The strategies are organised into the following three categories:

- land use planning mechanisms within the current framework (refer to Section 3.3.1),
- land use planning mechanisms outside the current framework (refer to Section 3.3.2), and
- non-planning mechanisms (refer Section 3.3.3).

3.3.1 Land use planning mechanisms: within the current framework

As outlined within the Gwydir Shire LSPS, the Shire has an adequate supply of existing zoned residential land including RU5 Village and R5 Large Lot Residential land, with MLS ranging from 550 sqm to 10 ha. Smaller lots can accommodate residential living in proximity to the town centres and the infrastructure and services they provide. This contributes to more walkable, vibrant, and accessible town centres. Larger lots accommodate rural lifestyle allotments. The existing land use zones and associated permitted uses provide the flexibility to deliver a range of housing types, to meet the diverse needs of the Gwydir community.

The towns of Wialda and Bingara will be the primary localities for housing delivery, with the villages of North Star, Gravesend and Wialda Rail (subject to further analysis) secondary localities. Emphasis is on well-serviced, appropriate housing that contributes to the unique character of these towns and villages.

The following strategies support the development of existing land for housing within the parameters of the current planning framework applying to the Gwydir Shire. This includes the provisions of the Gwydir LEP 2013 and relevant SEPPs, including the Codes SEPP and Housing SEPP. These strategies aim to negate the need for the release of additional land for residential purposes, known as 'greenfield' development. Greenfield development often requires significant upfront investment to ensure the land is "development ready" and/or amendments to the planning framework, such as the development of new plans and policies, which require substantial council resources, including funding and staffing.

Strategy 1: Deliver new residential development on government-owned land

Supports: Objectives 1 to 7

Currently, the demand for residential properties within the Shire is not being met by the private sector, being individual landowners and/or developers. Therefore, the provision and development of government-owned land, including land owned by GSC, NSW government agencies, and the Crown, is considered essential for the supply of new and a more diverse range of residential dwellings within the Shire.

The provision and development of government-owned land provides the opportunity for a wide-range of residential development, including (but not limited to):

- Private residential dwellings, including detached dwellings, dual occupancy, and townhouses (see Strategy 4), following the divestment of land to developers and/or owners.
- Aged-care and/or seniors living, led by Council and/or developers (see Strategy 5).
- Affordable housing in partnership with community housing providers (CHPs).
- Housing for people with a disability in partnership with CHPs or LAHC (see Strategy 5).
- Social housing in partnership with the AHO and the LAHC (see Strategy 10).
- Low-cost housing, for example, prefabricated transportable/relocatable dwellings for use as emergency accommodation and/or respite care.

Preliminary opportunities and constraints analysis undertaken as part of the Gwydir Shire HNA (2024) and this LHS has been used to identify key opportunity sites that could provide additional housing within the Warialda (refer to Figure 3.1 and Table 3.1) and Bingara (refer to Figure 3.2 and Table 3.2) town centres.

It is acknowledged however that eventual development of land is subject to several factors, including land ownership arrangements, environmental considerations, development feasibility, highest and best use of a site as well as the personal motivation of individual landowners and/or developers.

Warialda

Preliminary analysis identified four opportunity sites within the Warialda town centre (refer to Figure 3.1):

1. Opportunity site A – Naroo Aged Hostel Precinct.
2. Opportunity site B – Gragin Road Waterfront.
3. Opportunity site C – 5 Hope Street.
4. Opportunity site D – 32-34 Plunket Street.

A summary of these sites including the relevant opportunities, constraints, and development priority and timeframe is provided in Table 3.1.

Bingara

Preliminary analysis identified six opportunity sites within Bingara town centre (refer to Figure 3.2):

1. Opportunity site A – GSC Depot.
2. Opportunity site B – Heber Street to Martyn Street.
3. Opportunity site C – Martyn Street and Moore Street.
4. Opportunity site D – Jacaranda Estate, Riddell Street.
5. Opportunity site E – Martyn Street to Riddell Street.
6. Opportunity site F – Riddell Street (south).

A summary of these sites including the relevant opportunities, constraints, and development priority and timeframe is provided in Table 3.2.

It is noted that many of these sites are located to the south of the town centre. GSC has been progressively developing and releasing land within this area. To do this GSC has acquired Crown land, constructed roads and services, and sold residential allotments as required. This includes Jacaranda Estate (Opportunity site D).

Other localities

In addition to the town centres of Warialda and Bingara, significant government land holdings were mapped within Gravesend. This includes land to the north of Railway Avenue, known as 'Gravesend Common'. This land is zoned RU5 and RU1 and is partially owned by the Crown. It appears to be subject to a paper subdivision, however, remains largely unoccupied. Some of this land is also subject to an incomplete Aboriginal land claim(s). The land is unencumbered by bushfire prone land or significant vegetation. However, it is noted that the water supply in Gravesend is close to capacity with limited opportunity for growth. Notwithstanding, subject to further analysis, the provision and development of this land may also form part of this strategy.

Actions:

Key actions recommended to progress this strategy include (but are not limited to):

- Undertake detailed feasibility for opportunity sites to determine the development potential of the site.
- Prepare master plans or subdivision plans for identified opportunity sites found to have development potential.
- Prepare updated master plans for Warialda (Warialda Community Plan 2008) and Bingara (Bingara Town Strategy 2011) to create a housing vision specific to these town centres, and strategies to improve amenity and services.
- Investigate potential opportunities to acquire unused Crown Land Reserves for housing (subject to the progression of Aboriginal land claims).
- Continue to build relationships and collaborative partnerships with independent and/or government agencies.

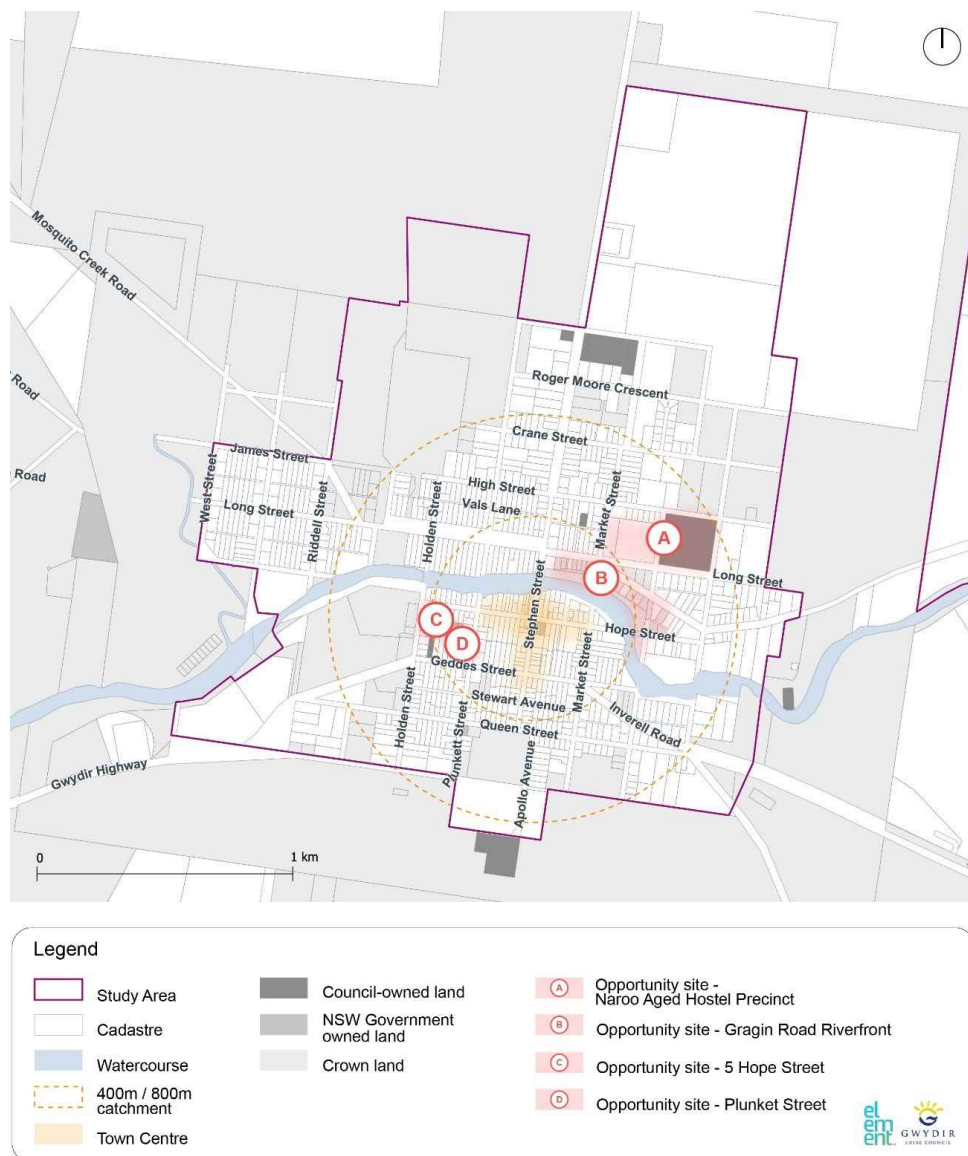


Figure 3.1 Government-owned opportunity site map, Warialda

Source: Gwydir Shire Council, edited by Element, December 2023.

Table 3.1 Government-owned opportunity sites summary, Warialda

Description	Opportunities	Constraints	Priority	Timeframe
Opportunity Site A – Naroo Aged Hostel Precinct				
<ul style="list-style-type: none"> Land bound by Arthur Wheatley Drive, East Street and Long Street (north-west of the town centre). Lots 379 and 380 in DP 727877. Ownership: Gwydir Shire Council. Land size: 4.078 ha. Land use zone: RU5 Village. Uses: The Naroo Aged Care Hostel is in the south-east corner of the site fronting Long Street and Arthur Wheatley Drive. The remainder of the site has been identified as unoccupied. 	<ul style="list-style-type: none"> Located adjacent the Warialda MCH. The site is serviced by critical utility infrastructure, including water and sewage. Subject to further analysis, the site could be developed into an aged-care and seniors living precinct. The Naroo Draft Master Plan and report were prepared in 2015. The master plan outlines a proposal for the expansion of the Naroo Aged Care Hostel with an additional 23-bedrooms, lounge, dining, and kitchen areas, as well as 32 independent living units. The Housing SEPP provides for the development of seniors housing. - - 	<ul style="list-style-type: none"> The site is mapped as containing dry sclerophyll forests (shrubby sub-formation). Most of the site contains dense eucalypt woodland with native white cypress pines further to the east. The site is mapped as bushfire prone land, with a BAL of 12.5 designated for the hostel additions completed in 2014. There is significant topographical change across the site. Sloping sites make access difficult. Funding constraints have limited the progression of the development. 	High	Medium
Opportunity Site B – Gragin Road Waterfront				
<ul style="list-style-type: none"> Land fronting Long Street and Gragin Road to the north of the Warialda Creek. Multiple lots. Ownership: Crown land. Land size: approximately 3.5 ha. Land use zone: RU5 Village. Uses: Single detached dwellings and unoccupied waterfront open space. 	<ul style="list-style-type: none"> The site is serviced by critical utility infrastructure, including water and sewage. The site is identified as 'Riverfront Town House Integrated Site', including an open space / recreation area, within the Warialda Community Plan 2008. Subject to further analysis, including land ownership arrangements, the site could be developed for housing. 	<ul style="list-style-type: none"> The site is partially mapped as containing forested wetlands along the Warialda Creek corridor. The Warialda Creek corridor is mapped as biodiverse riparian land. The site is partially mapped as containing bushfire prone land (Vegetation Category 2 and Vegetation Buffer) The unoccupied lots are mapped as being subject to incomplete Aboriginal land claim(s). 	Low	Long

Description	Opportunities	Constraints	Priority	Timeframe
Opportunity Site C – 5 Hope Street				
<ul style="list-style-type: none"> 5 Hope Street. Lot 1 in DP 834198. Ownership: Gwydir Shire Council. Land size: approximately 3,550 sqm. Land use zone: RU5 Village. Uses: Unoccupied. 	<ul style="list-style-type: none"> The site is: <ul style="list-style-type: none"> In proximity to local amenities and services within the town centre. Serviced by critical utility infrastructure, including water and sewage. Not encumbered by flood prone land, bushfire prone land or significant vegetation. The site is currently subject to an early development proposal for affordable rental accommodation (subject to development approvals and funding). <ul style="list-style-type: none"> GSC has agreed to partner with the DCJ and CHP Homes North Community Housing Co Ltd. A Feasibility Study has been prepared for the site documenting three design options which meet the requirements of the Low-Rise Housing Diversity Guideline (under the Housing SEPP) and the Liveable Housing Design Guidelines (Silver level). The preferred design option comprises eight single-storey 1 or 2-bedroom units. Complements the existing emergency accommodation, respite care facilities, and aged-care units on Plunket Street. 	-	High	Short
Opportunity Site D – 32-34 Plunket Street				
<ul style="list-style-type: none"> 32-34 Plunket Street. Lot 1 in DP 158301 and Lot 19 in DP 759052. Ownership: Gwydir Shire Council. Land size: approximately 4,240 sqm. 	<ul style="list-style-type: none"> The site is: <ul style="list-style-type: none"> In proximity to local amenities and services within the town centre. 	-	High	Short

Description	Opportunities	Constraints	Priority	Timeframe
<ul style="list-style-type: none"> Land use zone: RU5 Village. Uses: Mechanical workshop, prefabricated modular dwellings for the purpose of emergency accommodation and respite care. 	<ul style="list-style-type: none"> Serviced by critical utility infrastructure, including water and sewage. Not encumbered by flood prone land, bushfire prone land or significant vegetation. The site is progressively being developed for a range of emergency accommodation and respite care, including a 3-bedroom dwelling and 2-bedroom dwelling. The dwellings are portable so can be moved from the site if required, allowing ongoing development potential of the site. When the accommodation isn't being used during crisis situations, for example natural disasters, the facility will be used as a respite centre, providing short-term breaks for adults and children with special needs. Funded through the National Bushfire Recovery Fund program. Subject to further analysis and funding, there may be opportunities for further intensification of housing at this site. 			

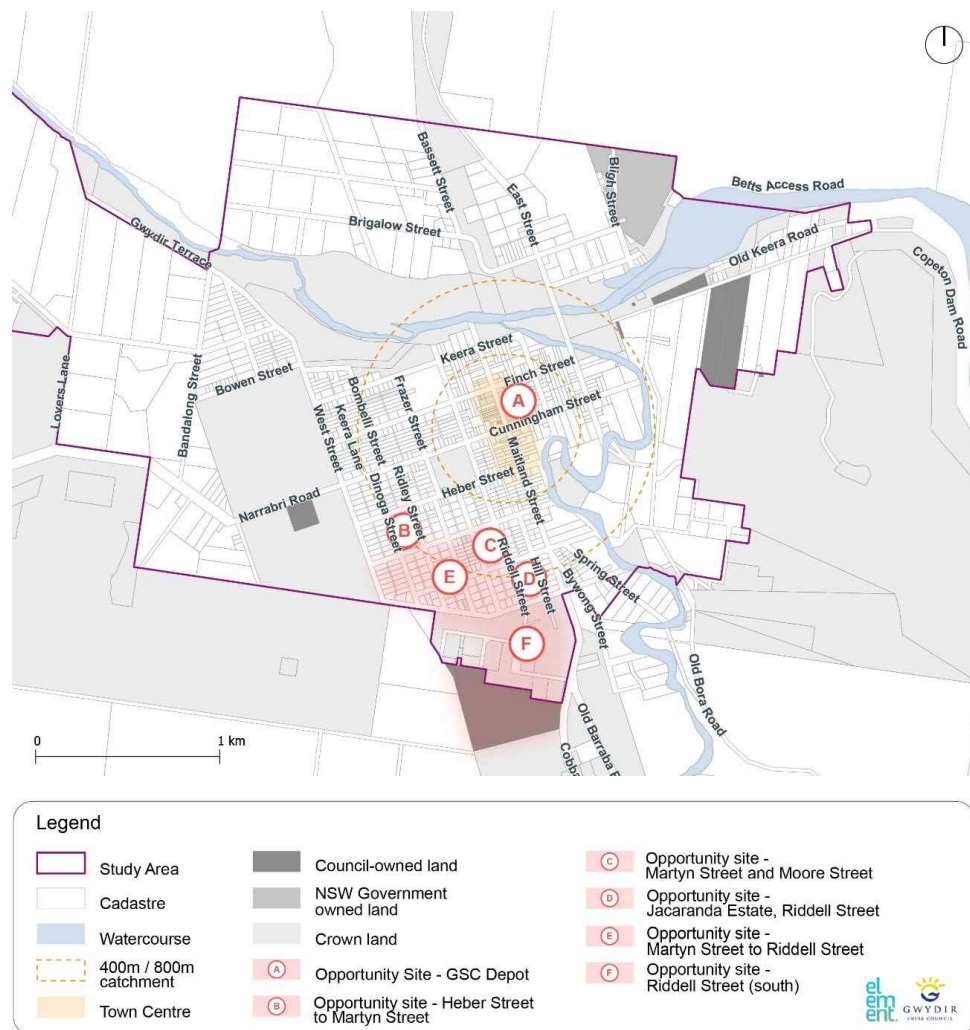


Figure 3.2 Government-owned opportunity site map, Bingara

Source: Gwydir Shire Council, edited by Element, December 2023.

Table 3.2 Government-owned opportunity sites summary, Bingara

Description	Opportunities	Constraints	Priority	Timeframe
Opportunity Site A – GSC Depot				
<ul style="list-style-type: none"> 35 Cunningham Street. Land bound by Finch Street, Cunningham Street, Junction Street and Maitland Street. Multiple lots. Ownership: Gwydir Shire Council. Land size: approximately 1 ha. Land use zone: RU5 Village. Uses: GSC Bingara Depot, Northern Slopes Landcare Association, GSC Bingara Office (Soldiers Memorial Hall), Bingara Toy Library. 	<ul style="list-style-type: none"> The site is: <ul style="list-style-type: none"> In proximity to local amenities and services within the town centre. Serviced by critical utility infrastructure, including water and sewage. Not encumbered by flood prone land, bushfire prone land or significant vegetation. The site was earmarked for redevelopment under the Bingara Town Strategy 2011. Relocation of GSC depot to industrial site. Identified for mixed medium-density housing up to 3-storeys to accommodate aged-care, seniors living and affordable housing. Opportunity for a through-site link / pedestrian walkway. 	<ul style="list-style-type: none"> Timing of the proposal for relocation of the existing GSC depot. Funding constraints. 	High	Medium
Opportunity Site B – Heber Street to Martyn Street				
<ul style="list-style-type: none"> Land bound by Heber Street, Ridley Street, Martyn Street and Dinoga Street. Multiple lots. Ownership: Land on the corner of Heber Street and Ridley Street mapped as Crown land (Office & Depot NSW National Parks and Wildlife Service (NPWS)). Land size: approximately 2.1 ha. Land use zone: RU5 Village. Uses: Office & Depot NSW National Parks and Wildlife 	<ul style="list-style-type: none"> The site is: <ul style="list-style-type: none"> Within 800m of town centre. Serviced by critical utility infrastructure, including water and sewage. Existing subdivision. <ul style="list-style-type: none"> The blocks on council-owned land are approximately 2,000 sqm. This presents the opportunity for further subdivision to provide additional dwellings on smaller blocks, noting that the Gwydir LEP 2013 supports subdivision to a minimum lot size of 550 sqm. 	<ul style="list-style-type: none"> Varied ownership arrangement. Requirement for council to acquire the land in government ownership and freehold title. Existing location of the NPWS office and depot. Relocation of this facility would be required to develop the block in its entirety. Funding constraints. 	High	Medium

Description	Opportunities	Constraints	Priority	Timeframe
	<ul style="list-style-type: none"> - The subdivision pattern provides for rear lane access. ▪ The site was earmarked for redevelopment under the Bingara Town Strategy 2011. - Identified for mixed medium-density housing. For example, detached dwellings, dual occupancies, and townhouses. 			
Opportunity Site C – Martyn Street and Moore Street				
<ul style="list-style-type: none"> ▪ Land at the corner of Martyn Street and Moore Street (to the south). ▪ Multiple lots. ▪ Ownership: Gwydir Shire Council. ▪ Land size: approximately 8,500 sqm. ▪ Land use zone: RU5 Village. ▪ Uses: Unoccupied. 	<ul style="list-style-type: none"> ▪ The site is: <ul style="list-style-type: none"> - Within 800m of town centre. - Serviced by critical utility infrastructure, including water and sewage. ▪ Existing subdivision provides for regular lots of approximately 800 sqm. ▪ The site was earmarked for development under the Bingara Town Strategy 2011. - Identified for mixed medium-density housing. For example, detached dwellings, dual occupancies, and townhouses. However, the current subdivision pattern largely supports detached dwellings, with the potential for secondary dwellings. - Land was acquired by council from the Crown. 	<ul style="list-style-type: none"> ▪ New power infrastructure has been built to service area. Will also need the road surface extended to the end of the street. Water and sewer connections will be connected as required. ▪ Proximity to existing service land on western corner of Martyn Street and Moore Street. Use and hazard to be determined. ▪ Funding constraints. 	High	Medium
Opportunity Site D – Jacaranda Estate, Riddell Street				
<ul style="list-style-type: none"> ▪ Land fronting Riddell Street to the south of the town centre. ▪ Eight lots – Lots 21-28 In DP 1239214. ▪ Ownership: Freehold title, all eight lots have been sold ▪ Land size: approximately 6,400 sqm. 	<ul style="list-style-type: none"> ▪ The site is: <ul style="list-style-type: none"> - Just over 800m of the town centre. - Serviced by critical utility infrastructure, including water and sewage. 	-	High	Short

Description	Opportunities	Constraints	Priority	Timeframe
<ul style="list-style-type: none"> Land use zone: RU5 Village. Uses: Unoccupied, construction has not commenced. 	<ul style="list-style-type: none"> Subdivision pattern provides for medium sized lots with rear or side lane access. The site was earmarked for development under the Bingara Town Strategy 2011. <ul style="list-style-type: none"> Identified for mixed medium-density housing. For example, detached dwellings, dual occupancies, and townhouses. However, the current subdivision pattern largely supports detached dwellings, with the potential for secondary dwellings. The site was historically acquired from the Crown and has since been sold as freehold title. 			
Opportunity Site E – Martyn Street to Riddell Street				
<ul style="list-style-type: none"> Land to the south of Martyn Street. Multiple lots in DP 758111. Ownership: freehold title with four lots owned by the Crown (three lots are vacant land and a double lot is the soil con site) Land size: approximately 20 ha. Land use zone: RU5 Village. Uses: Unoccupied. 	<ul style="list-style-type: none"> The site is: <ul style="list-style-type: none"> Within the established town centre boundary and is near essential amenities and services. Capable of being serviced by critical infrastructure, including roads, water, and sewage. Not encumbered by flood prone land, bushfire prone land or significant vegetation. The site is subject to an existing subdivision. Lots vary between approximately 1,000 sqm and 2,000 sqm. The larger lots present the opportunity for further subdivision to provide additional dwellings on smaller blocks, noting that the Gwydir LEP 2013 supports subdivision to a minimum lot size of 550 sqm. The site has been identified by GSC as being essential for the residential expansion of Bingara. GSC has 	<ul style="list-style-type: none"> The land is mapped as subject to Aboriginal land claims. Development of the site would require the construction of roads and essential utility infrastructure. This would be at the expense of GSC or a developer. Funding constraints. 	High	Medium-long

Description	Opportunities	Constraints	Priority	Timeframe
	earmarked the site for a potential aged-care and/or seniors living development.			
Opportunity Site F – Riddell Street (south)				
<ul style="list-style-type: none"> Land extending south from Riddell Street long Cobbadah Road. Multiple lots in DP 727843, DP 822887, and DP 1277587. Ownership: Crown and Gwydir Shire Council (Lot 1 in DP 1277587). Land size: approximately 28 ha. Land use zone: RU5 Village and RU1 Primary Production (GSC land). Uses: Largely unoccupied, rural uses (old saleyards), vegetation. 	<ul style="list-style-type: none"> Subject to further analysis, the site presents the opportunity for larger-lot development. This may require rezoning of the RU1 zoned land to R5 to accommodate additional rural dwellings. Land to the south fronting Cobbadah Road was subject to a refused Aboriginal land claim(s). 	<ul style="list-style-type: none"> Council-owned land is partially mapped as containing grassy woodland vegetation. The site is partially identified as bushfire prone land (Vegetation Category 1 and Vegetation Buffer). Development of the entire site would require the acquisition of land from the Crown and/or GSC. Development of the site would require the construction of roads and essential utility infrastructure. This would be at the expense of GSC or a developer. Land adjoins Bingara Cemetery to the west. Note potential expansion of the cemetery may be required in the future. 	Low	Long

Strategy 2: Support the delivery of residential infill development

Objectives 1, 2, 4, 5, 6 & 7

In addition to the provision and development of government-owned land (see Strategy 1), the private sector plays a significant role in the delivery of new housing on existing residential land. This can include private residential dwellings, such as detached dwellings, dual occupancy, townhouses, and secondary dwellings, as well as aged-care and seniors living.

Preliminary opportunities and constraints analysis undertaken as part of the Gwydir Shire HNA (2024) and this LHS has been used to identify investigation areas that could support residential infill development within the Warialda (refer Figure 3.3 and Table 3.3) and Bingara (refer to Figure 3.4 and Table 3.4) town centres. Land within these investigation areas has been identified as comprising larger lot sizes, unoccupied lots (subject to detailed analysis), and generally free of significant environmental constraints. Further, land within these investigation areas may be capable of subdivision (see Strategy 3).

In conjunction with other land use planning and non-planning mechanisms, GSC can encourage and support additional residential development within these investigation areas. However, the eventual development of land is subject to several factors, including land ownership arrangements, environmental considerations, development feasibility, highest and best use of a site as well as the personal motivation of individual landowners and/or developers.

Warialda

Preliminary analysis identified three investigation areas within Warialda (refer to Figure 3.3):

1. Investigation area 1 – Long Street (west) 'Poverty Flat'.
2. Investigation area 2 – Long Street Waterfront.
3. Investigation area 3 – Town Centre Waterfront.

A summary of these sites including the relevant opportunities, constraints, and development priority and timeframe is provided in Table 3.3.

Bingara

Preliminary analysis identified four investigation areas within Bingara (refer to Figure 3.4):

1. Investigation area 1 – Brigalow Street (north-west).
2. Investigation area 2 – White Street to Gwydir Street.
3. Investigation area 3 – Market Site.
4. Investigation area 4 – Herbert Street.

A summary of these sites including the relevant opportunities, constraints, and development priority and timeframe is provided in Table 3.4.

Other localities

In addition to land within Warialda and Gravesend, preliminary analysis identified multiple freehold title lots within Warialda Rail that could support infill development. The existing subdivision pattern provides for regular lots of approximately 2,000 sqm. Many of these lots appear to be unoccupied and unencumbered by flood prone land, bushfire prone land or significant vegetation. Subject to further analysis, these lots could form part of this strategy.

Actions:

Key actions recommended to progress this strategy include (but are not limited to):

- Undertaken further planning and analysis of potential investigation sites.
- Promote redevelopment of sites found to be appropriate for new housing.
- Actively assist landowners and/or developers progress the planning and development of their land.
- Investigate incentives for landowners to redevelop their land.

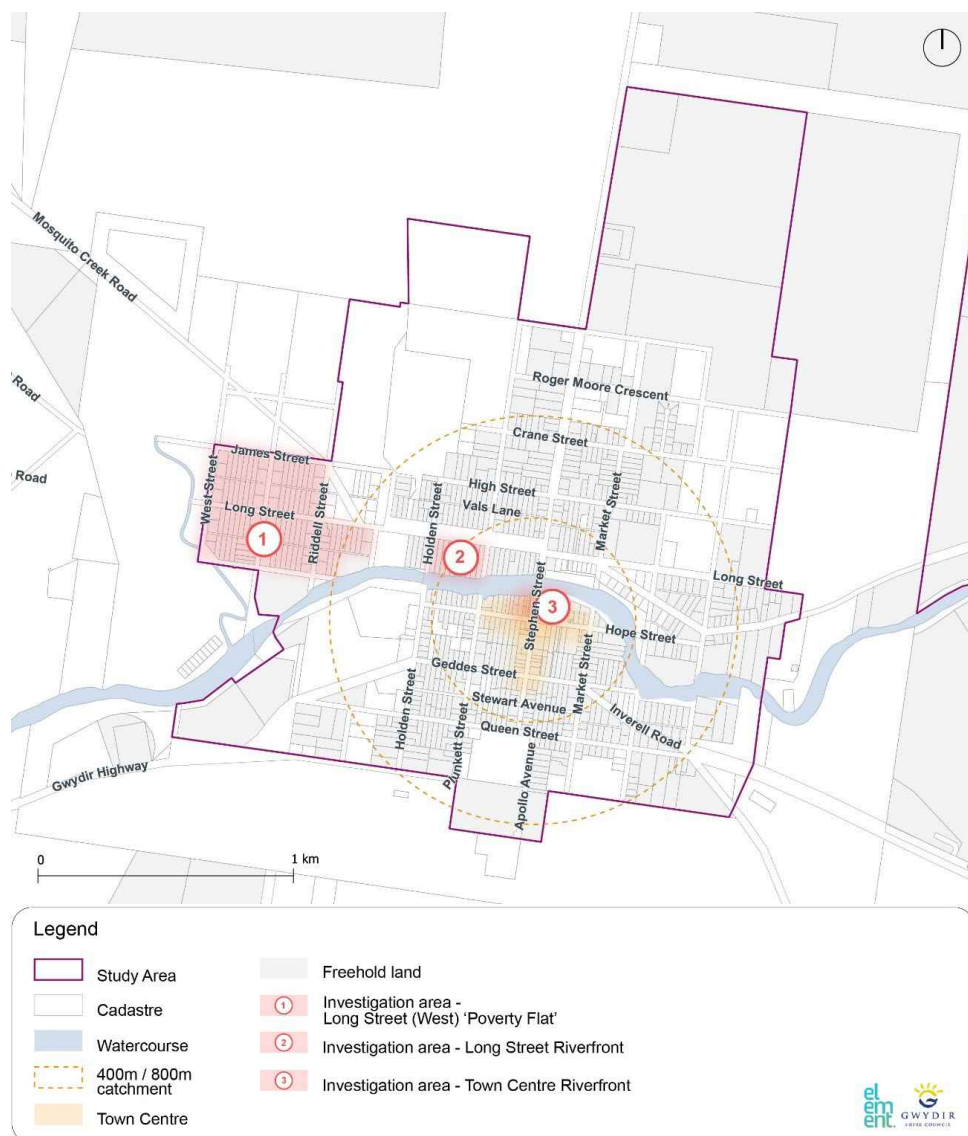


Figure 3.3 Potential investigation areas map, Warialda

Source: Gwydir Shire Council, edited by Element, December 2023.

Table 3.3 Potential investigation areas summary, Warialda

Description	Opportunities	Constraints	Priority	Timeframe
Investigation Area 1 – Long Street (West) ‘Poverty Flat’				
<ul style="list-style-type: none"> Land within the blocks to the north and south of Long Street to the north-west of the town centre. Multiple lots. Ownership: predominantly freehold title. Land size: Approximately 22 ha. Land use zone: RU5 Village. Uses: Residential dwellings and associated buildings, unoccupied land. 	<ul style="list-style-type: none"> ‘Poverty Flat’ has a long history in Warialda, having been known as a lower socio-economic area. GSC understands that residents would be open to change and that there are opportunities for redevelopment in this location. The area benefits from existing utility infrastructure, including water and sewage. Some 23 lots within the investigation area have been identified as unoccupied (subject to detailed analysis). The existing lots are approximately 2,000 sqm in size. Larger lots present the opportunity for further subdivision to provide additional dwellings on smaller blocks. The subdivision provides for rear lanes, which can assist with access and subdivision. 	<ul style="list-style-type: none"> Most of the unoccupied land is held in freehold title. This requires the cooperation of individual landholders to facilitate the redevelopment, subdivision and/or sale of land for housing. Located further from the town centre, to the north-west of Warialda Creek. This raises potential access and transport constraints. The area contains land partially mapped as containing bushfire prone land (Vegetated Category 2 and Vegetation Buffer). Adjoins land mapped as containing incomplete Aboriginal land claim(s) (along the creek front). The area fronts Warialda Creek. Potential flood impacts are unknown. 	Medium	Long
Investigation Area 2 – Long Street Waterfront				
<ul style="list-style-type: none"> Land fronting Long Street and Warialda Creek. Multiple lots. Ownership: Freehold title. Land size: approximately 2.4 ha. Land use zone: RU5 Village. Uses: Unoccupied (vegetated). 	<ul style="list-style-type: none"> The area benefits from existing utility infrastructure, including water and sewage. The area has been identified as unoccupied (subject to detailed analysis). Existing lots are regular in shape and approximately 2,600 sqm. The area is not encumbered by bushfire prone land or significant vegetation. 	<ul style="list-style-type: none"> Development of this area requires the cooperation of individual landholders to facilitate construction, subdivision and/or sale of land for housing. The topography slopes down to the creek. This may limit development to the south of the blocks. The area fronts Warialda Creek. Potential flood impacts are unknown. 	Low	Long

Description	Opportunities	Constraints	Priority	Timeframe
Investigation Area 3 – Town Centre Waterfront				
<ul style="list-style-type: none"> Land fronting Hope Street and Warialda Creek to the east and west of Stephen Street. Multiple lots. Ownership: Freehold title for the land fronting the creek. Council own the waterway and the parks. Land size: approximately 1.5 ha. Land use zone: RU5 Village. Uses: multiple town centre uses, including Gwydir Shire Council Warialda Office, RFS Warialda Station, Warialda Library, and public toilets. 	<ul style="list-style-type: none"> The area is located within the heart of the Warialda town centre and benefits from access to critical amenities and services. The area benefits from existing utility infrastructure, including water and sewage. The area was identified within the Warialda Community Plan 2008 as 'Riverfront Town Centre Site'. The plan identifies the opportunity for tourist and visitor accommodation and shop top housing. Development such as flats and seniors accommodation should also be prioritised as part of the broader Town Centre Precinct. 	<ul style="list-style-type: none"> Development of this area will require the cooperation of multiple landowners and consideration of existing uses. The area fronts Warialda Creek. Potential flood impacts are unknown. 	Low	Long

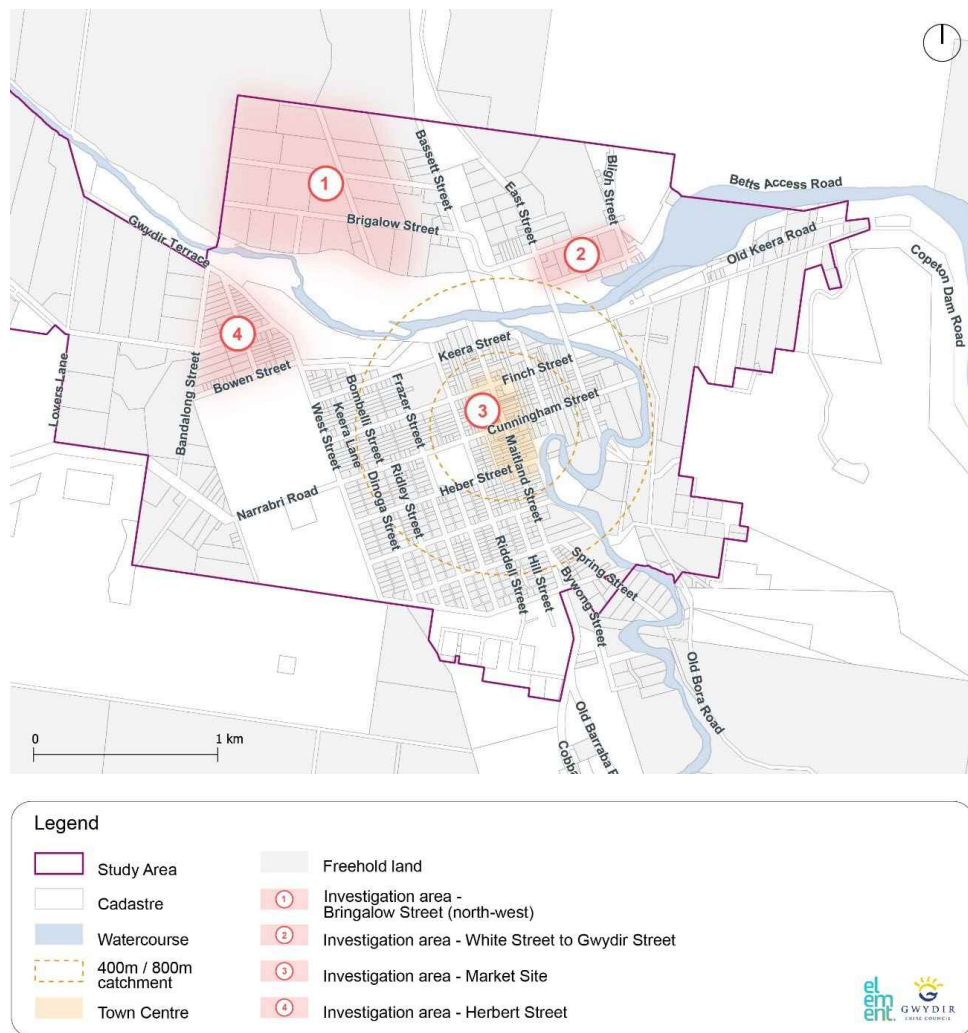


Figure 3.4 Potential investigation areas map, Bingara

Source: Gwydir Shire Council, edited by Element, December 2023.

Table 3.4 Potential investigation areas summary, Bingara

Description	Opportunities	Constraints	Priority	Timeframe
Investigation Area 1 – Brigalow Street (north-west)				
<ul style="list-style-type: none"> Land surrounding Brigalow Street and Salter Street to the north-west of the town centre and north of the Gwydir River. Multiple lots. Ownership: Freehold title. Land size: greater than 70 ha. Land use zone: RU5 Village. Uses: Residential dwellings, unoccupied land. 	<ul style="list-style-type: none"> The existing subdivision pattern supports a range of lot sizes. <ul style="list-style-type: none"> Opportunity to cater to residents preferring to live on larger block sizes. Larger lots (approximately 4 ha) present the opportunity for further subdivision to provide additional dwellings on smaller blocks, noting that the Gwydir LEP 2013 supports subdivision to a minimum lot size of 550 sqm. A number of lots have been identified as unoccupied (subject to detailed analysis). The area is largely unencumbered by environmental constraints. 	<ul style="list-style-type: none"> Development of this area requires the cooperation of individual landholders to facilitate construction, subdivision and/or sale of land for housing. Located further from the town centre to the north of the Gwydir River. This raises potential access and transport constraints. The area is partially mapped as bushfire prone land (Vegetation Category 2 and Vegetation Buffer). The area is partially mapped as containing land with grassy woodlands and forested wetlands (along the Gwydir River corridor). The area is partially mapped as flood prone land (1% AEP) due to its proximity to the Gwydir River. 	Medium	Medium
Investigation Area 2 – White Street to Gwydir Street				
<ul style="list-style-type: none"> Land bound by White Street, East Street and Gwydir Street to the north-east of the town centre. Multiple lots. Ownership: Freehold title. Land size: approximately 6.5 ha. Land use zone: RU5 Village. Uses: residential dwellings and associated buildings. 	<ul style="list-style-type: none"> The existing subdivision pattern supports a range of lot sizes. Larger lots present the opportunity for further subdivision to provide additional dwellings on smaller blocks, noting that the Gwydir LEP 2013 supports subdivision to a minimum lot size of 550 sqm. The area is unencumbered by environmental constraints. 	<ul style="list-style-type: none"> The area contains existing residential dwellings. Future redevelopment of this area requires the cooperation of individual landholders to facilitate construction, subdivision and/or sale of land for housing. Located further from the town centre to the north of the Gwydir River. This raises potential access and transport constraints. It is noted that this area is likely a long-term solution for housing delivery. 	Low	Long

Description	Opportunities	Constraints	Priority	Timeframe
Investigation Area 3 – Market Site				
<ul style="list-style-type: none"> Land in the block bound by Finch Street, Maitland Street, Cunningham Street and Riddell Street, within the town centre. Multiple lots. Ownership: Freehold title, Crown land. Land size: TBD. Land use zone: RU5 Village. Uses: multiple town centre uses, including shopfronts, Bingara SES, Bingara Police Station, Bingara Library, car parking. 	<ul style="list-style-type: none"> The area is located within the heart of the Bingara town centre and benefits from access to critical amenities and services. The area benefits from existing utility infrastructure, including water and sewage. The existing land parcels could be better utilised. Historic features and existing vegetation. Unencumbered by environmental constraints. The area is identified within the Bingara Town Strategy 2011 as the 'Market/ Parking Integrated Site'. Under the strategy, the area is proposed for mixed use redevelopment, comprising: <ul style="list-style-type: none"> Improved car parking layout. Market square that can be used for events, such as a farmer's market. Commercial development with shop-top style housing. Relocation of the SES buildings to an alternative site. There is the potential for a shared arrangement between the landowner(s) and GSC. 	<ul style="list-style-type: none"> Development of this area will require to cooperation of multiple landowners, and consideration of existing uses. Funding constraints. 	Medium	Medium
Investigation Area 4 – Herbert Street				
<ul style="list-style-type: none"> Land bound by Bandalong Street, Gwydir Terrace, and Bowen Street to the north-west of the town centre. Multiple lots. Ownership: Freehold title. Land use zone: RU5 Village. Uses: residential dwellings and associated buildings, unoccupied land. 	<ul style="list-style-type: none"> The existing subdivision pattern supports a range of lot sizes. <ul style="list-style-type: none"> Opportunity to cater to residents preferring to live on larger block sizes. Larger lots present the opportunity for further subdivision to provide additional dwellings on 	<ul style="list-style-type: none"> The area contains existing residential dwellings. Future redevelopment of this area requires the cooperation of individual landholders to facilitate construction, subdivision and/or sale of land for housing. 	Low	Long

Description	Opportunities	Constraints	Priority	Timeframe
	<p>smaller blocks, noting that the Gwydir LEP 2013 supports subdivision to a minimum lot size of 550 sqm.</p> <ul style="list-style-type: none"> Several lots have been identified as unoccupied (subject to detailed analysis). The area is largely unencumbered by environmental constraints. 	<ul style="list-style-type: none"> The area is partially mapped as flood prone land (1% AEP) due to its location on the Gwydir River. Located further from the town centre. This raises potential access and transport constraints. Road infrastructure would require upgrades if the area was to support additional housing development (and associated vehicle traffic). 		

Strategy 3: Support Torrens title subdivision and infill development within town centres

Objectives 1 to 7

The Gwydir LEP 2013 permits the subdivision of land to the minimum lot size (MLS) mapped for that land. The predominant MLS within the town centres (of all selected localities) is 550 sqm. However, the existing subdivision pattern comprises larger lots often around or in exceedance of 2,000 sqm. This is typical of regional towns and has historically supported larger detached dwellings. However, these conditions present the opportunity for the creation of additional, smaller lots through Torrens title subdivision. Torrens title subdivision results in each lot or parcel of land having its own individual and distinct title (and title deed).

This strategy aims to address the lack of available residential land, which was raised as an issue by survey participants and a desire for lot sizes between 450-800 sqm (Survey Outcomes Report 2023) through the delivery of diverse and accessible housing in town centres that is supported by existing infrastructure and services. A compact growth strategy reduces the complexity and demands on the provision of additional infrastructure, including roads, utilities, lighting, and rubbish collection that is required to support the release and development of residential land on the periphery of town centres. Smaller lots can accommodate a variety of housing typologies (see Strategy 4), such as detached and dual-occupancy dwellings like those on Olive Pryke Terrace in Warialda.

