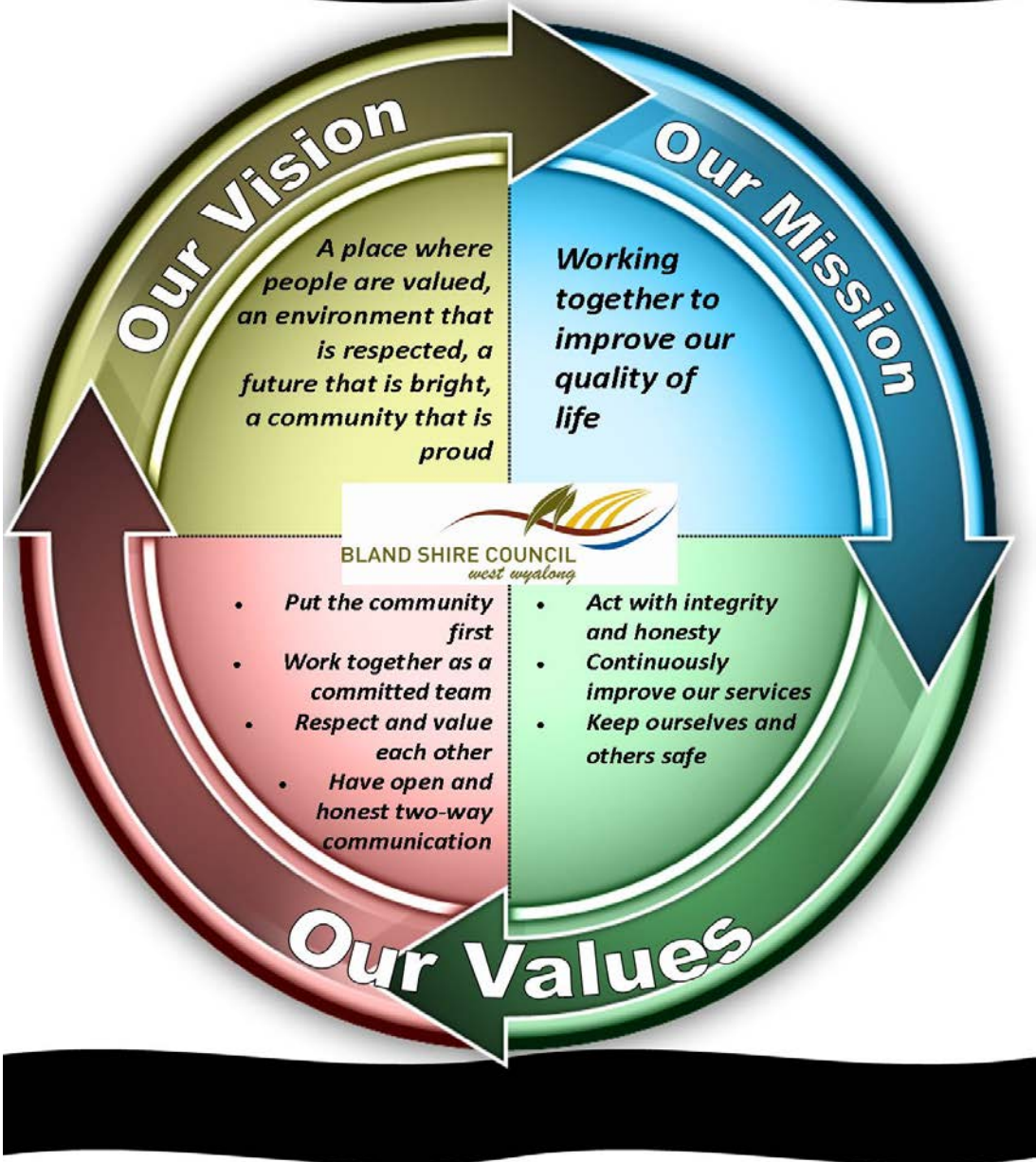


**Business Paper**  
**Council Meeting**  
**13 December 2022**



# OUR VISION, MISSION AND VALUES



## Affirmation of Office

I solemnly and sincerely declare and affirm that I will undertake the duties of the office of councillor in the best interests of the people of Bland Shire and the Bland Shire Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the Local Government Act 1993 or any other Act to the best of my ability and judgment.

# CALENDAR OF MEETINGS

Meeting Dates	Time	Meeting	Location
<b>December 2022</b>			
8 December	4.30pm	Goldenfields Water County Council	Temora
9 December	9am	RIVJO	Wagga
9 December	11am	REROC	Wagga
13 December	6.30pm	Bland Shire Council Meeting	Council Chambers
15 December	9am	CEMCC	Lake Cowal Conservation Centre

<b>January 2023</b>
---------------------

<b>February 2023</b>			
7 February	TBC	Council Workshop	Chambers
21 February	6.30pm	Council Meeting	Chambers
22 February	TBA	Mining & Energy Related Councils NSW	Sydney
23 February	10am	Goldenfields Water County Council	Temora
25 February	10am	Lachlan Regional Transport Committee (LRTC)	Cowra



## ORDER OF BUSINESS

**1. RECORDING OF MEETING STATEMENT**

**2. ACKNOWLEDGEMENT OF COUNTRY**

**3. APOLOGIES FOR NON-ATTENDANCE**

**4. DISCLOSURES OF INTEREST**

**5. CONFIRMATION OF MINUTES**

5.1 Minutes of the previous Council Meeting held on 15 November 2022

5.2 Matters arising from Minutes

**6. MAYORAL MINUTE**

6.1 Statewide Road Emergency

**7. REPORTS FROM STAFF**

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## **8. REPORTS OF COMMITTEES**

### **9. CONFIDENTIAL MATTERS**

*Closure of the meeting to discuss confidential business under the provisions of Section 10A(2) of the Local Government Act*

#### **9.1 Bland Shire Community Care Centre**

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

*The matters and information are the following:*

*c) information that would, if disclosed, confer a commercial advantage on a person with whom council is conducting (or proposes to conduct) business.*

## 6.1 Statewide Road Emergency



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

*OP 10.2 Councillors are encouraged to take ownership and a strong leadership role*

**Author:** Councillor Monaghan

**Motion:**

That Bland Shire Council joins with Local Government NSW and Country Mayors Association of NSW in declaring a Statewide Road Emergency.

**Background:**

Following attendance at the Country Mayors Association Meeting of 18 November the above Notice of Motion has been received from Mayor Monaghan.

Council is well aware the Shire has been hit by a seemingly relentless wave of flood events in the past 12 months.

We are not alone. A total of 126 of New South Wales' 128 local government areas have had natural disaster declarations within the last 12 months, according to the President of Local Government NSW, Cr Darriea Turley.

On 3 November 2022, Local Government NSW declared a Statewide Roads Emergency.

The declaration – and urgent call for the NSW and Australian governments to increase their existing road funding commitments in the wake of the floods – comes on the back of an estimated \$2.5 billion in road damages and a collapse of the local and regional road network.

I call on Council to show our support for this move and whole-heartedly endorse the Local Government NSW declaration of a Statewide Road Emergency.

The declaration has already been publicly supported by our peak regional body, the Country Mayors Association of New South Wales.

As part of the Statewide Roads Emergency, LGA NSW and Country Mayors Association of NSW are calling for:

- An acceleration and significant increase in funding for the \$1.1 billion Fixing Local Roads and Fixing Country Bridges program from the New South Wales Government
- A boost to Road Block Grant funding to compensate for the damage to the regional road network from the Federal Government
- New funding to provide councils with plant machinery and skilled workers to expedite road repairs from the Federal Government.