Preliminary analysis has been undertaken to identify land with the theoretical potential for Torrens title subdivision within the Warialda and Bingara town centres (refer to Figure 3.5 and Figure 3.6). A refined investigation area was devised to identify existing land, zoned RU5 Village, with an MLS of 550 sqm, that is serviced and close to town centre amenities. Land capable of subdivision has been categorised into two groups – land capable of accommodating two lots, or land capable of accommodating three or more lots. Subdivision of existing lots within Warialda and Bingara town centres could theoretically deliver upwards of 1,500 additional lots.

It is noted, however, that this analysis presents theoretical potential for Torrens title subdivision only. Land containing critical infrastructure such as schools, hospitals or recreation areas has been generally excluded from the analysis, however, land for commercial and industrial uses has not been excluded. Strata subdivision has also not been considered. The real potential to subdivide and develop land will vary based on several factors including, land ownership, land uses, environmental constraints and design requirements including road frontage and access provisions. There is also a need to balance a more fine-grain subdivision and development pattern with preserving the unique local character and amenity of the town centres.

Actions:

Key actions recommended to progress this strategy include (but are not limited to):

- Refine analysis to identify areas with real subdivision potential based on land ownership, uses, environmental constraints and design requirements.
- Expand the analysis to include subdivision of existing lots on the periphery of the town centres to test their capacity to accommodate larger lot sizes of approximately 25,000 sqm.
- Investigate incentives for landowners to subdivide their land. This may include a fast-tracked development assessment pathway.
- Actively assist landowners and/or developers progress the subdivision of land.

Warialda

A total of 804 lots were identified within the Warialda investigation area. Of these lots, 62% are greater than 1,100 sqm and are theoretically capable of being subdivided into two or more lots. As shown in Figure 3.5, there is a significant amount of land within the town centre that is theoretically capable of accommodating two lots, being between 1,100 and 1,650 sqm in area (36.3% of subdividable lots), or three or more lots, being greater than 1,650 sqm in area (63.7% of subdividable lots).



Figure 3.5 Land capable of subdivision, Warialda

Source: Gwydir Shire Council, edited by Element, December 2023.

Bingara

A total of 788 lots were identified within the Bingara investigation area. Of these lots, 52% are greater than 1,100 sqm and are theoretically capable of being subdivided into two or more lots. As shown in Figure 3.6, there is a significant amount of land within the town centre that is theoretically capable of accommodating two lots, being between 1,100 and 1,650 sqm in area (23.5% of subdividable lots), or three or more lots, being greater than 1,650 sqm in area (76.5% of subdividable lots).

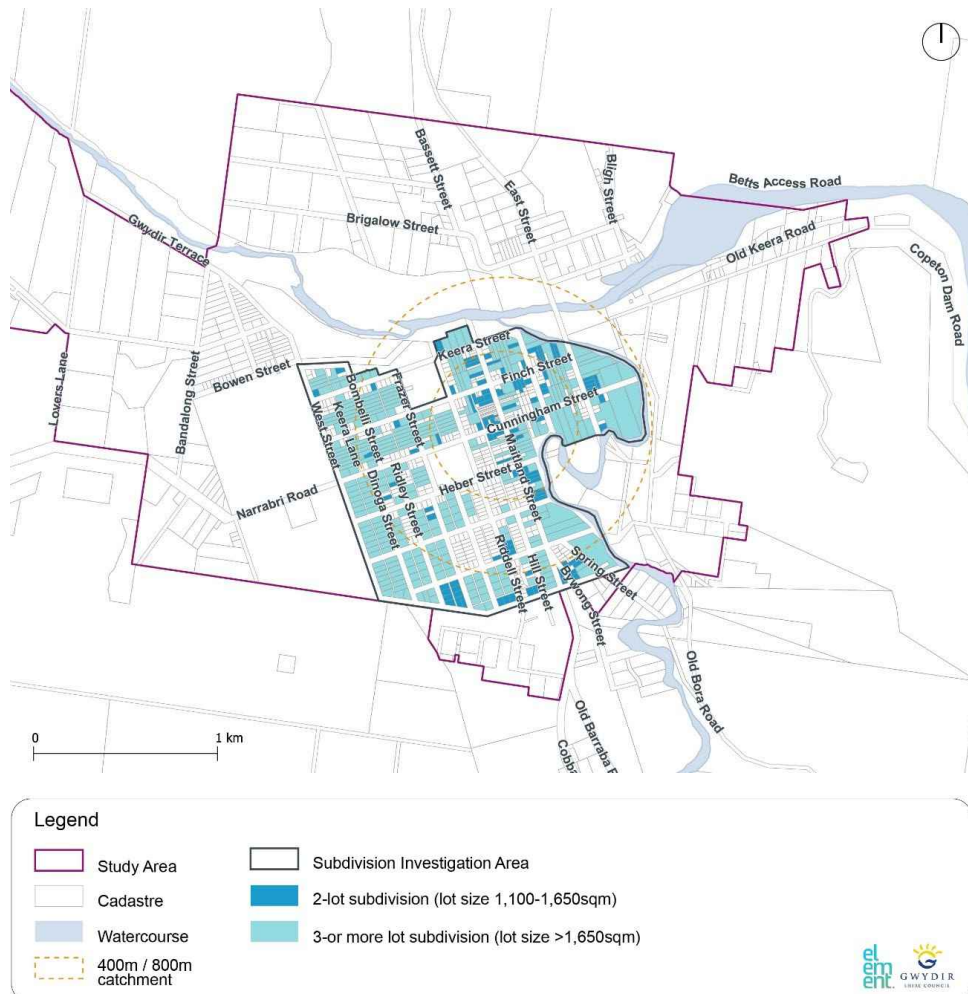


Figure 3.6 Land capable of subdivision, Bingara

Source: Gwydir Shire Council, edited by Element, December 2023.

Strategy 4: Promote the delivery of diverse low-rise housing within town centres

Objectives 1, 2, 4, 5, 6 & 7

The predominant housing typology within the Gwydir Shire is separate houses (detached dwellings) comprising 3 or more bedrooms. Whilst this housing typology will remain the preference of many current and future residents within the Shire (refer to the Survey Outcomes Report 2023), there is an identified need for greater diversity of housing particularly in the town centres. Diverse housing is required to meet the housing needs of a diverse community, including younger and older age groups, people with disability, and temporary and key workers. Low-rise typologies help deliver diversity whilst remaining compatible with the established character of the town centres.

The delivery of diverse low-rise housing typologies, such as dual occupancies, multi-dwelling housing and secondary dwellings, is supported by the Gwydir LEP 2013 and SEPPs, including the Codes SEPP and Housing SEPP. The Codes SEPP includes the Part 3A Rural Housing Code, Part 3B Low-Rise Housing Diversity Code, and Part 3D Inland Code. Provisions within Part 3B are supported by DPE's *Low-Rise Housing Diversity Design Guide for complying development 2020* (LRHDG), which provides consistent planning and design standards for a range of low-rise housing typologies. These planning and design standards must be met if a development is to receive a complying development certificate (CDC) under Part 3B of the Codes SEPP.

Council could consider incentive mechanisms such as waiving application fees for housing developments and subdivisions comprising two or more dwellings or lots, as a way to further promote a more diverse range of housing options.

This strategy supports the promotion and delivery of diverse low-rise housing typologies within the town centres on land zoned RU5 village. It also supports the use of the Codes SEPP, and CDCs, as a fast-tracked planning approval pathway. Examples of low-rise housing typologies are shown in Figure 3.7, and described in Table 3.5.



Figure 3.7 Examples of low-rise housing typologies

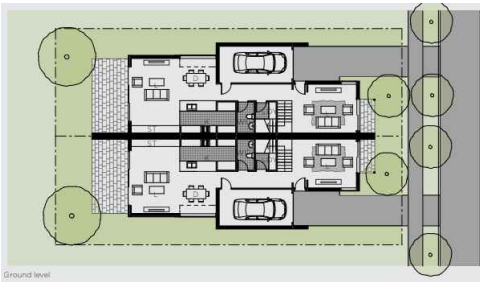
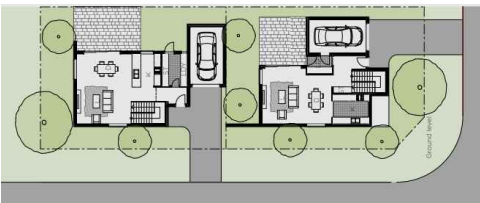
Source: Department of Planning, Industry and Environment, *Low-Rise Housing Diversity Design Guide 2020*, p.3.

Actions:

Key actions recommended to progress this strategy include (but are not limited to):

- Promote medium density housing typologies and particularly the use of Part 3B and CDC approval pathway. This may require the preparation of consultation materials and/or the need for additional council resources and/or upskilling of council staff to manage these applications.
- Develop development controls for a range of housing types for the Gwydir Shire or specific to the town centres (within a DCP or as a standalone design document) or adopt DPE's *Low-Rise Housing Diversity Design Guide for development applications* (2020).
- Actively assist landowners and/or developers to progress development of their land. This includes assisting applicants to navigate the NSW planning framework.
- Employ or train a council certifier to issue CDCs for medium density housing types under the Part 3B Low-Rise Housing Diversity Code of the Codes SEPP.
- Council to consider incentive mechanisms to promote more housing diversity.

Table 3.5 Description of common low-rise housing typologies

Housing Typology	Description
Dual occupancy	
 <p>Figure 3.8 Attached dual occupancy – example ground floor plan Source: Department of Planning, Industry and Environment, <i>Low-Rise Housing Diversity Design Guide 2020</i>, p. 13.</p>	<p>Dual occupancies are two homes built on one lot of land. Dual occupancies are often referred to as semis or duplexes. The homes can be attached or detached, and the arrangement will often depend on the size and configuration of the lot of land. Dwellings can be side by side or one top of one another. Dual occupancies are often carried out as Torrens title subdivision subject to meeting the MLS in the LEP.</p> <p>Attached dual occupancies adjoin each other and share a common wall. Dwellings typically front the street and tend to be symmetrical in layout and design. This typology is best suited to wider lots.</p>
 <p>Figure 3.9 Detached dual occupancy – example ground floor plan Source: Department of Planning, Industry and Environment, <i>Low-Rise Housing Diversity Design Guide 2020</i>, p. 13.</p>	<p>Detached dual occupancies do not adjoin each other. Dwellings are typically located behind one another. This typology is best suited to long and narrow lots or corner lots.</p>

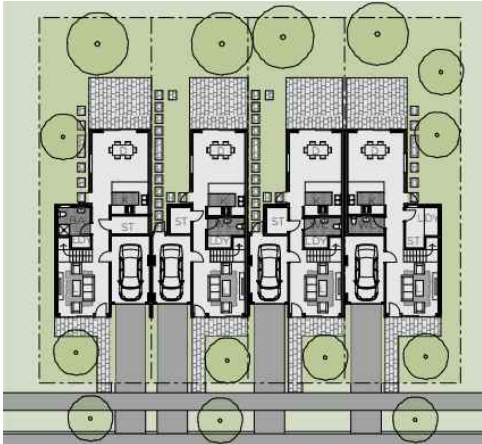

Housing Typology	Description
<p data-bbox="323 333 547 360">Multi-dwelling housing</p> 	<p>Multi-dwelling housing is a term used to describe developments that have three or more dwellings, built on a single lot, with each dwelling having access at ground level. This typology includes townhouses, villas, and terraces, that are typically 2-storeys in height.</p> <p>Multi-dwelling housing often comprises dwellings orientated around an internalised street or land network. This could be a private development for example over 55's village. Dwelling entries are often internally facing. Two-storey dwellings are known as townhouses and single-storey dwellings are known as villas. This typology is best suited to wide or amalgamated lots.</p> <p>Terrace housing is a type of multi-dwelling housing characterised by a row of attached dwellings, orientated the same direction, typically facing a street frontage. Car parking can be provided from the street, a rear land or basement car park. Courtyards can provide light to the middle of the dwelling. This typology is best suited to wide shallow lots.</p>
<p data-bbox="323 996 464 1023">Manor houses</p> 	<p>A manor house is a 2-storey building that has three or four dwellings that are attached to each other by a common wall or floor, and where at least one dwelling is partially or wholly located above another dwelling. Because a dwelling can be located above another, manor houses can accommodate a higher density whilst maintaining a similar scale to a large two-storey detached home. They often have a common entry (lobby).</p>

Figure 3.10 Terrace housing – example ground floor plan

Source: Department of Planning, Industry and Environment, Low-Rise Housing Diversity Design Guide 2020, p.16.

Figure 3.11 Manor house – example ground floor plan

Source: Department of Planning, Industry and Environment, Low-Rise Housing Diversity Design Guide 2020, p.16.

Source: Department of Planning, Industry and Environment, 'Low-Rise Housing Diversity Design Guide 2020'. Department of Planning and Environment, 'Unpacking low-rise housing fact sheet', 2023.

Strategy 5: Support the delivery of aged-care and seniors housing, and housing for people with disability

Objectives 1 to 7

By 2041, the over 65 population is anticipated to comprise approximately 33% of the total population in Gwydir Shire. To address the needs of an aging population a more diverse range of housing must be delivered in the right locations. Housing for seniors should address the following requirements:

- **Accessibility** – Housing should be designed to incorporate universal design principles and be in accessible locations close to shops, services, and transport.
- **Affordability** – Housing should be affordable for seniors on fixed incomes to reduce financial strain.
- **Community style housing** – Housing should encourage shared or communal living arrangements to address social isolation and provide a support network for seniors.

GSC currently operates a portfolio of aged-care services, which will need to be expanded over the next few decades. This includes the expansion of existing aged-care facilities such as the Naroo Aged Care Hostel, and the development of new facilities.

It is noted that the Housing SEPP plays a crucial role in supporting the delivery of aged-care and seniors living accommodation types, including independent living units, hostels and residential care facilities. These accommodation types collectively contribute to offering a broad spectrum of living arrangements, ranging from independent to supported living for seniors and people with disability. Additionally, the definition for seniors housing and the Housing SEPP provisions provide flexibility in terms of built form. Therefore, this flexibility enables a diverse range of housing typologies to be used for the purposes of seniors housing, such as villas, townhouses, apartments, and detached dwelling houses.

The Housing SEPP designates permissible land uses and development standards, and prescribes location and site-related requirements, all to ensure the delivery of this type of housing is available in suitable locations, with appropriate infrastructure. Further, the SEPP includes design guidelines for each individual accommodation type to ensure housing is adaptable, accessible, and inclusive.

Actions:

Key actions recommended to progress this strategy include (but are not limited to):

- Pursue collaborative partnerships and/or funding to progress the Naroo Master Plan, including the expansion of the hostel and development of seniors independent living units.
- Identify land capable of supporting aged-care, seniors living developments and/or housing for people with disability.
- Support the provision of additional infrastructure and services.

3.3.2 Land use planning mechanisms: outside the current framework

The following strategies support the development of existing land for housing through amendments to the current planning framework applying to the Gwydir Shire. Namely, the strategies promote the amendment of existing plans and policies, the development of new plans and policies, and the rezoning of additional land for residential purposes. These strategies require additional research and analysis, a significant investment by GSC and are therefore considered longer-term strategies that can be explored to respond to social, economic and/or environmental changes experienced in the Shire over the next 20 years.

Strategy 6: Prepare the Gwydir Shire Development Control Plan or similar guideline(s)

Objectives 2, 4, 5, 6 & 7

The Gwydir Shire LSPS identifies the need to develop appropriate planning policies for the Shire, including the preparation of a DCP “to guide and support appropriate future growth” as a key action. The successful implementation of many of the strategies outlined in this LHS would benefit from the preparation of a DCP or similar guideline(s). The DCP and/or guideline(s) could apply to the entirety of the Shire or specific localities only, such as the Warialda and Bingara town centres.

The DCP and/or guideline(s) could address the following:

- Diverse housing, including low-rise, multi-dwelling housing.
- Accessible and/or adaptable housing provisions (Adaptable Housing Guidelines).
- Affordable housing.
- Emergency or temporary housing.
- Communal settlements.
- Heritage and local character.
- Environmental performance of new dwellings.
- Water security.

Actions:

It is noted that the development of a DCP and/or guideline(s) is a resource intensive process. Key actions recommended to progress this strategy include (but are not limited to):

- Undertake additional environmental and/or technical studies, including economic and feasibility analysis, design studies, and local character studies.
- Engage with stakeholders, including the community and relevant government agencies.

Strategy 7: Review opportunities for the provision of worker's accommodation

Objectives 1, 2, 3 & 7

The NSW Government is in the process of refining the Temporary and Seasonal Workers' Accommodation Toolkit (the toolkit) following public exhibition. The final toolkit is expected to be released in 2024. The toolkit aims to introduce standard planning pathways and provide clear and practical guidance to councils for the planning and delivery of worker accommodation, including temporary and/or seasonal workers' dwellings, rural workers' dwellings, and construction workers' dwellings.

The toolkit comprises the following documents and guides:

- a definition of temporary workers' accommodation in the Standard Instrument—Principal Local Environmental Plan
- a local provision for councils that would like to adopt provisions for rural workers' dwellings and/or temporary workers' accommodation in their local environmental plans
- for councils that choose to adopt one or both local provisions: guidance on locational and zoning considerations
- guidance on local complying development provisions for rural workers' dwellings for councils adopting a local provision.

There is the opportunity to review the Gwydir LEP 2013 and other council plans and policies (where relevant) to further support the provision of workers' accommodation. It is noted that the Gwydir LEP 2013 currently includes provisions relating to rural workers' dwellings within the RU1 Primary Production zone. The NSW Government toolkit includes recommendations relating to standard land use definitions, local provisions and development standards that warrant further consideration for the Gwydir Shire.

Actions:

Key actions recommended to progress this strategy include (but are not limited to):

- Review the draft Temporary and Seasonal Workers' Accommodation Toolkit, including the Explanation of Intended Effect (EIE) and draft Guideline.
- Undertake additional research, including stakeholder consultation, to understand the demand for workers' accommodation within the Shire.
- Work with the Department of Planning, Housing, and Infrastructure to amend the Gwydir LEP 2013 (as required) following release of the final toolkit. The EIE notes that the Department intends to carry out the proposed amendments through a SEPP, which will be repealed once relevant changes are made to specific LEPs. Should councils elect not to update the land-use table or introduce/amend local provisions via this pathway, a separate planning proposal would be required.

Strategy 8: Review the provision of residential dwellings on rural and semi-rural land outside town and village centres

Objectives 1, 2 & 7

The NSW Government has a variety of plans and policies, including the Ministerial Direction 9.2, the SEPP (Primary Production) 2021, and the NSW Right to Farm Policy, that aim to protect the agricultural production value of rural land across the state. These, in conjunction with local plans and policies, such as LEP subdivision controls, seek to avoid fragmentation of productive agricultural land, and minimise potential conflicts between agricultural and other land uses, including residential uses. Agriculture is the primary land use and economic activity of the Gwydir Shire, with the Shire being one of the most productive agricultural areas in Australia. There is, therefore, an evident need to protect agricultural land.

Notwithstanding, survey respondents noted that the inability to build a dwelling on a small hobby farm was an issue (Survey Outcomes Report 2023), the desire for smaller semi-rural lots in proximity of a town or village centre. Comments included:

- *“A rural block between 40-100 acres in size with a house with a least three bedrooms located within 10 minutes to town” (Survey Outcomes Report 2023, p.4).*
- *“Very little option for smaller rural blocks and usually highly priced due to small number of blocks available. By the time you cost in a house for the block it generally overcapitalises the property. We are a young family which would like to get a small block but most options for the area are huge land size or town blocks.”*
- *“Few blocks available between 2-5 acres.” (Survey Outcomes Report 2023, p.5).*

Further, the Gwydir Shire LSPS includes an action to “ensure that land use standards for minimum subdivisions sizes in the LEP reflect trends and enable a productive agricultural sector”. MLS controls are not standardised across the state. Councils have the authority to set their own MLS within the parameters outlined by the state plans and policies, and in response to local context. This presents the opportunity to review local controls, including the MLS, to support the considered delivery of residential dwellings on rural and semi-rural land in very specific locations across the Shire.

Review minimum lot sizes for rural and semi-rural land

Under the Gwydir LEP 2013:

- Clause 4.1 permits the subdivision of land to the MLS identified for that land. The MLS for land outside of the town and village centres is 10 ha or 200 ha. The 10 ha MLS aligns with land zoned R5 large-lot residential and the 200 ha MLS aligns with land zoned RU1 primary production.
- Clause 4.1AA permits the subdivision of land for community title schemes, however, only to the MLS so not to result in subdivisions that would create additional dwelling entitlements.
- Clause 4.2 aims to provide flexibility in the application of the MLS in rural zones, however, only for the purposes of primary production and not to contain existing or new residential dwelling(s).
- Clause 4.2A enables the subdivision of land to an appropriate size to meet the needs of permissible uses other than for the purpose of dwelling houses or dual occupancies.
- Clause 4.2B permits the construction of dwelling houses on rural land subject to the lot meeting the MLS.
- Clause 4.2C enables strata subdivision, however, only to the MLS so not to result in subdivisions that would create additional dwelling entitlements.

The MLS control for rural land, zoned RU1, currently limits residential dwellings to lots no less than 200 ha. The current controls take a blanket approach, however, there is the potential to

distinguish between different locations, based on agricultural uses, proximity to existing town centres, as well as services and infrastructure availability, in the application of an MLS for a dwelling. This could result in the introduction of varied MLS for the RU1 zone, or provisions which dictate circumstances where the MLS can be varied to achieve additional housing. Smaller MLS could range between 20 ha to 100 ha at the periphery of the town centres. However, the appropriateness of this strategy for the Gwydir Shire requires further analysis.

Actions:

It is noted that the review of the LEP controls is a resource intensive process. Key actions recommended to progress this strategy include (but are not limited to):

- Undertake a rural and residential lands study, which:
 - Reviews the appropriateness of the current MLS for RU1 zoned land in relation to relevant State and local plans and policies, including Ministerial Direction 9.2.
 - Reviews the appropriateness of the current RU1 zoning in relation to relevant State and local plans and policies.
 - Undertakes opportunities and constraints mapping for rural land, including (but not limited to) a review of the Important Agricultural Land Mapping (which is being prepared by the Department of Primary Industries), ownership, flood prone land mapping, bushfire prone land mapping, to identify land which may support a smaller MLS.
 - Establishes criteria to support amendments to MLS of rural land.
 - Includes economic and feasibility analysis.
 - Includes recommended planning and design provisions.
 - Forms a position on the appropriateness of amendments to the MLS for RU1 land.
- Prepare a Planning Proposal to amend the Gwydir LEP 2013 (if required).

Strategy 9: Identify land for rezoning around town centres

Objectives 1 & 2

The Gwydir Shire LSPS notes that “Gwydir has an adequate supply of existing zoned residential land...”. Notwithstanding, changes in social, economic and/or environmental conditions within the Shire over the next 20 years, including population growth, and the housing needs and preferences of current and future residents, may support the rezoning of land at the periphery of existing town and village centres.

Land zoned RU5 Village within the Warialda and Bingara town centres has the capacity to accommodate enough additional dwellings to meet the projected dwelling demand to 2041. Development within these established centres aims to deliver diverse housing on smaller lots, supported by existing infrastructure and services. However, the Survey Outcomes Report (2023) reveals a preference for larger-lot semi-rural properties in proximity to existing town and village centres, and a limited availability of this type of property within the Shire. There is a need to balance development in and around the town centres to address varying housing preferences.

Except for some land zoned R5 Large Lot Residential around Warialda and Bingara, land outside a town or village centre is zoned RU1 Primary Production. The primary aim of the RU1 zone is to protect productive agricultural land. In this zone, a residential dwelling is only permissible on lots with an MLS of 200 ha. In addition to reviewing the MLS for RU1 zoned land around town and village centres (see Strategy 8), there is also the option of rezoning RU1 zoned land to R5, or RU4 Primary Production Small Lots (a new use in the Gwydir LEP 2013). The purpose of the R5 zone is for residential housing in a rural setting, whereas the RU4 zone is for small lot agricultural production with ancillary residential housing. By their nature, these zones have a smaller MLS.

However, like a review of the MLS, the main challenges for councils include:

- Ensuring the ongoing productivity of agricultural land, including avoiding fragmentation of land and managing potential land use conflicts.
- Meeting residents’ expectations in terms of utility and service delivery, noting that many of these rural and semi-rural areas are not serviced by reticulated potable water, or sewerage systems. The funding of critical infrastructure is often a barrier to ‘greenfield’ development.
- Resolving site specific constraints, such as land ownership, flood prone land, bushfire prone land and biodiversity considerations.

However, the appropriateness of this strategy for the Gwydir Shire, and the location of potential future R5 (and/ or RU4) land requires further consideration.

Actions:

It is noted that the review of the LEP controls is a resource intensive process. Key actions recommended to progress this strategy include (but are not limited to):

- Undertake a rural and residential lands study, which:
 - Reviews the appropriateness of the current RU1 and R5 zoned land in relation to relevant State and local plans and policies, including Ministerial Direction 9.2.
 - Undertakes opportunities and constraints mapping for rural land, including (but not limited to) a review of the Important Agricultural Land Mapping (which is being prepared by the Department of Primary Industries), ownership, flood prone land mapping, bushfire prone land mapping, to identify land which may support a change of zoning.
 - Establishes criteria to support changes to land zoning surrounding the towns.
 - Includes economic and feasibility analysis.
 - Includes recommended planning and design provisions.
 - Forms a position on the appropriateness of amendments to change RU1 land to R5 or RU4.
- Prepare a Planning Proposal to amend the Gwydir LEP 2013 (if required).

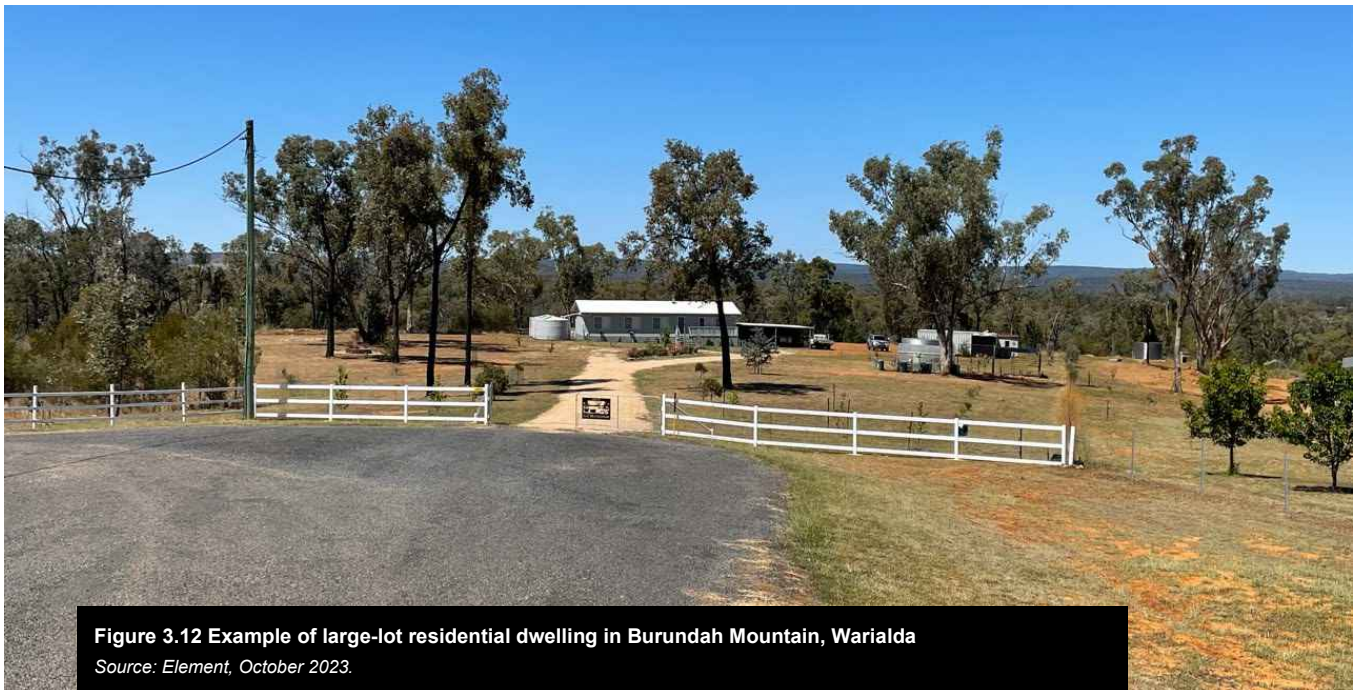


Figure 3.12 Example of large-lot residential dwelling in Burundah Mountain, Wyalda
 Source: Element, October 2023.

3.3.3 Non-planning mechanisms

In addition to land use planning mechanisms, there are multiple strategies centred around leadership, advocacy and collaboration that can contribute to the successful delivery of housing within the Shire.

Strategy 10: Build relationships and collaborative partnerships with independent and/or Government agencies

Objectives 1, 2, 3 & 7

As noted above, the need for more affordable housing options is likely to increase as rents and house prices continue to rise. Council could consult with local Community Housing Providers (CHP) and other community service providers to identify potential initiatives or opportunities for the Council to intervene in the market to deliver more affordable housing in the Shire. Council should explore the option of partnering with CHPs to construct suitable affordable rental dwellings on land owned by the Council.

Council to consider establishing collaborative relationships with government agencies to jointly identify suitable sites for the delivery of social and affordable housing for people in need. There is also opportunity for Council to play an active role in the provision of services and support for disability clients through a partnership with an approved NDIS provider that provides specialist disability accommodation options.

Through these collaborative partnerships, Council can actively participate in delivering social housing and affordable housing projects and housing for people with disability, expanding the Shire's offering of contemporary, resilient, and well-designed housing solutions.

A current example of an existing partnership between GSC and government agencies is the recent work between GSC, Department of Communities and Justice, Homes NSW and Homes North (CHP) on the Hope Street project, which seeks to deliver new affordable housing in Warialda (refer to the case study below).

Actions:

Key actions recommended to progress this strategy include (but are not limited to):

- Using the findings in this LHS as a base, consider opportunities for potential future delivery of affordable housing projects on Council owned and other government land to identify opportunities for housing developments for people in need.
- Review development contribution levies and consider reductions or exemptions for affordable housing projects.
- Contact the regional office of LAHC/AHO to discuss options for collaboration on projects to deliver of social or indigenous housing on government or Council owned land.
- Research local CHPs and explore opportunities for partnering to deliver housing for people with disability
- Research local NDIS providers and explore opportunities for partnering to deliver housing for people with disability.



Case study: Affordable Housing Project, 5 Hope Street, Warialda

In response to the affordable housing and rental shortage in the Gwydir Shire, council's planning team have been working to identify suitable partnership opportunities with government and non-government agencies to increase the availability and diversity of housing stock. The planning and building team have been working with the Department of Communities and Justice and Homes North Community Housing Co. Ltd. to develop a low-rise medium density housing project that will deliver affordable rental accommodation for low-income earners that is close to social infrastructure and can house a variety of household types, including single people, families, essential workers, people with disabilities and the elderly.

After exploring several sites for the project, 5 Hope Street, Warialda has been selected as the most suitable location due to its proximity to community facilities and other community housing including aged care units and respite care facilities in Plunkett Street. The affordable housing project complements the temporary medical accommodation, respite care facilities, and aged care units already located on Plunkett Street.

The Department of Communities and Justice have funded the site feasibility study and are seeking grant funding for the construction of the houses in partnership with Council and Homes North Community Housing Co. Ltd. Council's contribution to the project would be the gifting of the lot: DP: 834198, 5 Hope Street Warialda, zoned R5, the legalities of which will be subject to a further report and dependent on the securing of funding to progress the project to construction.

Homes North Community Housing Co. Ltd. contribution would be the ongoing management of the properties and tenancies. The council will have input into the priority groups for the affordable housing project. The council would have no-ongoing costs associated with the development or management of tenancies.

Strategy 11: Assist landowners and applicants navigate the planning framework

Objectives 1, 2, 4, 6 & 7

Navigating the NSW planning framework can be complex for landowners. In addition to the timing and considered assessment of lodged development applications, Council can also play an important role in assisting landowners and applicants in understanding what developments can occur on their land and guiding them through the process of obtaining approvals for new housing and residential subdivisions.

A review the Gwydir Shire Council's webpage indicates limited information is available online for landowners and developers to understand what types of developments may be permissible on their land, the development controls and approval process. To support and promote the delivery of new housing and residential subdivision, Council could provide clear and easy to understand guidance to landowners and applicants about different types of residential development that can be undertaken on their land and the approval pathways available. Information sheets could be prepared to outline the following:

Types of development – Information sheet that explain the zoning regulations and land use guidelines that apply to different areas and clearly outlines the types of residential development that people can do on their land. This information helps landowners understand what types of development are permitted in specific zones.

Development controls – Provide information on the LEP provisions and development controls that guide development of relevant residential uses. This could include setback requirements, maximum building heights, and any other relevant development standards and how Council will assess applications against the controls. Highlight key state policies that applicants need to be aware of and comply with and provide links to state government information sheets and webpages.

Development process – Provide a step-by-step overview of the development process and fees so applicants know what to expect. This could include stages like pre-application, lodging a development application, assessment, community consultation (if applicable), approval and construction.

Documents required – Clearly list the documents and information required for a development application. This might include site plans, architectural drawings, environmental impact assessments, and any other relevant documentation. Outline when an assessment of environmental impacts is necessary and what needs to be addressed in the assessment report.

Infrastructure and Services – Outline the considerations related to infrastructure and services. This includes information on connections to water, sewerage, electricity, and roads, as well as any contributions or requirements for providing essential services to the new development.

Contacts and Resources – Include contact information for relevant council departments or officers who can assist with queries. Provide links to online resources, application forms, and any other useful documents.

In addition to the development application process, the NSW State Government provides substantial information and fact sheets on complying development for dwelling houses, dual occupancies, terraces and manor homes that could also be promoted on Council's website (Strategy 4). Refer to links below:

- Dwelling houses as complying development: [Inland code | Planning \(nsw.gov.au\)](https://www.nsw.gov.au/inland-code-planning)
- Medium density housing as complying development: [Low-Rise Housing Diversity Code | Planning \(nsw.gov.au\)](https://www.nsw.gov.au/low-rise-housing-diversity-code-planning)

Establishing and promoting a building and planning advice service at Council could assist landowners and may encourage greater uptake of housing projects by developers.

Hosting information sessions with landowners and developers – By hosting information sessions tailored to landowners and developers, the Council can introduce the range of development options available on vacant lots or larger lots within Bingara and Warialda, and outline the development and subdivision process. These sessions will serve an important opportunity for promoting the types of development Council would like to see in the towns and be a chance to address queries, and foster a collaborative understanding between Council landowners, and developers.

Actions:

Key actions recommended to progress this strategy include (but are not limited to):

- Prepare fact sheets, checklists and other information sources on residential development and subdivision opportunities and processes to assist applicants and developers.
- Establish and promote a building and planning advice service.
- Host information sessions for landowners and developers.

Strategy 12: Actively pursue grants and funding to support the delivery of housing and supporting infrastructure and community services

Objectives 1 to 7

Government grants and funding for regional councils offer numerous benefits that contribute to the overall development, improvement, and sustainability of regional areas. Grants and funding enable Council to deliver new infrastructure, utilities and community services to support housing and population growth, emergency services and disaster preparedness. Financial support may also be available for master planning, consultation, design and business cases to facilitate development within the Shire.

Some potential grant and funding options for consideration by Council are outlined below:

Regional Precincts and Partnerships Program – the Australian Government's regional Precincts and Partnerships Program has been allocated \$400 million over three years from 2023-24. The program is an open, non-competitive (ie always open) grants process that will support both the development and delivery of precincts across regional, rural and remote Australia. [Regional Precincts and Partnerships Program | Department of Infrastructure, Transport, Regional Development, Communications and the Arts](#)

Urban Precincts and Partnerships Program – the Australian Government's Urban Precincts and Partnerships Program seeks to support transformative investment in urban Australia based on the principles of unifying urban places, growing economies and serving communities. The Government has committed \$150 million over three years, commencing in 2024-25. Information on program guidelines, eligibility criteria and the application process will be provided in due course. [Urban Precincts and Partnerships Program | Department of Infrastructure, Transport, Regional Development, Communications and the Arts](#)

Thriving Suburbs Program – the Australian Government's Thriving Suburbs Program to seeks to deliver investment in locally-driven urban and suburban infrastructure and community projects. The Government has committed \$200 million over two years, commencing in 2024-25. Information on program guidelines, eligibility criteria and the application process will be provided in due course. [Thriving Suburbs Program | Department of Infrastructure, Transport, Regional Development, Communications and the Arts](#)



Regional Housing Strategic Planning Fund – the State Government's Regional Housing Strategic Planning Fund is a \$12 million competitive grants program that aims to enable and accelerate the delivery of strategic planning projects, technical studies, and policies that support increased housing supply, affordability, diversity, and resilience in regional NSW. Applications have closed for the latest round of funding, however the DPE website states: "June 2024 - 2026: Further expansion of the Urban Development Program to more high-growth regional areas and annual rounds of Regional Housing Strategic Planning Fund. [Regional Housing Strategic Planning Fund | Planning \(nsw.gov.au\)](#)

Stronger Communities Programme – the Australia Government's Stronger Communities Programme provides grants of between \$2,500 and \$20,000 to community organisations and local governments for small capital projects that deliver social benefits for local communities. Examples of projects include upgrades to community halls and clubhouses, equipment for both aged care and day care facilities, men's sheds, inflatable rescue boats and disaster recovery generators. Applications have closed for the latest round of grants, however there may be opportunities in the future once applications for grants open again. [Stronger Communities Programme | Department of Infrastructure, Transport, Regional Development, Communications and the Arts](#)

Actions:

Key actions recommended to progress this strategy include (but are not limited to):

- Using the list provided above as a starting point, research additional grants and funding opportunities to support delivery of housing.
- Keep track of key dates for funding opportunities and submit applications within timeframes.

Strategy 13: Deliver new infrastructure to support the growing and changing population

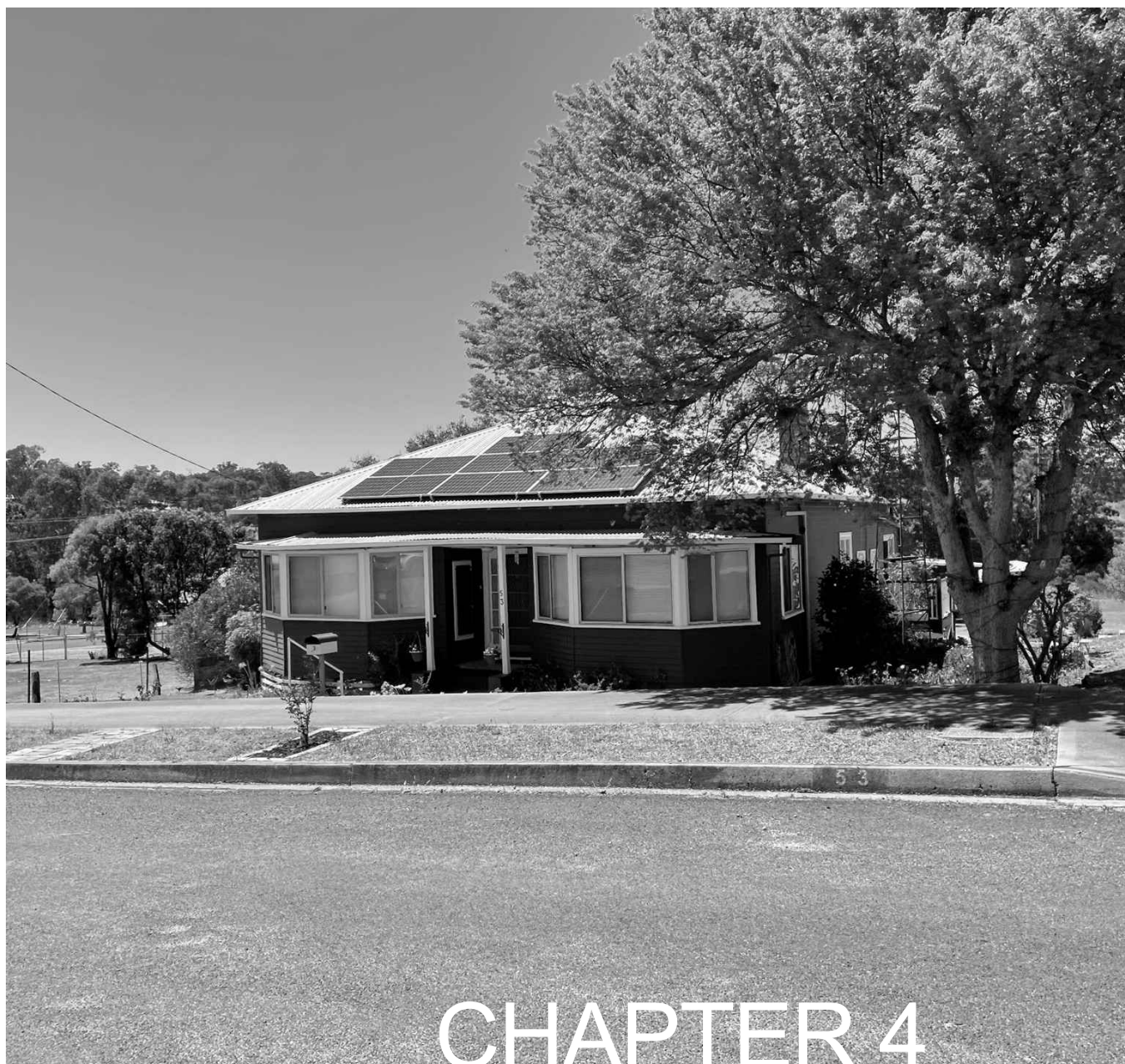
Objectives 6 & 7

Services and infrastructure are key factors when considering new developments and increasing densities. As detailed above, Bingara and Warialda have services in place including water, sewer, roads, pathways/cycleways, drainage and open space, and community services such as schools, child care and medical facilities. However, there is limited funding to maintain and/or expand this network, as Council is dependant on itself to generate funds or through grants. Any new development may place additional pressure and strain on the existing services. It is important to consider the impact on existing services and infrastructure from not only residential developments, but also new industrial and business development proposed in the towns. Council will need to identify existing networks and services along with any proposed new infrastructure that would be required to support new housing and changing demographics.

Actions:

Key actions recommended to progress this strategy include (but are not limited to):

- Undertake an assessment of existing infrastructure and utilities to determine location and capacity and prioritise delivery of new housing in appropriate areas.
- Prepare a Social Infrastructure Needs Assessment to determine need, capacity and shortfalls.



CHAPTER 4

ACTIONS

4 ACTIONS

This chapter outlines a plan for the implementation of the housing strategies, and the delivery of new housing, as well as the monitoring and reporting process for the LHS.

4.1 Implementation and delivery plan

Table 4.1 sets out a plan for how GSC will implement the strategies outlined within this LHS. The strategies are categorised into low, medium, or high priority and short, medium, long-term, or ongoing timeframes.

High priority strategies will be proactively planned for and advanced through GSC's delivery program and annual operational plans. Steps will be taken to find opportunities for and progress medium priority strategies as resources become available. Low priority strategies will progress subject to further research and available resources.

Timeframes provided are an estimate of when a strategy will be substantially progressed, for example, commitments for collaborative agreements, planning approvals and/or funding in place. Short-term is 0-3 years, medium-term is 3 to 6 years and long-term is 6 years or longer.