We have faced, and may continue to face, an unprecedented and unrelenting series of natural disasters that has seen residents and business owners cleaning up again and again, people isolated, workers unable to get to work, and students unable to get to training or school.

Add to this our very real and immediate concern for our primary producers.

Following Natural Disaster declarations in November 2021, January, and August 2022 the extended rain event hit at a critical time. Winter crops were ready to be harvested and commodities in storage needing to be freighted, the wider communities supporting the Australian food bowl are in desperate need of help, waiting for the road network to be repaired. The disaster facing NSW communities is without precedent and an unprecedented response is required.

The local and regional road network is critically-enabling infrastructure. It is absolutely vital to our primary producers, and the key to keeping affordable food on the table across New South Wales and beyond.

Our road network, and the road network of shires across the state, has disastrous damage. We are facing a task that is beyond the reasonable scope of any local government authority.

We need help. Our community needs help. Other regional and rural communities across the state and beyond need help. We desperately need our leaders to lead.

We need to support our peak bodies in their declaration of a Statewide Road Emergency.

This is an emergency, and it is time to seek help, and by supporting this Mayoral Minute you are endorsing that I write to the Prime Minister of Australia The Hon. Anthony Albanese, MP and the Premier of New South Wales The Hon. Dominic Perrottet, MP pleading for immediate action.

### **Financial Implications**

Nil

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### **Recommendation:**

That Bland Shire Council joins with Local Government NSW and Country Mayors Association of NSW in declaring a Statewide Road Emergency.

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# REPORTS FROM STAFF

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## Section 1 - Office of the General Manager

### 7.1 Applications for Leave of Absence



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

*DP10.2 Councillors are encouraged to take ownership and a strong leadership role.*

**Author:** General Manager

#### **Introduction**

Councillors Baker and Keatley are seeking Council approval for a Leave of Absence, for the December 2022 Council meeting.

#### **Financial Implications**

Nil

#### **Summary**

Councillors Baker and Keatley will be apologies for the 13 December 2022 Council meeting and have submitted an application for this Leave of Absence.

This request is in accordance with clause 5.6 of Council's Code of Meeting Practice and s234(1)(d) of the Local Government Act (1993), whereby Council may grant leave prior to or at any of the meetings concerned.

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#### **Recommendation:**

That Council approve the Leave of Absence applications submitted by Councillor Baker and Councillor Keatley for the December 2022 Council meeting.

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## 7.2 Monthly Status Report – Council Meeting Actions: December 2022



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

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

**Author:** Executive Assistant

### **Introduction**

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

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

### **Financial Implications**

Nil

### **Summary**

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

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### **Recommendation:**

That Council receives and notes the Monthly Status Report - Council Meeting Actions: December 2022 as attached.

---

## Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
<b>MAY 2022</b>		
<p><b>10.1 Sale of Land for Unpaid Rates</b>            24052022 Resolved on the motion of Cr. McGlynn seconded Cr. Funnell that Council agrees to:</p> <ol style="list-style-type: none"> <li>1. Sell the 18 properties as listed and detailed in the General Manager's certificates for the sale of land for unpaid rates in accordance with Section 713 of the Local Government Act1993.</li> <li>2. Authorise the public auction to be held, at a date to be decided, in the Council Chambers.</li> <li>3. Authorise the General Manager to determine and appoint an auctioneer in line with Council's procurement policy.</li> <li>4. Utilise the services of GP Evans &amp; Englert for the provision of contracts for the sale.</li> <li>5. The preparation of a schedule nominating a reserve price for each parcel (having regard to each parcel's valuation, the amount of debt outstanding to Council and the prevailing market prices) in committee at the June 28 Council meeting.</li> <li>6. Authorise the General Manager, or the Director Corporate &amp; Community Services, delegation to accept any offer on the day that is within 10% of the reserve price set and to complete the contract of sale on behalf of Council.</li> </ol>	<p>Manager            Customer &amp;            Financial            Services</p>	<p>28/6: Sale expected to be conducted in September 16/8: Sale date set for November, Quade Moncrieff appointed, to be conducted in Council Chambers            18/10: Sale confirmed for Monday 28 November 2022            6/12: <b>Successful sale with all lots sold at auction. COMPLETE</b></p>
<b>JUNE 2022</b>		
<p><b>7.5 Barmedman Community Centre</b>            15062022 RESOLVED on the motion of Cr McGlynn seconded Cr Keatley:</p> <ol style="list-style-type: none"> <li>1. That Bland Shire Council disband the Barmedman Community Centre s355 committee</li> <li>2. That Bland Shire Council, if the current Centre controllers are agreeable, help them to establish an independent incorporated committee for the Centre.</li> </ol>	<p>Director            Corporate &amp;            Community            Services</p>	<p>19/7: Letter sent, DCCS to follow up 16/8: DCCS to follow up 12/9: no progress, DCCS to follow up            6/12: <b>matter finalised. COMPLETE</b></p>

## Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
<b>AUGUST 2022</b>		
<p><b>5.1 Accounting Treatment of Rural Fire Service ('Red Fleet') Assets</b> 02082022 RESOLVED That:</p> <ol style="list-style-type: none"> <li>1. Council writes to the Treasurer the Hon Matt Kean MP, local State Member for Cootamundra and Minister for Emergency Services and Resilience the Hon Stephanie Cook MP and the Minister for Local Government Wendy Tuckerman MP:               <ol style="list-style-type: none"> <li>a. Expressing Council's objection to the NSW Government's determination on ownership of Rural Fire Service assets;</li> <li>b. Advising of the impact of the Government's position on Council finances of this accounting treatment;</li> <li>c. Informing that Council will not carry out RFS assets stocktakes on behalf of the NSW Government and will not record RFS assets in Bland Shire Council's financial statements;</li> <li>d. Calling on the NSW Government to take immediate action to permanently clear up inequities and inconsistencies around the accounting treatment of Rural Fire Service (RFS) assets by acknowledging that rural firefighting equipment is vested in, under the control of and the property of the RFS; and</li> <li>e. Amending s119 of the Rural Fires Act 1997 so that the effect is to make it clear that RFS assets are not the property of councils.</li> </ol> </li> <li>2. Council writes to the Shadow Treasurer Daniel Mookhey MLC, the Shadow Minister for Emergency Services Jihad Dib MP, the Shadow Minister for Local Government Greg Warren MP, the Greens Spokesperson for Local Government Jamie Parker MP and the leaders of the Shooters, Fishers and Farmers, Animal Justice and One Nation parties Robert Borsak MLC, Emma Hurst MLC and Mark Latham MLC:               <ol style="list-style-type: none"> <li>a. Advising Members, of Bland Shire Council's position, including providing copies of correspondence to NSW Government Ministers; and</li> <li>b. Seeking Members' commitments to support NSW Councils' call to amend the Rural Fires Act 1997 as set out in correspondence.</li> </ol> </li> <li>3. Bland Shire Council writes to the Auditor General advising that notwithstanding any overtures of future qualified audits, it will not carry out RFS stocktakes on behalf of the NSW Government and will not record RFS assets in Council's financial statements, noting that the State Government's own Local</li> </ol>	<p>General Manager</p>	<p>12/9: DCCS to action 6/12: COMPLETE</p>

## Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
<p>Government Accounting Code of Practice and Financial Reporting provides for councils to determine whether or not they record the RFS assets as council assets.</p> <p>4. Council promotes these messages via its digital and social media channels and via its networks.</p> <p>5. Re-affirms its complete support of and commitment to local RFS brigades noting that Bland Shire Council's action is entirely directed towards the NSW Government's position that rather than being owned and controlled by local brigades, RFS assets are somehow controlled by councils, which councils consider to be a cynical financial sleight of hand abdicating the NSW Government's responsibilities at the cost of local communities.</p> <p>6. That Bland Shire Council affirms its support to Local Government NSW (LGNSW) and requests LGNSW continue advocating on Council's behalf to get clarification finally from the State Government about the accounting treatment of RFS assets.</p> <p>7. That should the Audit Office make good on its threat to issue qualified audits to those Councils who do not record RFS assets in their annual financial statements, that Bland Shire Council will accept a qualified audit opinion in relation to the accounting for RFS Assets on the 2021/2022 financial statements.</p>		
<p><b>7.2 Strengthening Communities Grant Applications</b></p> <p>05082022 RESOLVED That Council approve Strengthening Communities funding to:</p> <p>a) West Wyalong Community Church to assist with the cost of installing a Defibrillator at the Church, up to \$3045.</p> <p>West Wyalong Charity Campdraft Committee to assist with the costs of holding its annual event on 16-18 September 2022, up to \$4,000.</p>	Community Relations Officer	6/12: Advice provided to applicants, campdraft deferred to 2023. NFAR

## Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
<p><b>7.4 Boundary Encroachment – 62-64 Court Street, West Wyalong</b> 07082022 RESOLVED that Council contribute:-</p> <ul style="list-style-type: none"> <li>• 50 per cent of the costs associated with survey fees and LRS lodgement fees,</li> <li>• 100 per cent of the costs associated with creating a new drainage easement, and,</li> <li>• waive the subdivision certificate application fee for the boundary adjustment between 62 Court and 64 Court Street, West Wyalong.</li> </ul>	<p>Manager Development and Regulatory Services</p>	<p>6/12: in hand</p>
<p><b>7.7 Endorsement of Draft BSC Information Guide</b> 10082022 RESOLVED That:</p> <ol style="list-style-type: none"> <li>1. Council endorses the Draft Information Guide and places on public exhibition for a period of 28 days from Friday 19 August 2022 for community comment.</li> <li>2. The Draft Information Guide be forwarded to the Information and Privacy Commissioner for comment.</li> <li>3. Should there be comment from the community or the Information and Privacy Commissioner on the Draft Information Guide, a further report be prepared and presented to Council.</li> <li>4. Should there be no comment from the community or the Information and Privacy Commissioner within the 42 day commentary period, Council formally adopt the Draft Information Guide.</li> </ol>	<p>Director Corporate and Community Services</p>	<p>18/10: exhibition period ends on 21 October <b>6/12: COMPLETE</b></p>
<p><b>7.8 Endorsement of Draft Legislative Compliance and Draft Housing Policies</b> 11082022 RESOLVED That:</p> <ol style="list-style-type: none"> <li>1. Council endorses the Draft Legislative Compliance and Draft Housing Policies and places on public exhibition for a period of 28 days from Friday 19 August 2022 for community Comment.</li> <li>2. Should there be comment from the community on the Draft Legislative Compliance and Draft Housing Policies, a further report be prepared and presented to Council.</li> <li>3. Should there be no comment from the community within the 42 day commentary period, Council formally adopt the Draft Legislative Compliance and Draft Housing Policies.</li> </ol>	<p>Director Corporate and Community Services</p>	<p>6/12: COMPLETE</p>

## Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
<p><b>9.1 Business Park Proposal</b> 16082022 RESOLVED that Council:</p> <ol style="list-style-type: none"> <li>1. Accept the latest offer for the purchase of Lot 4 in the new business park, as detailed in the General Managers report, and it be accepted on the following conditions:               <ol style="list-style-type: none"> <li>a) The site is purchased unserviced;</li> <li>b) There will be no business assistance available due to the discounted price;</li> <li>c) That Council accepts that settlement will be subject to both DA and EPA approval.</li> <li>d) Delegate the authority to the General Manager to finalise negotiations.</li> </ol> </li> <li>2. That a future report be submitted to Council following registration of the subdivision detailing the sale of the various lots within that subdivision as well as the overall costings of this project.</li> </ol>	General Manager	6/12: information provided to prospective purchaser. COMPLETE
<b>SEPTEMBER 2022</b>		
<p><b>7.1 The Way Forward: One Organisation</b> 03092022 RESOLVED that Council's two preferred options are 4 and 1 for a single organisation for local government collaboration in the eastern Riverina region</p> <ol style="list-style-type: none"> <li>1. REROC as a stand-alone organisation, the JO folds. REROC as a stand-alone organisation, the JO goes into hiatus. This option would basically put the JO in hibernation, with the ability for Members to awaken it if it was in the interest of Members to do so.</li> </ol>	General Manager	6/12: information provided to REROC/JO. COMPLETE
<p><b>7.3 Get NSW Active Program Funding Deed</b> 05092022 RESOLVED that Council endorse the General Manager's signing and execution of the Get NSW Active Program funding deed for \$59,980 (Ex GST).</p>	General Manager	6/12: Deed signed. COMPLETE

## Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update																											
<p><b>7.4 Resources for Regions - Round 9</b> 06092022 RESOLVED that Council endorse and submit applications to the NSW Government Resources for Regions - Round 9 program for the following eight programs/projects totalling \$5,285,515:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Project Description</th> <th style="text-align: left;">Estimate (\$)</th> <th style="text-align: left;">Focus</th> </tr> </thead> <tbody> <tr> <td>Council facility access audit and plan</td> <td>\$100,000</td> <td>Community</td> </tr> <tr> <td>Amenities block upgrades</td> <td>\$214,276</td> <td>Community</td> </tr> <tr> <td>McAlister Oval amenity upgrades</td> <td>\$95,788</td> <td>Sport</td> </tr> <tr> <td>Main Street revitalisation plan</td> <td>\$163,794</td> <td>Community</td> </tr> <tr> <td>Sport and Recreation Master Plan</td> <td>\$107,116</td> <td>Sport</td> </tr> <tr> <td>Digital Information and CCTV project</td> <td>\$121,162</td> <td>Community</td> </tr> <tr> <td>Stormwater upgrade program</td> <td>\$350,000</td> <td>Infrastructure</td> </tr> <tr> <td>Roads upgrade program</td> <td>\$4,133,379</td> <td>Infrastructure</td> </tr> </tbody> </table>	Project Description	Estimate (\$)	Focus	Council facility access audit and plan	\$100,000	Community	Amenities block upgrades	\$214,276	Community	McAlister Oval amenity upgrades	\$95,788	Sport	Main Street revitalisation plan	\$163,794	Community	Sport and Recreation Master Plan	\$107,116	Sport	Digital Information and CCTV project	\$121,162	Community	Stormwater upgrade program	\$350,000	Infrastructure	Roads upgrade program	\$4,133,379	Infrastructure	<p>General Manager</p>	<p>6/12: application submitted and approved. Report to December Council meeting. NFAR</p>
Project Description	Estimate (\$)	Focus																											
Council facility access audit and plan	\$100,000	Community																											
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Roads upgrade program	\$4,133,379	Infrastructure																											
<p><b>7.5 Stronger Country Communities Fund - Round 5</b> 07092022 RESOLVED that Council endorse and submit applications to the NSW Government Stronger Country Communities Fund Round 5 program for the following five programs/projects totalling \$894,780:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Project Description</th> <th style="text-align: left;">Estimate</th> <th style="text-align: left;">Focus</th> </tr> </thead> <tbody> <tr> <td>Youth Officer Program</td> <td>\$152,192</td> <td>Youth</td> </tr> <tr> <td>Bland Shire Heritage Revitalisation</td> <td>\$104,713</td> <td>Community</td> </tr> <tr> <td>Douglas DC3 Dakota Rehabilitation</td> <td>\$167,670</td> <td>Community</td> </tr> <tr> <td>Active Movement upgrades</td> <td>\$162,888</td> <td>Community</td> </tr> <tr> <td>Shire town/village entry statements</td> <td>\$307,317</td> <td>Community</td> </tr> </tbody> </table>	Project Description	Estimate	Focus	Youth Officer Program	\$152,192	Youth	Bland Shire Heritage Revitalisation	\$104,713	Community	Douglas DC3 Dakota Rehabilitation	\$167,670	Community	Active Movement upgrades	\$162,888	Community	Shire town/village entry statements	\$307,317	Community	<p>General Manager</p>	<p>6/12: application submitted, awaiting outcome</p>									
Project Description	Estimate	Focus																											
Youth Officer Program	\$152,192	Youth																											
Bland Shire Heritage Revitalisation	\$104,713	Community																											
Douglas DC3 Dakota Rehabilitation	\$167,670	Community																											
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Shire town/village entry statements	\$307,317	Community																											



## Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
<p><b>7.7 Endorsement of Draft Policies</b> 09092022 RESOLVED that:</p> <ol style="list-style-type: none"> <li>1. Council endorses the Draft Confidentiality Policy, Draft Fraud Control Plan and Draft Borrowing Policy and places them on public exhibition for a period of 28 days from Friday 23 September 2022 for community comment.</li> <li>2. Should there be comment from the community on the Draft Confidentiality Policy, Draft Fraud Control Plan and Draft Borrowing Policy, a further report be prepared and presented to Council.</li> <li>3. Should there be no comment from the community within the 42 day commentary period, Council formally adopt the Draft Confidentiality Policy, Draft Fraud Control Plan and Draft Borrowing Policy.</li> </ol>	<p>Director Corporate and Community Services</p>	<p>6/12: COMPLETE</p>
<p><b>7.8 Endorsement of Draft Sporting Field Closure Policy</b> 10092022 RESOLVED that:</p> <ol style="list-style-type: none"> <li>1. Council endorses the Draft Sporting Field Closure Policy and places it on public exhibition for a period of 28 days from Friday 23 September 2022 for community comment.</li> <li>2. Should there be comment from the community on the Draft policy, a further report be prepared and presented to Council.</li> <li>3. Should there be no comment from the community within the 42 day commentary period, Council formally adopt the policy.</li> </ol>	<p>Director Technical Services</p>	<p>6/12: COMPLETE</p>
<p><b>7.9 DA2023/0014 – 99 Main Street, West Wyalong</b> 11092022 RESOLVED that Council consent to DA/2023/0014 for the change of use from a commercial building to a residential development and associated internal alterations subject to the recommended conditions of development consent</p>	<p>Manager Development &amp; Regulatory Services</p>	<p>6/12: Consent issued, COMPLETE</p>

## Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
<b>OCTOBER 2022</b>		
<p><b>5.1 LGNSW Motion Amendment: Rural Fire Service</b>            02102022 RESOLVED that Bland Shire Council submits the following Amended Motions for deliberation at the LGNSW Conference scheduled for 23 to 25 October 2022, replacing existing Category 1 Motion No. 3            That Local Government NSW:</p> <p>1 - Seeks a commitment from all political parties contesting the March 2023 NSW elections to amend the Rural Fire Services Act 1997 to remove Section 119's reference to vesting RFS equipment with councils to resolve the conflict of "control", specifically in accordance with the definition in Australian Accounting Standards Board (AASB) Statement of Accounting Concepts 4: Definition and Recognition of the Elements of Financial Statements.</p> <p>2 – Write to the NSW Treasurer and Minister for Emergency Services and Resilience requesting urgent attention be given to this matter in light of:</p> <p>a) i. Pending qualified audits of more than half of the state's Local Government organisations due to a conflict in accounting positions; and            ii. Actual qualified opinions that have now been given to a number of Councils across NSW;</p> <p>b) Immediate action be taken to ensure the NSW Rural Fire Service is an entity under the same requirements and regulations as other emergency service organisations such as the State Emergency Service.</p>	<p>Director            Corporate and            Community            Services</p>	<p>6/12: motions submitted. COMPLETE</p>
<p><b>7.7 Support for EveryAGE Counts campaign</b>            09102022 RESOLVED that Council:</p> <p>a) offers its in principal support for the EveryAGE Counts Coalition's campaign to tackle ageism.</p> <p>b) makes application to join the Coalition, including agreement to demonstrate its support through the commitment contained within the Membership Agreement.</p>	<p>Director            Corporate and            Community            Services</p>	<p>6/12: to be progressed</p>
<p><b>7.9 DA2023/0023 – Animal Impounding Facility</b>            11102022 RESOLVED that Council approves DA2023/0023 relating to the construction of a new Animal Impounding Facility and demolish existing Council impounding facility on Lot 266 DP750615, 160 Neeld Street, Wyalong, subject to the recommended conditions of development consent.</p>	<p>Manager            Development &amp;            Regulatory            Services</p>	<p>6/12: DA issued and plans underway. NFAR</p>

## Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
<b>NOVEMBER 2022</b>		
<b>Carry Forward Works 2021/22</b> 03112022 RESOLVED that the requested budget balances, as detailed in the Carry Forward document, for the amount of \$319,597 is carried forward to the 2022/2023 financial period.	Manager Customer & Financial Services	6/12: COMPLETE
<b>Minutes of the Audit, Risk and Improvement Committee Meeting held on 8 November 2022</b> 04112022 RESOLVED: 1. That the minutes of the Bland Shire Audit, Risk and Improvement Committee, held on 8 November 2022, be received and noted/ 2. That Council accepts the qualifications as outlined in the Report on the general purpose financial statements noting that the modifications were due to staff adhering to Council's adopted Position Statement on the Accounting Treatment of Rural Fire Service Assets.	Director Corporate & Community Services	6/12: COMPLETE
<b>Audit Report – 2021/22 General Purpose Financial Statements</b> 05112022 RESOLVED that Council adopt the 2021/22 Financial Statements and accept the Auditors Report as submitted to the NSW Audit Office.	Manager Customer & Financial Services	6/12: COMPLETE
<b>Adoption of revised Internal Reporting Policy</b> 07112022 RESOLVED that Council adopt the revised Internal Reporting Policy.	Director Corporate & Community Services	6/12: COMPLETE
<b>Future of Vacation Care Services</b> 08112022 RESOLVED that Council approve the discontinuation of Vacation Care at its Children's Services Unit in light of new service providers offering out of school hours care in the Bland Shire.	Director Corporate & Community Services	6/12: COMPLETE
<b>The Way Forward: One Organisation</b> 09112022 RESOLVED that Council endorse:- a. the REROC and RIVJO Board decisions for REROC to stand alone and place the RIVJO into hiatus, and, b. the actions as outlined in the General Manager's report that flow from that decision.	General Manager	6/12: COMPLETE

## Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
<p><b>Annual Report 2020/21</b>            11112022 RESOLVED that:            a. Council receives and notes the Bland Shire Council Annual Report for the year 2021/22.            b. The 2021/22 Bland Shire Council Annual Report be published on Council's website            c. The NSW Office of Local Government be advised accordingly.</p>	Executive Assistant	6/12: COMPLETE
<p><b>Part Day Public Holiday Application – West Wyalong Show 2023-2024</b>            13112022 RESOLVED:            1. That the Council make application for a local part day public holiday between the hours of 12noon and 6.00pm for the purpose of the West Wyalong Show on Wednesday 6 September 2023 and Wednesday 4 September 2024 covering the West Wyalong/Wyalong and Tallimba Town Improvement Districts within the Bland Shire Local Government area.            2. That Council undertake community engagement and consultation for the purposes of consideration of a half day public holiday for the entire Bland Shire local government area for the West Wyalong Show in future years.</p>	Community Relations Officer	6/12: noted and in hand
<p><b>Strengthening Communities Grant – West Wyalong Town Band</b>            14112022 RESOLVED that Bland Shire Council approve a Strengthening Communities grant of \$2,000 to the West Wyalong Town Band to assist with the cost of instruments and uniforms.</p>	Community Relations Officer	
<p><b>Strengthening Communities Grant – West Wyalong Hospital Auxiliary</b>            15112022 RESOLVED that Council approve a Strengthening Communities Grant of \$500 for the West Wyalong Hospital Auxiliary to assist with the delivery of the annual Community Carols by Candlelight event.</p>	Community Relations Officer	
<p><b>REROC – Supply and Delivery of Bitumen Emulsion</b>            16112022 RESOLVED that Council accept and sign a contract with Fulton Hogan Industries Pty Ltd for the supply and delivery of bitumen emulsion on a Fixed Price basis for a period of 2 years.</p>	Director Technical Services	6/12: Awaiting documents

## Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
<p><b>Minutes of the Floodplain Risk Management Committee held on 2 November 2022</b>            17112022 RESOLVED:</p> <ol style="list-style-type: none"> <li>1. That the minutes of the Floodplain Risk Management Committee meeting held on 2 November 2022, be received and noted</li> <li>2. That Council endorse the draft Wyalong and West Wyalong Flood Study and place the study on public exhibition for a period of 28 days from 16 November 2022.</li> <li>3. Should there be comments received from the community on the draft Wyalong and West Wyalong Flood Study, a further report be prepared and presented to Council.</li> <li>4. Should there be no comment from the community within the 42 day commentary period, Council formally adopt the Wyalong and West Wyalong Flood Study</li> </ol>	Director Technical Services	6/12: on exhibition
<p><b>Local Heritage Assistance Funding – 26-28 Court Street, West Wyalong</b>            18112022 RESOLVED that Council approve a grant of \$3,250. from the Local Heritage Fund to Geoff &amp; Shirley Funnell towards painting features of the exterior of the residence at 26-28 Court Street, West Wyalong.</p>	Manager Development & Regulatory Services	6/12: in hand

## 7.3 Council Workshops



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

*OP 10.2 Councillors are encouraged to take ownership and a strong leadership role*

**Author:** General Manager

### Introduction

Councillors may recall a Notice of Motion presented by Councillor Lord to the September meeting of Council seeking to change the start time of Council Workshops from 6.30pm to 4.00pm.

Following consideration by Councillors it was resolved:-

*That Bland Shire Council Workshops have a commencement time of 4pm on a trial basis over the next three (3) months. (Minute 02092022)*

The December workshop (29 November) reviewed the success of the previous workshops in their amended format and it was generally agreed the earlier start time and amended format were offering increased levels of transparency, improved communication with staff, and ensuring Councillors were able to exercise their civic duties with improved due diligence on current and upcoming matters.

It is noted that some Councillors mentioned that the earlier commencement time was difficult to fulfil due to work commitments.

### Financial Implications

Nil

### Summary

Following a formal Notice of Motion in September, Council trialled the commencement of Council Workshops from 4.00pm with Managerial staff in attendance. A report is now provided for Council consideration to formalise the amended start time for these workshops into the future.

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### Recommendation:

That Council approve the commencement of future ordinary Council Workshops on the first Tuesday of each month from 4.00pm, commencing on 7 February 2023.

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## 7.4 Delegates Report – LGNSW Conference



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

*DP10.6 Regular consultation with key industry, business and stakeholders is undertaken*

**Author:** General Manager

### Introduction

The 2022 Local Government NSW (LGNSW) Conference was held at the Crowne Plaza Hunter Valley from Sunday 23 October to Tuesday 25 October. The Conference was attended by Mayor Monaghan (voting delegate), Councillors Baker and Lord, and the General Manager.

Council resolved on 16 August 2022 to submit 6 Motions to the Conference for consideration.

The Conference is the annual policy-making event for NSW Councils and the pre-eminent event on the Local Government calendar where Councillors have the opportunity to come together to share ideas, and debate issues that shape the way we are governed, and build connections with Councillors and General Managers from across NSW, to learn from the adversity of recent years.

### Information

The Conference was attended by in excess of 500 delegates from across NSW. The highlights of the program were:-

#### Sunday 23 October

- Concurrent Workshops
  - Universal urban design
  - Creating smart places
  - Biosecurity risks
  - Building a new, resilient LG sector
- Key note presentations
  - Professor Mary O’Kane AC and Mick Fuller APM
  - John Brogden AM (President Lifeline)
- AR Bluett Awards
- Official Opening by Councillor Darriea Turley AM (President LGNSW)
- Welcome Reception

#### Monday 24 October

- Welcome Address by Councillor Darriea Turley AM (President LGNSW)
- ALGA Presentation by Councillor Linda Scott (President ALGA)
- Business Session (consideration of motions) chaired by Councillor Darriea Turley AM (President LGNSW)
- Conference Dinner

Tuesday 25 October

- Key note presentations and panel session (The future of Local Government)
  - The Hon. Wendy Tuckerman MP
  - Greg Warren MP
  - The Hon. Sam Faraway MLC
  - The Hon. John Graham MLC
- Key note presentation (Reimagining our future workforce)
  - Simon Kuestenmacher (The Demographics Group)
- Key note presentation (Crime Prevention in NSW)
  - Deputy Commissioner Peter Thurtell, APM (NSW Police)

Council submitted 6 Motions to the Conference, from Councillors on the following issues:-

1. Rural Fire Service (Red Fleet)
2. Road Funding
3. Administration of Federal Assistance Grants
4. Funding for Libraries
5. Distribution of Natural Disaster Relief Funds
6. Public Hospitals and Health Services.

1. Rural Fire Service (Red Fleet)

The subject of the Rural Fire Service was the first matter of business considered by the Conference, and the Bland Shire motion was considered as the substantive (and official) motion of the conference, with other motions on the matter being covered by the Bland submission. Following the opportunity for the Mayor to speak to the motion, it was adopted unopposed by the Conference, and Bland Shire was recognised by other Councils for their stance and efforts on the matter.