Table 4.1 Local housing strategy action plan

Strategy	Associated actions	Priority	Timeframe
Land use planning mechanisms: within the current framework			
Strategy 1: Deliver new residential development on government-owned land	<ul style="list-style-type: none"> Undertake detailed feasibility for opportunity sites to determine the development potential of the site. Prepare master plans or subdivision plans for identified opportunity sites found to have development potential. Prepare updated master plans for Warialda (Warialda Community Plan 2008) and Bingara (Bingara Town Strategy 2011) to create a housing vision specific to these town centres, and strategies to improve amenity and services. Investigate potential opportunities to acquire unused Crown Land Reserves for housing (subject to the progression of Aboriginal land claims). 	High	Medium
Strategy 2: Support the delivery of residential infill development	<ul style="list-style-type: none"> Undertaken further planning and analysis of potential investigation sites. Promote redevelopment of sites found to be appropriate for new housing. Actively assist landowners and/or developers progress the subdivision of land. Investigate incentives for landowners to redevelop their land. 	High	Short

Strategy	Associated actions	Priority	Timeframe
Strategy 3: Support Torrens title subdivision and infill development within town centres	<ul style="list-style-type: none"> Refine analysis to identify areas with real subdivision potential based on land ownership, uses, environmental constraints and design requirements. Expand the analysis to include subdivision of existing lots on the periphery of the town centres to test their capacity to accommodate larger lot sizes of approximately 25,000 sqm. Investigate incentives for landowners to subdivide their land. This may include a fast-tracked development assessment pathway. Actively assist landowners and/or developers progress the subdivision of land. 	Medium	Medium
Strategy 4: Promote the delivery of diverse low-rise housing within town centres	<ul style="list-style-type: none"> Promote medium density housing typologies and particularly the use of Part 3B and CDC approval pathway. This may require the preparation of consultation materials and/or the need for additional council resources and/or upskilling of council staff to manage these applications. Develop development controls for a range of housing types for the Gwydir Shire or specific to the town centres (within a DCP or as a standalone design document) or adopt DPE's Low-Rise Housing Diversity Design Guide for development applications (2020). Actively assist landowners and/or developers to progress development of their land. This includes assisting applicants to navigate the NSW planning framework. Employ or train a council certifier to issue CDCs for medium density housing types under the Part 3B Low-Rise Housing Diversity Code of the Codes SEPP. Council to consider incentive mechanisms to promote more housing diversity. 	Medium	Medium
Strategy 5: Support the delivery of aged-care and seniors housing, and housing for people with disability	<ul style="list-style-type: none"> Pursue collaborative partnerships and/or funding to progress the Naroo Master Plan, including the expansion of the hostel and development of seniors independent living units. Identify land capable of supporting aged-care and/or seniors living developments or housing for people with disability. Support the provision of additional infrastructure and services. 	High	Medium

Strategy	Associated actions	Priority	Timeframe
Land use planning mechanisms: outside the current framework			
Strategy 6: Prepare the Gwydir Shire Development Control Plan or similar guideline(s)	<ul style="list-style-type: none"> Undertake additional environmental and/or technical studies, including economic and feasibility analysis, design studies, and local character studies. Engage with stakeholders, including the community and relevant government agencies. Prepare documents in accordance with relevant standards and formats. 	Medium	Medium
Strategy 7: Review opportunities for the provision of worker's accommodation	<ul style="list-style-type: none"> Review the draft Temporary and Seasonal Workers' Accommodation Toolkit, including the Explanation of Intended Effect (EIE) and draft Guideline. Undertake additional research, including stakeholder consultation, to understand the demand for workers' accommodation within the Shire. Work with the Department of Planning, Housing, and Infrastructure to amend the Gwydir LEP 2013 (as required) following release of the final toolkit. The EIE notes that the Department intends to carry out the proposed amendments through a SEPP, which will be repealed once relevant changes are made to specific LEPs. Should councils elect not to update the land-use table or introduce/amend local provisions via this pathway, a separate planning proposal would be required. 	Medium	Medium
Strategy 8: Review the provision of residential dwellings on rural and semi-rural land outside town and village centres	<ul style="list-style-type: none"> Undertake a rural and residential lands study, which: <ul style="list-style-type: none"> Reviews the appropriateness of the current MLS for RU1 zoned land in relation to relevant State and local plans and policies, including Ministerial Direction 9.2. Reviews the appropriateness of the current RU1 zoning in relation to relevant State and local plans and policies. Undertakes opportunities and constraints mapping for rural land, including (but not limited to) a review of the Important Agricultural Land Mapping (which is being prepared by the Department of Primary Industries), ownership, flood prone land mapping, bushfire prone land mapping, to identify land which may support a smaller MLS. Establishes criteria to support amendments to MLS of rural land. Includes economic and feasibility analysis. Includes recommended planning and design provisions. Forms a position on the appropriateness of amendments to the MLS for RU1 land. Prepare a Planning Proposal to amend the Gwydir LEP 2013 (if required). 	Medium	Medium

Strategy	Associated actions	Priority	Timeframe
Strategy 9: Identify land for rezoning around town centres	<ul style="list-style-type: none"> Undertake a rural and residential lands study, which: <ul style="list-style-type: none"> Reviews the appropriateness of the current RU1 and R5 zoned land in relation to relevant State and local plans and policies, including Ministerial Direction 9.2. Undertakes opportunities and constraints mapping for rural land, including (but not limited to) a review of the Important Agricultural Land Mapping (which is being prepared by the Department of Primary Industries), ownership, flood prone land mapping, bushfire prone land mapping, to identify land which may support a change of zoning. Establishes criteria to support changes to land zoning surrounding the towns. Includes economic and feasibility analysis. Includes recommended planning and design provisions. Forms a position on the appropriateness of amendments to change RU1 land to R5 or RU4. Prepare a Planning Proposal to amend the Gwydir LEP 2013 (if required). 	High	Medium
Non-planning mechanisms			
Strategy 10: Build relationships and collaborative partnerships with independent and/or Government agencies	<ul style="list-style-type: none"> Using the findings in this LHS as a base, consider opportunities for potential future delivery of affordable housing projects on Council owned and other government land to identify opportunities for housing developments for people in need. Review development contribution levies and consider reductions or exemptions for affordable housing projects. Contact the regional office of LAHC/AHO to discuss options for collaboration on projects to deliver of social or indigenous housing on government or Council owned land. Research local CHPs and explore opportunities for partnering to deliver housing for people with disability. Research local NDIS providers and explore opportunities for partnering to deliver housing for people with disability. 	High	Medium
Strategy 11: Assist landowners and applicants navigate the planning framework	<ul style="list-style-type: none"> Prepare fact sheets, checklists and other information sources on residential development and subdivision opportunities, and approval processes to assist applicants and developers. Establish and promote a building and planning advice service. Host information sessions for landowners and developers. 	High	Short

Strategy	Associated actions	Priority	Timeframe
Strategy 12: Actively pursue grants and funding to support the delivery of housing and supporting infrastructure and community services	<ul style="list-style-type: none"> Using the list provided above as a starting point, research additional grants and funding opportunities to support delivery of housing. Keep track of key dates for funding opportunities and submit applications within timeframes. 	High	Short
Strategy 13: Deliver new infrastructure to support the growing and changing population	<ul style="list-style-type: none"> Undertake an assessment of existing infrastructure and utilities to determine location and capacity and prioritise delivery of new housing in appropriate areas. Prepare a Social Infrastructure Needs Assessment to determine need, capacity and shortfalls. 	High	Short

4.2 Monitoring and review

GSC will monitor, review and report on this LHS as follows:

- Annual reviews in accordance with the existing Integrated Planning & Reporting Framework under the *Local Government Act 1993*, of the progress of the strategies, and the implementation and delivery plan.
- Five-yearly reviews of the evidence base and housing supply and demand in the context of local and state strategic planning frameworks, including the Gwydir Shire LSPS and the New England North West Regional Plan 2041.
- Ten-year review of the LHS to ensure the 20-year vision statement, objectives and strategies remain relevant.



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Gwydir Shire Council | Local Housing Strategy

HOUSING NEEDS ASSESSMENT

Prepared for Gwydir Shire Council | 21 February 2024



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Gwydir Shire Council

HOUSING NEEDS ASSESSMENT

Prepared for Gwydir Shire Council
21 February 2024

PR314

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EXECUTIVE SUMMARY

This Housing Needs Assessment (HNA) has been prepared by Element Environment Pty Ltd (Element) on behalf of Gwydir Shire Council (GSC). The HNA aims to identify the housing needs of the Gwydir Shire local government area (LGA), which establishes the evidence base for the future Gwydir Local Housing Strategy (LHS). The assessment considers the Gwydir Shire, with a focus on key study areas, being the towns of Wialda and Bingara, and the localities of North Star, Gravesend, and Wialda Rail.

The report delves into the key aspects of understanding the housing needs of the Shire, including population projections, key regional and local projects, and broader economic and social impacts, to establish future housing supply and demand. The HNA also considers the existing residential dwellings within the Shire, land use controls, capacity of existing residential zoned land, along with annual housing and subdivision approvals, rental and property sales data, and the provision of existing utilities and social infrastructure.

Key findings and recommendations cover:

Housing a growing population-

- Under the Department of Planning and Environment's 2022 Population Projections (DPE Population Projections), the Shire's population is projected to grow by around 270 persons by 2041, necessitating the need for an additional 198 dwellings (main series). Under the high growth scenario, approximately 322 additional dwellings would need to be delivered.
- Key local and regional projects and tourism initiatives may also increase housing demand.

Current approvals and existing housing capacity-

- Home ownership (with or without a mortgage) is the primary tenure type in the Shire.
- Census 2021 data revealed only 18.1% of dwellings across the Shire were rented, with higher percentages in Bingara, Wialda, and North Star, of 19.7%, 20.3% and 24.6%, respectively. Rental vacancies have declined across the region, and are hovering around the 1.5% threshold, reflecting a critically low level of rental stock.
- Housing approvals have remained steady since 2016 years, with the majority of new dwellings located in Bingara and Wialda, likely due to the provision of utilities and local services.
- Limited development and approval activity has occurred in North Star, Gravesend, and Wialda Rail, likely due to development barriers such as limited services and infrastructure.
- Gwydir Shire has around 348 unoccupied dwellings according to Census 2021 data and 579 unoccupied residential lots according to spatial analysis undertaken by Element.
- Infrastructure capacity varies across the study areas, with water and sewer services concentrated in Wialda and Bingara.

Housing for changing demographics-

- Like many regional communities, the Gwydir Shire population is aging. According to the DPE Population Projections, by 2041, the over 65 population would comprise approximately 33% of the total population in Gwydir Shire, up from 28.4% in 2021.
- Persons aged between 20 and 34 years will be the lowest represented age groups in Gwydir Shire by 2041, making up only 12.5% of the total future population (DPE Population Projections).
- An aging population increases demand for affordable housing options that incorporate universal and accessible design in the right locations close to services.
- Retaining young people in the Shire requires a more diverse range of housing options, including secondary dwellings and smaller, affordable housing typologies.

- Changes to household composition and size necessitate a more diverse range of housing options than the detached dwelling typology predominant in the study areas.

Housing for specific needs and preferences-

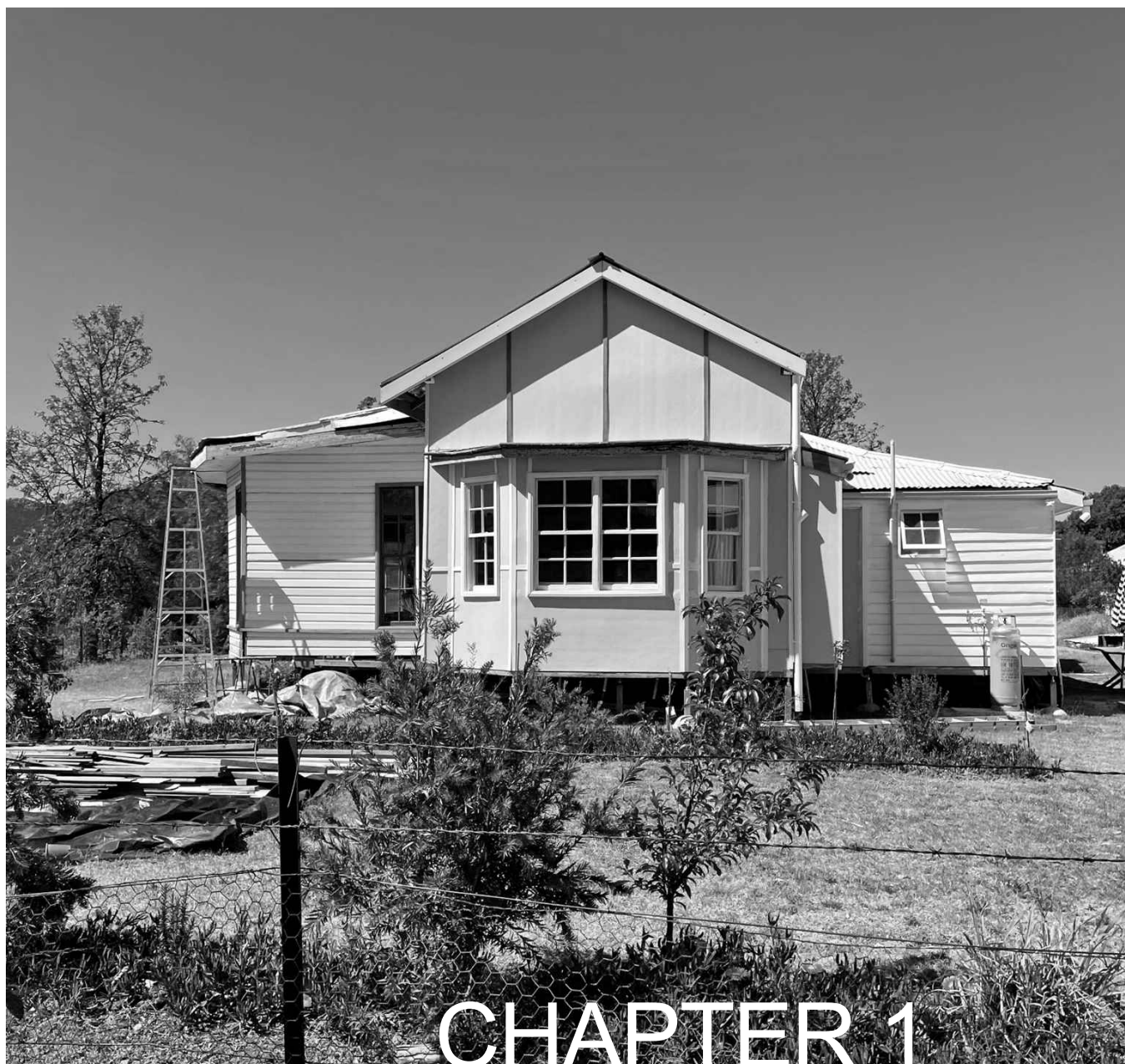
- Increases in mortgage repayments and rental payments may necessitate more social and affordable housing options.
- There are opportunities to collaborate with government agencies and housing providers to ensure adaptable, accessible, and fit for purpose housing is provided to people with disabilities.
- Consultation with the Aboriginal Housing Office revealed Indigenous housing demand is projected to increase. Meeting demand would require collaboration with relevant agencies.
- Increase in housing diversity and additional rental housing options may attract new residents to the area and would support temporary and seasonal workers.

The HNA identifies the need for diverse housing solutions to accommodate a growing population and changing demographics. The preliminary identified strategies aim to inform the Gwydir LHS, to ensure Gwydir Shire's future population is adequately accommodated. Element recommends further work is undertaken to understand environmental constraints and existing capacity of serviced residential land to accommodate infill housing development in areas close to jobs and services. Further collaboration, exploration of infrastructure capacity, and targeted development initiatives are crucial for addressing the unique housing challenges within the Shire.

Acknowledgements

Gwydir Shire Council acknowledges the traditional custodians of the land, the Kamilaroi, and pays its respects to Elders both past and present.

Council acknowledges funding provided to carry out this project by Regional NSW through the Business Case and Strategy Development Fund (2023).



CHAPTER 1

INTRODUCTION

1 INTRODUCTION

This Housing Needs Assessment (HNA) has been prepared by Element Environment Pty Ltd (Element) on behalf of Gwydir Shire Council (GSC). The purpose of the report is to identify the housing needs of Gwydir Shire and identify preliminary strategies to address these needs and bring about better housing outcomes for the Shire's communities, through the development of the draft Gwydir Shire Local Housing Strategy (Gwydir LHS).

The report takes a whole-of-Shire approach, identifying key housing needs based on a review of national, state, regional and local strategic plans and policies, key demographic, and housing data, as well as key trends, projects, and factors influencing housing demand and supply across the Shire. However, the report focuses on the localities of Warialda, Bingara, North Star, Gravesend, and Warialda Rail (the study areas) to inform the preparation of more targeted analysis and strategies for the draft Gwydir LHS.

The assessment has been informed by the NSW Department of Planning and Environment (DPE) *Local Housing Strategy Guideline and Template* (2018) and NSW Department of Communities and Justice (DCJ) *Local Government Housing Kit* (2019).

1.1 Understanding housing needs

Liveable, sustainable, and thriving communities need a range of accessible, well-designed, and affordable housing options, to provide security, enable independence, and improve quality of life. However, meeting people's housing needs benefits more than just the individual having wider economic, social, and environmental impacts. A lack of diverse, affordable, and inclusive housing can create division within communities, see certain groups of people leave an area creating labour shortages, and a reduction in local economic activity. This in turn contributes to unemployment, and can reduce overall health and wellbeing, placing additional strain on social services. Local councils are well-positioned to address housing needs now and into the future.

1.2 Understanding housing supply and demand

Housing supply and demand is influenced by a variety of factors. Supply in the housing market is influenced by factors including land and dwelling availability, infrastructure and construction costs, profitability, and regulations. Demand in the housing market is influenced by factors including demographic changes and preferences, income, and rental prices and availability.

For the purposes of this report, an assessment of indicative housing supply and demand within Gwydir Shire has been undertaken based on the following:

Supply

- Existing residential dwellings (refer to Section 5.2),
- Residential land use and development controls (refer to Section 5.3).
- Capacity of existing residential land (refer to Section 5.4).
- Residential housing and subdivision applications (refer to Section 5.5),
- Residential sales and rental data (refer to Section 5.6), and
- Existing utilities and social infrastructure (refer to Section 6).

Demand

- Key strategic plans, policies, trends, and projects (refer to Section 2.2 and Section 2.3),
- Population and dwelling projections (refer to Section 5.7), and
- Housing for specific needs and preferences (refer to Section 5.8).

1.3 Methodology

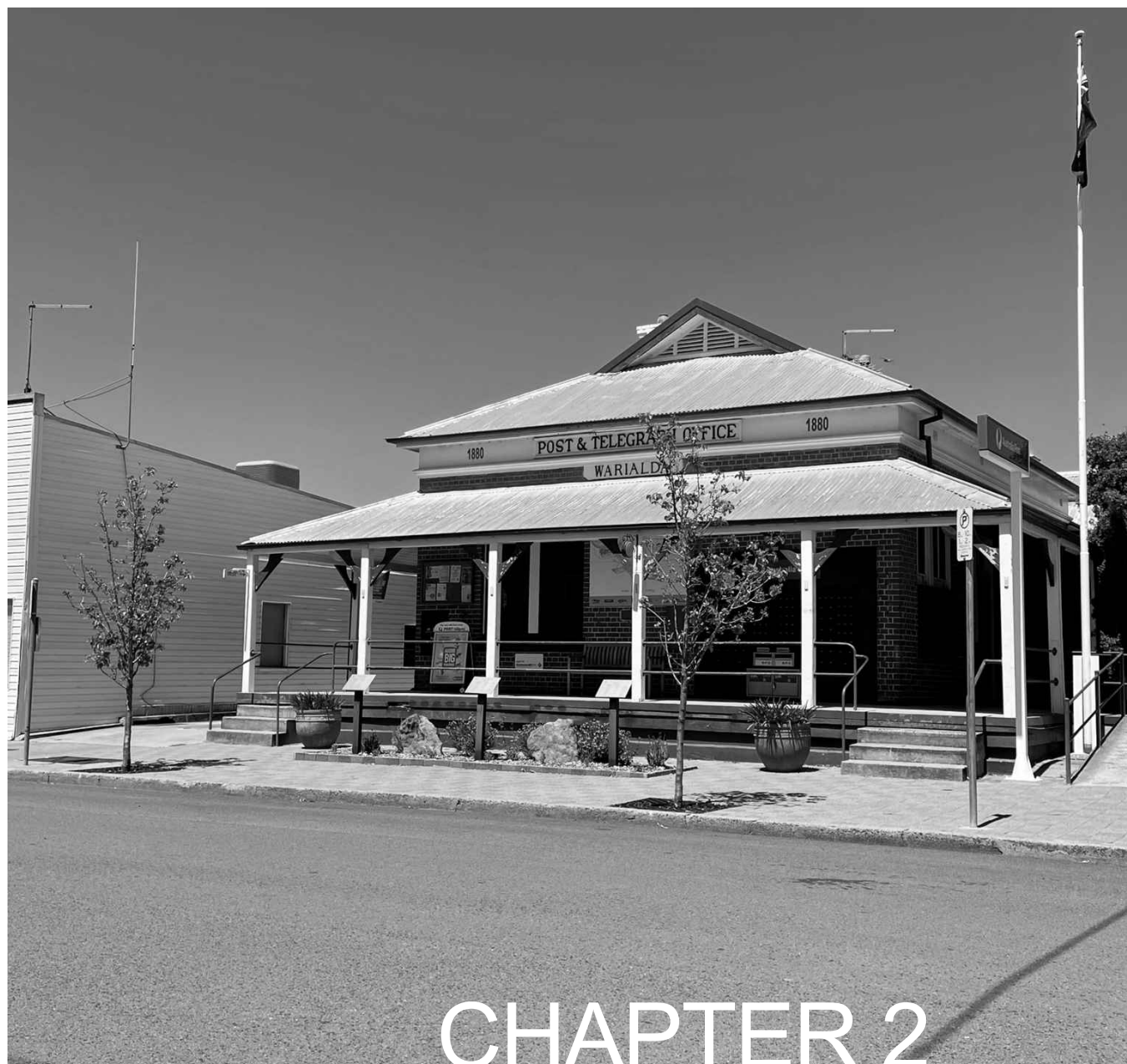
The following tasks were undertaken in the preparation of this report:

- A site visit was undertaken by Element on 6 October 2023.
- Meetings with GSC representatives on 3 October 2023 and 31 October 2023.
- Review of relevant national, State, regional and local strategic plans, and policies.
- Review of key trends and projects influencing housing supply and demand across the region.
- Review and analysis of current demographic, social and economic data.
- Review and analysis of population projections and associated forecast housing demand.
- Review of existing land use and development controls, including the Gwydir Local Environmental Plan 2023 (Gwydir LEP 2013), and relevant State Environmental Planning Policies (SEPPs).
- Preliminary assessment of theoretical housing capacity of existing residential land within the study areas.
- Preliminary review and analysis of development application, construction certificate, occupation certificate and complying development certificate applications received by GSC between 2016 and 2023.
- Identify specific housing needs and preferences within Gwydir Shire.
- Preliminary review of utilities and social infrastructure.
- Identification of housing needs and preliminary strategies to address identified needs.

1.4 Document structure

The structure of this report is as follows:

- **Section 1 – Introduction** – introduces the report.
- **Section 2 – Context** – provides an overview of the regional and local context, including a description of the selected localities, an overview of strategic plans and policies, key trends and projects influencing housing provision.
- **Section 3 – Demographic and housing overview** – provides a summary of relevant demographic, social and economic data for Gwydir Shire, including population and housing projections.
- **Section 4 – Stakeholder consultation** – provides a summary of community and agency consultation undertaken to inform this report and preparation of the draft Gwydir LHS.
- **Section 5 – Housing supply and demand** – provides an overview of factors influencing housing supply and demand in Gwydir Shire, including housing needs and preferences.
- **Section 6 – Opportunities and constraints analysis** – provides an overview of key environmental considerations, including flood and bushfire risk, Indigenous and European heritage and existing utilities and social infrastructure within the selected localities.
- **Section 7 – Findings and next steps** – provides a summary of the identified housing needs and the preliminary strategies to address identified needs during the preparation of the draft Gwydir LHS.



CHAPTER 2

CONTEXT

2 CONTEXT

This chapter provides an overview of the regional and local context, including a description of the selected localities, as well as an overview of strategic plans and policies, and key trends and projects influencing housing provision within Gwydir Shire.

2.1 Gwydir Shire

2.1.1 Regional context

Gwydir Shire (the Shire) is located on the North West Slopes and Plains of New South Wales (NSW), approximately 460 kilometres (km) north of Sydney and 300km south-west of Brisbane. The Shire forms part of the New England – North West Region of NSW (also known as the Northern Inland Region). It is bound by Tamworth Regional Council local government area (LGA) to the south, Inverell Shire LGA to the east, Uralla and Guyra Shire LGAs to the south east, Moree Plains Shire LGA to the west, and Narrabri Shire LGA to the south west. It is in proximity to the regional city of Tamworth and the strategic centres of Moree (40km to the west), Inverell (40km to the east) and Narrabri in NSW, and Goondiwindi in Queensland. Refer to Figure 2.1 below.

The Shire benefits from good regional connectivity, located at the crossroads of the Fossickers Way, a popular north-south touring route, the Gwydir Highway, a significant east-west route linking the NSW North Coast to Outback NSW, and Nature's Way (State Touring Route 3), which links Narrabri to Inverell via Gwydir Shire. The Bruxner Highway, an east-west route, traverses the northern edge of the Shire which links into southern Queensland. Regional coach and rail services operate across the region.

The Boggabilla Railway Line originally ran from the North West Line (Mungindi – Werris Creek Branch Line) at Moree to Boggabilla via Crooble, Croppa Creek and North Star. The section of line between North Star and Boggabilla is closed. The railway line provides access to the Port of Newcastle (bulk grain terminal) and the Port of Botany (container terminal).

The nearest airports with commercial regular public transport (RPT) services are Tamworth Regional Airport (160km to the south-east), Moree Regional Airport (80km to the west), Narrabri Airport (115km to the south-west) and Armidale Regional Airport (150km to the south). Tamworth is the largest of the airports providing regular flights to Sydney and Brisbane. Moree also offers services to Sydney and to Brisbane. Narrabri and Armidale offer services to Brisbane.

Source: Gwydir Shire Community Strategic Plan 2017-2027 and Gwydir Shire Economic Development Strategy 2017-2020.

2.1.2 Local context

The Shire has an area of 9,122 square kilometres, extending from the Nandewar Range in the south, north towards the Queensland border. It has a temperate climate with warm to hot summers (25°C-35°C) and cool to mild winters (10°C-20°C). The average elevation across the Shire is approximately 350 metres (m) above sea level.

The landscapes and natural assets of the Shire are diverse. The southern and central areas of the Shire are located within the Gwydir River catchment, with the Gwydir River flowing through Bingara and Gravesend. This area is characterised by hills and highly fertile river flats. Mount Kaputar National Park forms the western edge of the Shire and is characterised by rugged remnant volcanic peaks and landforms rising above the Gwydir Valley. This rich environment underpins the area's important nature-based and outdoor tourism sector.

The northern part of the Shire lies within the 'Golden Triangle', and characterised by black soil plains, it is one of the most productive agricultural areas in Australia. Agriculture is the primary land use and economic activity within the Shire. Livestock production dominates the southern and central areas of the Shire, and broadacre cropping is undertaken in the northern part of the Shire.

The Shire contains two towns, Wialda, and Bingara; five rural villages, North Star, Gravesend, Croppa Creek, Coolatai and Upper Horten; and 21 rural localities, Boonal, Blue Nobby, Yallaro, Crooble, (part of) Pallamallawa, Balfours Peak, Wialda Rail, Gineroi, Bangheet, Riverview, Elcombe, Pallal, Rocky Creek, Back Creek, Cobbadah, Gundamulda, Dinoga, Gulf Creek, Upper Bingara, Keera, and Copeton. Refer to Figure 2.1 below.

Source: Gwydir Shire Community Strategic Plan 2017-2027.

Wialda

Wialda is centrally located within the Shire, on the Gwydir Highway, midway between Inverell (to the east) and Moree (to the west). The town provides essential services for the local community including retail, commercial and educational uses. It is also an important centre for the agricultural and tourism sectors. Wialda is serviced by daily NSW TrainLink coach services to Moree, Inverell, and Tamworth, which provide rail connections to Sydney and Brisbane. The Wialda Airstrip is located to the west of the town centre. 'Wialda' is thought to mean the 'place of wild honey' in the language of the Kamilaroi people.

Refer to Figure 2.2 below.

Bingara

Bingara services the southern part of the Shire. It is located on the Gwydir River and at the intersection of Fossickers Way and Nature's Way. The town provides essential services for the local community, as well as the agricultural and tourism sectors, being a popular destination for anglers and fossickers. Bingara is serviced by daily NSW TrainLink coach services to Tamworth, Moree, and Inverell (via Wialda), which provide rail connections to Sydney and Brisbane. 'Bingara' is thought to mean 'creek' or 'shallow crossing' in the language of the Kamilaroi people.

Refer to Figure 2.3 below.

North Star

North Star is in the north-west of the Shire, on the Boggabilla Railway Line (subject to upgrades as part of the Inland Rail project). It functions as a local centre for a small number of residents and surrounding agricultural properties. However, North Star lacks other essential local services such as a supermarket and the locality is becoming increasingly isolated due to the closure of key services and amenities. Social infrastructure services within the locality include the North Star Primary School, North Star Sporting Ground, and the North Star Tourist Park. The function of the locality is agricultural, including grazing and cropping. Bulk grain receipt and storage infrastructure is located adjacent to the railway line, in association with GrainCorp's North Star operation.

Refer to Figure 2.4 below.

Gravesend

Gravesend is located near the Gwydir River, approximately 25km to the west of Wialda on the Gwydir Highway. The village was established with the introduction of the railway line (now disused) around 1900. It contains essential local services including a general store, community centre, and Gravesend Public School. The locality is characterised by agricultural uses.

Refer to Figure 2.5 below.

Wialda Rail

Wialda Rail is located approximately 3km south-west of Wialda. The village developed around the former railway line. It comprises predominantly residential uses within the village, surrounded by agricultural uses.

Refer to Figure 2.6 below.

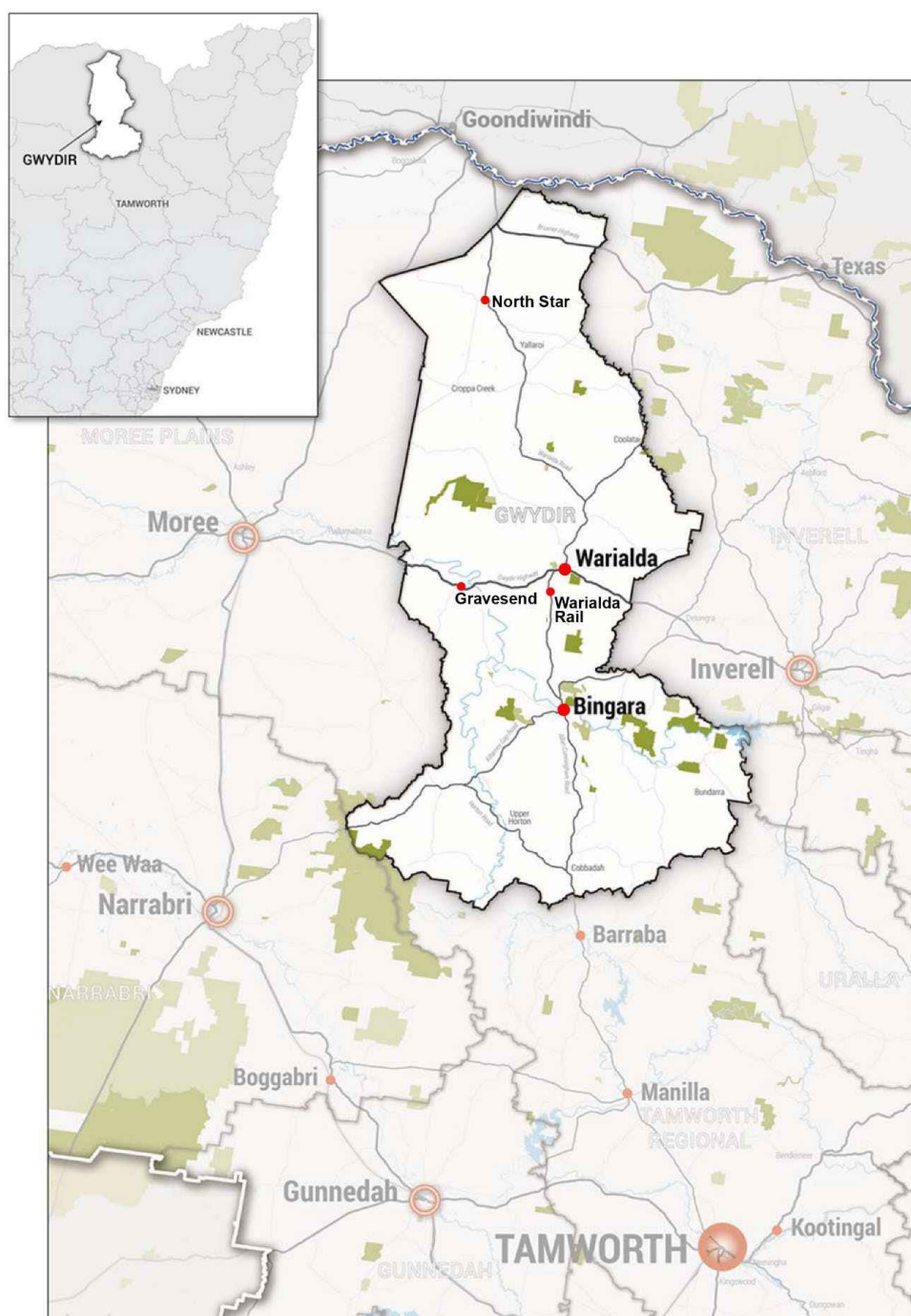


Figure 2.1 Context plan

Source: Gwydir Shire Local Strategic Planning Statement (p.7), with edits by Element.



Figure 2.2 Warialda locality map

Source: Element, November 2023.



Figure 2.3 Bingara locality map

Source: Element, November 2023.



Figure 2.4 North Star locality map

Source: Element, November 2023.



Figure 2.5 Gravesend locality map
Source: Element, November 2023.



Figure 2.6 Warialda Rail locality map

Source: Element, November 2023.

2.2 Planning policy context

Strategic plans, including local housing strategies, are developed in the context of federal, state, regional and local strategic plans, and policies. It is important to maintain a clear line of sight between the various plans and ensure consistency and integration of strategic priorities at the local level.

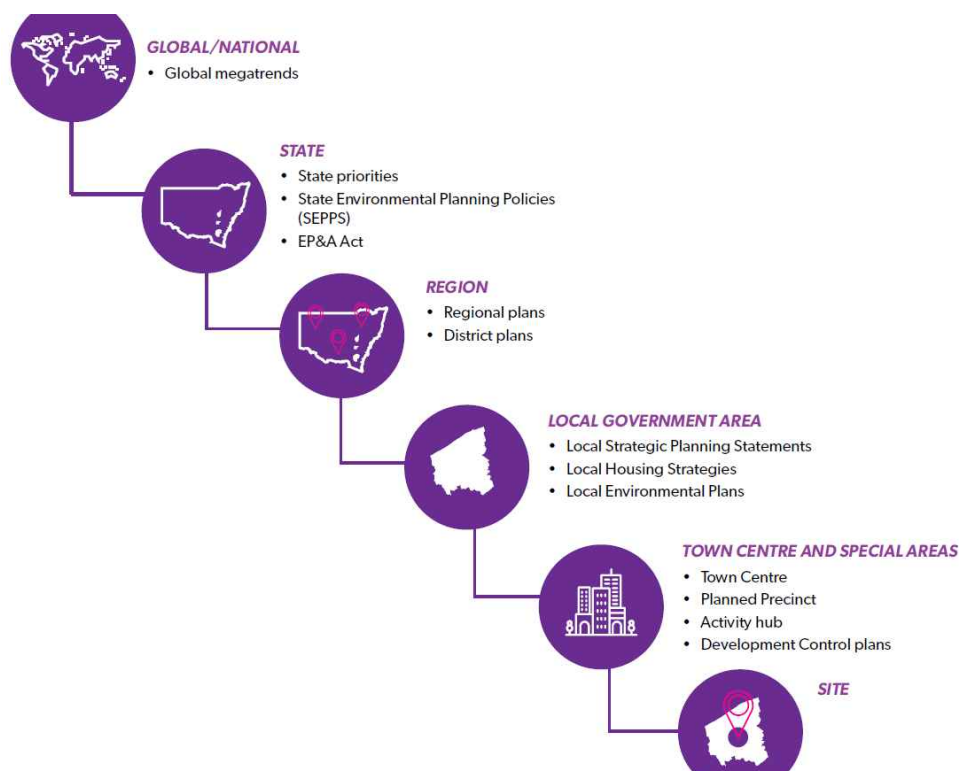


Figure 2.7 Local housing strategies in context

Source: Department of Planning, Local Housing Strategy Guideline 2018, p.5.

The strategic plans and policies informing the preparation of this report and the Gwydir LHS, and their relevancy to housing supply and demand within the Shire are outlined in Table 2.1 below.

In addition to the tabled plans and policies below, other documents informing this report, and the draft Gwydir LHS, include the:

- Gwydir Shire Council Operational Plan 2023-2024,
- Gwydir Shire Council Delivery Program 2022-2026,
- Gwydir Shire Economic Development Strategy 2017-2020,
- Gwydir Shire Destination Management Plan 2017,
- Bingara Town Strategy 2011,
- Warialda Community Plan 2008,
- Gwydir Tourism Plan 2006-2011,
- Gwydir Shire Council Thematic History Study 2006.

These documents are valuable in understanding the Gwydir Shire context, historical decision-making, and housing supply and demand considerations specific to the Gwydir Shire.

Table 2.1 Summary of relevant strategic plans and policies

Plan	Comment
State	
<i>Housing 2041: NSW Housing Strategy</i> (NSW Department of Planning, Industry and Environment)	<p><i>Housing 2041</i> provides a whole-of-government approach to housing, establishing a 20-year vision to deliver better housing outcomes for NSW. It aims to plan for and deliver housing that supports security, comfort, independence, and choice. Notably, it seeks to ensure people and communities have:</p> <ul style="list-style-type: none"> ▪ Access to housing security, diversity, and support, irrespective of whether they live in metropolitan or regional areas. ▪ Choices that enable them to afford a home without compromising on basic needs. ▪ Support and opportunity in differing circumstances, including people in crisis, social housing residents, private rental tenants and those who aspire to home ownership. <p>And that homes in NSW are:</p> <ul style="list-style-type: none"> ▪ Accessible and suitable for different stages of life or changing circumstances. ▪ Connected to local facilities, jobs, and social networks, with infrastructure, services, and spaces that people need to live sustainably. ▪ Designed to support human wellbeing and respond to the environment, maximise technology and support local character and place. <p>Of relevance to this report and the preparation of the Gwydir LHS are:</p> <ul style="list-style-type: none"> ▪ The four pillars – supply, diversity, affordability, and resilience. ▪ Providing planning, regulation, and guidelines e.g., support new housing technologies, universal design. ▪ Investing in housing on government owned land e.g., social, and affordable housing, essential workers, crisis care, testing new typologies (build-to-rent). ▪ Working with local government to achieve housing objectives.
NSW Right to Farm Policy	<p>The 'right to farm' refers to the desire of farmers to undertake lawful agricultural practices without conflict or interference for other land uses and/or users. This policy relates to the Maintaining Land for Agricultural Industries Policy.</p> <p>Of relevance to this report and preparation of the Gwydir LHS is:</p> <ul style="list-style-type: none"> ▪ The policy emphasises the need for the preservation and viability of agricultural uses. This may limit the opportunities for large-lot residential zoning development, or intensification of housing in agriculturally dominant areas.
Region	
<i>New England North West Regional Plan 2041</i> (NSW Department of Planning and Environment)	<p>The Regional Plan establishes the 20-year strategic land use planning framework for the region. The plan notes that the main economic driver for Gwydir Shire is agriculture, accounting for 16% of all farm businesses in NSW. Further, the plan notes that smaller towns including Bingara perform the role of district centres, servicing their surrounding rural communities and highway travellers.</p> <p>Of relevance to this report and preparation of the Gwydir LHS is:</p> <ul style="list-style-type: none"> ▪ The plan promotes a diverse economy for the region, comprising a growing renewable sector, green technology, food and fibre processing, education, healthcare, and social assistance. ▪ Objective 1: coordinate land use planning for future growth, community need and regional economic development: ▪ Identify and direct suitable land to accommodate planned growth. ▪ Undertake infrastructure service planning to establish land that can be feasibly serviced prior to rezoning. ▪ Objective 2: protect the viability and integrity of rural land. This includes considerations for locating new housing, such as limit land fragmentation (lot size considerations), and capacity for sustainable agriculture. ▪ Objective 5: enhance the diversity and strength of Central Business Districts and town centres. This includes consideration of infill development, underutilised portions of land within town centres, viability, and attractiveness.

Plan	Comment
	<ul style="list-style-type: none"> Objective 6: coordinate the supply of well-located employment land. This includes consideration of housing, balance economic and population growth. Objective 7: support a diverse visitor economy – increase accommodation e.g., agritourism and ecotourism (subject to planning controls) and not at expense of local housing. Objective 8: adapt to climate change and natural hazards and increase climate resilience, through durability of housing design and materials, location of housing, including avoiding intensification in hazardous areas. Objective 11: sustainably manage and conserve water resources – connection to mains water, ground water usage, impacts to water quality from land use change. Objective 12: protect regional biodiversity and areas of High Environmental Value avoiding intensification. Objective 13: provide well located housing options to meet demand such as infill, greenfield and rural residential development, aging population, seasonable and itinerant workers. Objective 14: provide more affordable and low-cost housing. This may include smaller lots, and/or fewer bedrooms. Objective 17: celebrate local character. Objective 19: leverage new and upgraded infrastructure e.g., Moree SAP, Inland Rail etc. Settlement Planning Guidelines. Identify growth needs and opportunities. Identify and direct suitable land to accommodate planned growth. Determine the required structure for future development.
Upper North West Regional Economic Development Strategy 2018-2022 and 2023 Update	<p>The 2018-2022 Strategy and 2023 Update provides an overview of economic development across the region. This includes identifying regional specialisations, industries, and economic drivers for each area.</p> <p>For Gwydir Shire the documents outline various endowments including, a strong agricultural industry, high-quality ground water supplies, good east-west road connectivity, the circular economy project, the wetlands State Conservation Area, and gemstones (the area from Glen Innes through to Inverell and Bingara is recognised as one of the most productive areas for gemstones in Australia).</p> <p>Of relevance to this report and preparation of the LHS is:</p> <ul style="list-style-type: none"> Key action: explore opportunities to deliver more housing and greater variety of housing choice to address housing shortages. Ensure sufficient availability of housing for project workforces – improving the supply of adequate housing is critical to ensuring long term benefits flow to the region from investment.
New England Joint Organisation Economic Development Strategy 2022	<p>GSC is an Associate Member of the New England Joint Organisation (NEJO). The Shire's economy represents around 5% of the total NEJO economy.</p> <p>Of relevance to this report and preparation of the LHS is:</p> <ul style="list-style-type: none"> Priority action 4. Housing – matching demand with supply, critical to skills employment attraction. Noting that worker (and hence business) attraction will be hampered by a lack of affordable housing/accommodation options.
Local	
Gwydir Shire Community Strategic Plan 2017-2027	<p>The Gwydir Shire CSP is a high-level plan prepared for the Shire, with a 10-year span. The plan is informed by state, regional and local plans, and policies, and considers trends, issues, and future demands for the Shire.</p> <p>Of relevance to this report and preparation of the LHS is:</p> <ul style="list-style-type: none"> The key principles of access, equity, participation, and rights that govern the work of GSC. Key goals – <p>Goal 1. A healthy and cohesive community (social). For example, Town Strategy Rollout of the Mongard Warialda Community Plan and Bingara Town Strategy</p> <ul style="list-style-type: none"> > Outcome 1.2 Our community is an inviting and vibrant place to live. <p>Goal 2. Building the business base. For example, making more land available for sale and development.</p> <ul style="list-style-type: none"> > Outcome 2.1 Our economy is growing and supported.