2. Road Funding

The motion proposed by Council was considered by LGNSW to be covered by the following motion successfully put by Bega Valley Shire Council:-

*That Local Government NSW:*

1. *acknowledge and thank the NSW Government for their recent investment in transport infrastructure in regional NSW through programs such as Fixing Country Roads, Fixing Local Roads and Fixing Country Bridges.*
2. *calls on the NSW Government to review criteria for future road and bridge related funding programs to provide more flexibility in eligibility and delivery to achieve the best outcomes for regional NSW including longer delivery timeframes to account for legislated approval processes; weightings not purely focused on economic benefit and eligibility of structures that are existing composite or concrete/steel structures.*

3. Administration of Federal Assistance Grants

This motion was adopted unopposed by the Conference.

4. Funding for Libraries

The motion proposed by Council was considered by LGNSW and the Conference Program stated:- *.....to be consistent with its current LGNSW position 15.1 of the LGNSW Policy Platform, which calls for the creation of a sustainable funding model for public libraries that indexes funding to CPI and is protected in legislation. LGNSW can advocate on this matter without requiring a further resolution of Conference.*



5. Distribution of Natural Disaster Relief Funds

Following consideration by the Mayor and General Manager this motion was withdrawn from the Conference Program due to lack of clarity in its intent.

6. Public Hospitals and Health Services

The motion proposed by Council was considered by LGNSW to be covered by the following motion successfully put by Leeton Shire Council, which was amended to include an additional point 5 in relation to funding of health infrastructure:-

*That Local Government NSW urges the NSW Government to partner with the Federal Government to:*

- 1. immediately commence implementation of the health reforms recommended in the Upper House Inquiry - Report 57 – “Health Outcomes and Access to Health and Hospital Services in Rural, Regional, and remote NSW”*
- 2. focus first on the recommendations aimed at recruiting and retaining doctors and clinicians in rural and remote areas of NSW*
- 3. increase the intake of overseas-trained doctors and other medical staff to give immediate relief to rural and remote locations experiencing shortages of trained medical personnel*
- 4. ensure there is improved health service governance and greater transparency at the local level.*

The Hon Sam Farraway MLC announced to the Conference that the NSW Government would be providing an initial \$50 million to local government in recognition of the unprecedented wet conditions and the impact this has had on roads, towards pothole repairs. Should it be required, he committed to further funding being provided. A separate report approving this funding has been included within the business paper.

A feature of the Conference was the announcement of the A R Bluett Memorial Awards which were announced during the conference with the 2022 winners being:-

- Northern Beaches Council – Metro category
- Mid-Western Regional Council – Regional/Rural Category

Trust Chairman Les McMahon said judging for this year’s award was particularly tough based on the excellent nominations received.

The A R Bluett Memorial Award has been awarded annually since 1945 in memory of Albert Robert Bluett. AR Bluett was an outstanding figure in local government, serving as the Secretary and Solicitor to the Local Government and Shires Associations of NSW for 30 years and one of the architects of the Local Government Act of 1919.

The Conference included a trade display providing sponsors and other exhibitors an opportunity to promote their organisation or agency and network with delegates during refreshment breaks (teas and lunch).

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**Recommendation:**

That the Delegates Report for the 2022 LGNSW Conference be received and noted.

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## 7.5 General Manager's Performance Review Panel



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

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

**Author:** General Manager

### Introduction

Council's General Manager (GM), Grant Baker commenced a 5 year contract of employment on 1 August 2022, with a Performance Agreement workshop undertaken with external recruitment consultants, Terry Kiss and Steven Pinnuck from Mason Blackadder held on 22 November attended by Councillors. A draft Performance Agreement will be circulated to the Performance Review Panel for review and finalisation before being presented to Council for adoption.

Following Local Government elections in December 2021, and the appointment of Council's new General Manager in July 2022, membership of the GM's Performance Review Panel has not yet been determined.

Office of Local Government (OLG) Guidelines for the Appointment and Oversight of General Managers (2022) state that the Panel should consist of:

- The Mayor,
- The Deputy Mayor,
- A councillor nominated by Council, and
- A councillor nominated by the GM.

Council may also consider including an independent observer on the Panel.

Council should delegate the task of performance reviews of the GM to this Panel including discussions about performance, any actions that should be taken and the determination of the new performance agreement. Councillors not involved on the Panel will be provided opportunities to give feedback and input prior to the Panel convening their meetings.

### Risk/Policy/Legislation Considerations

In accordance with section 23A of the Local Government Act (1993) the OLG has published Guidelines for the Appointment and Oversight of the General Manager, in line with the Standard Contract.

These are accessible on the OLG website and have been attached for Council information.

<https://www.olg.nsw.gov.au/wp-content/uploads/Guidelines-for-the-Appointment-and-Oversight-of-General-Managers.pdf>

Council will engage an independent person with relevant local government skills and experience to act as facilitator for the Panel.

Following determination of the Panel members, the GM's first year's Performance Agreement will be finalised, a draft of which will be provided to the Panel.

### **Financial Implications**

The cost associated with the GM Performance Review Panel will be the independent facilitator, which shall be incorporated as part of the Quarterly Budget Review process.

### **Summary**

Council is required to have a General Manager's (GM) Performance Review Panel which is a Council Committee, established and delegated to:

- Conduct performance reviews of the GM
- Report the findings and recommendations of those reviews to council
- Develop the performance agreement

Council is required to review the performance of the GM at least once per year. The Panel will meet at least twice per year to discuss the performance of the GM. These meetings will be coordinated by the Mayor. The annual review will be undertaken by the Performance Review Panel and reported back to Council in closed session.

---

### **Recommendation:**

That Council:-

1. Adopt the Terms of Reference for the General Manager's Performance Review Panel.
  2. Delegate to this Council Committee the task of developing a Performance Agreement, conducting Performance Reviews, reporting the findings and recommendations of those reviews to Council.
  3. Nominate a Councillor to sit on the General Manager's Performance Review Panel.
-

# TERMS OF REFERENCE

## GM's PERFORMANCE REVIEW PANEL

### 1. Role

The Performance Review Panel's role includes:

- Conducting performance reviews
- Reporting the findings and recommendations of those reviews to council
- Development of the performance agreement.

### 2. Membership

Membership of the Panel comprises:

- The Mayor
- Deputy Mayor
- A councillor nominated by Council, and
- A councillor nominated by the GM.

### 3. Independent Facilitator

An independent person with relevant local government skills and experience will be invited to act as Facilitator on the Panel as a non-voting member. This person will be selected by the Mayor in consultation with the Panel.

### 4. Responsibilities

The Panel is responsible for the management of all matters associated with the GM's performance including the conduct of performance reviews.

All Councillors on the Panel, should receive training on the undertaking of Performance Reviews, establishment of the Performance Agreement and Oversight of the GM prior to the Panel convening.

The purpose of the Panel is to concentrate on constructive dialogue about the GM's performance against all sections of the current Performance Agreement.

All Councillors not on the Panel can contribute to the process by providing feedback to the Mayor on the GM's performance. All Councillors should be notified of relevant dates in the performance review cycle and be kept advised of the panel's findings and recommendations.

### 5. Meetings

Meetings will be held at least twice yearly to be arranged by the Mayor. Meeting outcomes and recommendations will be reported to Council in Closed Session.