Plan	Comment
	<ul style="list-style-type: none"> > Strategy 2.1.1 Plan for and develop the right assets and infrastructure. > Strategy 2.1.2 Support the growth of our business community. > Strategy 2.1.3 Promote our community as the place to visit, live, work and invest. <p>Goal 3. An environmentally responsible shire (environment).</p> <ul style="list-style-type: none"> > Strategy 3.1.3 value, protect and enhance our natural environment. <p>Goal 4. Proactive regional and local leadership (civic leadership). For example, deliver more housing, to lower the cost of living.</p> <ul style="list-style-type: none"> > Outcome 4.1 we are engaged and connected community. > Strategy 4.1.3 build on our sense of community.
Gwydir Shire Local Strategic Planning Statement 2036	<p>The Gwydir Shire LSPS aims to meet the community's future social, economic, and environmental needs through addressing important strategic land-use planning and development issues. It will inform land use controls and development standards in the Gwydir Local Environmental Plan (LEP) 2013 and the future Development Control Plan (DCP).</p> <p>The LSPS has been informed by State, regional and local policies, and plans. Aligning with these plans will allow GSC to deliver purposeful outcomes, including delivering a variety of housing options, expanding tourism, and growing agricultural industries.</p> <p>Of relevance to this report and preparation of the LHS is:</p> <ul style="list-style-type: none"> ▪ The need to review planning controls for Warialda and Bingara. ▪ The need to investigate provisions for large lot residential areas in villages and towns. ▪ The need to promote additional housing in villages. ▪ Planning Priority (PP) 1: grow the agriculture, horticulture, and agribusiness sectors. <p>Action: protect valuable resources that support the agricultural sector. For example, rural land use, restrict encroachment of incompatible land uses, water.</p> <p>Action: encourage diversification of existing land uses.</p> <ul style="list-style-type: none"> ▪ PP 2: foster resilience in the agricultural industry. <p>Action: encourage tourist land uses that are complimentary to agriculture.</p> <ul style="list-style-type: none"> ▪ PP 3: expand nature-based adventure and cultural tourism. ▪ PP 4: deliver housing that reinforces our unique character. <p>Action: plan for housing to meet the needs of a change population.</p> <ul style="list-style-type: none"> > 4.1 directing future residential and large lot housing the R5 and RU5 zoned land. > 4.1 support where appropriate the development of communal settlements within rural and semi-rural areas in harmony with existing agricultural and biodiversity values. <ul style="list-style-type: none"> ▪ PP 5: promote business and lifestyle opportunities. ▪ PP 6: support infrastructure that encourages new industries. ▪ PP 7: protect and celebrate our unique sense of place. ▪ PP 8: embrace renewable energy, water security and sustainable development.

2.3 Key trends and projects

2.3.1 Key trends

Gwydir Shire operates within a regional, national, and global environment. There are a range of macro- and micro-trends that have the potential to influence housing provision within the Shire. Key trends are described in Table 2.2 below.

Table 2.2 Summary of key trends

Trend	Description
Demographic and social change	<p>Like many rural Australian communities, Gwydir Shire is experiencing demographic and social change, including the departure of the working age population in search of employment and higher education opportunities, and an aging population. This is likely to result in:</p> <ul style="list-style-type: none"> ▪ A smaller workforce, resulting in an unsupported older demographic, labour shortages, impacts to local businesses, and a reduction in local economic activity, and consequently higher unemployment rates, particularly amongst youth and Indigenous populations. ▪ An increased demand for public services, including healthcare, and consequently an increased workforce. ▪ An increased demand for diverse housing typologies, including aged-care, adaptable housing, and smaller housing units to accommodate higher rates of lone-person households.
Internal migration	<p>Urbanisation, the Covid-19 pandemic, technological advancements, including the ability for individuals and businesses to operate efficiently outside urban centres, and a desire for 'work-life-balance' or a 'tree' change are some factors creating a more mobile population. This has resulted in internal migration to and from Gwydir Shire.</p> <p>Migration has led to increasing housing pressures, and increased demand for infrastructure and services.</p> <p>The Shire is experiencing increased land and housing purchases, with new residents moving into the LGA, including those from metropolitan areas like Sydney. This is putting pressure on the provision of housing and developable land within the Shire.</p>
Rising construction costs	<p>Construction costs in NSW have been rising significantly, post-pandemic. The surge in construction costs is due to increased approvals, skilled labour shortages, supply chain disruptions, rising transport costs (including fuel and labour costs), and resulting shortages in key materials such as structural timbers and metal products. This has a direct impact on housing provision.</p>
Labour shortages	<p>Labour shortages is a key issue in the post-pandemic landscape of NSW. Shortages of skilled professionals, including tradespersons and Private Certifiers, has a direct impact on housing provision. Further, limited housing supply makes it difficult to attract professionals, including healthcare workers, to regional areas.</p>
Growth in tourism	<p>Gwydir Shire has a strong nature-based and outdoor tourism sector. There is a desire by GSC to continue growing this sector, attracting more tourists and visitors to the Shire. However, increased tourism can impact housing provision. For example,</p> <ul style="list-style-type: none"> ▪ Increased tourism can lead to an increase in short-term rental accommodation (STRA), which can reduce the supply of long-term rental properties within the market. ▪ Increased demand for tourist and visitor accommodation can lead to increased house prices, particularly if long-term rental properties move to STRA, and contribute to housing affordability. ▪ If housing prices increase, this can displace residents, further contributing to demographic and social changes (refer above). ▪ An increase in travel by 'baby boomers' influences the touring caravan and RV markets, and the impacts this has on short-, medium- and long-term housing needs.
Disaster resilience	<p>The cumulative impact of multiple natural disasters, including a one-in-100-year drought, bushfires, floods, mouse plague and a global pandemic has significantly impacted regional NSW. Such events highlight the need to plan for and mitigate the impacts of a changing climate and increased frequency of natural disasters. These impacts include:</p> <ul style="list-style-type: none"> ▪ Destruction of infrastructure, including roads, services, and housing, ▪ Displacement of residents, ▪ Disruptions to supply chains and delivery of goods and services, and ▪ Financial impacts, for example mitigation and recovery costs, and insurance costs.

Trend	Description
	There is a need to enhance climate and disaster resilience, with a focus on the resilience of physical infrastructure, including housing.
Water insecurity	Severe drought has resulted in water insecurity across the region. Water resources, both surface and ground supplies, need to be maintained and utilised in an increasingly environmentally sustainable manner as climate change impacts rainfall patterns and ground water recharge rates. The draft Gwydir and Namoi Regional Water Strategies set out the long-term water plan for the region. Locally, there is a need to ensure Gwydir Shire has sufficient water to cater to population growth, and subsequent housing provision. Water insecurity can impact the desirability of an area, property values, and costs of maintenance of existing housing and development of new housing. Future housing development needs to secure potable water supplies, and protect water resources, including areas of high environmental significance and water related tourism.
Diversification of the economy	The Gwydir Shire economy has a heavy dependence on primary agriculture production. There is a desire to diversify the economy and grow employment. There are opportunities for positive change in the agricultural, green, and renewable energy sectors. Economic growth, and associated jobs growth, has a direct impact on housing provision, particularly the demand for housing.

Sources: Gwydir Shire Community Strategic Plan 2017-2027, Gwydir Shire Economic Development Strategy 2017-2020, Gwydir Shire Local Strategic Planning Statement 2036, Housing 2041 and Upper North West Regional Economic Development Strategy 2018-2022 and 2023 Update.

2.3.2 Key projects

Strategic investment and development within a region can significantly influence housing provision in multiple ways, including (but not limited to):

- **Economic growth:** key projects often lead to economic growth within an area. This can attract more people to an area, whether that be for work or to benefit from the services and/or amenity provided, which can increase the demand for housing.
- **Job creation:** key projects can generate temporary and permanent workforces. Accommodating these workforces can increase the demand for housing.
- **Improved accessibility:** key infrastructure projects and upgrades, can make an area more accessible. This can attract more people to an area, due to the ease of connectivity or access to services and/or amenity, which can increase demand for housing.
- **Improved amenity and services:** key projects can deliver critical social infrastructure, such as education facilities, which can attract people to an area, and increase demand for housing.

Key projects of relevance to Gwydir Shire, this report and preparation of the Gwydir LHS are summarised in Table 2.3 below.

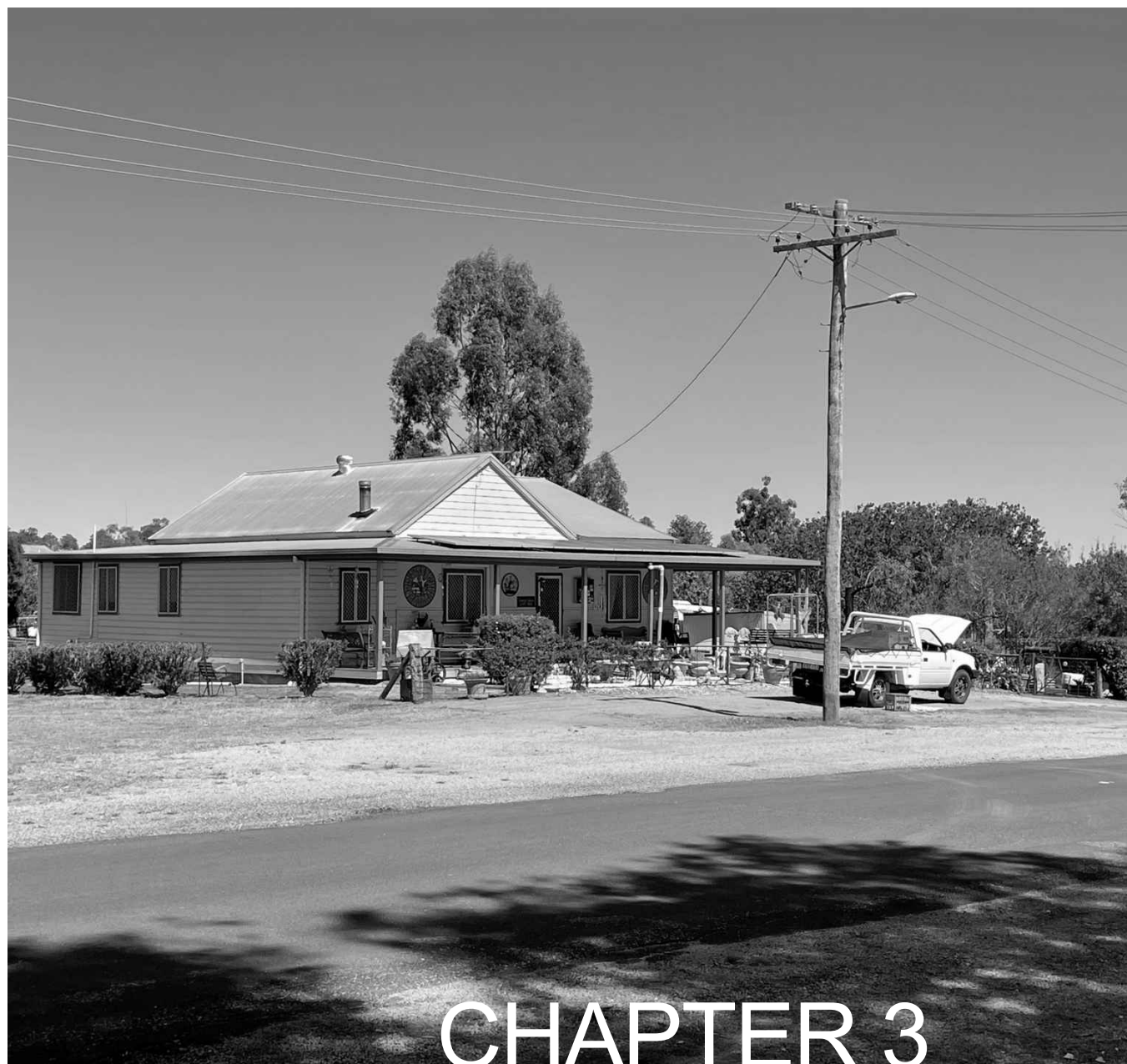
Table 2.3 Summary of key regional and local projects

Project	Description
Regional	
Inland Rail Project	The Inland Rail, by the Australian Rail Track Corporation (ARTC), is a key transport infrastructure project, delivering a high performance and direct interstate railway freight route between Melbourne and Brisbane. The Inland Rail is more than 1,600km in length, comprising 12 individual sections (with varying approvals and construction processes) and passes through 30 local government areas, including Gwydir Shire. Construction commenced in 2018. Notably, the project will: <ul style="list-style-type: none"> ▪ Upgrade 1,000km of existing railway line and construct 600km of new track. ▪ Increase freight capacity, enabling the use of double-stacked, 1,800m-long trains with a 21-tonne axle load at a maximum speed of

Project	Description
	<p>115km/h, allowing for the transit of greater freight volumes. Each train could carry the equivalent freight volume of 110 B-double trucks.</p> <ul style="list-style-type: none"> ▪ Cut rail freight travel time between Melbourne and Brisbane by almost a third, making it comparable with road travel times. ▪ Improve road safety by significantly reducing the number of trucks on the roads each year. ▪ Create some 16,000 new jobs at the peak of construction, and an average of 700 additional jobs per year over the entire period. Construction to-date has generated more than 4,300 jobs for local and First Nations people. ▪ inject more than \$18 billion into Australia's GDP during construction and the first 50 years of operation. <p>The Inland Rail project will utilise the existing Boggabilla Railway Line corridor which passes through Gwydir Shire, and the locality of North Star.</p> <p>Consultation with Inland Rail representatives and a review of planning approvals documentation for the Narrabri to North Star (Phase 1 and 2) and North Star to QLD border stages of the project, indicates the following perceived and real impacts within North Star:</p> <ul style="list-style-type: none"> ▪ The project will deliver track upgrades and new infrastructure, including level crossings, within the North Star locality. ▪ The project will result in some noise and vibration impacts to properties, including the North Star Public School, both during construction and operation. Mitigation measures, including sound barriers are proposed. ▪ There is currently no commitment to freight loading in North Star. However, existing infrastructure, including the GrainCorp operations, as well as strategic projects throughout the region, for example coal extraction, may see this change in the future. ▪ There is no commitment to passenger services, however, the railway line will have the infrastructural capacity to accommodate passenger services, and this may change in the future. ▪ The North Star to QLD border stage is anticipated to generate some 250 workers, over an 18-month to 2-year period. ▪ An accommodation camp (for some 350 non-local construction workers) was originally proposed for the North Star Sports Club. However, due to flooding constraints, the camp has been relocated to Goondiwindi. It is noted that other impacts, including pressures on telecommunications, waste and social infrastructure, and safety concerns, may have contributed to this decision. ▪ In addition to the accommodation camp, ARTC are considering a proposal to fly-in-fly-out or drive-in-drive-out workers from Goondiwindi. ▪ The project is not anticipated to generate significant demand for rentals or new housing within North Star. However, the North Star Tourist Park is currently being used as a base by ancillary workers. ▪ The project is anticipated to have limited impacts to settlement patterns. ▪ The project may have an impact on the local workforce of North Star and/or Gwydir Shire, with the potential for local workers to take work with Inland Rail, leaving a gap in the local workforce. <p>Notwithstanding, the project is expected to have minimal impact on housing provision in North Star and the wider Gwydir Shire.</p> <p><i>Source: Inland Rail, 2023 (webpage), accessed 23 November 2023.</i></p>
Moree Special Activation Precinct (SAP)	<p>The Moree SAP, located to the south of the Moree town centre, is a State-led initiative that will create jobs, attract businesses and investors, and drive economic growth. Development of the SAP, and the established of businesses within the precinct, will be guided by the Moree Special Activation Precinct Master Plan and Delivery Plan. The Master Plan identifies an area of some 4,716 hectare (ha) that includes the Moree Regional Airport and land for regional enterprise, agricultural uses, and rail siding (associated within the Inland Rail). The NSW Government has committed \$194 million to fund the first stage of construction anticipated to commence in 2024.</p>

Project	Description
	<p>The <i>Moree Plains Local Housing Strategy</i> (2022) notes that the SAP is anticipated to create some 3,000 jobs and attract up to 4,600 new residents within the Moree Plains Shire over the next 20 years. This will result in a demand for some 2,150 additional dwellings by 2041, with most of the growth in the next 10 years.</p> <p>Due to the proximity of the SAP to Gwydir Shire (40km to the east), there is potential for the Shire to support the delivery of new housing, infrastructure, and services to support the projected population increase identified for Moree.</p>
New England Renewable Energy Zone (REZ)	<p>The New England REZ, located around Armidale to the east of Gwydir Shire, is a significant investment by the NSW Government to create a renewable energy hub. The New England REZ is one of five designated energy hubs detailed within the NSW Government's Electricity Infrastructure Roadmap. It is anticipated to deliver up to \$10.7 billion in private sector investment, and support around 830 operational jobs and 1,250 construction jobs, alongside other investment within the region, including accommodation and housing supply.</p>
Namoi Regional Jobs Precinct (RJP)	<p>The Namoi Region comprises Tamworth, Gwydir, Gunnedah, Liverpool Plains and Walcha LGAs. Namoi is one of the largest producers of poultry, lamb, and beef in NSW. The Namoi RJP is a state-led initiative, funded by the Snowy Hydro Legacy Fund, to create a business hub that will focus on improvements in planning to support the sustainable growth of intensive agriculture and livestock production. Namoi is one of four RJP locations, which also include Albury, Richmond Valley, and South Jerrabomberra. Initial investigations for the Namoi RJP are underway, including determining the boundary for the RJP.</p>
Local	
Warialda Bypass (Gwydir Highway)	<p>The Warialda Bypass, officially known as the Warialda Heavy Vehicle Bypass, diverted heavy vehicles from the north of Warialda along a new route to the east of the town centre, reconnecting to the Gwydir Highway. Opening in 2022, the project resolved a road freight pinch-point at the intersection of Stephen Street, Warialda and the Gwydir Highway, which B-doubles could not negotiate without crossing the centreline of both roads and road trains were unable to travel. The project improved safety and efficiencies for the freight and agricultural sectors. This project supports regional connectivity, and the role of the Shire in attracting and supporting a commuting population.</p>
Gwydir Circular Economy Project	<p>Gwydir Shire seeks to reinvigorate the local economy through the development of the Circular Economy Project. The project aims to diversify and drought proof the economy, broaden local career opportunities, and address the loss of expenditure and key workers from the Shire as well as high youth and Indigenous unemployment.</p> <p>At full development the project would comprise:</p> <ul style="list-style-type: none"> ▪ A waste to energy (WTE) plant that produces electricity, heat, and gas from agricultural waste, for example, poultry litter and farm crops. ▪ A 20ha glasshouse facility growing horticultural crops and using fish-farm residue as a crop fertilizer. ▪ A 50 million bird poultry breeding cluster in the Bingara and Warialda areas. ▪ A poultry abattoir for 50 million chickens at Warialda. ▪ A solar farm (as an alternative to WTE plant). <p>The project has the potential to:</p> <ul style="list-style-type: none"> ▪ Result in some \$400 million in capital investment. To date GSC has invested more than \$1 million. ▪ Generate some \$600 million in gross revenue per annum (at full development). ▪ Provide up to 1,000 new direct jobs. <p>It is understood that GSC are currently developing the business case, that will form part of an application to the Federal Government under the Regional Precinct and Partnerships Program-Stream 2: Precinct Delivery. Gwydir Circular Economy Ltd has been established to drive the development of the WTE and ethanol plants.</p>

Project	Description
Gwydir Learning Region	<p>If this project progresses, it has the potential to increase demand for housing within the Shire. Further investigation is required to understand these potential demands.</p> <p>Gwydir Shire has an innovative approach to education. Working with education providers, GSC has established the Gwydir Learning Region, which supports students to earn qualifications in hospitality, automotive, agriculture, and horticulture.</p> <p>The Bingara Trade Training Kitchen forms part of the training centre. It is a commercial standard kitchen at the Roxy Theatre in Bingara that allows trainee chefs to pursue a qualification in Certificate II Hospitality and gives students practical experience and skills.</p> <p>The Warialda Automotive Trade Training Centre allows students to develop automotive skills. It also has facilities for horticultural training.</p> <p>The Living Classroom is facilitating the growth of agritourism in the area and is a pivotal element for developing agribusiness, education, tourism, and conferencing. It is connected to the Shire's semi-alternative community, which is involved in sustainable farming and homeschooling. Further, it facilitates partnerships and research projects, including those around regenerative agriculture. The Living Classroom was expanded in March 2023, with five modular accommodation cabins (provided by UniPlan Group).</p> <p>These initiatives not only help to upskill the population, but coupled with other economic development initiatives, can help to broaden local career opportunities, and address youth unemployment, and the loss of young people from the Shire, for work and study. Retention of a younger demographic will influence housing provision, and a demand for more diverse housing.</p>
Myall Creek Cultural and Education Precinct	<p>The Myall Creek Cultural Precinct is part of a thriving educational and cultural tourism precinct that aims to attract increased tourists and visitors to the Shire. It is located at the national and state heritage listed Myall Creek Memorial, near the site of the 1838 massacre. This event forms a significant part of the Shire's Indigenous culture and history.</p> <p>The first two stages of the precinct are complete, and comprise a memorial, an outdoor performing space, and a bush garden. The third, and final stage, involves the construction of the Cultural and Education Centre. The centre will deliver reconciliation, education, and cultural programs.</p> <p>As outlined above, whilst positive for the region, increased tourism can impact housing provision. There is a need to balance private residential housing, with tourist and visitor accommodation and other STRA.</p>
Big River Dreaming Bingara Projects	<p>The Big River Dreaming is a series of initiatives aimed at enhancing Bingara's position on the Gwydir River and generating tourism and recreational facilities to support the population. Projects are funded by the NSW Government through its Restart NSW (Big River Dreaming), Stronger Country Communities, and State Drought Stimulus programs. A key project includes the Bingara Pool Precinct which opened in 2020.</p> <p>These projects enhance the amenity of the Shire and can contribute to attracting new residents, tourists, and visitors. As outlined above, whilst positive for the region, increasing tourism can impact housing provision. Similarly, an increase in population, whilst positive, will need to be met with sufficient housing supply.</p>



CHAPTER 3

DEMOGRAPHICS AND HOUSING OVERVIEW

3 DEMOGRAPHIC AND HOUSING OVERVIEW

This chapter provides a summary of relevant demographic, social and economic data for Gwydir Shire, including population and housing projections.

It is noted that the Australian Bureau of Statistics (ABS) Census data is based on the following statistical areas:

- Gwydir Shire LGA.
- Wialda (SAL14167).
- Bingara (SAL10364).
- North Star (SAL13018).
- Gravesend (SAL1174).
- Wialda Rail (SAL14168).

Suburbs and Localities (SALs) are an approximation of the officially recognised boundaries of suburbs (in cities and larger towns) and localities (outside of cities and larger towns). It is noted that the SALs are larger in area than the indicative study area boundaries outlined above.

3.1 Population

3.2 Total persons

According to the 2021 ABS Census data:

- In 2021, the Gwydir Shire LGA had a population of approximately 4,910 persons (all persons based on place of usual residence).
- Between 2016 and 2021, the total population of Gwydir Shire declined by approximately 348 persons, or 6.6%.
- Wialda (SAL14167) had a population of approximately 1,480 persons (or approximately 1,130 persons within the urban area (UCL115152)).
- Bingara (SAL10364) had a population of approximately 1,318 persons (or approximately 1,028 persons within the urban area (UCL115018)).
- North Star (SAL13018) had a population of approximately 214 persons.
- Gravesend (SAL1174) had a population of approximately 299 persons.
- Wialda Rail (SAL14168) had a population of approximately 182 persons.

The total population of the Shire is significantly smaller than the adjoining Moree Plains Shire LGA (12,751 persons) and Inverell Shire LGA (17,853 persons). It is noted that Moree Plains Shire has also seen a population decline of approximately 408 persons, or 3.1%, since 2016. However, Inverell Shire has experienced growth of approximately 1,370 persons, or 8.3%, over the same timeframe.

3.2.1 Indigenous persons

The traditional custodians of the Gwydir Shire are the Kamilaroi people. According to 2021 Census data, 343 persons, or 7%, of the Gwydir Shire population are Aboriginal and/or Torres Strait Island (ATSI), from some 132 families. This compares to 19.9% for Moree Plains Shire, 11.1% for Inverell Shire and, 3.4% for the rest of NSW (refer to Table 3.1 below).

Table 3.1 Aboriginal and Torres Strait Islander (ATSI) peoples, Gwydir Shire vs. NSW, Moree Plains Shire, and Inverell Shire – 2011, 2016 and 2021 ABS Census

Description	2011		2016		2021	
	People	Percentage	People	Percentage	People	Percentage
Aboriginal and Torres Strait Islander Peoples – Gwydir Shire	192	3.9%	299	5.7%	343	7%
Aboriginal and Torres Strait Islander Peoples – Moree Plains Shire	2,794	20.8%	2,846	21.6%	2,535	19.9%
Aboriginal and Torres Strait Islander Peoples – Inverell Shire	1,300	7.6%	1,630	9.3%	1,975	11.1%
Aboriginal and Torres Strait Islander Peoples – NSW	172,620	2.5%	216,171	2.9%	278,043	3.4%

Source: *Gwydir | Region summary | Data by region | Australian Bureau of Statistics (abs.gov.au)*, *New South Wales | Region summary | Data by region | Australian Bureau of Statistics (abs.gov.au)*, *Inverell | Region summary | Data by region | Australian Bureau of Statistics (abs.gov.au)*

Table based on place of usual residence.

People characteristics for ATSI peoples living in each of the selected localities, according to 2021 Census data, is provided in Table 3.2 below. Of the selected localities, the ATSI community predominantly resides in Warialda and Bingara. The median age of ATSI peoples within the Shire is 24 years old.

Table 3.2 Aboriginal and Torres Strait Islander (ATSI) peoples' characteristics, Gwydir Shire vs. Warialda, Bingara, North Star, Gravesend, and Warialda Rail – 2021 ABS Census

Description	Gwydir Shire	Warialda	Bingara	North Star	Gravesend	Warialda Rail
Total persons	343	139	87	3	29	13
Male persons	47.5%	49.6%	42.5%	0%	51.7%	53.8%
Female persons	52.5%	50.4%	57.5%	100%	48.3%	46.2%
Median age	24	21	28	11	24	14

Source: Australian Bureau of Statistics (2021) 'People characteristics (Aboriginal and/or Torres Strait Islander people)', *Gwydir 2021 Census All persons QuickStats*, *Warialda 2021 Census All persons QuickStats*, *Bingara 2021 Census All persons QuickStats*, *North Star 2021 Census All persons QuickStats*, *Gravesend 2021 Census All persons QuickStats* and *Warialda Rail 2021 Census All persons QuickStats*, accessed 22 November 2023.

Table based on place of usual residence.

3.2.2 Population density

According to the 2021 Census, the Gwydir Shire has an estimated population density of 0.5 persons per square kilometre. As outlined above, the residential population is largely located within the towns of Warialda and Bingara.

3.2.3 Sex

Of the total population on Census night, 49.8% were male, and 50.2% were female. This reflects a shift in the split of males and females from 50.6% and 49.4%, respectively, in 2016. The percentage of males and females is commensurate with surrounding Shires and NSW.

3.2.4 Age structure

The population's median age was 50 years in 2021, and 48 years in 2016. The median age is higher than NSW (39 years), Moree Plains Shire (38 years), and Inverell Shire (43 years).

The primary age groups within the Shire are persons from 55 to 74 years. The least prevalent age groups are persons from 20 to 34 years.

Between 2016 and 2021 persons aged 0-4 years declined, however, the Shire's birth rate has held steady (+3 persons). There has been a relatively significant decline from 2016 to 2021 of persons aged 20-24 years. This could indicate that young people move out of the Shire to pursue higher education or work opportunities. A small increase in persons aged 85 years and over from 2016, supports an aging population (refer to Table 3.3 below).

Table 3.3 Age structure, Gwydir Shire – 2016 and 2021 ABS Census

Age Group (Male and Female) – People	2016		2021	
	People	Percentage	People	Percentage
0-4 years	330	6.3%	225	4.6%
5-9 years	338	6.4%	331	6.7%
10-14 years	303	5.8%	308	6.3%
15-19 years	248	4.7%	211	4.3%
20-24 years	229	4.4%	169	3.4%
25-29 years	202	3.8%	194	4%
30-34 years	235	4.5%	200	4.1%
35-39 years	235	4.5%	262	5.3%
40-44 years	287	5.5%	236	4.8%
45-49 years	353	6.7%	277	5.6%
50-54 years	381	7.3%	338	6.9%
55-59 years	384	7.3%	363	7.4%
60-64 years	356	6.8%	396	8.1%
65-69 years	421	8%	364	7.4%
70-74 years	353	8%	376	7.7%
75-79 years	278	6.7%	277	5.6%
80-84 years	164	5.3%	205	4.2%
85+ years	155	3.1%	173	3.5%

Source: Australian Bureau of Statistics (2021) 'Age (all people)', Gwydir 2021 Census All persons QuickStats, accessed 22 November 2023.

Table based on all persons place of usual residence.

3.2.5 Family composition

According to 2021 ABS Census data, within Gwydir Shire 50.1% of families comprise a 'couple family without children', which is higher than NSW (37.9%), Moree Plains Shire (40.4%), and Inverell Shire (45%). Further, 'families with children under 15 years and/or dependent students'

appears to have decreased since the 2011 Census. This is consistent with population data showing lower percentages of younger people, and higher percentages of older people.

Families comprising a 'couple family with children' is 33.1%, which is lower than NSW (44.7%), Moree Plains Shire (37.4%), however, generally comparable with Inverell Shire (34.2%). Two was the average number of children per family, according to the 2021 Census. This has remained stable since 2011. Refer to Table 3.4 and Table 3.5 below.

Table 3.4 Family composition, Gwydir Shire vs. NSW, Moree Plains Shire, and Inverell Shire by percentage – 2021 ABS Census

Family composition (All families)	Gwydir Shire	NSW	Moree Plains Shire	Inverell Shire
Couple family without children	50.1%	37.9%	40.4%	45%
Couple family with children	33.1%	44.7%	37.4%	34.2%
One parent family	15.3%	15.8%	19.9%	19.1%
Other family	1.5%	1.6%	2.2%	1.8%

Source: Australian Bureau of Statistics (2021) 'Family composition', Gwydir 2021 Census All persons QuickStats, Moree Plains 2021 Census All persons QuickStats, and Inverell Shire 2021 Census All persons QuickStats, accessed 22 November 2023.

Table based on place of enumeration.

Table 3.5 Family composition, Gwydir Shire – 2011, 2016 and 2021 ABS Census

Family composition	2011	2016	2021
Couple families with children under 15 and/or dependent students (no.)	445 (31.9%)	393 (28.8%)	345 (26.5%)
Couple families with non-dependent children only (no.)	98 (7%)	81 (5.9%)	87 (6.7%)
Couple families without children (no.)	677 (48.5%)	689 (50.5%)	653 (50.1%)
One parent families with children under 15 and/or dependent students (no.)	105 (7.5%)	112 (8.2%)	110 (8.4%)
One parent families with non-dependent children only (no.)	60 (4.3%)	76 (5.6%)	85 (6.5%)
Other families (no.)	9 (0.6%)	16 (1.2%)	19 (1.5%)
Total families (no.)	1395	1365	1304
Average number of children per family (no.)	1.9	1.9	2

Source: Gwydir | Region summary | Data by region | Australian Bureau of Statistics (abs.gov.au)

Family composition data for each of the selected localities, according to the 2021 ABS Census, is provided in Table 3.6 below. Interestingly, Gravesend and North Star have a higher percentage of 'couple family with children', and Bingara has a higher percentage of 'couple family without children', than the wider Shire.

Table 3.6 Family composition, Gwydir Shire vs. Wialda, Bingara, North Star, Gravesend, and Wialda Rail by percentage – 2021 ABS Census

Family composition (All families)	Gwydir Shire	Wialda	Bingara	North Star	Gravesend	Wialda Rail
Couple family without children	50.1%	48.9%	60.4%	47.9%	41.5%	55.3%
Couple family with children	33.1%	32.5%	17.9%	41.7%	43.9%	27.7%
One parent family	15.3%	17.7%	19.8%	10.4%	15.9%	17%
Other family	1.5%	0.8%	2.7%	0%	0%	0%

Source: Australian Bureau of Statistics (2021) 'Family composition', Gwydir 2021 Census All persons QuickStats, Wialda 2021 Census All persons QuickStats, Bingara 2021 Census All persons QuickStats, North Star 2021 Census All persons QuickStats, Gravesend 2021 Census All persons QuickStats and Wialda Rail 2021 Census All persons QuickStats, accessed 22 November 2023.

Personal income data is based on place of usual residence. Family and household income data is based on place of enumeration.

3.3 Population projections

3.3.1 Projected total persons

According to the ABS Census data, Gwydir Shire has experienced a minor decline in population between 2016 to 2021. Population decline creates social, governance and service provision issues.

Notwithstanding, the NSW Department of Planning and Environment (DPE) 2022 population projections (main series) indicate the population of Gwydir Shire will increase by approximately 270 persons, or 5.1%, between 2021 and 2041, to 5,576 persons. An annual growth rate of 0.25%. This figure is influenced by a natural change in population (births less deaths) of minus 294 persons and migration (arrivals less departures) of plus 564 persons.

The DPE 2022 population projections also provide a high series projection of approximately 5,855 persons in 2041 (an increase of approximately 547 persons, or 10.1%), and a low series projection of approximately 5,207 persons (a decrease of 78 persons, or 1.5%). It is noted that the 2021 population varies under these scenarios.

When the DPE projections are compared with the 2021 ABS Census data (based on usual place of residence) (refer to Section 3.2 above), the population is anticipated to increase by approximately 666 persons, or 13.6% (main series), or approximately 945 persons, or 19.2% (high series), or approximately 297 persons, or 6.1% (low series), from the 2021 ABS Census data total population.

Gwydir Shire forms part of the New England North West Region, which is forecast to grow by approximately 11,294 persons, or 6.1%, between 2021 and 2041. An increase is also anticipated within the Moree Plains Shire. This prediction is influenced by major projects being delivered within the region including the Inland Rail Project, and the Moree Special Activation Precinct (SAP). However, the population of Inverell Shire is relatively stable, with only a small decline predicted.

Table 3.7 NSW DPE 2022 historic and projected population change (main series), Gwydir Shire vs. Moree Plains Shire, Inverell Shire, and NSW

Area	2001	2006	2011	2016	2021	2026	2031	2036	2041	Change (2021-2041)
Gwydir Shire	5,716	5,428	5,102	5,326	5,306	5,398	5,478	5,537	5,576	+270
Moree Plains Shire	-	-	-	-	13,016	-	-	-	17,076	+4,060
Inverell Shire	-	-	-	-	17,756	-	-	-	17,581	-175
NSW	-	-	-	-	8,166,757	-	-	-	9,872,934	+1,706,176

Source: State of New South Wales and Department of Planning and Environment, 2022 NSW Population, Housing, and Implied Dwelling Projections, accessed 22 November 2023.

Note: The base year for the 2022 NSW population projections is 2020, using the latest available estimated resident population (ERP) by age and sex as the starting point. These data are publicly available from the ABS, in Regional population by age and sex (published 27 August 2021). All assumptions are set from the 2020 base. When the model was run, public data for the components of change were available from 2016-2020 and these have been provided in output tables; this provides consistency with data provided in previous projection series and allows comparison with ABS data since the 2016 Census. It is noted that the base population data differs from the 2021 Census data presented in this report. The 2021 Census data is based on the 'usual place of residence'.

3.3.2 Projected age structure

According to the NSW DPE 2022 population projections (main series), by 2041 Gwydir Shire will experience minimal change in younger age groups, however, a more significant growth in age groups 75 years and above. This supports the regional trend of an aging population. Further, a projected decline in persons aged 20 to 24 years supports historical ABS Census data (refer to Section 3.2.4), and indicates that young people will continue to leave the Shire. However, notably, the projections show an increase in people aged 0 to 9 years and 25 to 44 years. This may suggest an increase in families within the Shire. Refer to Table 3.8 below.

The NSW DPE 2022 projections indicate that the projected median age for Gwydir Shire in 2041 will be 49.1 years. This is comparable with the median age of 50 years recorded for Gwydir Shire in 2021 Census data and indicates a relatively stable population structure. More broadly, the DPE projections indicate that the median age of the population within the broader New England North West Region will be 42.17 years, compared to 41.01 years for NSW.

Table 3.8 NSW DPE 2022 projected population by age, Gwydir Shire

Age Group (Male and Female) – People	2021	2026	2031	2036	2041	Change (2021-2041)
0-4 years	291	332	333	333	335	+44
5-9 years	362	337	367	368	366	+4
10-14 years	348	335	317	339	337	-11
15-19 years	281	276	265	253	264	-17
20-24 years	221	218	228	217	207	-14
25-29 years	220	226	223	240	230	+10
30-34 years	217	239	243	243	262	+45
35-39 years	241	247	261	261	263	+22
40-44 years	253	264	265	272	272	+19
45-49 years	296	260	272	273	275	-21

Age Group (Male and Female) – People	2021	2026	2031	2036	2041	Change (2021-2041)
50-54 years	347	297	267	279	279	-68
55-59 years	387	347	310	284	298	-89
60-64 years	418	412	377	348	325	-93
65-69 years	372	436	429	399	378	+6
70-74 years	401	361	415	410	386	-15
75-79 years	298	360	340	389	387	+89
80-84 years	196	256	306	301	345	+149
85+ years	156	194	260	330	368	+212

Source: State of New South Wales and Department of Planning and Environment, 2022 NSW Population, Housing, and Implied Dwelling Projections, accessed 22 November 2023.

Note: As outlined above, the base year for the 2022 NSW population projections is 2020, using the latest available estimated resident population (ERP) by age and sex as the starting point.

Further, when the NSW DPE population projections (main series) by age group are compared with the 2021 ABS Census population by age (based on usual place of residence), the age groups experiencing the most growth are 65 years and above, and the least amount of growth is 20-29 years. Refer to Table 3.9 below.

Table 3.9 2021 ABS Census place of usual residence vs. NSW DPE 2022 projected population (main series) by age group, Gwydir Shire

Age Group (Male and Female) – People	2021		2041	
	People	Percentage	People	Percentage
0-4 years	225	4.6%	335	6%
5-9 years	331	6.7%	366	6.5%
10-14 years	308	6.3%	337	6%
15-19 years	211	4.3%	264	4.7%
20-24 years	169	3.4%	207	3.7%
25-29 years	194	4%	230	4.1%
30-34 years	200	4.1%	262	4.7%
35-39 years	262	5.3%	263	4.7%
40-44 years	236	4.8%	272	4.8%
45-49 years	277	5.6%	275	4.9%
50-54 years	338	6.9%	279	5%
55-59 years	363	7.4%	298	5.3%
60-64 years	396	8.1%	325	5.8%
65-69 years	364	7.4%	378	6.8%
70-74 years	376	7.7%	386	6.9%
75-79 years	277	5.6%	387	6.9%
80-84 years	205	4.2%	345	6.1%
85+ years	173	3.5%	368	6.6%

Source: Australian Bureau of Statistics (2021) 'Age (all people)', Gwydir 2021 Census All persons QuickStats, accessed 22 November 2023. State of New South Wales and Department of Planning and Environment, 2022 NSW Population, Housing, and Implied Dwelling Projections, accessed 22 November 2023.

3.4 Cultural diversity

3.4.1 Country of birth

Compared to the broader NSW population, the 2021 ABS Census data indicates that Gwydir Shire population has a high proportion of residents born in Australia. The next most common birthplaces amongst the population are England, New Zealand, Germany, the Netherlands, and Fiji. Refer to Table 3.10 below.

The birthplace data for the Shire is not dissimilar to many regional NSW townships. Populations in NSW metropolitan centres typically have larger proportions of residents born in foreign countries, therefore creating multi-cultural influences on town centres and beyond.

Table 3.10 Country of birth, Gwydir Shire vs. NSW populations – 2021 ABS Census

Country of birth, top responses (All people)	Gwydir Shire		NSW
	People	Percentage	Percentage
Australia	4,216	85.9%	65.4%
England	70	1.4%	2.9%
New Zealand	31	0.6%	1.5%
Germany	12	0.2%	0.4%
Netherlands	9	0.2%	0.2%
Fiji	6	0.1%	0.5%

Source: Australian Bureau of Statistics (2021) 'Country of birth, top responses (all people)', Gwydir 2021 Census All persons QuickStats, accessed 22 November 2023.
Table based on all persons place of usual residence.

3.4.2 Ancestry

2021 ABS Census data indicates that Gwydir Shire population has a high proportion of people with Australian or English ancestry, accounting for approximately 88.3% of the population. The Shire has a higher percentage of these ancestries when compared to NSW. Refer to Table 3.11 below.

Table 3.11 Ancestry, Gwydir Shire vs NSW populations – 2021 ABS Census

Ancestry, top responses (All people)	Gwydir Shire		NSW
	People	Percentage	Percentage
Australian	2,274	46.3%	28.6%
English	2,064	42%	29.8%
Scottish	537	10.9%	7.7%
Irish	514	10.5%	9.1%
Australian Aboriginal	286	5.8%	3.2%

Source: Australian Bureau of Statistics (2021) 'Ancestry, top responses (all people)', Gwydir 2021 Census All persons QuickStats, accessed 22 November 2023.
Table based on all persons place of usual residence.

3.5 Employment and income

3.5.1 Labour force participation

According to 2021 ABS Census data, the participation in the labour force of people 15 years and older within Gwydir Shire is approximately 50.4%. This is slightly lower than NSW (58.7%), Moree Plains Shire (53.4%) and Inverell Shire (52.2%).

Of participants in the labour force:

- 60.6% were employed full-time, compared to 55.2% for NSW, 64.9% for Moree Plains Shire and 56.4% for Inverell Shire,
- 29.7% were employed part-time,
- 5.2% were away from work, and
- 4.2% were unemployed.

Notably, the unemployment rate has declined from 5.1% in 2011. The unemployment rate is lower than NSW (4.9%) and Inverell Shire (6.2%), however, higher than Moree Plains Shire (3.9%).

Employment indicators for each of the selected localities are provided in Table 3.12 below.

Table 3.12 Employment indicators, Gwydir Shire vs. Warialda, Bingara, North Star, Gravesend, and Warialda Rail – 2021 ABS Census

Description	Gwydir Shire	Warialda	Bingara	North Star	Gravesend	Warialda Rail
Participation in the labour force	50.4%	47%	37.6%	58.7%	67.8%	44.1%
Full-time employment	60.6%	58.1%	45.3%	73.4%	72.5%	63.5%
Part-time employment	29.7%	31%	41%	20.2%	22.5%	28.6%
Away from work	5.2%	6.7%	5.9%	3.2%	3.1%	0%
Unemployed	4.2%	5.4%	6.4%	4.3%	0%	12.7%

Source: Australian Bureau of Statistics (2021) 'Participation in the labour force' and 'Employment status', Gwydir 2021 Census All persons QuickStats, Warialda 2021 Census All persons QuickStats, Bingara 2021 Census All persons QuickStats, North Star 2021 Census All persons QuickStats, Gravesend 2021 Census All persons QuickStats and Warialda Rail 2021 Census All persons QuickStats, accessed 22 November 2023.

Note: Calculated percentages represent a proportion of people aged 15 and over in the area.
Table based on place of usual residence.

3.5.2 Industry of employment and occupation

According to 2021 ABS Census data, the primary industries of employment for persons within the Gwydir Shire are:

- Beef cattle farming (specialised) (13%),
- Grain-sheep or grain-beef cattle farming (8%),
- Local government administration (6.6%),
- Other grain growing (5.6%), and
- Aged care residential services (4.4%).

This is reflective of the Shire being one of the most productive agricultural areas in Australia, and agriculture being the primary land use and economic activity. The main industries within the Shire

are generally consistent with 2016 ABS Census data, except for Hospitals (excluding Psychiatric hospitals) replacing aged care residential services.

Across the various industries of employment, the top three occupations for Gwydir Shire are managers (30.8%), labourers (14.2%), and professionals (12.3%). This is consistent with 2016 Census data.

For each of the selected localities the primary industries of employment vary only slightly:

- **Warialda** – local government administration, agriculture, and aged care residential services, as well as secondary education. Reflecting the role of the area as a key service centre.
- **Bingara** – local government administration, aged care residential services, and agriculture, as well as hospitals (except psychiatric hospitals) and primary and secondary education. Reflecting the role of the area as a key service centre.
- **North Star** – agriculture, as well as cafes and restaurants, road freight transport, and meat processing.
- **Gravesend** – agricultural, including beef cattle farming and grain-sheep or grain-beef cattle farming, consistent with the wider Shire.
- **Warialda Rail** – beef cattle farming (specialised) and aged care residential services, as well as secondary education, road freight transport, and building and other industrial cleaning services.

3.5.3 Method of travel to work

On the day of the 2021 ABS Census employed persons aged 15 years and over within Gwydir Shire travelled to work by:

- Car, as driver (54.5%),
- Walked only (6.2%),
- Car, as passenger (3.8%),
- Truck (1.9%),
- Motorbike/scooter (14%),
- By public transport (0.5%),

The above percentages are generally higher than those of NSW. However, are generally comparable with adjoining Shires.

Of the above, 58.9% travelled to work by car as either a driver or passenger, demonstrating a heavy reliance on private vehicle transport within the Shire. This percentage is higher than NSW (47.2%).

A further 7.6% of people did not go to work, and more notably, 21.7% worked from home. A higher percentage of people working from home is likely indicative of the impact of the Covid-19 pandemic at the time.

3.5.4 Income

According to 2021 ABS Census data, the average median weekly incomes (accounting for persons aged 15 years and over) in Gwydir Shire is \$541 (person), \$1,308 (family), and \$1,029 (household). This is an increase from 2016 incomes, by approximately 10.6% (persons), 11% (family) and 13% (family). Notably, the median incomes for the Shire are less than NSW, Moree Plains Shire, and Inverell Shire. Refer to Table 3.13 below.

Table 3.13 Median weekly incomes, Gwydir Shire vs. NSW, Moree Plains Shire, and Inverell Shire – 2021 ABS Census

Median weekly incomes	Gwydir Shire	NSW	Moree Plains Shire	Inverell Shire
Personal	\$541	\$813	\$816	\$619
Family	\$1,308	\$2,185	\$1,919	\$1,445
Household	\$1,029	\$1,829	\$1,524	\$1,163

Source: Australian Bureau of Statistics (2021) 'Median weekly incomes', Gwydir 2021 Census All persons QuickStats, Moree Plains 2021 Census All persons QuickStats, and Inverell Shire 2021 Census All persons QuickStats, accessed 22 November 2023.

Personal income data is based on place of usual residence. Family and household income data is based on place of enumeration.

Median incomes for each of the selected localities, according to 2021 ABS Census data, are provided in the table below. Interestingly, data for North Star indicates higher median weekly incomes across all three categories. Refer to Table 3.14 below.

Table 3.14 Median weekly incomes, Gwydir Shire vs. Wialalda, Bingara, North Star, Gravesend, and Wialalda Rail – 2021 Census

Median weekly incomes	Gwydir Shire	Wialalda	Bingara	North Star	Gravesend	Wialalda Rail
Personal	\$541	\$515	\$479	\$1,097	\$759	\$463
Family	\$1,308	\$1,342	\$1,064	\$1,978	\$1,699	\$1,174
Household	\$1,029	\$964	\$853	\$1,786	\$1,406	\$949

Source: Australian Bureau of Statistics (2021) 'Median weekly incomes', Gwydir 2021 Census All persons QuickStats, Wialalda 2021 Census All persons QuickStats, Bingara 2021 Census All persons QuickStats, North Star 2021 Census All persons QuickStats, Gravesend 2021 Census All persons QuickStats and Wialalda Rail 2021 Census All persons QuickStats, accessed 22 November 2023.

Personal income data is based on place of usual residence. Family and household income data is based on place of enumeration.

3.6 Housing

3.6.1 Dwelling count

According to 2021 ABS Census data, Gwydir Shire contains 1,898 occupied private dwellings and 348 unoccupied private dwellings. Interestingly, this appears to be a decrease from 2016 Census data. Of the selected localities, Warialda and Bingara contain the most occupied and unoccupied private dwellings, which is reflective of their status as village centres. Refer to Table 3.15 below.

Table 3.15 Dwelling count, Gwydir Shire vs. Warialda, Bingara, North Star, Gravesend, and Warialda Rail – 2021 ABS Census

Note: dwelling count data excludes visitor only and other non-classified households.

Dwelling count	Gwydir Shire	Warialda	Bingara	North Star	Gravesend	Warialda Rail
Occupied private dwellings	1,898 (84.6%)	591 (89.4%)	593 (84.1%)	61 (61%)	109 (96.5%)	65 (81.2%)
Unoccupied private dwellings	348 (15.5%)	70 (10.6%)	113 (16%)	41 (41%)	0	15 (18.8%)

Source: Australian Bureau of Statistics (2021) 'Dwelling count', Gwydir 2021 Census All persons QuickStats, Warialda 2021 Census All persons QuickStats, Bingara 2021 Census All persons QuickStats, North Star 2021 Census All persons QuickStats, Gravesend 2021 Census All persons QuickStats and Warialda Rail 2021 Census All persons QuickStats, accessed 22 November 2023.

Table based on place of enumeration.

3.6.2 Dwelling structure

According to 2021 ABS Census data, separate houses (detached dwellings) comprise the overwhelming majority of dwellings within Gwydir Shire. This is consistent across all selected localities, noting that North Star, Gravesend, and Warialda Rail comprise only separate houses. This indicates very limited housing diversity across the Shire. Refer to Table 3.16 below.

Table 3.16 Dwelling structure, Gwydir Shire vs. Warialda, Bingara, North Star, Gravesend, and Warialda Rail – 2021 ABS Census

Note: dwelling structure for occupied private dwellings, excluding visitor only and other non-classified households.

Dwelling structure	Gwydir Shire	Warialda	Bingara	North Star	Gravesend	Warialda Rail
Separate house	1,821 (95.9%)	569 (96.3%)	557 (93.9%)	60 (98.4%)	112 (100%)	65 (100%)
Semi-detached, row or terrace house, townhouse etc.	27 (1.4%)	11 (1.9%)	14 (2.4%)	0	0	0
Flat or apartment	9 (0.5%)	10 (1.7%)	0	0	0	0
Other dwelling	23 (1.2%)	3 (0.5%)	14 (2.4%)	0	0	0

Source: Australian Bureau of Statistics (2021) 'Dwelling structure', Gwydir 2021 Census All persons QuickStats, Warialda 2021 Census All persons QuickStats, Bingara 2021 Census All persons QuickStats, North Star 2021 Census

*All persons QuickStats, Gravesend 2021 Census All persons QuickStats and Wialda Rail 2021 Census All persons QuickStats, accessed 22 November 2023.
Table based on place of enumeration.*

3.6.3 Number of bedrooms

According to 2021 ABS Census data, dwellings within Gwydir Shire have an average of 3.2 bedrooms, with 3 and 4 or more-bedroom dwellings forming the majority (76.5%). A higher number of bedrooms is seen across all selected localities. However, North Star and Gravesend have a higher average number of bedrooms (3.7 and 3.5, respectively), and North Star, Gravesend and Wialda Rail all have zero dwellings with no bedrooms, such as studios apartments and bedsits. This is again, evidence of very limited housing diversity across the Shire. Diversity is largely confined to the centres of Wialda and Bingara. Refer to Table 3.17 below.

Further, 2021 ABS Census data identified 31 dwellings that needed extra bedrooms and 1,455 dwellings with spare bedrooms. This indicates a trend of larger dwellings accommodating a smaller household.

Table 3.17 Number of bedrooms, Gwydir Shire vs. Wialda, Bingara, North Star, Gravesend, and Wialda Rail – 2021 ABS Census

Note: number of bedrooms for occupied private dwellings, excluding visitor only and other non-classified households.

Number of bedrooms	Gwydir Shire	Wialda	Bingara	North Star	Gravesend	Wialda Rail
None (includes studios apartments and bedsitters)	10 (0.5%)	7 (1.2%)	6 (1%)	0	0	0
1-bedroom	76 (4%)	23 (3.8%)	30 (5.1%)	0	4 (3.6%)	3 (4.4%)
2-bedrooms	304 (16.1%)	95 (15.8%)	140 (23.8%)	3 (4.5%)	11 (9.8%)	13 (19.1%)
3-bedrooms	839 (44.3%)	283 (47.2%)	277 (47.1%)	18 (27.3%)	44 (39.3%)	36 (52.9%)
4 or more bedrooms	609 (32.2%)	167 (27.8%)	115 (19.6%)	39 (59.1%)	53 (47.3%)	16 (23.5%)
Number of bedrooms not stated	54 (2.9%)	25 (4.2%)	20 (3.4%)	6 (9.1%)	0	0
Average number of bedrooms per dwelling	3.2	3.1	2.9	3.7	3.5	3.2

*Source: Australian Bureau of Statistics (2021) 'Number of bedrooms', Gwydir 2021 Census All persons QuickStats, Wialda 2021 Census All persons QuickStats, Bingara 2021 Census All persons QuickStats, North Star 2021 Census All persons QuickStats, Gravesend 2021 Census All persons QuickStats and Wialda Rail 2021 Census All persons QuickStats, accessed 22 November 2023.
Table based on place of enumeration.*

3.6.4 Household composition and size

According to 2021 ABS Census data, family households (67.4%) form the majority household composition within the Gwydir Shire, followed by single or lone person households (30.2%) and group households (2.4%). This compares to 71.2%, 25% and 3.8%, respectively, for NSW. Household composition remains stable when compared to 2016 Census data, with only a minor

decrease in family and group households (0.6% and 0.1%, respectively), and a minor increase (0.5%) in single or lone person households.

Gwydir Shire has an average of 2.3 people per household. This is lower than the NSW average of 2.6 people per household. However, is consistent with the 2016 Census data, with no change to the average number of people per household.

Across the localities, family households remain the majority. Gravesend records the highest percentage of family households, and average number of people per household. This is likely due to a higher percentage of 'couple family with children' in this locality (refer to Section 3.2.5). Notably, no group households were recorded in North Star, Gravesend, and Warialda Rail, again indicating limited housing diversity in these localities. Refer to Table 3.18 below.

Table 3.18 Housing composition, Gwydir Shire vs. Warialda, Bingara, North Star, Gravesend, Warialda Rail, and NSW – 2021 ABS Census

Note: household composition for occupied private dwellings, excluding visitor only and other non-classified households.

Household composition	Gwydir Shire	Warialda	Bingara	North Star	Gravesend	Warialda Rail	NSW
Family households	1,280 (67.4%)	371 (62.2%)	366 (62%)	44 (69.8%)	84 (76.4%)	47 (68.1%)	72%
Single (or lone) person households	573 (30.2)	205 (34.4%)	204 (34.6%)	19 (30.2%)	26 (23.6%)	22 (31.9%)	23.8%
Group households	45 (2.4%)	20 (3.4%)	20 (3.4%)	0	0	0	4.2%
Average number of people per household	2.3	2.2	2	2.3	2.8	2.4	2.6

Source: Australian Bureau of Statistics (2021) 'Household composition', Gwydir 2021 Census All persons QuickStats, Warialda 2021 Census All persons QuickStats, Bingara 2021 Census All persons QuickStats, North Star 2021 Census All persons QuickStats, Gravesend 2021 Census All persons QuickStats and Warialda Rail 2021 Census All persons QuickStats, accessed 22 November 2023.

Table based on place of enumeration.

3.6.5 Tenure type

According to 2021 ABS Census data, the majority of dwellings (51.2%) within Gwydir Shire are owned outright. This percentage is significantly higher than NSW (31.5%), whereas other percentages remain comparable. Compared with 2016 ABS Census data, the number of dwellings owned outright has increased by 3.1%, and rented dwellings has increased by 0.9%. Refer to Table 3.19 below.

Table 3.19 Tenure type, Gwydir Shire vs. NSW – 2011, 2016 and 2021 ABS Census

Note: tenure type for occupied private dwellings, excluding visitor only and other non-classified households.

Description	2011		2016		2021	
	Gwydir Shire	NSW	Gwydir Shire	NSW	Gwydir Shire	NSW
Owned outright	972 (48.2%)	33.2%	958 (48.1%)	32.2%	971 (51.2%)	31.5%
Owned with a mortgage	449 (22.3%)	33.4%	421 (21.2%)	32.3%	402 (21.2%)	32.5%
Rented	347 (17.2%)	29.1%	351 (17.6%)	30.8%	344 (18.1%)	32.6%

Description	2011		2016		2021	
	Gwydir Shire	NSW	Gwydir Shire	NSW	Gwydir Shire	NSW
Other tenure type	176 (8.7%)	1.8%	180 (9%)	1.8%	128 (6.7%)	1.9%
Tenure type not stated	68 (3.4%)	2.8%	74 (3.7%)	2.8%	55 (2.9%)	1.5%

Source: *Gwydir | Region summary | Data by region | Australian Bureau of Statistics (abs.gov.au)*

Across the selected localities, dwellings owned outright remain the majority. However, ownership is significantly less in the locality of North Star, with a higher number of rented dwellings, and interestingly, a significantly higher percentage of other tenure type. Refer to Table 3.20 below.

Table 3.20 Tenure type, Gwydir Shire vs. Wialalda, Bingara, North Star, Gravesend, and Wialalda Rail – 2021 ABS Census

Note: tenure type for occupied private dwellings, excluding visitor only and other non-classified households.

Tenure type	Gwydir Shire	Wialalda	Bingara	North Star	Gravesend	Wialalda Rail
Owned outright	971 (51.2%)	293 (49.6%)	346 (58.3)	18 (29.5%)	46 (42.4%)	35 (53.8%)
Owned with a mortgage	402 (21.2%)	133 (22.5%)	99 (16.7%)	5 (8.2%)	31 (28.4%)	14 (21.5%)
Rented	344 (18.1%)	120 (20.3%)	117 (19.7%)	15 (24.6%)	19 (17.4%)	10 (15.4%)
Other tenure type	128 (6.7%)	19 (3.2%)	14 (2.4%)	15 (24.6%)	6 (5.5%)	4 (6.2%)
Tenure type not stated	55 (2.9%)	22 (3.7%)	20 (3.4%)	4 (6.6%)	0	0

Source: Australian Bureau of Statistics (2021) 'Tenure type', Gwydir 2021 Census All persons QuickStats, Wialalda 2021 Census All persons QuickStats, Bingara 2021 Census All persons QuickStats, North Star 2021 Census All persons QuickStats, Gravesend 2021 Census All persons QuickStats and Wialalda Rail 2021 Census All persons QuickStats, accessed 22 November 2023.

Table based on place of enumeration.

3.6.6 Homelessness

According to ABS Census data, Gwydir Shire has a relatively small number of people experiencing homelessness. It is noted that a decline in homelessness in 2021 ABS Census data for NSW could be associated with the provision of emergency housing in response to the Covid-19 pandemic. Refer to Table 3.21 below.

Table 3.21 Homelessness, Gwydir Shire vs. NSW – 2011, 2016, 2021 Census

Description	2011		2016		2021	
	Gwydir Shire	NSW	Gwydir Shire	NSW	Gwydir Shire	NSW
Count of homeless persons (no.)	9	27,483	13	37,692	10	34,982
Homeless persons per 10,000 persons (rate)	19	40	25	50	20	43

Source: Australian Bureau of Statistics (2011 – 2021) 'Homelessness', Gwydir and NSW Summary, accessed 22 November 2023.

3.6.7 Weekly rent payments

According to 2021 Census data, the median rent within Gwydir Shire is \$200 per week. This is comparable to the adjoining Shire's, however, significantly lower than the NSW average of \$420 (less \$220). Notably, the majority (56.7%) of renter households have rent payments less than or equal to 30% of household income. This suggests low housing stress, and relative housing affordability. However, weekly rent payments have increased by \$70 (35%) since 2011. Increased rents have also been seen in adjoining Shires and across NSW. Combined with the increased cost of living, more households could be spending more than 30% of household income on housing. Refer to Table 3.22 below.

Table 3.22 Rent weekly payments, Gwydir Shire vs. NSW, Moree Plains Shire, and Inverell Shire – 2021 Census

Note: weekly rental payments for occupied private dwellings, excluding visitor only and other non-classified households.

Description	Gwydir Shire	NSW	Moree Plains Shire	Inverell Shire
Median rent (a)	\$200	\$420	\$210	\$260
Renter households where rent payments are less than or equal to 30% of household income (b)	195 (56.7%)	56.1%	842 (60.7%)	1,020 (56.3%)
Renter households with rent payments greater than 30% of household income (b)	79 (23%)	35.5%	299 (21.5%)	577 (31.9%)
Unable to determine (c)	67 (19.5%)	8.4%	249 (17.9%)	204 (11.3%)

(a) Median rent calculations exclude dwellings being occupied rent-free, this is not comparable to 2016 QuickStats data.

(b) This is not comparable with historical QuickStats, as applicable households included in this calculation have changed. For details on how Household income is derived please refer to RAID.

(c) Unable to determine includes those households in which income and/or housing costs were not, or were only partially stated, by persons in the household.

Source: Australian Bureau of Statistics (2021) 'Rent weekly payments', Gwydir 2021 Census All persons QuickStats, Moree Plains Shire 2021 Census All persons QuickStats, Inverell Shire 2021 Census All persons QuickStats, accessed 22 November 2023.

Table based on place of enumeration.

According to 2021 ABS Census data, median rents across the selected localities are generally comparable with the average median rent for the Shire. However, lower rents are seen in North Star and Gravesend. This is likely due to these localities being more rural and offering less services than other localities (refer to Section 2.1.2). Refer to Table 3.23 below.

Table 3.23 Rent weekly payments Gwydir Shire vs. Wialalda, Bingara, North Star, Gravesend, and Wialalda Rail – 2021 Census

Note: rental weekly payments for occupied private dwellings, excluding visitor only and other non-classified households.

Description	Gwydir Shire	Wialalda	Bingara	North Star	Gravesend	Wialalda Rail
Median rent	\$200	\$230	\$200	\$140	\$160	\$223

Source: Australian Bureau of Statistics (2021) 'Rent weekly payments', Gwydir 2021 Census All persons QuickStats, Wialalda 2021 Census All persons QuickStats, Bingara 2021 Census All persons QuickStats, North Star 2021 Census All persons QuickStats, Gravesend 2021 Census All persons QuickStats and Wialalda Rail 2021 Census All persons QuickStats, accessed 22 November 2023.

Table based on place of enumeration.

Further, according to the Department of Communities and Justice (DCJ), *New England North West – What's Happening in the Housing Market?* Report, the median rent for all dwellings within Gwydir Shire increased from \$200 in September 2017 to \$260 June 2022, reflecting a 30% increase.

Industry data provided by Realestate.com.au indicates that median rents have increased across the localities. As of October 2023, the following was recorded:

- Wialalda – \$300 per week, compared to \$230 in the 2021 ABS Census data.
- Bingara - \$310 (18.1% growth over the past 12 months), compared to \$200 in the 2021 ABS Census data.

3.6.8 Monthly mortgage repayments

According to 2021 Census data, the median mortgage repayments within Gwydir Shire is \$997 per month. This is less than the average for NSW (less \$1,170), Moree Plains Shire (less \$303), and Inverell Shire (less \$213). This suggests a relative affordability compared with adjoining Shires. Notably, the majority (67.2%) of mortgage holders have repayments less than or equal to 30% of household income. Again, this suggests low housing stress, and relative housing affordability. However, monthly mortgage repayments have increased by \$130 (15%) since 2011. Increased mortgage repayments have also been seen in adjoining Shires and across NSW. Refer to Table 3.24 below.

Table 3.24 Mortgage monthly repayments Gwydir Shire vs. NSW, Moree Plains Shire, and Inverell Shire – 2021 Census

Note: occupied private dwellings (excl. visitor only and other non-classifiable households) owned with a mortgage or purchased under a shared equity scheme

Description	Gwydir Shire	NSW	Moree Plains Shire	Inverell Shire
Median mortgage repayments	\$997	\$2,167	\$1,300	\$1,210
Renter households where rent payments are less than or equal to 30% of household income (b)	270 (67.2%)	71.9%	743 (75.3%)	1,438 (77.1%)
Renter households with rent payments greater than 30% of household income (b)	65 (16.2%)	17.3%	79 (8%)	207 (11.1%)
Unable to determine (c)	71 (17.7%)	10.8%	166 (16.8%)	220 (11.8%)

(a) This is not comparable with historical QuickStats, as applicable households included in this calculation have changed. For details on how Household income is derived please refer to MAID.

(b) Unable to determine includes those households in which income and/or housing costs were not, or were only partially stated, by persons in the household.

Source: Australian Bureau of Statistics (2021) 'Mortgage monthly payments', Gwydir 2021 Census All persons QuickStats, Moree Plains Shire 2021 Census All persons QuickStats, Inverell Shire 2021 Census All persons QuickStats, accessed 22 November 2023.
Table based on place of enumeration.

Median mortgage repayments across the selected localities are generally comparable with the average median for the Shire. Refer to Table 3.25 below.

Table 3.25 Mortgage monthly repayments, Gwydir Shire vs. Wialalda, Bingara, North Star, Gravesend, and Wialalda Rail – 2021 Census

Note: occupied private dwellings (excl. visitor only and other non-classifiable households) owned with a mortgage or purchased under a shared equity scheme

Description	Gwydir Shire	Wialalda	Bingara	North Star	Gravesend	Wialalda Rail
Median mortgage repayments	\$997	\$1,000	\$1,062	\$0	\$815	\$934

Source: Australian Bureau of Statistics (2021) 'Mortgage monthly repayments', Gwydir 2021 Census All persons QuickStats, Wialalda 2021 Census All persons QuickStats, Bingara 2021 Census All persons QuickStats, North Star 2021 Census All persons QuickStats, Gravesend 2021 Census All persons QuickStats and Wialalda Rail 2021 Census All persons QuickStats, accessed 22 November 2023.
Table based on place of enumeration.

3.7 Housing projections

3.7.1 Projected households

The NSW DPE 2022 household projections (main series), indicate that Gwydir Shire requires approximately 162 households between 2021 and 2041, to house the projected population. This averages to 9 households (rounded to the nearest whole number) per annum during this period. This figure contributes to the approximately 8,885 households required within the New England North West Region in the same period. Refer to Table 3.26 below.

Table 3.26 NSW DPE 2022 total household projections (main series), Gwydir Shire vs. New England North West Region, and NSW

Area	2021	2026	2031	2036	2041	Change (2021-2041)
Gwydir Shire	2,266	2,329	2,375	2,409	2,428	+162
New England North West Region	76,872	78,700	80,818	82,770	84,353	+8,885
NSW	3,105,098	3,264,801	3,485,221	3,710,075	3,924,847	+1,027,120

Source: State of New South Wales and Department of Planning and Environment, 2022 NSW Population, Housing, and Implied Dwelling Projections, accessed 22 November 2023.

3.7.2 Projected household composition and size

The NSW DPE 2022 household projections (main series), indicate that Gwydir Shire will increase by approximately 40 'family households' and 123 'non-family households', to house the projected population by 2041. These households contribute to the approximately 3,300 family households and 4,180 non-family households anticipated within the broader New England North West Region, by 2041.

Notably, the projections show a small decrease in 'couple with family' households and a more significant increase in lone person households. It is noted that according to 2021 ABS Census data, Gwydir Shire currently has a higher percentage of family households (67.4%) compared to non-family households. The DPE projections may indicate an increase in non-family households, including lone person households within the Gwydir Shire to 2041, in response to an aging population and changing demographic preferences. The average household size for the region is 2.26, slightly higher than for Gwydir Shire.

By 2041, the projections indicate that the average household size for Gwydir Shire will be 2.23, a small decrease compared with the 2021 ABS Census average of 2.3 persons per household. The average household size for the region is anticipated to be 2.26 persons.

Refer to Table 3.27 and Table 3.28 below.

Table 3.27 NSW DPE 2022 Projected households by type of household and average household size, Gwydir Shire

Description	2016	2021	2041	Change (2021-2041)
Couple only	764	789	822	+33
Couple with children	547	507	501	-6
Single parent	201	198	216	+18
Multiple and Other family households	42	43	39	-4
Total family households	1,554	1,538	1,578	+40
Lone person	647	676	799	+123
Group	52	52	51	-1
Total non-family households	699	728	851	+123
Total households	2,253	2,266	2,428	+162
Average number of people per household	2.32	2.3	2.23	-0.07

Source: State of New South Wales and Department of Planning and Environment, 2022 NSW Population, Housing, and Implied Dwelling Projections, accessed 22 November 2023.

Table 3.28 NSW DPE 2022 Projected households by type of household and average household size, New England North West Region

Description	2016	2021	2041	Change (2021-2041)
Couple only	21,352	22,195	23,928	+1,733
Couple with children	19,338	18,895	19,551	+2,389
Single parent	8,912	8,857	9,688	+831
Multiple and Other family households	1,717	1,728	1,810	+82
Total family households	51,318	51,676	54,976	+3,300
Lone person	21,700	22,708	26,738	+4,030
Group	2,450	2,489	2,639	+150
Total non-family households	24,150	25,197	29,377	+4,180
Total households	75,468	76,872	84,353	+8,885

Description	2016	2021	2041	Change (2021-2041)
Average number of people per household	2.39	2.35	2.26	-0.09

Source: State of New South Wales and Department of Planning and Environment, 2022 NSW Population, Housing, and Implied Dwelling Projections, accessed 22 November 2023.

3.7.3 Projected dwellings

The NSW DPE 2022 implied dwelling demand projections (main series) indicates approximately 198 additional dwellings are required within Gwydir Shire by 2041, to accommodate the projected population and households. This averages to 10 dwellings (rounded to the nearest whole number) per annum.

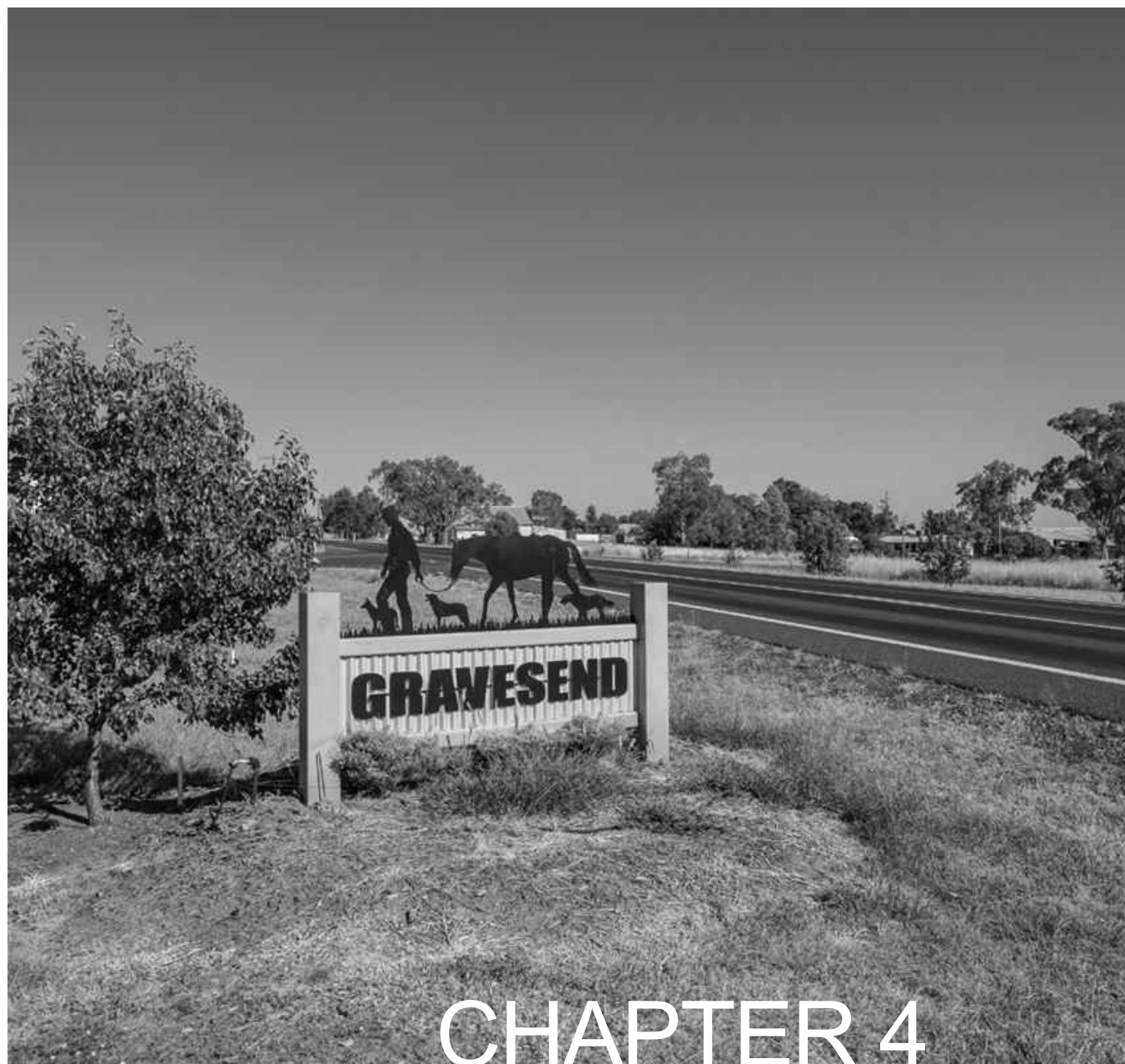
Further, the NSW DPE 2022 implied dwelling demand projections also provide a high series projection of approximately 322 dwellings are required by 2041, and a low series projection of approximately less 4 dwelling by 2041, meaning low series projections can be accommodated by current dwelling stock. Refer to Table 3.29 below.

Table 3.29 NSW DPE 2022 Implied dwelling demand (dwellings), Gwydir Shire

Note: the number of households in 2021 remains consistent between the main and high series however decreases under the low series projections.

Scenario	2021	2026	2031	2036	2041	Change (2021-2041)
Main series	2,737	2,814	2,869	2,911	2,935	+198
High series	2,737	2,810	2,864	2,964	3,059	+322
Low series	2,727	2,748	2,754	2,750	2,723	-4

Source: State of New South Wales and Department of Planning and Environment, 2022 NSW Population, Housing, and Implied Dwelling Projections, accessed 22 November 2023.



CHAPTER 4

STAKEHOLDER CONSULTATION

4 STAKEHOLDER CONSULTATION

This chapter provides an overview of community and agency consultation undertaken to inform this report and preparation of the draft Gwydir LHS.

4.1 Community consultation

Engagement with the Shire's local community was conducted throughout November 2023 via survey. It was available online or in hard copy format at various outlets throughout the Gwydir Shire. Hard copy format was used to ensure that people who couldn't access the online survey, or were not confident in doing so, could still provide their feedback. The survey was promoted via the GSC social media account and direct emails via a GSC stakeholder database. The survey question categories included demographics of respondents, current and future housing needs and preferences, and the advantages and disadvantages of living within Gwydir Shire. Seventy-two responses were received, with 70 via the online survey and two via paper surveys filled out at GSC offices.

Most people who responded were aged between 55-64 and there were no respondents younger than 25. Only two people identified as Aboriginal and Torres Strait Islander and nearly all respondents currently live in Gwydir Shire.

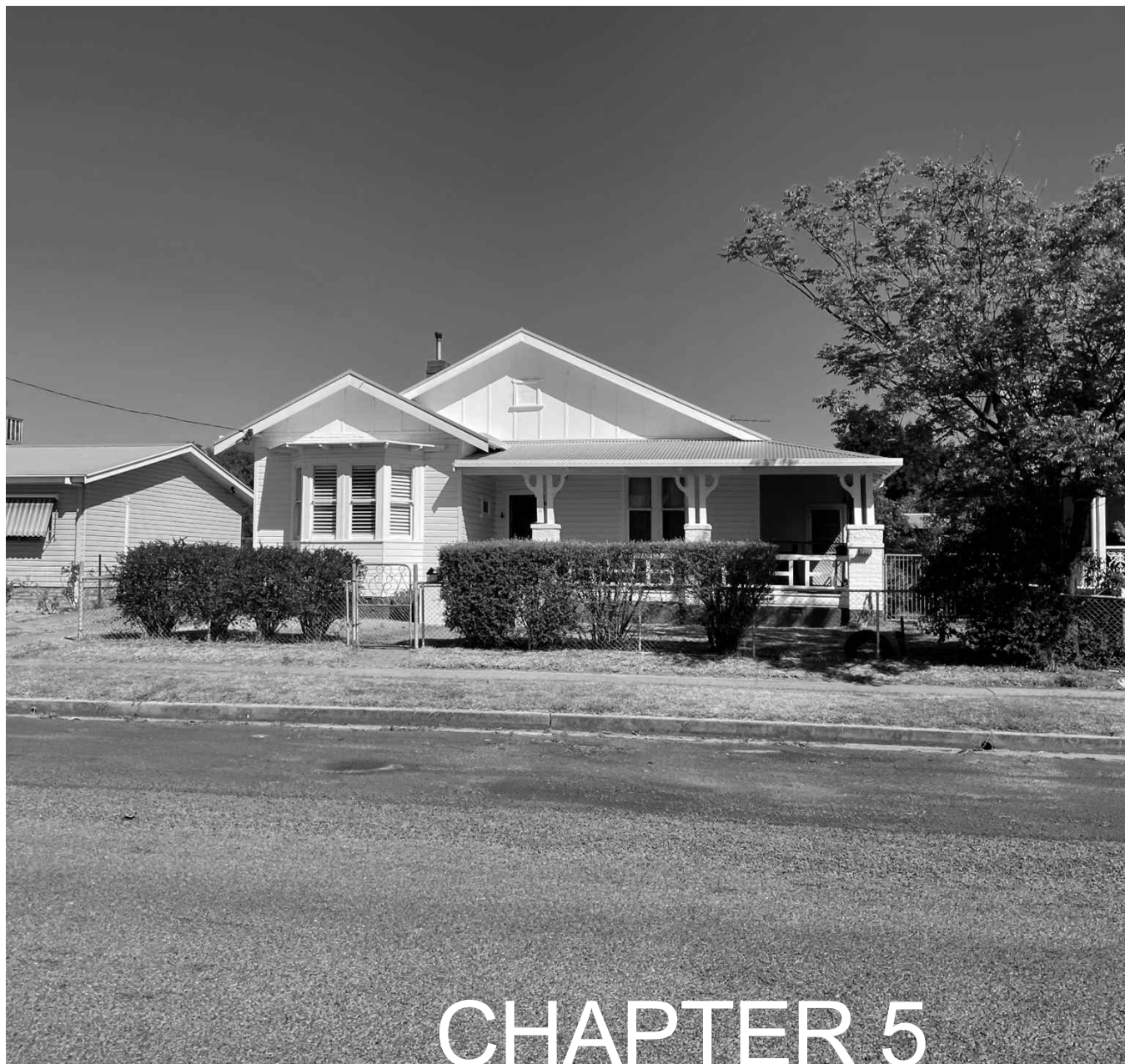
4.2 Agency consultation

To inform the preparation of this report and the LHS, Element, on behalf of GSC, has engaged with several key agency stakeholders, including:

- NSW Land and Housing Corporation (LAHC).
- Crown Lands.
- Regional NSW.
- Transport for New South Wales (TfNSW).
- Australian Rail Track Corporation (ARTC) – Inland Rail Project.
- Aboriginal Housing Office (AHO).
- NSW Health – Bingara Hospital.
- NSW Health – Wyallda Hospital.
- Service NSW.
- Department of Industry.
- NSW Department of Primary Industries – Agriculture.
- NSW Environment and Heritage – Conservation.

Agencies were contacted by email, phone or virtual meeting and asked to provide information on relevant existing or planned projects, data, or other considerations that would impact housing supply and/or demand within the Gwydir Shire.

Feedback received from agencies has been incorporated into the relevant sections of this report. Agencies did not identify any new or additional projects and plans, beyond those identified by Element and GSC. The AHO provided data regarding the projected number of Indigenous households for Gwydir Shire, which is detailed further in Section 5.8.5 below.



CHAPTER 5

HOUSING SUPPLY AND DEMAND

5 HOUSING SUPPLY AND DEMAND

This chapter provides an overview of factors influencing housing supply and demand in Gwydir Shire, including housing needs and preferences.

5.1 Factors influencing housing supply and demand

Housing supply and demand is influenced by a variety of factors (refer to Figure 5.1 below). Supply in the housing market is influenced by factors including land and dwelling availability, infrastructure and construction costs, profitability, and regulations. Demand in the housing market is influenced by factors including demographic changes and preferences, income, and rental prices and availability. Many of these factors are outside the influence of Local Government.

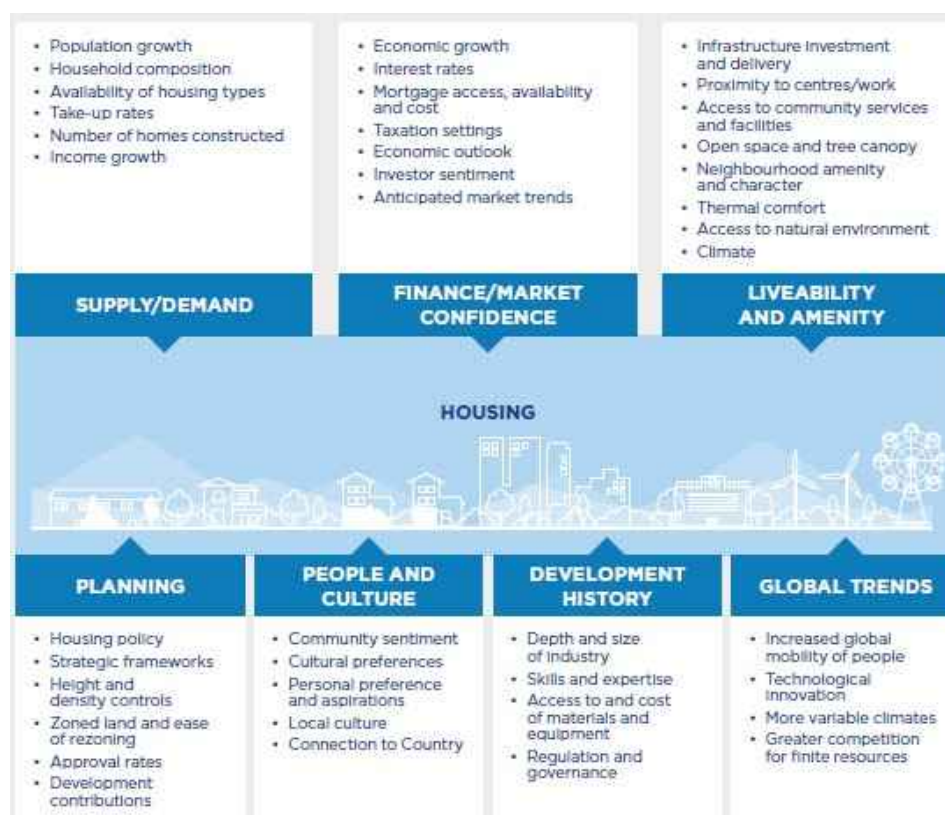


Figure 5.1 Factors affecting housing in NSW

Source: Department of Planning and Environment, *Housing 2041: NSW Housing Strategy*, p.18. Accessed 27 November 2023.

Regarding demand, 'underlying demand' refers to the theoretical 'need' or number of new homes required based on the projected number of people and households for a particular area. Underlying demand is largely influenced by population migration, demographic changes, and preferences. Whereas, 'effective demand' refers to size, type and location of dwellings and whether these correlate with what the population is willing and able to buy or rent. Effective demand is influenced by wider market forces, including desirability of an area, proximity to employment and local services, access to transport, land values, taxes, and interest rates. Effective demand is a key consideration when identifying areas for new housing.

For the purposes of this report, an assessment of indicative housing supply and demand within Gwydir Shire has been undertaken based on the following:

- Supply-

Existing residential dwellings (refer to Section 5.2),
Residential land use and development controls (refer to Section 5.3).
Capacity of existing residential land (refer to Section 5.4).
Residential housing and subdivision applications (refer to Section 5.5),
Residential sales and rental data (refer to Section 5.6), and
Existing infrastructure (refer to Section 6).

- Demand-

Key strategic plans, policies, trends, and projects (refer to Section 2.2 and Section 2.3),
Population and dwelling projections (refer to Section 5.7), and
Housing for specific needs and preferences (refer to Section 5.8).

5.2 Existing residential dwellings

According to 2021 ABS Census data, Gwydir Shire contains 1,898 occupied private dwellings and 348 unoccupied private dwellings (refer to Section 3.6.1). Separate houses (detached dwellings) account for 95.9% of occupied dwellings (refer to Section 3.6.2). The average number of bedrooms per dwelling is 3.2 (refer to Section 3.6.3), and the average number of people per household is 2.3 across the Shire. These conclusions are generally consistent across the selected localities.

Table 5.1 Summary of existing residential dwelling number and characteristics, Gwydir Shire vs. Wialda, Bingara, North Star, Gravesend, and Wialda Rail – 2021 ABS Census

Description	Gwydir Shire	Wialda	Bingara	North Star	Gravesend	Wialda Rail
Dwelling count						
Note: dwelling count data excludes visitor only and other non-classified households.						
Occupied private dwellings	1,898 (84.6%)	591 (89.4%)	593 (84.1%)	61 (61%)	109 (96.5%)	65 (81.2%)
Unoccupied private dwellings	348 (15.5%)	70 (10.6%)	113 (16%)	41 (41%)	0	15 (18.8%)
Dwelling structure						
Note: dwelling structure for occupied private dwellings, excluding visitor only and other non-classified households.						
Separate house	1,821 (95.9%)	569 (96.3%)	557 (93.9%)	60 (98.4%)	112 (100%)	65 (100%)
Semi-detached, row or terrace house, townhouse etc.	27 (1.4%)	11 (1.9%)	14 (2.4%)	0	0	0
Flat or apartment	9 (0.5%)	10 (1.7%)	0	0	0	0
Other dwelling	23 (1.2%)	3 (0.5%)	14 (2.4%)	0	0	0
Number of bedrooms						
Note: number of bedrooms for occupied private dwellings, excluding visitor only and other non-classified households.						

Description	Gwydir Shire	Warialda	Bingara	North Star	Gravesend	Warialda Rail
Average number of bedrooms per dwelling	3.2	3.1	2.9	3.7	3.5	3.2
Household composition						
Note: household composition for occupied private dwellings, excluding visitor only and other non-classified households.						
Average number of people per household	2.3	2.2	2	2.3	2.8	2.4

Source: Australian Bureau of Statistics (2021) 'Dwelling count', 'Dwelling structure', 'Number of bedrooms', 'Household composition', Gwydir 2021 Census All persons QuickStats, Warialda 2021 Census All persons QuickStats, Bingara 2021 Census All persons QuickStats, North Star 2021 Census All persons QuickStats, Gravesend 2021 Census All persons QuickStats and Warialda Rail 2021 Census All persons QuickStats, accessed 22 November 2023.
Table based on place of enumeration.

The above highlights a lack of housing diversity across the Shire, with medium-sized (3-bedroom) detached residential dwellings being the predominant housing typology. Examples of detached residential dwellings are shown in Figure 5.2 below.

Notwithstanding, whilst limited, there is some existing diversity within Warialda and Bingara town centres, including:

- Detached dual-occupancy dwellings, located on Olive Pyrke Terrace, Warialda, and attached dual-occupancy dwellings, located in Bingara.
- Aged-care accommodation, including Naroo Aged Care Hostel, Warialda and Touriandi Lodge, Bingara (refer to Section 5.8.2 for further information).
- Emergency relief accommodation (prefabricated dwellings) located at 32-34 Plunket Street, Warialda (refer to Section 5.8.7 for further information).
- Four units of teacher accommodation, located in Bingara, however noting two units are currently unable to be occupied as repairs are needed.

Examples of alternative housing typologies are shown in Figure 5.3 below.