### 6. Reference Resource

The Office of Local Government issued a s23A guideline to assist with the recruitment, oversight and performance management of general managers. Guidelines issued under s23A of the Act must be taken into consideration by Councils. The Guideline may be found at the link below:

<https://www.olg.nsw.gov.au/wp-content/uploads/Guidelines-for-the-Appointment-and-Oversight-of-General-Managers.pdf>

## 7.6 Organisational Structure



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

*DP10.6 Regular consultation with key industry, business and stakeholders is undertaken*

**Author:** General Manager

### Introduction

Local Government Elections were held in December 2021, following multiple postponements due to the Covid 19 pandemic from September 2020. In accordance with sections 332 and 333 of the Local Government Act 1993 Council must review and may re-determine the organisational structure within 12 months of an ordinary election of Council.

Since the election, Council has seen the retirement of two of its Senior Staff; the General Manager and Director Technical Services, both leaving in July/August 2022.

Recruitment for the General Manager was undertaken between May and July 2022, with the incumbent commencing in August. The Director Technical Services recruitment process began prior to the General Manager's commencement, however the General Manager was involved in the process and a report presented to the September Council meeting on its outcome for the information of Councillors.

Over many years the organisational structure has varied with the number of Council departments varying between 2 and 3.

Bland Shire currently has two senior staff positions being the Director Corporate and Community Services, and Director Technical Services, who are employed under an employment contract based on the standard contract approved by the Office of Local Government (OLG). These positions with the General Manager, as per the Act make up the Senior Executive Team of Bland Shire Council.

The current structure (departmental level) has been endorsed by Council since September 2013.

The current organisational structure (functional level) is **attached**, providing information on each directorate and its functions.

Council undertakes an Employee Engagement Survey on a biannual basis, with the most recent completed in 2021.

Based upon the findings of the survey and an internal review from September to November it is clear staff are enthusiastic and believe what they do is important, however they are seeking an increase in engagement with the Executive Team (General Manager and Directors) and improved communications across the organisation. Whilst these are very important they do not indicate a need to change the organisational structure, rather the way we do business.

Council's Workforce Management Plan (2022) sets out the emerging issues, strategies and actions to retain and attract the workforce to meet future staffing and skills requirements.

The General Manager and Directors will continue to liaise with staff, consider suggestions and feedback prior to further considering rearrangement of some services. It is anticipated this will be presented to Council during 2023.

The current two departmental structure being Corporate and Community Services and Technical Services has been working effectively and is delivering services in accordance with council's adopted management plans and the current Community Strategic Plan and is suitable for an organisation of Bland's size and responsibilities. It is considered that within the resources available, the actions and strategies from Council's adopted Delivery Program can be adequately covered within a two departmental structure.

### **Risk Implications**

In accordance with section 333 of the Local Government Act 1993, Council must review and may re-determine, the organisation structure within 12 months of an ordinary election of Council.

In accordance with section 338 of the Local Government Act 1993, General Manager and Senior Staff of a council must be employed under a standard contract. The standard contracts ensure consistency and certainty in employment relationships at the executive level in local government and reflect community expectations by providing greater transparency and accountability.

Council is required to provide a statement of the total remuneration packages of all Senior Staff members (other than GM), expressed as the total in its Annual Report.

Pending Council's endorsement of recommendations of this report, consultation will be undertaken on any specific changes with Council's Workplace Consultative Committee, unions that represent our staff and should there be, any affected staff. The results of this engagement process will be provided to Council in a future report.

### **Financial Implications**

Nil

### **Summary**

In accordance with the statutory requirements of the Act, a review of the organisation structure has been undertaken with a recommendation to Council to retain the existing two directorate structure of Corporate and Community Services and Technical Services.

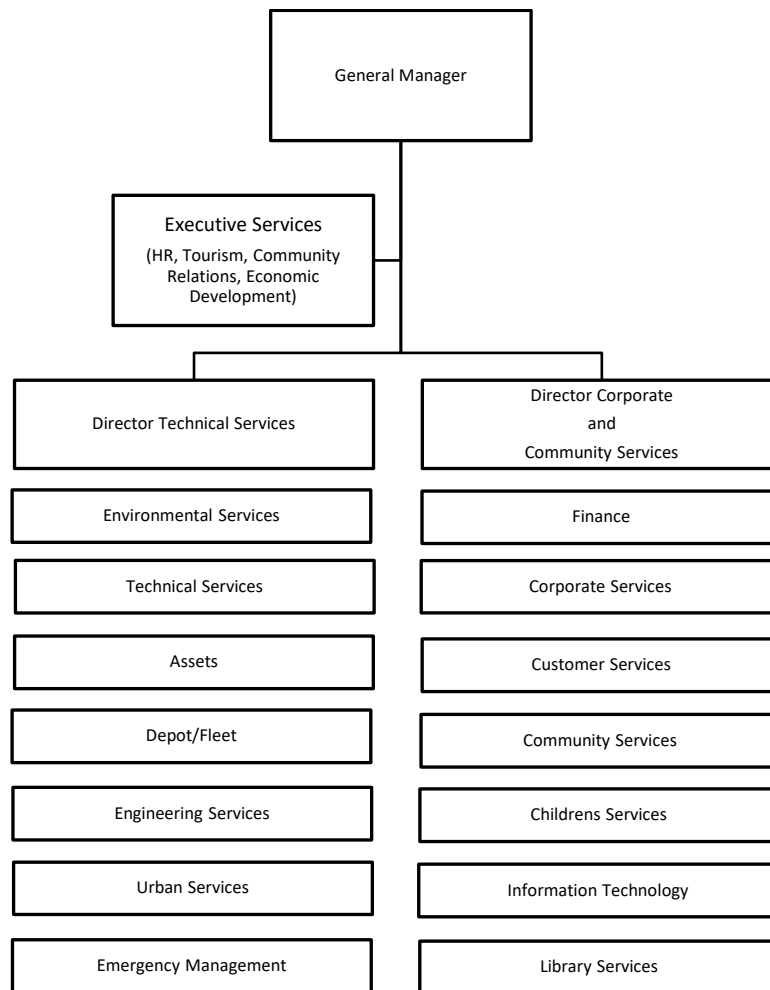
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### **Recommendation:**

That Council:-

1. Pursuant to section 333 of the Local Government Act 1993, determine the organisation structure contained at Attachment A to be adopted.
  2. Pursuant to section 332 of the Local Government Act 1993, determine the following roles within the organisation structure to be Senior Staff positions:
    - (a) Director Corporate and Community Services; and
    - (b) Director Technical Services.
  3. Receive a further report following consultation with staff on the proposed changes to the reporting and functional areas within each Directorate.
-

### Bland Shire Council Existing Functional Areas



## 7.7 Australia Day Awards Committee



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

*DP4.1.1 Coordinate annual Australia Day Celebrations and Awards*

**Author:** Community Relations Officer

### **Introduction**

The Australia Day Awards Committee meeting was held at the Bland Shire Council Chambers on Tuesday 22 November.

As per the Terms of Reference, after structured discussion the committee made a series of recommendations regarding the Australia Day award recipients for the consideration of Council.

The recommendations are contained within the confidential minutes of the meeting and have been provided under separate cover for Council's consideration.

### **Financial Implications**

Australia Day Awards are funded from within existing budgetary allocations.

### **Summary**

The Committee has made a series of recommendations regarding the recipients of the 2023 Australia Day Awards for the consideration of Council.