Warialda



Warialda



Warialda



Bingara



Bingara



Bingara



Gravesend



Gravesend

Figure 5.2 Housing typologies within Warialda, Bingara and Gravesend, Gwydir Shire

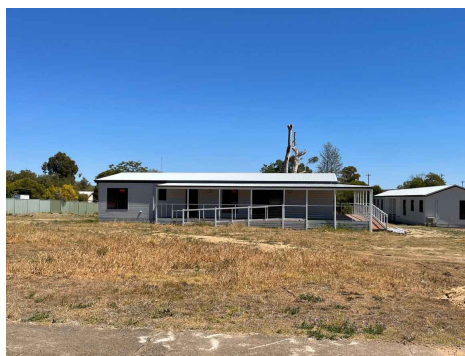
Source: Element, October 2023.



Dual-occupancy development, Olive Pryke Terrace, Wyalda



Aged-care, Plunket Street, Wyalda



Emergency relief accommodation, Plunket Street, Wyalda



Teacher accommodation, Bingara

Figure 5.3 Alternative housing typologies within Wyalda and Bingara, Gwydir Shire

Source: Element, October 2023.

5.3 Residential land use and development controls

5.3.1 Gwydir Local Environmental Plan 2013

The Gwydir LEP 2013 outlines the planning provisions for development of land within the Shire. It comprises various parts including 'Permitted or Prohibited Development' and 'Principal Development Standards'. The Gwydir LEP influences the supply of residential dwellings, including their location.

Land use zones and permissible uses

The Gwydir LEP 2013 identifies land uses permitted with consent for each land use zone (refer to Table 5.2 below). Different types of residential uses are permissible with consent (or permissible by virtue of not being prohibited) in the RU1, RU5, R5, and RE2 zones. The permissible residential uses vary between the zones, but may include:

- Dwelling houses,
- Dual occupancies,
- Secondary dwellings,
- Semi-detached dwellings,
- Rural workers' dwellings,
- Hostels,

- Boarding houses,
- Multi-dwelling housing,
- Residential flat buildings, and
- Caravan parks.

Notably, the RU5 Village zone provides for a wide range of residential uses. This supports the delivery of diverse housing within town centres, including within the selected localities. Other permissible uses include tourist and visitor accommodation, which can support the delivery of housing by providing short-term accommodation options outside of private residential dwellings.

Table 5.2 Gwydir LEP 2013 Land use zones and land uses permitted with consent and prohibited

Zone	Comment
RU1 Primary Production	<p>3 Permitted with consent <i>Dual occupancies (attached); Dwelling houses; Rural workers' dwellings; Any other development not specified in item 2 or 3.</i></p> <p>4 Prohibited <i>Hotel or motel accommodation; Serviced apartments; [abridged]</i></p>
RU5 Village	<p>3 Permitted with consent <i>Dwelling houses; Any other development not specified in item 2 or 4.</i></p> <p>4 Prohibited <i>Farm stay accommodation; Rural workers' dwellings; [abridged]</i></p>
R5 Large Lot Residential	<p>3 Permitted with consent <i>Backpackers' accommodation; Bed and breakfast accommodation; Dwelling houses; Any other development not specified in item 2 or 4.</i></p> <p>4 Prohibited <i>Boarding houses; Caravan parks; Hostels; Multi dwelling housing; Residential flat buildings; Rural workers' dwellings; Semi-detached dwellings; Shop top housing; Tourist and visitor accommodation; [abridged]</i></p>
RE2 Private Recreation	<p>3 Permitted with consent <i>Caravan parks;</i></p> <p>4 Prohibited <i>Any development not specified in item 2 or 3</i></p>

Subdivision

The Gwydir LEP 2013 permits the subdivision of land. Under clause 4.1 of the Gwydir LEP 2013 the size of any lot resulting from a subdivision of land is not to be less than the minimum lot size (MLS) for that land shown on the Minimum Lot Size Map. MLS across the Shire vary from 550 square metres to 10ha, to 200ha. Subdivision of land can facilitate the supply of additional dwellings, including dual occupancy development and community title dwellings.

Floor space ratio and height of building

No maximum floor space ratio or maximum height of building controls have been adopted for land withing Gwydir Shire.

5.3.2 Statement Environmental Planning Policies

In addition to the Gwydir LEP 2013, various State Environmental Planning Policies (SEPPs) guide development of residential dwellings within NSW. The relevant SEPPs that can influence housing supply are outlined in Table 5.3 below.

Table 5.3 Summary of relevant State Environmental Planning Policies

State Environmental Planning Policy	Implication(s) for housing supply
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	<p>Referred to as the Codes SEPP, this policy includes the Part 3A Rural Housing Code, Part 3B Low Rise Housing Diversity Code and 3D Inland Code, which apply to land within the Gwydir Shire LGA. The SEPP allows for certain development, in particular circumstances, to be undertaken as Exempt Development (without development approval) and Complying Development (a fast-track assessment by a council or an accredited certifier). Complying development allowed under the Codes SEPP includes residential dwellings, such as one and two storey detached dwellings, dual occupancies, manor houses and terraces.</p> <p>By providing an alternate approval pathway, this policy can help increase housing supply by making it easier and more cost-effective for landowners to undertake development.</p>
State Environmental Planning Policy (Housing) 2021	<p>Referred to as the Housing SEPP, this policy aims to increase the supply and diversity of more affordable and diverse forms of housing, including,</p> <ul style="list-style-type: none"> Affordable rental housing, Housing for seniors or people with a disability, Caravan parks, Manufactured home estates, Secondary dwellings. <p>The policy includes specific provisions relating to the development of these forms of housing.</p> <p>Affordable rental housing is incentivised by the policy. Housing for seniors or people with a disability includes residential care facilities, independent living units, and hostels.</p> <p>Caravan parks (including the North Star Tourist Park) can deliver temporary accommodation for short-term and key workers. Similarly, manufactured homes estates can provide affordable housing in a medium density environment.</p> <p>Secondary dwellings are permissible with consent in residential zones, including the R5 Large Lot Residential zone. They are an alternative to dual-occupancy (detached or attached) development, subject to meeting the relevant requirements, including a minimum lot size of 450m², a maximum floor area of 60m², and no subdivision. Secondary dwellings can support multi-generational housing and increase affordability.</p>
State Environmental Planning Policy (Sustainable Buildings) 2022	<p>Referred to as the Sustainable Buildings SEPP, this policy sets sustainability standards for residential development and starts the process of measuring and reporting on the embodied emissions of construction materials. In terms of housing supply, the policy requirements will influence building materiality, and design, which could have cost implications.</p>
State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65)	<p>Referred to as SEPP 65, this policy applies to residential flat buildings (RFBs) that are three or more storeys and contain four or more dwellings. It includes principles to support the supply of well-designed RFBs and apartments.</p>
State Environmental Planning Policy (Primary Production) 2021	<p>Referred to as the Primary Production SEPP, this policy aims to facilitate the orderly uses and development of lands for primary production. The policy can impact housing supply in that it can restrict housing development in certain areas to protect primary production, biodiversity, and water resources. It is noted that this policy relates to the strategic Right to Farm policy.</p>
State Environmental Planning Policy (Biodiversity and Conservation) 2021	<p>Referred to as the Biodiversity and Conservation SEPP, focuses primarily on protecting and managing the natural environment. It streamlines planning considerations for areas such as water catchments, waterways, and urban bushland. The policy may impact the location of new housing, by restricting development in areas of sensitivity.</p>

5.4 Capacity of existing residential land

A preliminary assessment of theoretical housing capacity has been undertaken. The assessment was limited to the selected study areas of Warialda, Bingara, North Star, Gravesend, and Warialda Rail (refer to Figure 2.2 to Figure 2.6 above). The assessment firstly identified the number of residential lots within the study areas (on land zoned RU5 Village and R5 Large Lot Residential), and then determined whether the lots are occupied (contain a building or structure), or unoccupied. This approach has crudely identified residentially zoned lots within the study areas that could accommodate additional housing (refer to Figure 5.4 to Figure 5.8 below).

5.4.1 Occupied or unoccupied residential lots

The preliminary housing capacity assessment has identified an indicative total of 579 unoccupied residential lots (lots that do not contain a building or structure) on land zoned RU5 Village or R5 Large Lot Residential across the study areas. This comprises:

- Warialda – approximately 126 lots,
- Bingara – approximately 227 lots,
- North Star – approximately 14 lots,
- Gravesend – approximately 137 lots, and
- Warialda Rail – approximately 75 lots.

It is noted that these figures are indicative only (refer to the assumptions and limitations identified below). The ownership of the lots varies; however, they are predominantly freehold land.

Table 5.4 Assessment of occupied and unoccupied lots for Warialda, Bingara, North Star, Gravesend, and Warialda Rail

Description	Warialda	Bingara	North Star	Gravesend	Warialda Rail	Total
Lot count	957	1,198	87	276	228	2,746
Total lot area	2,444.9ha	2,485.9ha	405.6ha	1,596.2ha	450.3ha	7,382.9ha
Occupied lots	831	971	73	139	153	2,167
Unoccupied lots – Crown	44	23	1	110	12	190
Unoccupied lots – Local Government	1	3	0	3	0	7
Unoccupied lots – freehold	81	201	13	23	63	381
Unoccupied lots – ownership unknown	0	0	0	1	1	1
Unoccupied lots – total	126	227	14	137	75	579

Source: Element, November 2023.

Theoretically, if these lots were developed to accommodate a single residential dwelling, this could provide for an additional 579 dwellings across the study areas. However, the development potential of these lots will vary based on several opportunities and constraints, including the assumptions and limitations identified below. These include physical constraints such as lot size, flood prone land and servicing, as well as effective demand considerations such as, ownership, the desirability of an area and proximity to employment and local services. The true viability of developing the identified unoccupied lots will require further assessment.

Further, observational research has identified multiple larger lots within the study areas that may have the potential to accommodate two or more dwellings via subdivision. Many of these lots have dual frontages, with rear lane access (formal or informal) provided. For example, south-west of the Bingara town centre.

Notwithstanding, the above indicates that subject to further assessment, the existing residential land identified within the indicative study areas has some capacity to accommodate infill residential development on established lots on residential owned land.

Assumptions and limitations

- The count of occupied versus unoccupied lots was undertaken manually by Element team members.
- The manual count relied upon visually identifying each lot and whether it contained, either partially or fully, a building or structure. It is not known whether the building or structure comprised an existing residential dwelling.
- Some buildings or structures occupied two or more lots. For example, buildings or structures occupying two or more lots was visually identified within the localities of Warialda and Warialda Rail.
- The manual count was undertaken using available aerial imagery provided by Google Satellite. It is likely that this aerial imagery is out of date. No aerial imagery was available from GSC or is available from external providers such as NearMap.
- The assessment assumes that the vacant lots could provide a single residential dwelling house. It does not account for other residential typologies including dual occupancies, secondary dwellings, attached dwellings, multi-dwellings, residential flat buildings, which may be permissible with consent in the RU5 and R5 zones.
- The assessment does not differentiate between lots zoned RU5 Village or R5 Large Lot Residential. Additional analysis could be undertaken to differentiate between infill development on existing RU5 zoned lots versus development of R5 zoned lots, including subdivision.
- As outlined above, the assessment does not consider constraint issues. Additional analysis is required to investigate the development potential of the unoccupied lots, by overlaying constraints mapping, for example, ownership, flood, or heritage.
- The assessment does not consider the potential to subdivide either the occupied or unoccupied lots. Additional analysis could be undertaken to assess the potential to subdivide both the occupied and unoccupied lots.

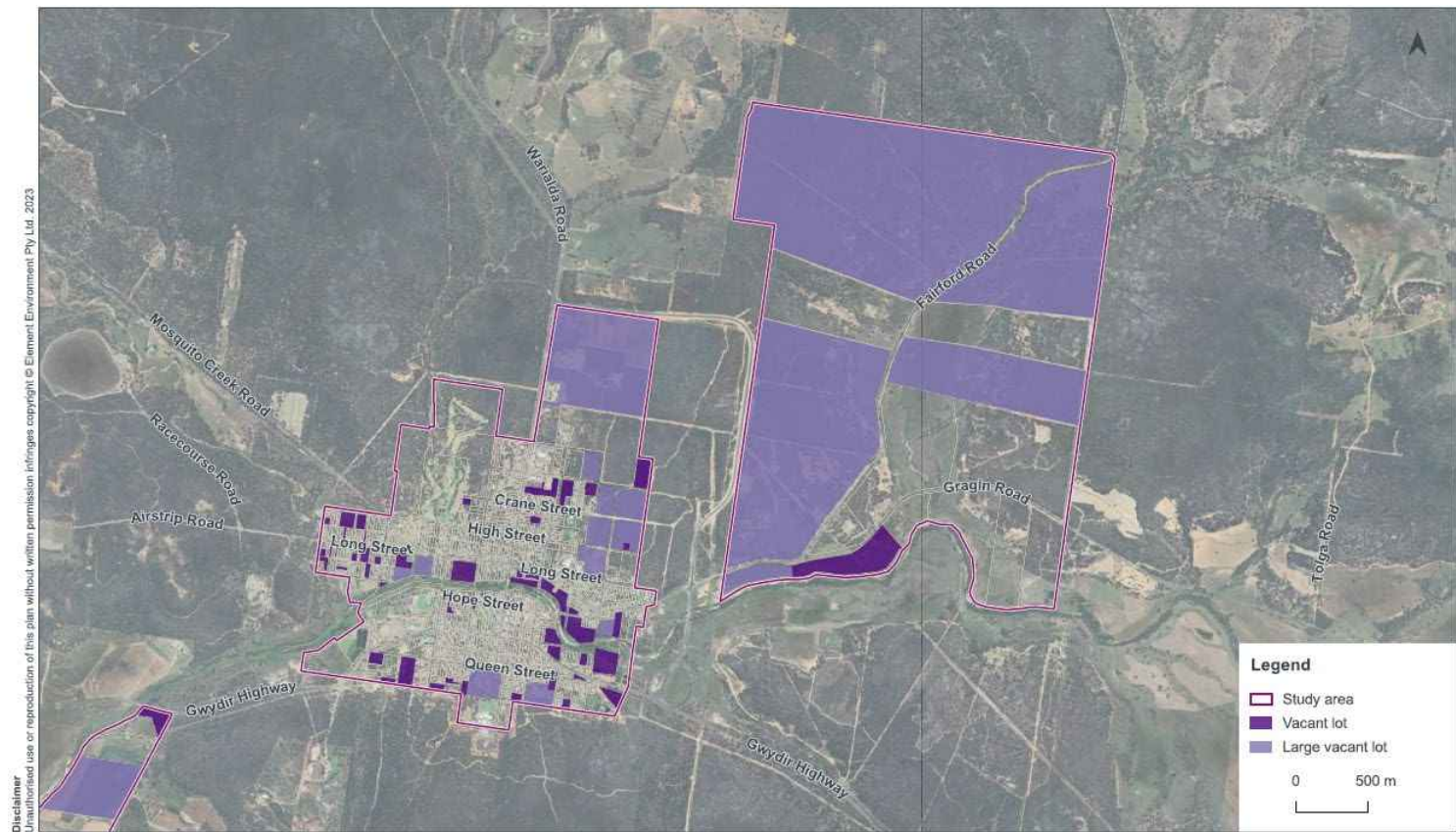


Figure 5.4 Unoccupied lots, Wyallda
Source: Element, November 2023.

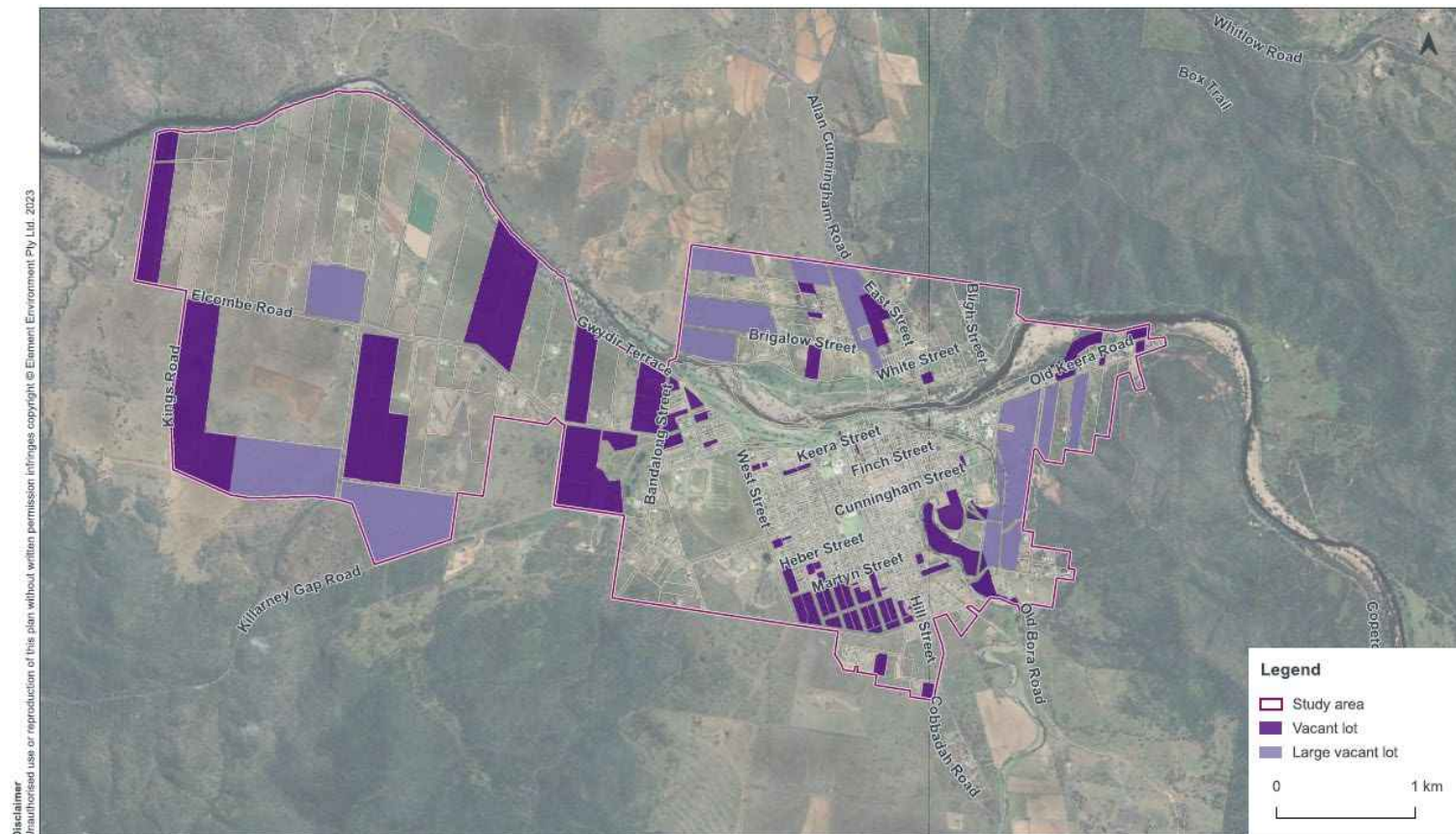


Figure 5.5 Unoccupied lots, Bingara

Source: Element, November 2023.



Figure 5.6 Unoccupied lots, North Star

Source: Element, November 2023.



Figure 5.7 Unoccupied lots, Gravesend

Source: Element, November 2023.

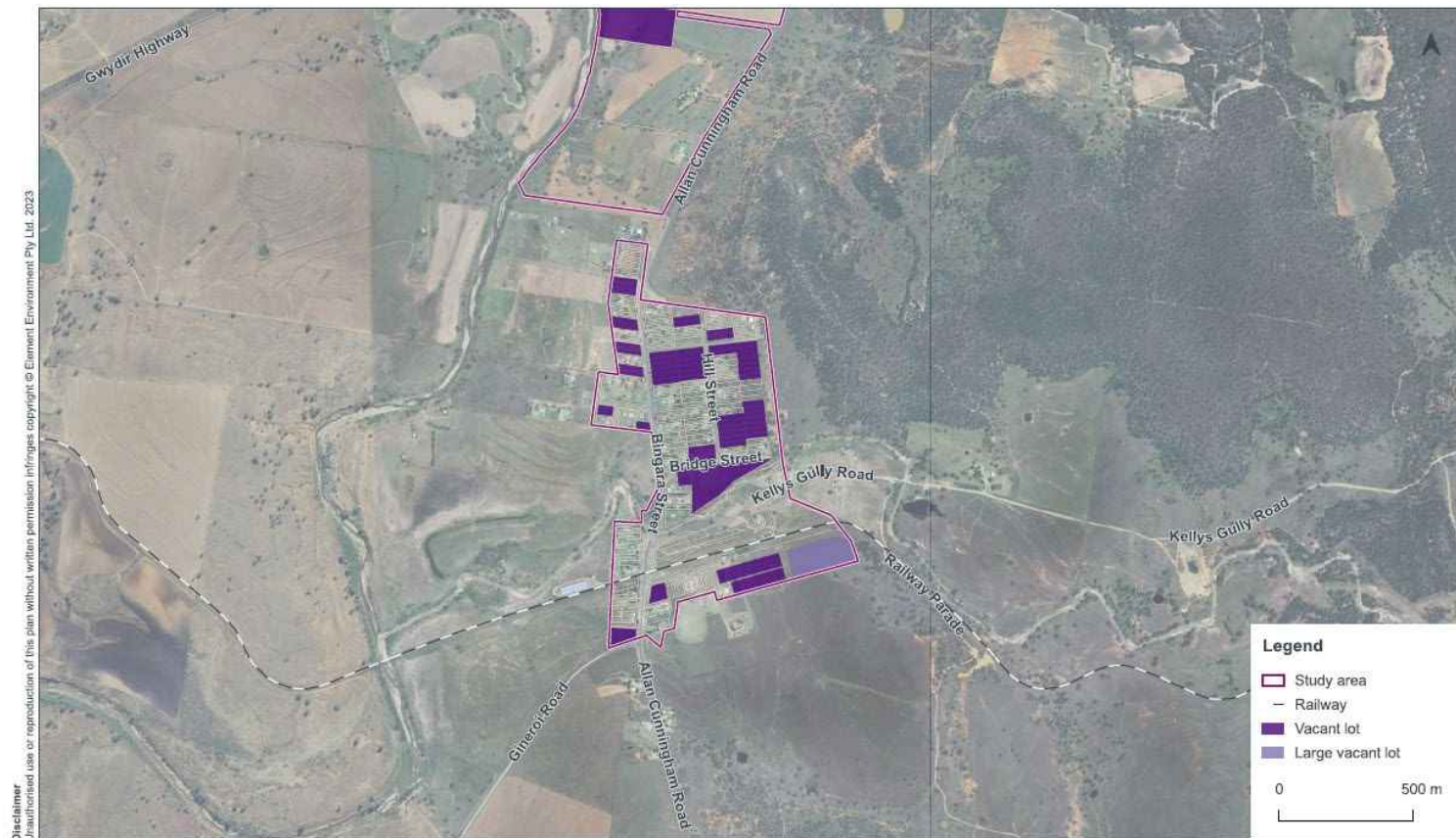


Figure 5.8 Unoccupied lots, Warialda Rail

Source: Element, November 2023.

5.5 Residential housing and subdivision applications

5.5.1 Gwydir Shire application data 2016-2023

The following sections summarise data provided by GSC for development applications (DAs), Construction Certificates (CCs), Occupation Certificates (OCs) and complying development certificates (CDCs) received by council between 1 January 2016 and 17 November 2023.

Note: refer to assumptions and exclusions below for further information.

Development applications

A summary of relevant residential development applications for Gwydir Shire between 1 January 2016 and 17 November 2023 is provided in Table A-1, Appendix A below. Applications have been categorised by year, typology (new dwelling(s), secondary dwelling(s), new dwelling(s) and secondary dwelling(s), subdivision, and new dwelling(s) and subdivision of land), as well as locality.

Application numbers have generally remained steady between 2016 and 2023, with an average of 20 (rounded to the nearest whole number) applications per calendar year. A drop in application numbers was recorded in 2020, which is likely due to the Covid-19 pandemic. A surge of application numbers was seen in 2022.

Across all localities, an average of 14 (rounded to the nearest whole number) applications per calendar year relate directly to the provision of new dwellings (comprising a mixture of single-detached dwellings, dual-occupancy, secondary dwellings, granny flats, rural workers dwellings, boarding houses, and/or prefabricated relocatable dwellings). It is noted that an increase in applications relating to secondary dwellings is seen across the period.

Notably, most of the applications related to the towns of Warialda and Bingara, with limited applications relating to the selected localities of North Star, Gravesend, and Warialda Rail. Other localities included, Upper Hornton, Croppa Creek, Coolatai, Pallamallawa, and Bundarra. Applications in other localities notably increased in 2022. Anecdotally, this could be attributed to internal migration ('tree-change' and/or remote workforce) following the Covid-19 pandemic (refer to Section 2.3.1 for further information).

Applications relating to new dwellings, rural workers dwellings and subdivision were typically seen in more rural localities. Although often more affordable in terms of land price, limited access to employment, education, and social and community services, as well as access to reticulated water and sewerage infrastructure often make these locations less attractive.

Recent residential subdivisions within the Shire include Poinciana, comprising large lots in Burundah Mountain Estate which is awaiting its final subdivision plan. All 22 lots have been sold in the Jacaranda Estate, Riddell Street, and the Blue Hill Estate, bound by Martyn and Heber Streets, Bingara. Building has commenced in the Blue Hill Estate, with some nearing completion. Subdivisions by their nature are large investments, and typically higher risk to developers. The County of Murchison Estate of 10 lots currently has power infrastructure. It will still require extension of the roadway for half the lots and all will require extension of the water and sewer services at some stage.

Construction Certificates

A summary of relevant construction certificate (CC) applications for Gwydir Shire between 1 January 2016 and 17 November 2023 is provided in Table A-2, Appendix A, below. Applications have been categorised by year, typology (new dwelling(s), secondary dwelling(s), new dwelling(s) and secondary dwelling(s)), as well as locality.

The Shire received an average of 10 applications (rounded to the nearest whole number) per calendar year. Application numbers per year follow a similar pattern to the DAs outlined above, with a decrease in applications seen in 2020 and an increase in 2022. Again, applications largely relate to the towns of Warialda and Bingara, however, an increase in applications in more rural localities was again seen in 2022 (refer to discussion above).

Notably, the analysis highlighted several related applications (for example DAs and CCs relating to the same property), which indicates that construction has commenced, and the dwelling is moving through the supply pipeline.

Occupation Certificates

A summary of relevant occupation certificate (OC) applications for Gwydir Shire between 1 January 2016 and 17 November 2023 is provided in Table A-3, Appendix A, below. Applications have been categorised by year, typology (new dwelling(s), secondary dwelling(s), and new dwelling(s) and secondary dwelling(s)), as well as locality.

The Shire received an average of six applications (rounded to the nearest whole number) per calendar year. Application numbers were consistent until 2020, when a notable decrease occurred. This suggests that the increase in applications seen in 2022 are still moving through the supply pipeline. Further, it is noted that there can often be significant delays between construction completion and the issue of an OC, meaning that OC numbers are not a true reflection of the supply of housing in the Shire.

Complying Development Certificates

A summary of relevant residential complying development certificates (CDC) for Gwydir Shire between 1 January 2016 and 17 November 2023 is provided in Table A-4, Appendix A, below. The number of CDCs is very low, with only eight relating to residential development (dwelling or residential buildings-other) for the entire period. The majority (5 CDCs) were for land within Bingara.

Assumptions and limitations

- Analysis of the data provided by GSC was undertaken manually by Element team members.
- The analysis includes all applications. It does not distinguish between lodged, approved, rejected, withdrawn or other application types.
- The number of applications does not directly equate to the number of dwellings, or lots provided.
- Naming of application categories/ typologies varies between the datasets. For example, 'New main dwelling' versus 'Single dwelling' versus 'Dwelling'. Element team members made an executive decision when categorising applications.
- New dwelling(s) include single detached dwellings, dual-occupancy, premanufactured dwelling, transportable dwellings, boarding house accommodation, conversion of existing dwellings or new dwellings for short-term accommodation.
- Secondary dwellings(s) include secondary dwellings, granny flats, and rural workers dwellings (that must be in connection with a principal dwelling).
- New dwelling(s) and secondary dwellings include an application for a combination of the above uses.
- Subdivision of land includes all applications relating to subdivision. Additional interrogation of the datasets would be required to determine whether subdivision was for the purpose of residential, commercial, industrial, or other land uses.
- The analysis does not include applications relating to dwelling alterations and/or additions.
- The datasets identify 'transportable/relocatable buildings'. For the purposes of this analysis these buildings have been assumed capable of accommodating a dwelling. Additional

interrogation of the datasets would be required to determine whether these buildings are for the purpose of residential, commercial, industrial, or other land uses.

- Premanufactured and transportable/relocatable buildings do not require construction certificates or occupations certificates (OCs). Approval for installation and occupation is sought via a Section 68 application.
- Complying Development Certificates do not have separate OCs.

5.5.2 ABS building approvals

Building approvals data provided by the ABS for Gwydir Shire is provided in Table 5.5 below. This data indicates relatively low numbers of buildings approved to 30 June 2022. It is noted that number is lower than indicated in the analysis undertaken of Gwydir Shire application data (refer to Section 5.5.1 above).

Table 5.5 Building approvals and value, Gwydir Shire

Description	2021 (to June 30)	2022 (to June 30)
Private sector houses (no.)	4	6
Total private sector dwelling units (no.)	4	6
Total dwelling units (no.)	4	6
Value of private sector houses (\$m)	2	3
Total value of private sector dwelling units (\$m)	2	3
Value of residential building (\$m)	2	3
Value of non-residential building (\$m)	-	4
Value of total building (\$m)	2	7

Source: [Gwydir | Region summary | Data by region | Australian Bureau of Statistics \(abs.gov.au\)](#)

5.6 Residential sales and rental data

5.6.1 House and land sales

According to ABS data, there was an average of 73 residential property transfers per annum between 1 July 2015 and 30 June 2021 (refer to Table 5.6 below).

Table 5.6 Residential property transfers, year ended 30 June, Gwydir Shire – 2016 to 2021

Description	2016*	2017*	2018*	2019*	2020*	2021*
Number of established house transfers (no.)	74	86	73	62	47	98
Median price of established house transfers (\$)	170,000	200,000	170,000	190,500	202,500	170,000

* Year ended 30 June

Source: [Gwydir | Region summary | Data by region | Australian Bureau of Statistics \(abs.gov.au\)](#)

The general trend has been an increase in median sales. According to the DCJ quarterly sales report, the median sales price for all dwellings (strata and non-strata) for Gwydir Shire has generally increased between the March 2021 and June 2023 quarters (refer to Table 5.7 below).

Table 5.7 Quarterly sales statistics, Gwydir Shire

Quarter	Median sales price	Number of sales
December 2020	\$269,000	30 or less sales lodged
March 2021	\$169,000	30 or less sales lodged
June 2021	\$165,000	30 or less sales lodged
September 2021	\$220,000	30 or less sales lodged
December 2021	\$210,000	30 or less sales lodged
March 2022	\$263,000	30 or less sales lodged
June 2022	\$282,000	30 or less sales lodged
September 2022	\$263,000	30 or less sales lodged
December 2022	\$250,000	30 or less sales lodged
March 2023	\$288,000	30 or less sales lodged
June 2023	\$255,000	30 or less sales lodged

Source: Department of Communities and Justice, Sales report – Gwydir Shire, accessed 30 November 2023.

Further, industry data by Realestate.com.au (viewed 23 November 2023) indicates the median house price for Warialda is \$287,500, up 22.3% over the past 12 months, and the median house price for Bingara is \$317,500, up 25.7% over the past 12 months. Property market insights provided by Realestate.com.au for Warialda and Bingara are shown in Table 5.8 below. It is noted that data is not available for other selected localities.

Table 5.8 Property insights by Realestate.com.au (23 November), Warialda and Bingara

Suburb	Availability	Sold	Median time on market	Interested buyers
Warialda	20 houses available in the past month	30 sold in past 12 months	109 days	150 buyers
Bingara	22 houses available in the past month	30 sold in the past 12 months	88 days	128 buyers

Source: <https://www.realestate.com.au/nsw/warialda-2402/> and <https://www.realestate.com.au/nsw/bingara-2404/>

Anecdotally, it is understood that house prices within the Shire have increased substantially, however, attributed to increased demand and limited supply. Sale prices of between \$330,000 and \$590,000 have recently been recorded within the Shire. There is increased interest in the Shire from residents looking to relocate from metropolitan areas, including Sydney. Applications for planning certificates have increased from an average of approximately two per week to two per day.

Whilst weekly rent payments and monthly mortgage repayment data from the 2021 Census (refer to Section 3.6.7 and Section 3.6.8) suggests that there is (or was) relative housing affordability within Gwydir Shire, the above figures indicate an increase in demand for, and subsequently increased cost of housing in the Shire. Upward trends in sales prices, combined with limited stock, could lead to future housing stress and unaffordability within the Shire.

5.6.2 Rental vacancies

The Real Estate Institute of New South Wales (REINSW) monthly Rental Vacancy Reports indicate that the rental vacancy rate for the New England region was 1.8% in October 2023. The rental vacancy rates measure the proportion of unlet residential properties available on the market. The October 2023 rate is a 2% decrease on the October 2016 rate of 3.8%, indicating a tightening rental market and shortage of available rental properties across the region.

Table 5.9 Rental vacancy rates, October 2016-October 2023, New England region

Region	October 2023	October 2022	October 2021	October 2020	October 2019	October 2018	October 2017	October 2016
New England	1.8%	1.0%	1.0%	2.3%	2.8%	2.5%	3.8%	3.8%

Source: Real Estate Institute of New South Wales (REINSW), Vacancy Rate Survey Results, 2016-2023, accessed 30 November 2023.

A vacancy rate of 3% is understood to represent a balance between supply and demand in the rental market, and 1.5% is the threshold signifying a critically low level of rental stock. Concurrent with the tightening vacancy rates, the region is also experiencing an escalating trend in median rental prices. According to the DCJ, *New England North West – What's Happening in the Housing Market?* report, anecdotally there are stories of the difficulties tenants are facing finding and retaining housing, including strong competition for rental accommodation, rent bidding, significant rent increases, having to pay too much of their income in rent, facing eviction and potential homelessness.

Source: Department of Communities and Justice, *New England North West – What's Happening in the Housing Market?*.

5.6.3 Assumptions and limitations

- The above analysis relies upon publicly available rental and sales data, interpreted within the capabilities of Element team members. It is noted that more detailed data is available from paid sources include CoreLogic Australia.
- To support future feasibility assessments, detailed economic analysis is recommended.

5.7 Population and implied dwelling projections

5.7.1 Scenario 1 – moderate growth

The NSW DPE 2022 population projections (main series) indicates the population of Gwydir Shire will increase by approximately 270 persons, or 5.1%, between 2021 and 2041, to 5,576 persons. An annual growth rate of 0.25% (refer to Section 3.3.1).

Under this scenario, the NSW DPE 2022 implied dwelling demand projections (main series) indicates approximately 198 additional dwellings are required within Gwydir Shire by 2041, to accommodate the projected population. This averages to 10 dwellings (rounded to the nearest whole number) per annum to 2041.

When the DPE projections (main series) are compared with the 2021 ABS Census data (refer to Section 3.2 above), the population is anticipated to increase by approximately 666 persons, or 13.6%, between 2021 and 2041. It is noted that the DPE projections use 2020 ERP by age and sex as the starting point. The 2021 Census data is based on 'usual place of residence'. Based on a projected average household size of 2.23 persons, to service this population growth, approximately 298.6 new households are needed by 2041, or 15 dwellings per annum (rounded to the nearest whole number).

As outlined in Section 5.5.1, between 1 January 2016 and 17 November 2023, GSC received an average of 14 (rounded to the nearest whole number) applications per calendar year related directly to the provision of new dwellings.

5.7.2 Scenario 2 – high growth

The NSW DPE 2022 population projections (high series) indicate a population of approximately 5,855 persons by 2041, an increase of approximately 547 persons, or 10.1% (refer to Section 3.3.1).

Under this scenario, the NSW DPE 2022 implied dwelling demand projections (high series) indicates approximately 322 dwellings are required within Gwydir Shire by 2041, to accommodate the higher projected population. This averages to 17 (rounded to the nearest whole number) dwellings per annum to 2041.

When the DPE projections (high series) are compared with the 2021 ABS Census data (refer to Section 3.2 above), the population is anticipated to increase by approximately 945 persons, or 19.2%, between 2021 and 2041. Based on an average household size of 2.23 persons, to service this projected population growth, approximately 423.8 new households are needed by 2041, or 22 dwellings per annum (rounded to the nearest whole number).

5.7.3 Scenario 3 – low growth

The NSW DPE 2022 population projections (low series) indicate a population of approximately 5,207 persons by 2041, a decrease of 78 persons, or 1.5%. Under this scenario the implied dwelling demand is less 4 dwellings by 2041.

When the DPE projections (high series) are compared with the 2021 ABS Census data (refer to Section 3.2 above), the population is anticipated to increase by approximately 297 persons, or 6.1%, between 2021 and 2041. Based on an average household size of 2.23 persons, to service this projected population growth, approximately 133.2 new households are needed by 2041, or 7 dwellings per annum (rounded to the nearest whole number). This projection largely aligns with Scenario 1 – moderate growth if relying only the DPE figures.

5.7.4 Assumptions and limitations

- There is a need to adopt an appropriate growth scenario to inform the preparation of the LHS.
- The above analysis reflects relatively modest growth scenarios prepared by the DPE. It is understood that GSC aspires for increased population growth within the Gwydir Shire. This may extend above and beyond the projections outlined above. Further analysis could be undertaken to determine a population forecast and associated dwelling demand that aligns with GSC aspirations and reflects recent housing approvals, and local efforts to increase economic development and jobs growth and attract new residents to Gwydir Shire. It is noted that an aspirational target of 8,000 residents by 2031 was outlined by the earlier version of the Gwydir Shire CSP 2017-2027.
- GSC note a high growth scenario could be expected with the realisation of some of the larger projects, otherwise a moderate growth scenario is likely.

5.8 Housing for specific needs and preferences

In addition to general housing demand, it is important to look at specific needs that require a certain kind of housing typology, or housing stock. These needs fall on a housing spectrum, and include housing for seniors and persons with a disability, Indigenous people, aged care, social housing, and short-term and key worker accommodation, and are discussed in further detail below.



Figure 5.9 Housing continuum

Source: NSW Government, *Local Government Housing Kit, Module 1-3*, accessed 28 November 2023.

5.8.1 Aged-care and seniors living

As outlined above, an aging population is a key trend impacting housing provision within the region. An aging population will contribute to an increased demand for smaller dwellings, as well as aged-care or assisted living accommodation.

GSC currently operates a portfolio of aged-care services, including Naroo Aged Care Hostel (a 36-bed facility), Commonwealth Home Support Programs in three villages and supports other community run aged-care services such as Touriandi Lodge in Bingara. Council support is essential in the ongoing delivery of these services, as well as new services. As a direct result of the growth in the aged care sector and increased demand for local services, it is expected that the Council will have to expand their services over the next few decades to meet the demand. This could include the provision of more services like Commonwealth Home Support Programs that provide support for aged persons to stay at home longer, supported independent living units and extensions to the aged care facilities (Naroo and Touriandi Lodge).

Further, consultation with the Health Service Manager at Bingara Hospital (8 November 2023) revealed that, anecdotally, there is a lack of housing infrastructure to cater to an aging population. There is a desire to increase bed capacity at the hospital, noting that the aged-care facilities are often at capacity.

Source: *Gwydir Shire Community Strategic Plan 2017-2027*, p. 14.

5.8.2 Adaptable, accessible, and inclusive housing

People with disability make up a significant proportion of our communities. According to the 2021 ABS Census data, in the Gwydir Shire 17.72% of the population, or 870 people living in the Shire, identified as needing assistance because of a disability. There were 1,130 carers providing unpaid assistance to a person with a disability, long term illness or old age in 2021. The number of people

who provided unpaid assistance to a person with disability, long term illness or old age in Gwydir Shire increased by 41 since 2016. There were 283 people receiving a Disability Support Pension in Gwydir Shire in 2021. The Disability Support Pension is provided to people who have a physical, intellectual, or psychiatric condition that stops them from working, or people who are permanently blind.

However, as outlined in *Housing 2041* (p.47), despite statutory protections, people with disability, experience higher levels of disadvantage in relation to housing. Specifically, home ownership rates are lower for people with disability, people with disability are more likely to live in social housing, and many existing homes are inaccessible or poorly designed, unsuitable in their layout and provision of amenity, or poorly located in relation to critical transport and social infrastructure. Delivery of adaptable, accessible, and inclusive housing remains a challenge.

Consultation with the Health Service Manager at Bingara Hospital (8 November 2023) revealed that, anecdotally, there is a lack of appropriate residential housing or accommodation catering to those with increased physical or medical needs. Inappropriately provisioned homes, for example, no ramp access, has restricted patients from being discharged from hospital. Homes are often not designed to be accessible and are difficult to adapt to suit specific needs. This can be even more challenging when people are renting. This affects not only the individual's quality of life, but also increases demand on limited hospital resources. It is noted that the hospital is trying to address these issues on a case-by-case basis, including securing funding or arranging for home modifications.

There is a need to implement adaptable housing strategies that support the provision and availability of accessible housing for people with disability, reduce mobility, or those recovering from illness or injury. These strategies may include ensuring that all new housing is constructed to meet minimum accessibility requirements and are capable of modification or adaptation.

Source: Gusheh M et al. Adaptable Housing for People with Disability in Australia: A Scoping Study. Sydney. Australian Human Rights Commission, 2021. Accessed 27 November 2023.

5.8.3 Social housing

As of 30 September 2023, there are 57,411 social housing applicant households on the NSW Housing Register. Of these applicants, there is a median waiting time of 3 months for priority applicant households, and 26.6 months for general applicant households. This indicates a significant demand for social housing across NSW. In June 2022, there were 15 public housing properties located in the New England and North West Region across the Armidale Region (7), Inverell (1), Tamworth Region (5) and in Walcha (2). Further, community housing providers manage some 2,723 properties across the region, including social housing, affordable housing, transitional housing, and crisis accommodation. Three of these properties are in the Gwydir Shire.

As outlined in Table 5.11 below, there are less than five general and five priority applicants on the waitlist for the Wialda allocation zone, and less than five general applicants on the waitlist for the Bingara allocation zone. However, the median wait time for priority applicants and general applicants within the New England DCJ (Department of Communities and Justice) district is 2.1 months, and 22.5 months respectively, slightly lower than the NSW median. This indicates that there is demand for social housing within the Shire, however, not at a significant level.

Consultation with NSW Land and Housing Corporation (LAHC) (7 November 2023) confirmed that there are no current plans for projects within the Regional Communities Program for Gwydir Shire.

Note: Information is displayed in allocation zones which are groups of suburbs or towns where social housing is available. The two allocation zones of relevance to this report, and the Gwydir LHS are Wialda (including Wialda and Wialda Rail), and Bingara. It is noted that no data is available for the localities of North Star and Gravesend.

Table 5.10 Social housing applicants and expected waiting times, Warialda and Bingara allocation zones at 30 September 2023

Allocation zone	Comment
Warialda (incl. Warialda, Warialda Rail)	<5 general and <5 priority applicants on waitlist. Expected waiting times not identified.
Bingara	<5 general applicants on waitlist. Expected waiting times not identified.

Source: NSW Government Communities & Justice (2023), 'Social applicant households on the NSW Housing Register by Allocation Zone (as of 30 September 2023)', accessed 27 November 2023.

5.8.4 Affordable housing

Affordable housing is housing that is accessible to a range of very low to moderate income people and households. Housing is typically considered affordable if it costs less than 30% of gross household income. Affordable housing varies in types and sizes. It is sometimes available for purchase, but most commonly available for rent, being owned by private developers, investors, councils, charitable organisations, or Community Housing Providers. Affordable housing is open to a broader range of households compared to social housing.

The very low-, low- and moderate-income category descriptions, and the equivalent personal and household income for Gwydir Shire based on 2021 ABS Census data is shown in Table 5.12 below. The median personal (\$541) and household (\$1,029) incomes for Gwydir Shire is substantially less than the NSW median personal (\$813) and household (\$1,829) incomes (refer to Section 3.5.4).

According to 2021 ABS Census data, the median rent within Gwydir Shire is \$200 per week (refer to Section 3.6.7). This median price is affordable (less than 30% of total income) for low-, and moderate-income households, however, it is not affordable for very-low, low-, and moderate-income individuals (or single income households). Notably, the majority (56.7%) of renter households have rent payments less than or equal to 30% of household income. This combined suggests that Gwydir Shire as a whole experiences relative housing affordability, and likely less demand for affordable housing provision.

Table 5.11 Very low-, low- and moderate-income equivalents in Gwydir Shire based on NSW median weekly personal and household income

Category	Description	Equivalent personal income for Gwydir Shire	Equivalent household income for Gwydir Shire
Very low income	Earning less than 50% of the NSW or Sydney median income, depending on where they live.	Less than \$270.50, based on the NSW median weekly personal income of \$813 (2021 Census data).	Less than \$914.50, based on the NSW median household income of \$1,829 (2021 Census data).
Low income	Earning more than 50%, but less than 80% of the NSW or Sydney median income, depending on where they live.	Between \$270.51 and \$432.80, based on the NSW median weekly personal income of \$813 (2021 Census data).	Between \$914.51 and \$1,463.20, based on the NSW median household income of \$1,829 (2021 Census data).
Moderate income	Earning between 80% and 120% of the NSW or Sydney median income, depending on where they live.	Between \$432.81 and \$649.20, based on the NSW median personal weekly income of \$813 (2021 Census data).	Between \$1,463.21 and \$2,194.80, based on the NSW median household income of \$1,829 (2021 Census data).

Note: Gwydir is a regional area, so income has been compared against the NSW median personal income according to the 2021 Census data. It is noted that this data is likely outdated due to recent increases in rental prices across NSW.

Source: NSW Government Communities & Justice, *About affordable rental housing* (webpage), accessed 27 November 2023. Australian Bureau of Statistics (2021) 'Median weekly incomes', *Gwydir 2021 Census All persons QuickStats*, accessed 22 November 2023.

However, a total of 70.1% of very-low-income rental households and 30.1% of low-income rental households within the Shire were in housing stress according to the 2021 Census data. This represents an increase in the proportion of stress from 2016, when 60.2% of very-low income and 17.2% of low-income rental households were in rental stress. According to 2021 Census data, a total of 294 persons living in the Shire received Commonwealth Rent Assistance, and even with this additional income support, 61 persons, or 20.7% were experiencing housing stress. Similar trends have been seen with purchase affordability. According to 2021 Census data, 53.2% of very-low-income households and 22% of low-income households were experiencing purchase stress.

Increases in median income in Gwydir Shire between 2016 and 2021 have been outpaced by increases in both median rents and median house sales price. While the median income in Gwydir Shire increased by 13.1% over that time, median rents increased by 30.0% and median sales price by 38.8%. The fact housing costs are rising faster than incomes impacts affordability of both rental and purchase for Gwydir Shire residents.

Industry data provided by Realestate.com.au indicates that median rents have increased across the localities. As of October 2023, Wyallda had a median rent of \$300 per week, an increase of \$70, or approximately 30.4%, and Bingara had a median rent of \$310 per week, an increase of \$110, or 55%, compared to the 2021 ABS Census data. Combined with the increased cost of living, more households could be spending more than 30% of household income on housing and experiencing housing stress and increasing unaffordability.

More broadly, the RAI (November 2023) highlights that regional NSW RAI score has decreased by 7% since 2020, falling from acceptable to moderately unaffordable. Regional NSW now straddles between moderately unaffordable to unaffordable rents, with the average rental household paying 29 per cent of total income if renting at the median rate. If this trend continues, regional NSW will soon fall into the unaffordable category.

Further, the number of people over 65 years of age is projected to increase within the Shire (refer to Section 3.3.2). An aging population is increasingly vulnerable to housing stress, being exposed to the insecurity of rising rents and tenures, vulnerable to illness and/or caring responsibilities, and constrained by limited income-earning ability or incomes that are not keeping up with housing

costs (Government benefits and allowances). The Rental Affordability Index (RAI) (November 2023) notes that housing for a single pensioner is severely unaffordable to unaffordable in regional areas. Further, housing for a pension couple of unaffordable to acceptable in regional areas.

Lone-person households are also projected to increase (refer to Section 3.7.1), which means an increased reliance on personal (or individual) incomes, to whom the 2021 ABS Census median rent within the Shire is unaffordable.

Further, the ability to attract and retain lower income earners, including young people, students, as well as key workers, for example childcare, healthcare, and emergency workers (police, ambulance), is dependent on housing remaining diverse and affordable. It is noted that Gwydir Shire has some existing accommodation catering to these groups, including existing teacher accommodation, located in Bingara. However, it is noted that of the four 'teacher flats' two require repairs before they can be occupied. Anecdotally, it is understood that key workers currently live outside of the Shire. For example, it is estimated around six local school teachers live outside the Shire and commute to work in Wyallda. Some would take up accommodation options in the area if they were available. Positively, as outlined in Section 5.5.1, there have been several applications relating to rural workers dwellings between 2016 and 2023.

These reasons above, combined with increased cost of living pressures, likely mean more individuals and households will experience housing stress and insecurity in the future, increasing demand for affordable housing.

Sources: The Conversation, 'Aging in a housing crisis: growing numbers of older Australians are facing a bleak future', published 10 August 2023, accessed 27 November 2023. SGS Planning & Economics, Rental Affordability Index November 2023, accessed 30 November. Department of Communities and Justice, 'New England North West – What's Happening in the Housing Market?'.

5.8.5 Indigenous housing

As outlined in Section 3.2.1, according to 2021 Census data, 343 persons, or 7% of the Gwydir Shire population are ATSI. This compares to 19.9% for Moree Plains Shire, 11.1% for Inverell Shire and, 3.4% for the rest of NSW. Of the selected localities, the ATSI community predominantly resides in Wyallda and Bingara.

The Shire is located within the Aboriginal Housing Office (AHO) Northern Region. This region extends from the Central Coast, north to Tweed Shire, and west to Moree Plains Shire and Narrabri Shire. According to AHO data, there are 2,199 AHO-owned properties within the Northern Region. These properties are managed by an Aboriginal Community Housing Provider (ACHP), a Community Housing Provider (CHP) or by the Department of Communities and Justice (DCJ). It is noted that 253 AHO-owned properties in Moree Plains Shire and 55 AHO-owned properties in Inverell Shire. However, zero AHO-owned properties are located within Gwydir Shire.

Consultation with AHO (13 November 2023) revealed that the projected demand for Indigenous households within Gwydir Shire is forecast to increase between 2016 to 2031. However, there is no planned projects to deliver AHO-owned dwellings within Gwydir Shire. This reveals a gap in the supply of Indigenous housing within the Gwydir Shire.

5.8.6 Seasonal and temporary worker accommodation

Agriculture is the primary land use and economic activity of the Gwydir Shire, with the Shire being one of the most productive agricultural areas in Australia (refer to Section 3.5.2). By its nature, the agricultural sector is typically seasonal in its demand for labour, however, this varies by sector. Anecdotally, farming operations within the Shire are growing, and whilst technology is advancing,

farming continues to be labour intensive. Therefore, there is a need to consider short- to medium-term accommodation for seasonal workers within the Shire. These workers typically require lower-cost but secure accommodation, which is often provided through a mix of on-farm accommodation and in-town accommodation. It is understood that there is a particular need for additional worker accommodation within the northern grain growing area, in and around North Star. As outlined in Section 5.5.1, there have been several applications relating to rural workers dwellings between 2016 and 2023. This indicates both demand for and promisingly, supply, of this type of residential accommodation.

The NSW Government Regional Housing Taskforce (2021) recommended the introduction of “standard planning pathways for temporary worker accommodation and investigating planning pathways for innovative housing options for a variety of needs, such as temporary supportive accommodation for those in crisis and housing for seasonal workers”. In response, the NSW is in the process of refining the Temporary and Seasonal Workers’ Accommodation Toolkit. The toolkit aims to provide clear and practical guidance to councils in planning and delivering worker accommodation.

Further, construction of major infrastructure projects across the region contributes to a demand for temporary worker accommodation. This accommodation may include the construction of workers camps, private rentals and/ or cabins and caravans in tourist parks. For example, it is understood that workers on the Inland Rail project have utilised the North Star Tourist Park (refer to Section 2.3.2).

There is a need for GSC to review current planning controls as well as recommendations of the toolkit to support the provision of short-term accommodation for key workers.

Sources: Macropian, Moree Plains Local Housing Strategy Background Economic Analysis, 2022, accessed 20 November 2023. NSW Government, ‘Temporary and Seasonal Worker’s Accommodation Toolkit’, accessed 27 November 2023.

5.8.7 Emergency relief accommodation

Natural disasters continue to disrupt regional communities. GSC, in conjunction with the UniPlan Group, and with funding from the Black Summer Bushfire Recovery grant, is establishing new community facilities in Warialda and Bingara. These will provide emergency accommodation in the event of a State Declared Emergency for residents and disaster recovery workers. Two prefabricated dwellings are located at Plunkett Street Warialda, and five are located at The Living Classroom on Narrabri Road Bingara.

When the Plunkett Street facility isn’t being used during crisis situations, it will be used as a respite centre, providing short-term breaks for adults and children with special needs. The main 3 bedroom dwelling in Plunkett Street will also house Challenge Disability Service whenever there is not a crisis situation and will vacate immediately in the event of such a crisis.

The Plunkett Street facility also boasts an additional two units at the rear of the block which will house locums that come to town to provide relief to the local doctors. This was made possible by UniPlan providing the units at a heavily discounted rate for residents and disaster recovery workers in the event of a State Declared Emergency.



Figure 5.10 Emergency relief accommodation, Wialda

Source: Element, October 2023.

5.8.8 Larger lots and dwellings

As detailed in Section 4.1 of this report, analysis of the community survey found that respondents thought:

- Wialda is suited for various housing types, including freestanding houses, over-55s, dual-occupancy dwellings, and apartments/flats.
- Bingara, should comprise similar housing types to Wialda, with a slight emphasis on freestanding houses on larger lots.
- North Star is primarily seen as suitable for freestanding houses, with rural (farm) workers' dwellings as the third-highest response.
- There is a strong preference for freestanding houses in Gravesend.

Individuals have different housing preferences, including size and configuration of a home, how accessible it is and where it is located. Anecdotal evidence suggests that Shire residents want a variety of larger lots, including:

- 2,000sqm lots providing space ample space, and privacy, but being located closer to the towns of Wialda and Bingara.
- 25,000sqm lots (large-lot residential) on the fringe of towns, including Wialda, that accommodate hobby farms. It is noted that many people bought and relocated here from Sydney during and post the Covid-19 pandemic.
- Acreage is preferred.

Further, according to 2021 ABS Census data, dwellings with the Shire have an average of 3.2 bedrooms, with 3- or 4 or more-bedroom dwellings forming the majority (76.5%) across the Shire (refer to Section 3.6.2). This could be based on preference or just be reflective of the type of housing available.

Whilst there is a need to accommodate these housing preferences to retain existing and attract new residents to the Shire, there is also a need to provide a diversity of housing typologies to cater to the needs of older people, couple and lone-person households, seasonal and temporary workers, and students.

Examples of recent large-lot development is shown in Figure 5.11 below.



Figure 5.11 Example of large lot with recently constructed dwelling house, Burundah Mountain, Warialda Gwydir Shire

Source: Element, October 2023.

5.8.9 Prefabricated transportable/relocatable dwellings

As outlined in the other in section 5.8.6 above, Gwydir Shire's agricultural prominence, as well as its remoteness from larger centres, underscores the demand for fast and flexible construction solutions with reduced rates of labour and professional trades to complete. The construction boom in major infrastructure projects across the region, such as the Inland Rail project, contributes to the demand for labour and trades.

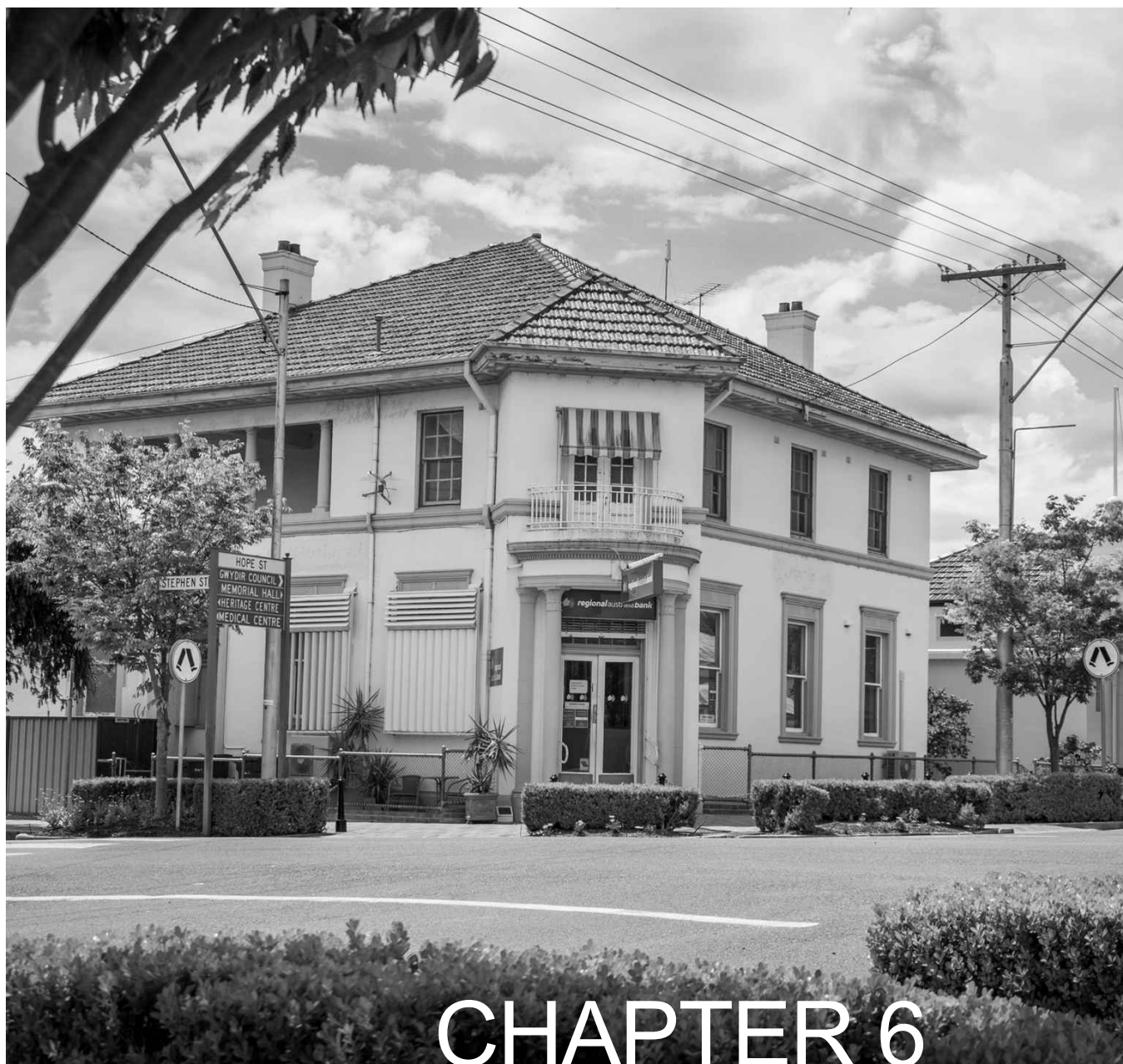
These type of dwelling, offer a comparable product in quality and price in a fraction of the time compared to a full on-site build. Delays arising from weather, scheduling, and availability of trades can be significantly reduced with dwellings fabricated off-site. These dwelling can be manufactured and installed for a variety of accommodation categories. Ranging from primary and secondary dwellings, rural workers dwellings, bed and breakfast, to farm stay accommodation, as well as other non-habitable uses

There has been a steady increase of these type of dwellings in the Shire. A single unit that remains in a transportable state, ie on a registrable trailer, associated with a dwelling, can bypass the planning requirements for development consent. Although the Council has received an increasing number of inquiries and applications, the products are often being marketed as fully exempt. This leads to frustration and disappointment when they have already been paid for and delivered onsite only to find out after they require approval and some units do not meet some minimum dimension requirements. Further exemptions and streamlining the planning processes for their approval aligns with delivering housing to the region in a timely fashion to accommodate the growing needs.

5.8.10 Communal settlements

Aligned with the actions outlined in the Gwydir Shire LSPS, there is support for the appropriate development of communal settlements within rural and semi-rural areas. These will have to be harmonious with the existing agricultural and biodiversity value of the Shire. This strategic commitment reflects a broader vision for the inclusion of sustainable and community-oriented development.

With the RU1 Primary Production and R5 Large Lot Residential zones, communal type settlements are permissible in conformance with the Gwydir LEP requirements for dwellings and uses in those zones. As the needs of the population changes, housing supply should meet that change with appropriate and sympathetic dwellings. This is an opportunity for diverse housing, agricultural practices and communities to harmoniously contribute to the diversity of the Shire whilst maintaining its agricultural and rural character.



CHAPTER 6

EXISTING INFRASTRUCTURE

6 OPPORTUNITIES AND CONSTRAINTS ANALYSIS

This chapter provides an overview of key opportunities and constraints, including flood and bushfire risk, Indigenous and European heritage and existing utilities and social infrastructure within the selected localities of Warialda, Bingara, North Star, Gravesend, and Warialda Rail.

6.1 Land ownership

Land ownership data was provided by GSC staff in October 2023. Land within each of the study areas is categorised as either council-owned land, NSW government-owned land, Crown land or Freehold land or other. The land ownership arrangements for each study area are summarised in Table 6.1.

Table 6.1 Landownership

Study area	Description
Warialda	<ul style="list-style-type: none"> ▪ Council-owned land is limited within the study area. It includes (but not limited to): <ul style="list-style-type: none"> > Land bound by Arthur Wheatley Drive, East Street, and Long Street in the north-west of the study area. This land is zoned RU5 Village, is approximately four hectares in area and contains the Naroo Aged Care Hostel in the south-east corner of the site. The remainder of the site has been identified as unoccupied. > Land fronting Stephen Street and J a McGregor Drive, in the north of the study area. This land is zoned RU5 Village and appears to contain operational uses. > Land at 5 Hope Street (Lot 1 in DP 834198). > Land at 32-34 Plunket Street (Lot 1 in DP 158301 and Lot 19 in DP 759052). ▪ NSW Government-owned land is limited within the study area. It contains critical social infrastructure, including (but not limited to) the Warialda Police Station. It is noted that the mapping data presents some limitations in that it does not identify Warialda Public School or Warialda High School which are likely also to be government-owned land. ▪ A significant portion of the land within the study area is Crown land. It contains critical infrastructure including (but not limited to) the Pioneer and Warialda Historic cemeteries; Warialda Caravan Park; and recreation areas, including Nicholson Oval and Warialda Golf Course. Further, a significant portion of the Crown land comprises highly vegetated land, including along Warialda Creek, and is subject to incomplete aboriginal land claims. ▪ Most of the land within the study area is freehold land. It includes (but is not limited to): <ul style="list-style-type: none"> > R5 large-lot residential land located to the north-west of the town centre along Fairford Road and Gargin Road. > RU5 land bound by West Street, James Street, Riddell Street and Water Street to the north-west of the town centre (known as Poverty Flat). Approximately 23 unoccupied lots have been identified within this area (final amount subject to detailed analysis). > RU5 land fronting Long Street and Warialda Creek to the north of the town-centre. Approximately 14 unoccupied lots have been identified within this area (final amount subject to detailed analysis).
Bingara	<ul style="list-style-type: none"> ▪ Council-owned land is limited within the Study area. It includes (but is not limited to): <ul style="list-style-type: none"> > A single lot fronting Narrabri Road to the north of The Living Classroom. There is an incomplete Aboriginal land claim pertaining to this land. > Multiple lots fronting Heber Street, Dinoga Street and Martyn Street, adjacent the Bingara Office and Depot of NSW National Parks. This land is largely unoccupied. > Further, the Bingara Town Strategy 2011 identifies seven council-owned lots with development potential.

Study area	Description
	<ul style="list-style-type: none"> A significant portion of land within the study area is Crown Land. It contains (but not limited to) the Bingara Racecourse, The Living Classroom, the Bingara Office and Depot of NSW National Parks, the Gwydir Oval, the Bingara Cemetery, the Gwydir River and adjoining riverfront land, and largely unoccupied land and unencumbered land to the south of the study area. Most of the land within the study area is Freehold land. It includes (but is not limited to): <ul style="list-style-type: none"> RU5, land to the south of Martyn Street in the south of the study area. This land appears to be subject to a paper subdivision, however, has largely been identified as unoccupied. Some of this land is subject to an Aboriginal land claim. RU5 lots surrounding Brigalow Street in the north of the study area. It is noted that this land is partially unoccupied, contains some vegetation, and some bushfire prone land.
North Star	<ul style="list-style-type: none"> No council-owned land is identified within the study area. NSW government-owned land is limited to the rail corridor, which is located on the western boundary of the study area. Two large parcels of Crown land are in the eastern part of the study area. It appears that this land is largely unoccupied. The northern most parcel is subject to an incomplete Aboriginal land claim. The remainder of the land within the study area is Freehold land.
Gravesend	<ul style="list-style-type: none"> Council-owned land is located on the western side of Central Street, between Railway Parade and Warialda Street. NSW government-owned land is limited to the rail corridor, located between Railway Parade (to the south) and Railway Avenue (to the north). Crown land comprises a significant portion of the study area, including (but not limited to): <ul style="list-style-type: none"> RU5 and RU1 land to the north of Railway Avenue. This land appears to be subject to a paper subdivision, however, remains largely unoccupied. Some of this land is subject to an incomplete Aboriginal land claim(s). The land is unencumbered by bushfire or significant vegetation. RU5 land to the south of the railway line, in the eastern part of the study area. This land appears to be subdivided and largely unoccupied, however, the lots closer to the railway corridor are subject to an incomplete Aboriginal land claim(s). The Gravesend Recreation Ground. Freehold land is largely located to the south of the railway corridor and Railway Parade.
Warialda Rail	<ul style="list-style-type: none"> No council-owned land is identified within the study area. NSW government-owned land is limited to the rail corridor, traverses study area to the south. Crown Land is limited to a few lots in the south-eastern corner of the study area, to the south of the railway corridor. The remainder of the land within the study area is Freehold. This land appears subject to a paper subdivision, creating approximately 2,000sqm lots. A number of these lots have been identified as unoccupied.

Assumptions and limitations

- Land ownership data was provided by GSC staff in October 2023. The data is undated.
- Land identified as Government-owned is not categorised by sub-owner, for example, the AHO, LAHC, or other, which limits more nuanced analysis of the data.
- Observational and documentary analysis has identified a greater amount of council-owned land than what is mapped in the datasets.
- Observational analysis has identified land within the study areas, including land comprising education facilities such as Warialda Public School and Warialda High School that are mapped as Freehold land. It is understood that these sites would likely be NSW government-owned land.

6.2 Environmental considerations

Key environmental considerations that may impact on the development of land for housing within each study area are outline in Table 6.2.

Table 6.2 Key environmental considerations

Consideration	Comment
Flood prone land	<p>Clause 5.21 of the Gwydir LEP 2013 identifies additional flood planning considerations.</p> <p>The flood-prone land package, comprising planning circular PR21-006 and the <i>Considering flooding in land use planning guideline</i> (2021) provides guidance to councils on flood-related land use planning and the areas where flood-related development controls should apply.</p> <p>Flood prone land does not necessarily preclude development. However, it does have implications for assessment requirements, development potential and/or yield, the design and materiality of dwellings, provision of infrastructure (for example, flood storage), limitations on the development of highly sensitive land uses (for example, schools and aged care) as well as the associated cost considerations.</p> <p>Flood mapping (1% Annual Exceedance Probability (AEP)) has been provided for the locality of Bingara. The mapping identifies land along the Gwydir River and Halls Creek as flood prone. Notably, a more significant amount of land to the south of the Gwydir River is impacted. This land is concentrated along Gwydir Terrace, to the west of West Street, and between Keera Street and Finch Street within the town centre. However, in the context of a changing climate it is necessary to consider the Probable Maximum Flood (PMF) when assessing the suitability of land for different uses. Therefore, additional analysis is recommended to determine the suitability of land along the river and creek corridors for additional development.</p>

Consideration	Comment
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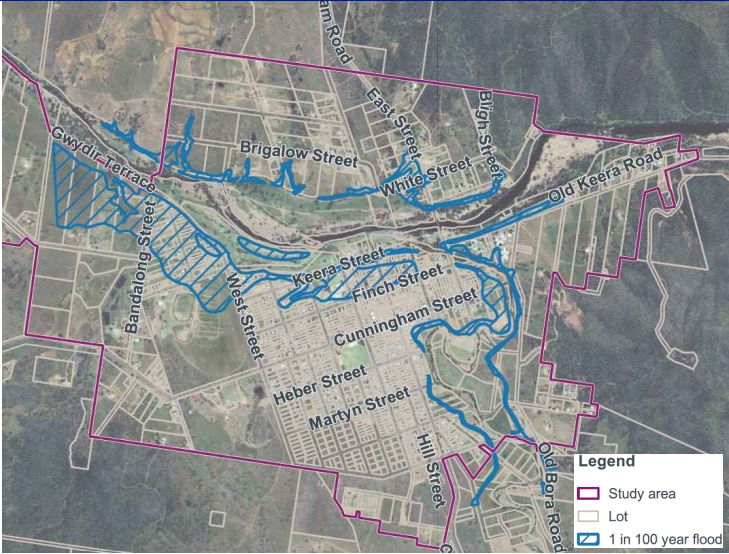


Figure 6.1 Flood prone land (1% AEP), Bingara

Source: Gwydir Shire Council, October 2023

Note: The 1% AEP flood is equivalent to the 100-year Annual Recurrence Interval (ARI) and has a 1% chance of happening every year.

Water courses	Several water courses traverse the study areas, including the Gwydir River, Halls Creek, Kellys Gully, and Warialda Creek. These watercourses have biodiversity values. Like flood prone land, additional analysis is recommended to determine the suitability of land along these water courses for additional residential development.
Bushfire prone land	<p>The NSW Bush Fire Prone Land dataset is a map prepared in accordance with the Guide for Bush Fire Prone Land Mapping (BFPL Mapping Guide) and certified by the Commissioner of NSW RFS under purposes of Section 10.3 of the Environmental Planning and Assessment Act 1979. The mapping identifies land that is higher bushfire risk for the purpose of development controls.</p> <p>Land identified as bushfire prone does not necessarily preclude development. However, determining the suitability of bushfire prone land for development requires additional assessment, which may result in the recommendation for the clearing of land, and/or buildings to be developed to higher specifications. This may impact the development potential and/or yield of the land, and/or increase the complexity of development, including cost.</p> <p>A preliminary review of the map has been undertaken for each of the study areas with the key findings summarised below. These findings help to identify land where the development of housing may be constrained due to the bushfire risk.</p> <ul style="list-style-type: none">▪ Warialda: A significant portion of the study area is mapped as bushfire prone land. Bushfire prone land (Category 1 and vegetation buffer) is largely concentrated within the northern parts of the study area. Much of this land has also been mapped as containing significant vegetation. The R5 zoned land along Fairford Road and Gragin Road is mapped as bushfire prone land (Category 1 and vegetation buffer). Land within the town centre proper is largely unencumbered by bushfire. However, bushfire prone land (Category 2 and vegetation buffer) is concentrated on RU5 zoned land along Long Street. Land around the study area is almost entirely identified as bushfire prone land.

Consideration	Comment
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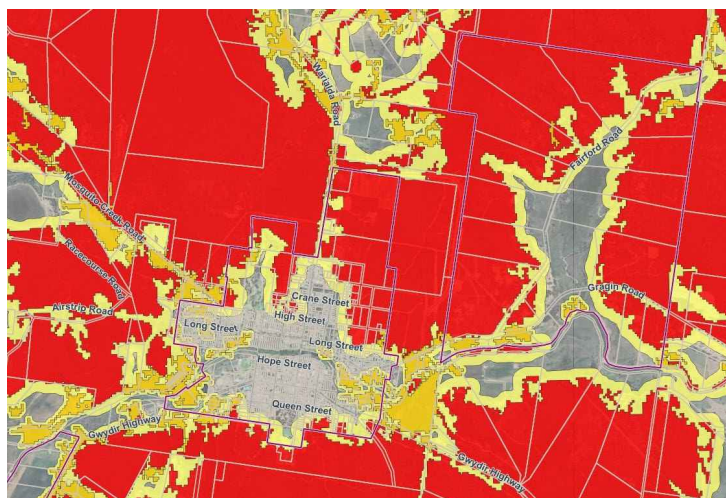


Figure 6.2 Bushfire prone land, Wialda

Source: State Government of NSW and NSW Rural Fire Service 2023, edited by Element

- **Bingara:** Bushfire prone land (vegetation category 2 and vegetation buffer) is largely limited to the north, east and south-west boundaries of the study area. Bushfire prone land is generally limited to larger lots on the periphery of the town centre proper.
- **North Star:** No land within the study area is mapped as bushfire prone land.
- **Gravesend:** No land within the study area is mapped as bushfire prone land. Bushfire prone land is located to the west of the study area.
- **Wialda Rail:** No land within the study area is mapped as bushfire prone land. Bushfire prone land is located to the north-west and south of the study area.

Biodiversity

Vegetation

The State Vegetation Type Map (SVTM) is a regional-scale map of NSW plant community types provided by DPE. The map represents the current extent of each plant community type, vegetation class and vegetation formation, across all tenures.

A preliminary review of the map has been undertaken for each of the study areas with the key findings summarised below. These findings help to identify land where existing vegetation may constrain the development of housing.

- **Wialda:** A significant portion of land within the northern part of the study area is mapped as containing dry sclerophyll forests (shrubby sub-formation) and grassy woodlands. Land along the Wialda Creek corridor is mapped as containing forested wetlands. Vegetated land is largely Crown land or Freehold land and appears to be unoccupied. Further, a small portion of this land in the north-east of the study area is subject to incomplete aboriginal land claims.
- **Bingara:** Land containing dry sclerophyll forests (shrubby sub-formation) and grassy woodlands is dispersed throughout the study area. The largest concentration is in the north-east corner, to the north and south of the Gwydir River. Land along the Gwydir River and Halls Creek corridors is mapped as containing forested wetlands. Much of this land is identified as bushfire prone land.
- **North Star:** A small area of land on the north-eastern edge of the study area is mapped as containing grassy woodlands.
- **Gravesend:** No land within the study area is mapped as containing significant vegetation on the STVM.
- **Wialda Rail:** No land within the study area is mapped as containing significant vegetation on the STVM.

Biodiversity Values

The Biodiversity Values Map and Threshold Tool is a web-based mapping tool provided by the DPE to identify land containing high biodiversity value and help users identify whether the amount of native vegetation to be cleared exceeds a

Consideration	Comment
	<p>threshold area. It supports the <i>Biodiversity Conservation Act 2016</i> and the Biodiversity Conservation Regulation 2017.</p> <p>A preliminary review of the map has been undertaken for each of the study areas with the key findings summarised below. These findings help to identify land where biodiversity value may constrain the development of housing.</p> <ul style="list-style-type: none"> ▪ Warialda: Land along Warialda Creek is mapped as Biodiverse riparian land. However, this is limited to the creek corridor outside the study area despite the creek continuing through the study area. ▪ Bingara: Land along the Gwydir River and Halls Creek is mapped as Biodiverse riparian land. This is largely limited to the river and creek corridors outside the study area, except for the north-east corner of the study area near Bligh Street and Old Keera Road, despite the river and creek continuing through the study area. ▪ North Star: Land along Mobbindry Creek and Dry Creek is mapped as Biodiverse riparian land. These creek lines are located to the east and west of the study area. ▪ Gravesend: Land along the Gwydir River and Bells Creek is mapped as Biodiverse riparian land. The river and creek are located to the east and west of the study area. ▪ Warialda Rail: Land along Warialda Creeks and Kellys Gully is mapped as Biodiverse riparian land. The creek is located to the west of the study area. Kellys Gully is traverses the study area, however, this portion of the creek is not mapped as riparian land. <hr/> <p>Sensitive lands</p> <p>Clause 6.3 of the Gwydir LEP 2013 aims to protect <i>sensitive land</i> by minimising the adverse impacts of development on such land. Sensitive land is identified on the Sensitive Lands Map.</p> <p>Per subclause 6.3(3) before determining a development application for development on land identified as sensitive, the consent authority must consider:</p> <ul style="list-style-type: none"> ▪ (a) whether the development is likely to have any adverse impact on the environmental significance of the land, and ▪ (b) any appropriate measures proposed to avoid, minimise, or mitigate the impacts of the development. <p>Further, per subclause 6.3(4) development consent must not be granted to development on land identified as sensitive unless the consent authority is satisfied that:</p> <ul style="list-style-type: none"> ▪ (a) the development is designed, sited, and will be managed to avoid any significant adverse environmental impact, or ▪ (b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited, and will be managed to minimise that impact, or ▪ (c) if that impact cannot be minimised—the development will be managed to mitigate that impact. <p>Sensitive land is largely confined to the central part of the Shire. Of the selected localities, sensitive land is located around the town centre of Warialda only (refer to Figure 2.1 below). Sensitive land is largely located outside of the Warialda study area, however, is identified within the R5 large-lot residential land to the north-east of the town centre. No other localities are affected by sensitive lands.</p>

Consideration	Comment
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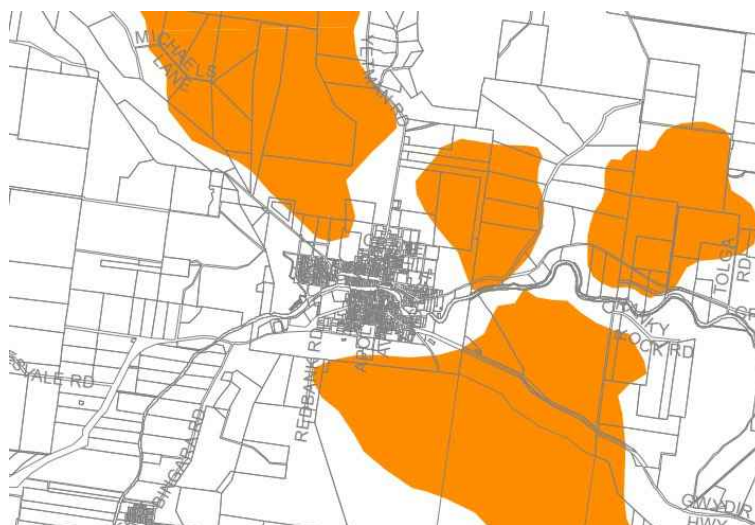


Figure 2.3 Sensitive lands map, Warialda town centre, and surrounds

Source: Gwydir Shire Local Environmental Plan 2013, Sensitive Lands Map

Assumptions and limitations

- Flood mapping was provided by GSC staff in October 2023. The data is undated.
- Flood mapping has only been provided for the locality of Bingara. The mapping considers the 1% AEP flood level. However, in the context of a changing climate it is important to consider flood levels up to the PMF when assessing the suitability of land for different uses. Therefore, additional analysis is recommended to determine the suitability of land along the river and creek corridors for additional development.
- Due to the presence of watercourses, including creeks, there is a risk of flooding in other localities. Therefore, additional analysis is recommended to determine the suitability of land along these watercourses for additional development. For example, Warialda Creek.

6.3 History and Heritage

The unique character and identity of the Gwydir Shire are influenced by its indigenous and post-colonial history and heritage. This includes local and state listed sites of Aboriginal cultural significance and heritage items, particularly in the Warialda and Bingara town centres. It is important to ensure these locations are protected from housing development, while efforts are directed towards preservation and revitalisation of these assets, and on-going storytelling.

The information contained in this section was informed by the comprehensive 'Thematic History Study', prepared by Graham Wilson in 2006, which provides a detailed overview of the pre- and post-colonial history of the Shire, and identifies key landscapes, places of interest, and buildings. Information in this section has also been sourced from the Gwydir Shire Council website and North Star Towns & Destinations - Localista webpage.

6.3.1 Aboriginal history and heritage

Gwydir Shire lies within the lands of the Kamilaroi nation. The lands were so extensive that the Kamilaroi was one of the largest and most influential cultural groups in Aboriginal Australia, thought to have spanned from the Upper Hunter Valley, in the south, to the Warrumbungle

Mountains, in the west, to the Gwydir River, in the north. Early estimates suggest the Kamilaroi group numbered between 6,000 and 7,000. Other Aboriginal groups in the region thought to have included Jukambal and Bigambul.

Conflict was inevitable as the Kamilaroi were displaced from their land by European settlers and stock became a food source for local inhabitants. Retaliation escalated from both sides resulting in the horrific massacre that took place on Myall Creek Station on 18 December 1838. The perpetrators were tried and seven of the twelve involved were executed. For the first time, the colonial government executed Europeans for the part that they had played in the killing of Aboriginal people.

The Gwydir Shire Council *State of the Environment Report 04/05* (2005) identified multiple Aboriginal heritage sites, including the Myall Creek Memorial. However, many Aboriginal heritage sites may not have been identified and are vulnerable to land clearing, development, and natural erosion.

Myall Creek Memorial

On 10 June 2000, the Myall Creek Memorial Site was dedicated. It stands in Whitlow Road off the Bingara Delungra Road overlooking the Myall Creek homestead. The memorial is set on a rise overlooking the massacre site. A 600 metre path meanders through natural timber and grasses leading to a very large memorial rock. Along the path are seven smaller granite rocks on which are etchings drawn by Cohn Isaacs and words in English and Kamilaroi which tell the story of the massacre. On the large memorial rock the plaque states:

In memory of the Wirrayaraay people who were murdered on the slopes of this ridge in an unprovoked but premeditated act in the late afternoon of 10 June 1838. Erected on 10 June 2000 by a group of Aboriginal and non-Aboriginal Australians in an act of reconciliation, and in acknowledgement of the truth of our shared history. We remember them. Nginyi winangay ganunga.

This event forms a significant part of the Shire's Indigenous culture and history. As outlined in Section 2.3.2, the Myall Creek Cultural Precinct, an educational and cultural tourism precinct is located at the site of the Myall Creek Memorial.

6.3.2 Post-colonial history and heritage

Warialda

In 1827, explorer Allan Cunningham and his party were the first European men to map the area, but their attempt to find a pass over the range was unsuccessful. Cunningham's exploration identified vast lands, attracting pastoralists from the Hawkesbury and Hunter Valley. In 1839, Captain Robert Mayne was appointed as Magistrate to bring law and order to the area, establishing a Border Police outpost at Warialda. The town became the administrative centre for the Gwydir District in 1850. Agriculture, particularly in the Gwydir River flats and black soil plains, has sustained the town, focusing on grains, sheep, wool, and cattle production. Warialda's historical roots and agricultural legacy continue to shape its identity today. The town is also known for its heritage buildings, including the Warialda Convent, Warialda Court House, and Carinda House.

Bingara

Bingara originated as a settlement from 'Bingera Station', owned by George Hall. It was officially proclaimed in 1885, with a later change in spelling to Bingara in 1889. By July of that year, Bingara was described as a 'rising township' with notable public buildings, a fine bridge, and structures like the courthouse and post office. The town's development included the gazetting of a Reserve

for Public Recreation in 1881 and the Bingara Showground, Racecourse, and Public Recreation site in 1931. Additionally, a hospital site was dedicated in 1889, with subsequent additions in 1912. Bingara contains multiple heritage listed sites including the Roxy Theatre, Peters Greek Café Complex, and the Myall Creek Massacre and Memorial Site.

Gravesend

Gravesend was created as a village by transport and proclaimed a village in 1911. The Warialda Standard, 2 October 1911, announced that 'Atkin Hill' was to be subdivided at Warialda Railway. The Department of Lands altered the design of Gravesend by extending the village and suburban limits in 1915. The proclamation was gazetted on 16 December 1915 and in October 1917 fifty-nine allotments in the village were offered for sale. In April 1936 the Gravesend Progress Association discussed the tarring of the main street and by 1971, the town secured water from a bore in the Gwydir River. The railway station had a receiving office from 1900, upgraded to a post and telegraph office in April of the same year. The Royal Mail Coach service from Warialda to Gravesend started in February 1900, promoting a swift journey to Sydney. Notable events include the annual Gravesend Rodeo, held in February, attracting visitors with bucking horses and the local champion bull, "Hat Trick."

North Star

European settlers arrived in North Star around 1888, as the Sutton family, consisting of five brothers, began establishing land holdings in the region. The surrounding lands were utilised for sheep grazing, leading to the operational Wilby Woolshed by 1910, attracting business from nearby districts. The first wheat crops were planted in 1908.

The establishment of a post office in 1916 and the introduction of the Boggabilla railway line in 1932 marked significant developments, providing new services and opportunities for the town. The construction of silo and loading facilities took place in 1955, with subsequent expansion in 1965. Despite a peak in population growth during the 1970s, North Star has faced recent decline attributed to decreasing profit margins for wheat farmers and the advent of new technologies.

Warialda Rail

A receiving station was established at Warialda Rail, then known as Kelly's Gully, in 1900. The arrival of the railway stimulated business and the sale of land. The railway station opened in March 1911. An application for the establishment of a public school commenced in 1902, with the school opening in 1910. Sallway's Estate consisting of several allotments near the railway station as well as grazing and farming sites were offered for sale in March 1914.

6.3.3 Items of heritage significance

Clause 5.10 of the Gwydir LEP 2013 is intended to facilitate the conservation and maintenance of heritage items. Schedule 5 of the Gwydir Shire LEP 2013 lists twenty-four local items, one state item and one national item of heritage significance within the Gwydir Shire LGA.

Table 6.3 Items of heritage significance, Schedule 5 Gwydir Shire LEP 2013

Locality	Item name	Address	Property description	Significance	Item No
Bingara	Bridge over Halls Creek	Between Copeton Dam Road and Finch Street	-	Local	I005

Locality	Item name	Address	Property description	Significance	Item No
Bingara	Former police station and residence	32 Finch Street	Lot 701, DP 96134	Local	I007
Bingara	Bridge over the Gwydir River	Between Gwydir Street and Copeton Dam Road	-	Local	I004
Bingara	Stamper battery	All Nations Hill, Hill Street	Lot 15, DP 821211	Local	I006
Bingara	Bingara District Historical Society (formerly Salter's Inn)	16–18 Maitland Street	Lot 1, DP 135175	Local	I001
Bingara	Courthouse	24 Maitland Street	Lot 332, DP 821249	Local	I002
Bingara	Area near Windsor, site of Myall Creek massacre	Whitlow Road	Lots 30–33 and 130–144, DP 754834; Lot 3, DP 113972	State	I003
Cobbadah	Isolated graves	390 metres north of Horton Road	Lot 7009, DP 1119457	Local	I009
Cobbadah	Capel family private cemetery	Piedmont Station	Lot 1, DP 745320	Local	I008
Myall Creek	Myall Creek Massacre and Memorial site	Bingara/Delungra Road	Part Lot 7001, DP 1057987	National	I026
Upper Bingara	Chinese cemetery and European cemetery	Upper Bingara Road	Lot 23, DP 754848	Local	I010
Warialda	Cemetery	Apollo Avenue	Lot 7313, DP 1136164	Local	I024
Warialda	Yallambar Durkin residence	22 Geddes Street	Lot 11, DP 759052	Local	I011
Warialda	Warialda Roman Catholic Convent School of St Joseph	56 Geddes Street	Lots 1–3, DP 1173830; Lot 4, DP 759082; Lots 5A and 5B, DP 398887; Lot 1, DP 1151045; Lot 1, DP 1151087	Local	I012
Warialda	Courthouse, police residence and station, including palm trees in front of station	Corner of Hope and Stephen Streets	Lot 8, DP 759052	Local	I013
Warialda	Crithary's Building	Hope Street	Lot 2, DP 778198	Local	I018

Locality	Item name	Address	Property description	Significance	Item No
Warialda	Memorial hall	Hope Street	Lots 51 and 52, DP 1123410	Local	I019
Warialda	National Bank	Hope Street	Lot 1, DP 563119	Local	I015
Warialda	Post office	Hope Street	Lot 1, DP 776794	Local	I014
Warialda	Shire chambers	Hope Street	Lot 2, DP 759052	Local	I016
Warialda	Single storey shop	Hope Street	Lot 1, DP 778198	Local	I017
Warialda	Warialda Primary School	Hope Street	Lots 2–6 and 13–17, DP 759052; Lot 2, DP 216732; Lot 1, DP 795191; Lot 1, DP 795192; Lot 1, DP 219572	Local	I025
Warialda	Warialda Royal Hotel	Hope Street	Lot 1, DP 741182	Local	I021
Warialda	Warialda store	Hope Street	Lot 3, DP 834198	Local	I020
Warialda	Carinda House	Stephen Street	Lot 111, DP 152396	Local	I023
Warialda	Commercial Hotel	Stephen Street	Lot 9, DP 759052	Local	I022

6.4 Aboriginal land claims

The NSW *Aboriginal Land Rights Act 1983* (ARL Act) provides a mechanism to compensate Aboriginal people for the historic dispossession of their land and to support their social and economic development.

The ARL Act enables Local Aboriginal Land Councils (LALCs) to claim Crown Land, subject to meeting certain requirements, such as the land is not needed for an essential public purpose or legally used and/or occupied. Once a claim is lodged it is referred to the Minister administering the NSW *Crown Lands Management Act 2016*. Successful claims result in the transfer of land in freehold title to the LALC. LALCs can develop and/or sell land based on the decision of their members and with the approval of NSWALC.

A preliminary review of the Aboriginal land claims has been undertaken for each of the study areas with the key findings summarised below. These findings help to identify land where the development of housing may be constrained due to pending Aboriginal land claims.

Table 6.4 Social infrastructure provision across Gwydir Shire

Category	Comment
Warialda	<ul style="list-style-type: none"> There are several incomplete Aboriginal land claims within the study area. These are generally concentrated along Warialda Creek, land at the eastern end of Crane Street and High Street, as well as to the south of Queen Street. Most of the land surrounding the study area is subject to incomplete Aboriginal land claims. It is noted that most of this land, within and outside the study area, is constrained by bushfire risk and significant vegetation.

Category	Comment
Bingara	<ul style="list-style-type: none"> There is a limited number of incomplete Aboriginal land claims within the study area. These are concentrated to the north of the Gwydir River fronting Bassett Street, as well as south of Martyn Street in the south-west corner of the study area. An Aboriginal land claim has been granted for land bound by Heber Street, West Street and Martyn Street.
North Star	<ul style="list-style-type: none"> Incomplete Aboriginal land claims are limited to two parcels of land within the north-east corner of the study area.
Gravesend	<ul style="list-style-type: none"> There are several incomplete Aboriginal land claims within the study area, including (but not limited to): <ul style="list-style-type: none"> Land to the north of Railway Avenue. This land is zoned RU5 and RU1, and appears to be subject to a paper subdivision, however, remains largely unoccupied. Land to the south of the railway line, in the eastern part of the study area. This land is zoned RU5 and appears to be subdivided and largely unoccupied. Four Aboriginal land claims have been granted within the study area. The land to which these claims apply is located to the north and south of Railway Parade in the eastern part of the study area.
Warialda Rail	<ul style="list-style-type: none"> Incomplete Aboriginal land claims are limited to the Crown land located on the southern boundary of the study area.

Assumptions and limitations

- Aboriginal land claims data was provided by GSC in October 2023. The dataset is undated.

6.5 Utilities

6.5.1 Domestic Water

GSC provides reticulated potable water to Warialda, Bingara, North Star and Gravesend. Other villages, including Warialda Rail, and rural properties rely on tank water and bores. It is understood that:

- The water supply in Warialda has capacity for some residential and business growth,
- The water supply in Bingara has significant capacity for growth, and
- The water supply in North Star and Gravesend are close to capacity, with very limited opportunity for growth.

6.5.2 Sewerage

Warialda and Bingara are sewered with the sewerage systems having significant capacity for growth.

6.5.3 Power

Power across the Shire is provided by Essential Energy as part of the Inverell Supply area, with 66kV lines to substations in Warialda, Bingara, Yetman, and Goondiwindi. There is a small hydroelectric power station at Copeton Dam (23MW) that feeds into the Inverell supply area. Essential Energy advises that there are no limitations within the Inverell Supply Area. Renewable energy generation is a potential opportunity for the Shire, with opportunities to embed micro-generators into the Essential Energy network.

6.5.4 Telecommunications

The NBN fixed wireless service is available across Gwydir Shire. 4G/4GX Mobile phone coverage is available in Wialda and Bingara. Most of the rural areas along the main routes have 3G coverage that can be accessed from a hand-held device; however, access tends to be intermittent with slow download speeds. There are several areas within the Shire, particularly to the north of Wialda and in the Horton Valley, where there is no mobile coverage, or mobile coverage can only be accessed with an external antenna.

Source: Gwydir Shire Economic Development Strategy 2017-2020.

6.6 Social infrastructure

Gwydir Shire provides critical social infrastructure to residents, worker, tourist, and visitor populations. The Gwydir Shire Economic Development Strategy 2017-2020 (p.22) identifies the following social infrastructure across the Gwydir Shire.

Table 6.5 Social infrastructure provision across Gwydir Shire

Locality	Comment
Recreation and sporting facilities and Sporting Clubs	Playing fields / ovals, swimming pools, golf courses (Bingara, Wialda and Croppa Creek), Showgrounds and horse sport facilities, lawn bowls, tennis, Wialda Gym and Bingara Fitness Centre.
Education and Training	Trade Training Centres (Hospitality, Living Classroom, Automotive / Welding), Northern Inland Community College, TAFE outreach and on-line programs, Wialda High School, Bingara Central School, and primary schools in Wialda (public and catholic), North Star, Gravesend and Croppa Creek.
Business Services	Post offices, accountants, banks and financial services, IT support and legal services.
Health Services	Bingara and Wialda Multi-Purpose Health Centres provide a range of medical and allied health services. There are medical centres and pharmacies in Bingara and Wialda. The Shire lacks a dental service.
Aged Care	Home and community services to support aging in place, Touriandi Lodge and Whitfield Place Aged Care Units in Bingara and Naroo Aged Care Hostel and Wialda Aged Units in Wialda.
Child Care	Wialda and Bingara preschool, playgroups in Bingara, Wialda and Croppa Creek, and the Tharawonga Mobile Resource Unit servicing the villages in the northern part of the Shire. The Shire lacks a long day care centre and/or family day care, and before and after school care.
Libraries and Toy Libraries	In Bingara and Wialda.
Clubs, hotels restaurants and eateries	Registered clubs in Bingara, Wialda, Croppa Creek, North Star and Upper Horton; pub hotels in Coolatai, North Star, Gravesend, Wialda, and Bingara; and cafes, restaurants and takeaways in Bingara, Wialda, North Star, Gravesend, and Croppa Creek.
Entertainment	Films, concerts, and shows at the Roxy Theatre and occasionally live music in the pubs and clubs. The Wialda Town Hall is also used as an event venue.
Accommodation	The Shire has a small accommodation-base, with motel, caravan park, pub-hotel and self-contained / boutique accommodation in Bingara and Wialda; dormitory accommodation at the Living Classroom; pub hotel accommodation in North Star, Coolatai, and Gravesend; caravan park and cabins at Copeton Dam; and camping sites in the Bingara, Wialda and the villages, Three Creeks Gold Mine and along the Gwydir and Horton River corridors.
Visitor Information Centres	Accredited VICs in Bingara and Wialda to support visitation.

6.7 Limitations and assumptions

- To inform the preparation of the Gwydir LHS, and associated housing strategies, additional information on the availability of utilities and serviced land across the selected localities is recommended. This may include mapping to inform spatial analysis and the identification of land with capacity for development.
- Further, detailed social infrastructure analysis (and mapping) is recommended to inform the identification of land for new housing. As outlined above, the desirability of an area, proximity to employment and local services, and access to transport are key considerations when identifying areas for new housing. Further, the provision of adequate social infrastructure is critical to attract new residents to Gwydir Shire.



CHAPTER 7

FINDINGS AND NEXT STEPS

7 FINDINGS AND NEXT STEPS

This chapter provides a summary of the housing needs for Gwydir Shire identified in Chapter 5 and identifies preliminary strategies to address these needs, as well as identifies further work to be undertaken in the preparation of the Gwydir LHS.

7.1 Summary of housing needs

7.1.1 Housing a growing population

The population of Gwydir Shire is expected to grow by some 270 persons to a total of 5,576 persons by 2041, according to the NSW DPE 2022 population projections (main series growth scenario), outlined in Section 5.7.1 above. This projection suggests a need for approximately 198 additional dwellings within the Shire by 2041, averaging around 10 new dwellings per year. Under the NSW DPE 2022 high series growth scenario, outlined in Section 5.7.2 above, it is predicted that approximately 322 additional dwellings, averaging around 17 new dwellings per year, would be needed to accommodate the growing population.

Potential additional increase from key projects, tourism, and internal migration

The list of key projects outlined in Section 2.3.2, includes several projects of state and national significance, such as the Inland Rail Project, the Moree SAP, New England REZ, and the Namoi RJP. These projects have the potential to attract workers, both temporary and long-term, to the region and increase demand for new housing. It is understood the DPE projections have accounted for projected growth resulting from these key projects. However, the extent to which they are accounted for within the Gwydir projections, or the percentage of the potential workforce attributed to the Shire, is unknown.

Multiple local projects such as the Gwydir Circular Economy Project have the potential to generate up to 1,000 new jobs, thus further increasing demand for new housing. Given the projects are still in the early planning stages, understanding the full impact on housing demand is a challenge. However, it is acknowledged that if these projects are achieved, there will likely be increased pressure for new and diverse housing to accommodate workers, both temporary and long-term.

Gwydir Shire boasts a robust nature-based and outdoor tourism sector, with a continuous effort by GSC to expand this industry. Key attractions within the Shire include the Myall Creek Cultural Precinct, and initiatives such as Big River Dreaming, which enhance the regions amenity and offer educational and cultural programs. Increased tourism to the area and the rise in travel among 'baby boomers' influences the touring caravan and RV markets and may impact both the supply of short and long-term rental properties and housing affordability within the Shire. It is difficult to quantify this impact on housing supply and demand, however, there is a need to balance private residential housing, with the provision of STRA and tourist and visitor accommodation.

Further, as outlined in Section 2.3.1, urbanisation, technological advancements, including the ability for individuals and businesses to operate efficiently outside urban centres, and a desire for 'work-life-balance' or a 'tree-change', has seen an increase in migration from metropolitan areas to regional areas, post the Covid-19 pandemic. New residents moving into the Shire is one factor increasing demand for housing, contributing to increasing house and land sale prices (refer to Section 5.6.1) and low rental vacancy rates (refer to Section 5.6.2). It is difficult to quantify ongoing migration, however, there is a need to respond to this potential increase in delivery of new housing.

7.1.2 Housing for changing demographics

As detailed in the statistical demographic analysis in Section 3 above, the population of Gwydir Shire is undergoing a significant demographic shift. It is important that housing responds to this shift and caters to the varying groups of people and their associated needs.

An aging population

According to the 2021 ABS Census data and the NSW DPE population projections (main series), outlined in Section 3.3.2 above, the age groups experiencing the most growth are 65 years and above. This supports the trend of an aging population. By 2041, the over 65 population would comprise approximately 33% of the total population in Gwydir Shire, up from 28.4% in 2021 (refer Table 3.8 in Section 3.3.2 above). It is noted that the projected median age of the Shire remains stable at 49.1 years.

This shift presents a challenge in ensuring that suitable housing options are available for individuals to age in place, especially considering the traditional detached housing type predominant across Gwydir Shire and the selected study areas. Additionally, as this cohort continues to grow and age, there is an increased need for healthcare and social services to support these residents in maintaining a high quality of life.

To address the needs of the aging population a more diverse range of housing must be delivered in the right locations. Housing for seniors should address the following requirements:

- **Accessibility** – Housing should be designed to incorporate universal design principles and be in accessible locations close to shops, services, and transport.
- **Affordability** – Housing should be affordable for seniors on fixed incomes to reduce financial strain.
- **Community style housing** – Housing should encourage shared or communal living arrangements to address social isolation and provide a support network for seniors.

GSC currently operates a portfolio of aged-care services, which will need to be expanded over the next few decades to meet increasing demand. This could include:

- The provision of more services like Commonwealth Home Support Programs that help people to stay at home longer,
- The expansion of existing aged-care facilities,
- Development of new seniors living villages and/or aged-care facilities, and/or
- Collaborating with local healthcare facilities such as Bingara and Wyallda hospitals.

Retaining and attracting younger people to the Shire

According to the 2021 ABS Census data and NSW DPE population projections (main series), outlined in Section 3.3.2 above, younger age groups are experiencing the least growth, with persons aged between 20 and 34 years being the lowest represented age groups in Gwydir Shire by 2041, making up 12.5% of the total future population.

Continued migration of young people out of the Shire to pursue education or work opportunities presents an ongoing challenge. The loss of young people can contribute to a smaller workforce, resulting in an unsupported older demographic, labour shortages, impacts to local businesses and a reduction in local economic activity.

In addition to educational and economic initiatives (refer to Section 2.3.2 above) there is an opportunity to respond to a range of housing needs, to support young people to remain in the Shire. Similar to catering for an aging population, strategies could include encouraging the provision of secondary dwellings to allow younger people to continue living on family properties

with more independence, and encouraging the provision of smaller, diverse housing typologies, that are accessible and affordable to younger demographics.

Household composition and size

According to the NSW DPE 2022 projections (main series), outlined in Section 3.7.2 above, Gwydir Shire will experience a slight decrease in households comprising couples with families (-6), a modest increase in households with couples only (+33) and single-parent households (+18), and a more substantial increase in lone-person households (+123). An increase in non-family households, in particular lone person households, likely reflects an aging population and changing preferences. Further, the projections indicate a slight decrease in the average household size to 2.23 persons per household.

As outlined in Section 3.6.2 and Section 3.6.3, according to the 2021 ABS Census data, most dwellings within Gwydir Shire are medium-sized (3-bedroom) detached houses, with limited options for other forms of housing. This is consistent across all selected localities, noting that North Star, Gravesend, and Warialda Rail comprise only separate houses.

The current housing stock does not necessarily cater to the projected population, household composition and/or size. Growth in couple-only and lone-person households intensifies the need for a more diverse range of housing options within the Shire.

Household tenure

Analysis of 2021 ABS Census data, outlined in Section 3.6.5, identified that most dwellings in Gwydir Shire are owned outright (51.2%), significantly higher than NSW. Compared to 2016 ABS Census data the number of dwellings owned outright increased by 3.1%. It is anticipated that home ownership (with or without a mortgage) will remain the primary tenure type in the Shire, however, this is dependent on changes in housing affordability.

In 2021 only 18.1% of dwellings across the Shire were rented, with higher percentages in Bingara, Warialda, and North Star, of 19.7%, 20.3% and 24.6%, respectively. These are lower than NSW at 32.6% rented dwellings. As outlined in Section 5.6.2, the vacancy rate for the New England region was 1.8% in October 2023. Rental vacancies have declined across the region, and are hovering around the 1.5% threshold, reflecting a critically low level of rental stock. Concurrent with tightening vacancy rates, the region is also experiencing an escalating trend in median rental prices, impacting housing affordability.

Increasing the number of rental properties available can help to stabilise or reduce rental housing prices. Further, a more diverse range of rental properties would support a growing and changing population and give flexibility to existing and new residents to move within the region for employment opportunities and lifestyle preferences, such as catering to short term workers and retirees.

7.1.3 Housing for specific needs and preferences

In addition to housing for an aging population, and younger demographics, there is a need to deliver diverse housing across the Gwydir Shire to cater to varying needs and preferences.

Adaptable, accessible, and inclusive housing

Despite people with disability making up a significant proportion of our communities, delivery of adaptable, accessible, and inclusive housing remains a challenge. As outlined in Section 5.8.2, there is a lack of appropriately provisioned homes to cater to people with disability, reduced mobility, and/or recovering from illness or disease.

There is a need to promote housing options that can accommodate the evolving needs of all people. Liked aged-care or seniors living, these options need to be accessible, affordable, and encourage both independent and community style living. Strategies could include:

- Ensuring new housing, including aged-care, seniors living, social and affordable housing is accessible and/or adaptable, or capable of being so in the future,
- Incorporating planning controls in the future Gwydir DCP and other policies to ensure housing is accessible and/or adaptable,
- Promoting the outcomes of the Adaptable Housing Guidelines, and/or
- Collaborating with independent or Government service providers such as the National Disability Insurance Scheme (NDIS) to deliver accessible and/or adaptable housing in Gwydir Shire.

Social and affordable housing

As outlined in Section 5.8.3 above, demand for social housing within Gwydir Shire appears to be relatively low, with less than five general and five priority applicants on the waitlist for the Warialda allocation zone, and less than five general applicants on the waitlist for the Bingara allocation zone. The median wait time for priority applicants and general applicants within the New England DCJ district is 2.1 months, and 22.5 months respectively.

At the time of the 2021 ABS Census, the median rental price for Gwydir Shire remained affordable (less than 30% of total income) for very-low, low- and moderate- income households, however, it was not affordable for very-low, low-, and moderate-income individuals (or single income households). Most households (56.7%) within the Shire have rent payments less than or equal to 30% of household income. This combined suggests that Gwydir Shire experiences relative housing affordability, and likely less demand for affordable housing provision.

However, it is unlikely that the above conclusion remains accurate. Increased rents have been recorded across the region, including for the towns of Warialda and Bingara, an increase of \$70, or approximately 30.4%, and \$110, or 55%, respectively, when compared to the 2021 ABS Census data. More broadly, the RAI (November 2023) highlights that regional NSW RAI score has decreased by 7% since 2020, falling from acceptable to moderately unaffordable. Regional NSW now straddles between moderately unaffordable to unaffordable rents, with the average rental household paying 29 % of total income if renting at the median rate. If this trend continues, regional NSW will soon fall into the unaffordable category.

Further, whilst most Gwydir Shire residents have historically made mortgage repayments of less than or equal to 30% of their income indicating housing affordability, monthly mortgage repayments have increased by \$130 (15%) since 2011. If residents cannot keep up with mortgage repayments this may push more into the rental market.

Combined with the increased cost of living, more households could be spending more than 30% of household income on housing and experiencing housing stress and increasing unaffordability. As outlined in Section 5.8.5, there is a need to work towards delivering social and affordable housing to cater to:

- Households experiencing housing stress and unaffordability,
- The aging population who are increasingly vulnerable to housing stress,
- Lone-person or single income households,
- Younger people and students who earn lower wages, and/or
- Key workers, including childcare, healthcare and emergency workers, whose earning potential is often capped.

Strategies to address housing affordability may include:

- Collaborating with independent or Government agencies, including AHO, to deliver social and affordable housing within the Shire,
- Collaborating with independent or Government agencies, including NSW Health to deliver key worker housing such as doctors and nurses' accommodation,
- Identifying council-owned land that could accommodate this social and affordable housing typologies,
- Incorporating planning controls for affordable housing provision with the future DCP and other policies, and/or
- Supporting the delivery of more affordable types of housing construction, including prefabricated transportable/relocatable dwellings (refer to Section 5.8.9 above).

Indigenous housing

The AHO's population projections and demand model has identified the projected demand for Indigenous households within Gwydir Shire is forecast to increase to 2031. Whilst delivering housing for Indigenous people's is predominantly the responsibility of the AHO, an ACHP, a CHP, and the DCJ, GSC can encourage the provision of indigenous housing through collaborations with these agencies, and identifying land that could accommodate such housing.

Temporary accommodation

As outlined in Section 5.8.6 and Section 5.8.7, temporary accommodation for a wide range of people is required within the Gwydir Shire. This includes seasonal and farm workers supporting the agricultural sector, construction workers, and people experiencing hardship.

Strategies to support the delivery of temporary accommodation may include:

- Reviewing current planning controls and removing barriers to providing rural workers dwellings,
- Reviewing and incorporating the recommendations of the NSW draft Temporary and Seasonal Workers' Accommodation Toolkit to ensure a standardised approach for seasonal and temporary worker's accommodation,
- Identifying council-owned land for the provision of additional emergency relief accommodation, and/or
- Supporting the provision of temporary dwellings in the future DCP or other policies.

Other

There is a need to encourage a diverse range of housing to retain existing residents and attract new residents to Gwydir Shire. Anecdotal evidence suggests that there is a need for the following:

- 2,000 sqm lots closer to the towns of Wyallda and Bingara,
- 25,000 sqm lots (large-lot residential) on the fringes of Wyallda and Bingara,
- Communal settlements, and
- Dual occupancies detached dwellings, apartments and over 55s housing in Wyallda and Bingara.

Strategies to support the delivery of diverse housing may include:

- Reviewing minimum lot sizes and subdivision provisions within the Gwydir LEP 2013,
- Incorporating relevant design provisions within the future DCP, and/or
- Promoting the use of the Codes SEPP, Part 3B Low Rise Housing Diversity Code for dual occupancies, terrace housed and manor homes.

7.2 Addressing the identified housing needs

The delivery of housing to address the above needs is influenced by several factors including (but not limited to), availability of developable land, the development supply pipeline, environmental constraints, utility, and service provision, as well as construction costs, availability of labour and skilled professionals and land use and development controls.

7.2.1 Capacity of existing residential land

As outlined within the Gwydir Shire LSPS, the Shire has an adequate supply of existing zoned residential land including RU5 Village and R5 Large Lot Residential land, which range from 550 sqm to 10 ha MLS. Smaller lots can accommodate residential living in proximity to the town centres and the infrastructure and services they provide. This contributes to more walkable, vibrant, and accessible town centres. Larger lots accommodate rural lifestyle allotments. The existing land use zones and associated permitted uses provide the flexibility to deliver a range of housing types, to meet the diverse needs of the Gwydir community.

The towns of Wialda and Bingara will be the primary localities for housing delivery, with the villages of North Star, Gravesend, Wialda Rail, and others as secondary localities. Emphasis will be on well-serviced housing that contributes to the unique character of these towns and villages.

Existing dwellings

According to 2021 Census data, outlined in Section 3.6.1, Gwydir Shire contains 1,898 occupied private dwellings and 348 unoccupied private dwellings. Further, 1,455 dwellings were identified as having spare bedrooms. Further, most of the dwellings within Gwydir Shire are medium-sized (3-bedroom) detached houses, with limited options for other forms of housing.

Residential land use and development controls

As outlined in Section 5.3, the Gwydir LEP 2013 identifies residential land uses permitted within each land use zone. The RU5 Village zone provides for a wide range of residential uses, including dwelling houses, dual occupancies, multi-dwelling housing and residential flat buildings. This supports the delivery of diverse housing within the town centres. Other permissible uses include tourist and visitor accommodation, which can support the delivery of housing by providing short-term accommodation options outside of private residential dwellings. No maximum floor space ratio or maximum height of building controls have been adopted for land within Gwydir Shire.

Further, the Gwydir LEP 2013 permits the subdivision of land, to the MLS, which vary across the Shire from 550 square metres to 10ha, to 200ha. The MLS within the town centres (of all localities) is 550sqm. Existing lot sizes exceed this, presenting the opportunity for the subdivision of land to support supply of additional dwellings, including dual occupancy development and community title dwellings.

SEPPs, including the Codes SEPP and the Housing SEPP support the delivery of diverse housing. The Codes SEPP allows for certain development, in particular circumstances, to be undertaken as Exempt Development (without development approval) and Complying Development (a fast-track assessment by a council or an accredited certifier). Complying development allowed under the Codes SEPP includes residential dwellings, such as one and two storey detached dwellings, dual occupancies, manor houses and terraces. By providing an alternate approval pathway, this policy can help increase housing supply by making it easier and more cost-effective for landowners to undertake development. The Housing SEPP incentivises affordable rental housing and permits the development of secondary dwellings, subject to meeting the relevant requirements.

Unoccupied residential land

The preliminary assessment of theoretical housing capacity, outlined in Section 5.4, has identified an indicative total of 579 unoccupied residential lots on land (zoned RU5 Village or R5 Large Lot Residential) across the study areas, the majority of which are in Warialda, Bingara, and Gravesend. Indicating there is existing capacity to deliver housing within these areas, without the release of new residentially zoned land. However, the development potential of these lots will vary based on several opportunities and constraints, including land ownership, lot size, environmental constraints such as flooding or bushfire, and utility provision. Additional analysis overlaying constraints mapping will be undertaken to determine development capacity of these lots and their potential to address some the housing need of the Shire. This analysis will inform the identification of key opportunity sites and/or investigation areas for future housing.

7.2.2 Housing supply pipeline

As outlined in Section 5.5.1, a preliminary analysis of DA, CC, OC, and CDC applications received by GSC between 1 January 2016 and 17 November 2023 has been undertaken. The analysis finds:

- DA numbers have generally remained steady across the period, with an average of 20 (rounded to the nearest whole number) applications per calendar year. However, a substantial increase in applications was seen in 2022 after a decrease in 2020. Across all localities, an average of 14 applications (rounded to the nearest whole number) were received per calendar year, relating to the provision of new dwellings (comprising a mixture of single-detached dwellings, dual-occupancy, secondary dwellings, granny flats, rural worker's dwellings, boarding houses, and/or prefabricated relocatable dwellings).
- The Shire received an average of 10 (rounded to the nearest whole number) CC applications per calendar year across the period. Application numbers generally followed the same pattern as DAs. Notably, the analysis highlighted several related applications, indicating that dwellings were moving through the pipeline.
- The shire received an average of six (rounded to the nearest whole number) OC applications per calendar year across the period. Application numbers were consistent until 2020, when a noticeable decrease occurred. This suggests that the increase in DAs in 2022 are still moving through the supply pipeline.
- The number of CDCs received in the period was very-low, with only eight applications received across the period.

It is noted that the above analysis is based on several assumptions and limitations identified above.

Warialda and Bingara

Following analysis of Council's application data, most of the new housing is concentrated within the Bingara and Warialda townships. This is likely due to the provision of necessary infrastructure and services, as well as retail, health, and other community services. There is the opportunity to encourage additional infill housing within these well-serviced areas.

North Star, Gravesend, and Warialda Rail

There has been minimal activity in the localities of North Star, Gravesend, and Warialda Rail. These smaller settlements may be less attractive to newcomers for a range of reasons, including limited access to employment, education, and social and community services. In addition, there is limited or no access to reticulated water and sewer infrastructure. Further, provision of housing within these localities may require subdivision of existing land and provision of new infrastructure, which has increased associated costs.

7.2.3 Infrastructure capacity

As outlined in Section 6.1, GSC has identified that the water supply in Bingara has significant capacity for growth and Warialda has capacity for some residential and business growth. Bingara and Warialda are sewered with the current systems having significant capacity for growth. The water supplies in Gravesend and North Star are close to capacity, with very limited opportunity for growth.

Essential Energy advises that there are no limitations on energy supply to the area. Renewable energy generation is a potential opportunity for the Shire, and GSC is also proposing a bioenergy hub within the E4 General Industrial zoned land in Warialda, as detailed in 2.3.2 above.

As outlined in Section 6.2, the towns of Warialda and Bingara comprise the highest quantum of social infrastructure and services, including recreation areas, health facilities, childcare, and others. They also comprise important educational institutions and services to support a thriving local economy. The Gwydir Learning Region enables students to learn important skills and qualifications in hospitality, automotive, agriculture and horticulture. Innovative learning opportunities include the Bingara Trade Kitchen, Warialda Automotive Trade Training Centre, and the Living Classroom (refer to Section 2.3.2 for further details).

7.3 Summary of preliminary strategies to address housing needs

Several preliminary strategies have been identified to address the housing needs identified within this report. These are outlined in Table 7.1 below and will be investigated further as part of the preparation of the draft Gwydir LHS.

Table 7.1 Summary of preliminary housing strategies

Potential strategy	Associated need
Identify council-owned land with existing development capacity for divestment, or development for specialised housing such as aged-care or emergency accommodation.	<ul style="list-style-type: none"> A diverse range of housing An aging population Adaptable, accessible, and inclusive housing Temporary accommodation
Identify land with existing development capacity, including opportunity sites for new infill development.	<ul style="list-style-type: none"> Housing a growing population A diverse range of housing Affordable housing
Identify land for rezoning, including private, council-owned and/or government-owned land.	<ul style="list-style-type: none"> Housing a growing population Affordable housing
Encourage the use of the Complying Development pathway.	<ul style="list-style-type: none"> Housing a growth population Affordable housing
Encourage a diversity of housing typologies, through the development of a DCP or other guidelines.	<ul style="list-style-type: none"> Housing a growing population Affordable housing Smaller households Key worker housing
Encourage resilient housing through the development of a DCP or other guidelines.	<ul style="list-style-type: none"> Housing a growing population
Develop plans and policies, including a design guideline for low-rise housing.	<ul style="list-style-type: none"> A diverse range of housing Affordable housing Adaptable, accessible, and inclusive housing
Review development controls including the Gwydir LEP 2013 and future DCP, including minimum lot size, subdivision, permissible uses, and other provisions.	<ul style="list-style-type: none"> Housing a growing population A diverse range of housing Adaptable, accessible, and inclusive housing Temporary accommodation

Potential strategy	Associated need
Collaborate with independent and/or Government agencies to deliver accessible, social, and affordable housing.	<ul style="list-style-type: none"> ▪ A diverse range of housing ▪ An aging population ▪ Affordable housing
Support the provision of community services.	<ul style="list-style-type: none"> ▪ An aging population ▪ Adaptable, accessible, and inclusive housing



APPENDIX A

GWYDIR SHIRE APPLICATION DATA
2016-2023

The following tables summarise data provided by GSC for development applications (DAs), Construction Certificates (CCs), Occupation Certificates (OCs) and complying development certificates (CDCs) received by council between 1 January 2016 and 17 November 2023.

Refer to Section 5.3.1 for further information.

Development applications

Table A-1 Summary of Development Applications between 1 January 2016 and 17 November 2023, Gwydir Shire

Note: refer to assumptions and exclusions below for further information.

Category/ Year	Locality						Total
	Warialda	Bingara	North Star	Gravesend	Warialda Rail	Other	
2016							15
New dwelling(s)	1	5	-	-	-	1	7
Secondary dwelling(s)	-	1	-	-	-	1	2
New dwelling(s) & Secondary dwelling	1	1	-	-	-		2
Subdivision	-	1	-	1	-	1	3
New dwelling & subdivision of land	-	-	-	-	-	1	1
2017							20
New dwelling(s)	4	5	-	-	-	1	10
Secondary dwelling	2	-	-	-	-	2	4
New dwelling(s) & Secondary dwelling	-	-	-	-	-	1	1
Subdivision	1	1	-	-	-	3	5
2018							18
New dwelling(s)	4	5	-	1	-	1	11
Secondary dwelling	-	-	-	-	-	-	0
New dwelling(s) & Secondary dwelling	-	1	-	-		-	1
Subdivision	1	5	-	-	-	-	6
2019							18

Category/ Year	Locality						Total
	Warialda	Bingara	North Star	Gravesend	Warialda Rail	Other	
New dwelling(s)	7	2	-	-	-	1	10
Secondary dwelling	-	-	-	-	-	-	0
New dwelling(s) & Secondary dwelling	-	-	-	-	-	-	0
Subdivision	3	1	1	-	-	3	8
2020							10
New dwelling(s)	1	3	-	-	-	1	5
Secondary dwelling	-	1	-	-	-	1	2
New dwelling(s) & Secondary dwelling	-	-	-	-	-	-	0
Subdivision	-	1	-	1	-	1	3
2021							13
New dwelling(s)	2	5	-	1	-	3	11
Secondary dwelling	-	1	-	-	-	-	1
New dwelling(s) & Secondary dwelling	-	-	-	-	-	-	0
Subdivision	-	-	-	-	-	1	1
2022							35
New dwelling(s)	8	10	-	-	1	6	25
Secondary dwelling	-	2	-	-	-	2	4
New dwelling(s) & Secondary dwelling	-	-	-	-	-	1	1
Subdivision	3	-	-	-	-	1	4
Dwelling & subdivision of land	-	-	-	-	-	1	1
2023							17
New dwelling(s)	4	5	-	-	-	-	9

Category/ Year	Locality						Total
	Warialda	Bingara	North Star	Gravesend	Warialda Rail	Other	
Secondary dwelling	1	2	-	-	-	-	3
New dwelling(s) & Secondary dwelling	-	2	-	-	-	-	0
Subdivision	2	3	-	-	-	-	5

Source: Gwydir Shire Council, 17 November 2023, and analysed by Element.

Construction certificates

Table A-2 Summary of Construction Certificates between 1 January 2016 and 17 November 2023, Gwydir Shire

Note: refer to assumptions and exclusions below for further information.

Category/ Year	Locality						Total
	Warialda	Bingara	North Star	Gravesend	Warialda Rail	Other	
2016							12
New dwelling(s)	2	6	-	-	-	2	10
Secondary dwelling(s)	1	-	-	-	-	-	1
New dwelling(s) & Secondary dwelling	-	1	-	-	-	-	1
2017							10
New dwelling(s)	3	3	-	-	-	1	7
Secondary dwelling	1	-	-	-	-	1	2
New dwelling(s) & Secondary dwelling	-	-	-	-	-	1	1
2018							8
New dwelling(s)	3	4	-	-	-	1	8
Secondary dwelling	-	-	-	-	-	-	-
New dwelling(s) & Secondary dwelling	-	-	-	-	-	-	-
2019							8

Category/ Year	Locality						Total
	Warialda	Bingara	North Star	Gravesend	Warialda Rail	Other	
New dwelling(s)	5	2	-	-	-	1	8
Secondary dwelling	-	-	-	-	-	-	-
New dwelling(s) & Secondary dwelling	-	-	-	-	-	-	-
2020							2
New dwelling(s)	-	1	-	-	-	1	2
Secondary dwelling	-	-	-	-	-	-	-
New dwelling(s) & Secondary dwelling	-	-	-	-	-	-	-
2021							9
New dwelling(s)	-	5	-	1	-	2	8
Secondary dwelling	-	1	-	-	-	-	1
New dwelling(s) & Secondary dwelling	-	-	-	-	-	-	-
2022							16
New dwelling(s)	5	4	-	-	1	3	13
Secondary dwelling	-	1	-	-	-	1	2
New dwelling(s) & Secondary dwelling	-	-	-	-	-	-	-
Dwelling & subdivision of land	-	1	-	-	-	-	1
2023							6
New dwelling(s)	2	1	-	-	-	-	3
Secondary dwelling	-	-	-	-	-	-	-
New dwelling(s) &	-	3	-	-	-	-	3

Category/ Year	Locality						Total
	Warialda	Bingara	North Star	Gravesend	Warialda Rail	Other	
Secondary dwelling							

Source: Gwydir Shire Council, 17 November 2023, and analysed by Element.

Occupation certificates

Table A-3 Summary of Occupation Certificates between 1 January 2016 and 17 November 2023, Gwydir Shire

Note: refer to assumptions and exclusions below for further information.

Category/ Year	Locality						Total
	Warialda	Bingara	North Star	Gravesend	Warialda Rail	Other	
2016							8
New dwelling(s)	1	3	-	-	1	-	5
Secondary dwelling(s)	1	1	-	-	-	1	3
New dwelling(s) & Secondary dwelling	-	-	-	-	-	-	-
2017							7
New dwelling(s)	2	2	-	-	-	1	5
Secondary dwelling	1	-	-	-	-	1	2
New dwelling(s) & Secondary dwelling	-	-	-	-	-	-	-
2018							7
New dwelling(s)	1	4		1		1	7
Secondary dwelling	-	-	-	-	-	-	-
New dwelling(s) & Secondary dwelling	-	-	-	-	-	-	-
2019							8
New dwelling(s)	5	2	-	-	-	1	8
Secondary dwelling	-	-	-	-	-	-	-
New dwelling(s)	-	-	-	-	-	-	-

Category/ Year	Locality						Total
	Warialda	Bingara	North Star	Gravesend	Warialda Rail	Other	
& Secondary dwelling							
2020							3
New dwelling(s)	-	2	-	-	-	1	3
Secondary dwelling	-	-	-	-	-	-	-
New dwelling(s) & Secondary dwelling	-	-	-	-	-	-	-
2021							4
New dwelling(s)	1	1	-	-	-	1	3
Secondary dwelling	-	1	-	-	-	-	1
New dwelling(s) & Secondary dwelling	-	-	-	-	-	-	-
2022							2
New dwelling(s)	-	1	-	-	-	1	2
Secondary dwelling	-	-	-	-	-	-	-
New dwelling(s) & Secondary dwelling	-	-	-	-	-	-	-
2023							N/A
New dwelling(s)	-	-	-	-	-	-	-
Secondary dwelling	-	-	-	-	-	-	-
New dwelling(s) & Secondary dwelling	-	-	-	-	-	-	-

Source: Gwydir Shire Council, 17 November 2023, and analysed by Element.

Complying development certificates

Table A-4 Summary of complying development certificates between 1 January 2016 and 17 November 2023, Gwydir Shire

Category/ Year	Locality						Total
	Warialda	Bingara	North Star	Gravesend	Warialda Rail	Other	
2016							1
New dwelling	-	-	-	-	1	-	1
2017							N/A
No relevant applications.							
2018							1
New dwelling	-	1		--	-	-	1
2019							N/A
No relevant applications.							
2020							1
Residential buildings - other	-	1	-	-	-	-	1
2021							N/A
No relevant applications.							
2022							3
New dwelling	-	2	-	-	-	1	3
2023							2
New dwelling	1	1	-	-	-	-	2

Source: Gwydir Shire Council, 17 November 2023 and analysed by Element.

Assumptions and limitations

- Analysis of the data provided by GSC was undertaken manually by Element team members.
- The analysis includes all applications. It does not distinguish between lodged, approved, rejected, withdrawn or other application types.
- The number of applications does not directly equate to the number of dwellings, or lots provided.
- Naming of application categories/ typologies varies between the datasets. For example, 'New main dwelling' versus 'Single dwelling' versus 'Dwelling'. Element team members had to make an executive decision when categorising applications.
- New dwelling(s) include single detached dwellings, dual-occupancy, premanufactured dwelling, transportable dwellings, boarding house accommodation, conversion of existing dwellings or new dwellings for short-term accommodation.

- Secondary dwellings(s) include secondary dwellings, granny flats, and rural workers dwellings (that must be in connection with a principal dwelling).
- New dwelling(s) and secondary dwellings include an application for a combination of the above uses.
- Subdivision of land includes all applications relating to subdivision. Additional interrogation of the datasets would be required to determine whether subdivision was for the purpose of residential, commercial, industrial, or other land uses.
- The analysis does not include applications relating to dwelling alterations and/or additions.
- The datasets identify 'transportable/relocatable buildings'. For the purposes of this analysis these buildings have been assumed capable of accommodating a dwelling. Additional interrogation of the datasets would be required to determine whether these buildings are for the purpose of residential, commercial, industrial, or other land uses.
- Premanufactured and transportable/relocatable buildings do not require construction certificates or occupations certificates (OCs). Approval for installation and occupation is sought via a Section 68 application.
- Complying Development Certificates do not have separate OCs.



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7.7 March 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 March 2024.

Direct Investments							
Broker	ID	Investment Name	Rating	Type	Next Rollover	Yield	Current Value
NAB	2023.01	NAB	AA	TD	22/04/2024	4.25%	\$1,000,000.00
NAB	2023.02	NAB	AA	TD	22/04/2024	4.25%	\$1,000,000.00
NAB	2023.03	NAB	AA	TD	22/04/2024	4.25%	\$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		\$368,157.35
Regional Australia Bank Medical Centre		At Call	Cash	3.00%	\$51,500.00
Grand Total					\$419,657.35

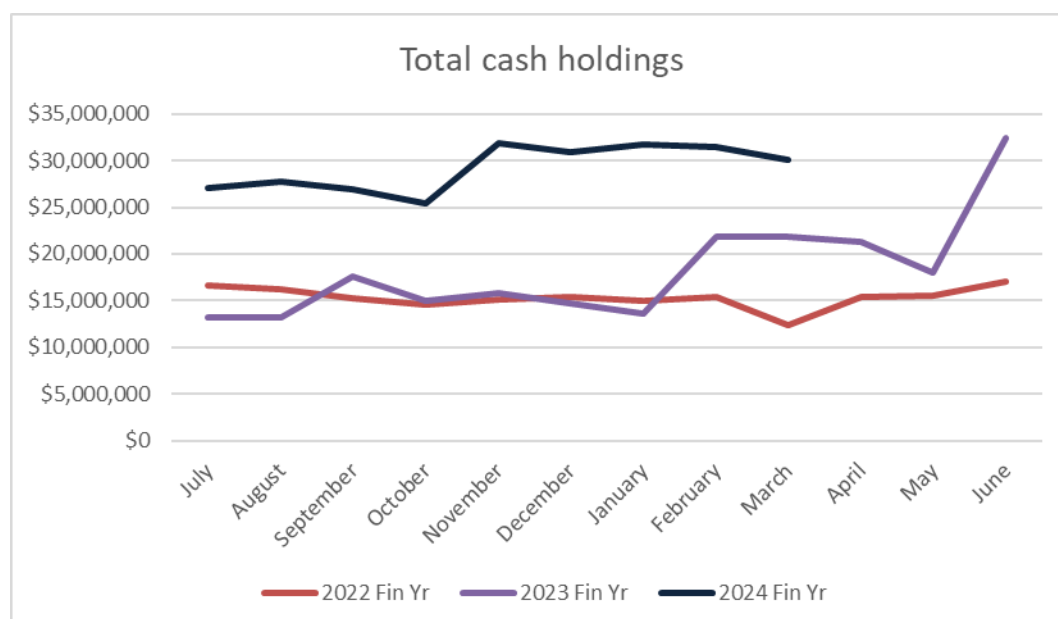
Total Investments	
Direct Investments	\$3,000,000.00
Managed Funds	\$419,657.35
Grand Total	\$3,419,657.35

Cash and Investments

Total Investments	
Direct Investments	\$3,000,000.00
Managed Funds	\$419,657.35
Grand Total Investments	\$3,419,657.35

Total Cash and Investments	
Investments	\$3,419,657.35
Cash at bank	\$26,714,131.32
Grand Total Cash and Investments	\$30,133,788.67

General Fund Cash	
Total cash and investments	\$30,133,788.67
LESS:	
Water fund*	-\$1,398,300.00
Sewer fund*	-\$1,356,099.00
Waste fund*	-\$4,582,542.00
Other restrictions:	
Employee leave entitlements*	-\$1,000,000.00
Asset replacement*	-\$830,000.00
Bonds and deposits	-\$2,659,851.34
Unexpended grants*	-\$10,248,514.00
Developer contributions	-\$762,215.00
Internal Restrictions	-\$5,000,000.00
Discretionary General Fund Cash	\$2,296,267.33



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 31 March 2024.



OFFICER RECOMMENDATION

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

ATTACHMENTS

Nil

8 COUNCILLORS' REPORTS

9 COMMITTEE OF THE WHOLE - CONFIDENTIAL ITEMS

Confidential Organisation and Community Services

It is recommended that the Council resolve into Committee of the Whole with the press and public excluded to allow consideration of this Item, as provided for under Section 10A (2) (a) of the Local Government Act, 1993, on the grounds the report contains personnel matters concerning particular individuals (other than councillors).

Bingara Administration Building

It is recommended that the Council resolve into Committee of the Whole with the press and public excluded to allow consideration of this Item, as provided for under Section 10A (2) (c) of the Local Government Act, 1993, on the grounds the report contains information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.

Landfill Plant Items

It is recommended that the Council resolve into Committee of the Whole with the press and public excluded to allow consideration of this Item, as provided for under Section 10A (2) (c) of the Local Government Act, 1993, on the grounds the report contains information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.

10 CLOSURE