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### **Recommendation to Council:**

1. That the minutes of the Australia Day Awards Committee meeting held on 22 November 2022, be received and noted.
  2. That the Australia Day Awards Committee recommended recipients of the 2023 Australia Day Awards and Bland Shire Australia Day Ambassadors, be adopted by Council.
-



## 7.8 Fixing Local Roads Pothole Repair Round Funding Deed



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

*DP5.1 Facilitate the delivery of accessible services and infrastructure.*

**Author:** General Manager

### **Introduction**

Council submitted an application under the Transport for NSW, Fixing Local Roads Pothole Repair Round, following the announcement by the Minister for Regional Transport and Roads, The Hon Sam Farraway MLC, at the LGNSW 2022 Conference in November.

A Letter of Offer has been received and, in accordance with the offer, Council is required to return its signed acceptance within 30 days of the date of the correspondence.

The Deed is similar to that of other Fixing Local Roads funding rounds, however it has been updated to suit the allocated nature of the funding round, rather than the competitive nature of previous rounds.

This will enable Council to allocate additional resources to repairing potholes across the local and regional network.

Council's allocated funding is \$870,863.89.

### **Financial Implications**

\$870,863.89 of grant income and project expenditure will be included in the Q2 (December) Quarterly Budget Review, resulting in no changes to Council's budgeted net result.

### **Summary**

Council has received a funding deed for the Transport for NSW Fixing Local Roads Pothole Repair Round to undertake pothole repairs across the road network.

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### **Recommendation:**

That Council approve the General Manager's signing and execution of the NSW Fixing Local Roads Pothole Repair Round funding deed for \$870,863.89 (ex GST).

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## 7.9 Resources for Regions Round 9 Program Funding Deed



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

*DP5.1 Facilitate the delivery of accessible services and infrastructure.*

**Author:** General Manager

### Introduction

Council submitted an application under the NSW Government, Resources for Regions Round 9 program earlier this year.

A Letter of Offer has been received, and in accordance with the offer, Council is required to return its signed acceptance within 30 days of the date of the correspondence.

Councillors at the September 2022 Council meeting approved the lodgement of applications for the following projects, totalling \$5,285,515.

<b><u>Project Description</u></b>	<b><u>Estimate (\$)</u></b>	<b><u>Focus</u></b>
Council facility access audit and plan	\$100,000	Community
McAlister Oval amenity upgrades	\$100,000	Sport
Main Street Revitalisation Plan	\$150,000	Community
Sport and Recreation Master Plan	\$100,000	Sport
Digital Information and CCTV project	\$100,000	Community
Holland Park upgrades	\$100,000	Sport
Stormwater upgrade program	\$350,000	Infrastructure
Roads upgrade program	\$4,285,515	Infrastructure

Following discussions with the funding body, projects were rationalised into 5 project applications:-

Main Street Revitalisation	\$95,788
Sport and Recreation Master Plan	\$107,116
Council facility access audit and plan	\$54,300
Bland Shire Community Amenity and Safety Program	\$499,232
Roads Upgrade Program	\$4,529,079

Note:-

- The Community Amenity and Safety Program includes the amenity upgrades at McAlister Oval, the digital information and CCTV project and the Holland Park upgrades.
- The Roads Upgrade program, includes stormwater drainage works, as identified above.

### **Financial Implications**

The Main Street Revitalisation Plan, Sport and Recreation Plan and the Council facility access audit and plan will have nil financial implications until any recommendations from the plans are actioned.

The ongoing maintenance costs for the Bland Shire Community Amenity and Safety Program and the Roads Upgrade Program have been budgeted for as these are asset renewals. A slight increase in depreciation expense is to be expected for these renewals.

### **Summary**

Council has received a funding deed for the Regional NSW Resources for Regions – Round 9 funding program to undertake strategic engagement and plans for sports and recreation facilities, the main street, and accessibility of Council facilities. There is also funding allocated to a range of community amenity works including upgrades at McAlister Oval, digital information boards and CCTV works in Main Street and minor upgrade works at Holland Park. A significant component of the funding is allocated to addressing stormwater drainage needs and road works.

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### **Recommendation:**

That Council approve the General Manager's signing and execution of the NSW Resources for Regions Round 9 funding deed for \$5,285,515 (ex GST).

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## 7.10 Strengthening Communities Grant – Weethalle Country Club



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

DP 3.1.5 Administer Council's Strengthening Communities Grant

**Author:** Community Development Officer

### **Introduction**

The Weethalle Country Club is seeking a \$4,000 Strengthening Communities Grant from Council to assist with the cost of installing CCTV. The facility was broken into in October 2022, resulting in significant damages and expenses for the Club.

The Country Club is the hub of the Weethalle community, with the facility utilised regularly by locals for events, bowls tournaments and social functions and serving as a much-loved stop over for tourists in the area. The club is operated by community volunteers on a solely not for profit basis to provide a facility for the use and enjoyment of the entire community.

The grant will assist the club with the supply and installation of a full IP high quality 4K resolution or 8 Megapixel definition CCTV system that will enable outdoor viewing of the facility, with a 100 metre infrared night vision range and 25x optic zoom lens allowing for identification of people and vehicles at long range. This initiative will increase a sense of community safety for the entire community following a series of recent break-ins in the township.

The Weethalle Country Club is a registered club which holds a liquor licence and has a small number of poker machines. Two poker machines and the automatic teller machine (ATM) were destroyed in the break in. The club advises that the income from the poker machines barely covers the costs to run them – particularly since the break in where patrons have been unable to access cash.

The installation of CCTV will help with security for the Country Club. The preservation of this not for profit community facility is vital to the economic and social prosperity of the Weethalle community and to ensuring residents remain connected and informed.

### **Financial Implications**

There is currently \$31,250 remaining in the Strengthening Communities Program budget.

### **Summary**

The Weethalle Country Club is the hub of the local community and requires CCTV to act as a deterrent against the possibility of further break-ins and the resultant damages and related expenses.

Councils adopted Strengthening Community Grant Guidelines state—

#### *Eligibility*

*Applicants must be non profit community groups or organisations located within the Bland Shire and primarily benefiting the residents of the Bland Shire or, if situated outside the Bland Shire, provide a service that will primarily impact upon residents of Bland Shire.*

*Commercial organisations and private individuals are not eligible for a donation under this Program.*

*For the purpose of applying under these guidelines, the definition of a Non Profit Community Group or Organisation is one that provides services that benefit the broader community. Any profit made goes back into the operation of the group or organisation to carry out its purposes and is not distributed to any of its members.*

The application from the Weethalle Country Club meets the eligibility criteria as a not for profit community organisation that provides a service that primarily impacts residents of the Bland Shire. Any profits made by the Weethalle Country Club are put directly back into the operation of the club to carry out its purposes and not distributed to any of its members. The request also meets the objectives set out in Council's Community Strategic Plan.

The guidelines also state –

*Applicants will usually be required to provide matching funding on a \$1:\$1 basis (this can include in kind volunteer contributions etc.)*

The Weethalle Country Club is seeking the full \$4,000 cost of the works as quoted by Timothy Wilsons Innovative Security Solutions. The club will provide in-kind labour to prepare for the installation and monitor of the cameras while also committing to the ongoing maintenance and software costs. Over a three year period the maintenance and in-kind contribution is valued at approximately \$4,000.

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**Recommendation:**

That Council approve a Strengthening Communities Grant of \$4,000 for the Weethalle Country Club to assist with the cost of the installation of CCTV.

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## 7.11 Strengthening Communities Grant – West Wyalong Rugby League Club



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

DP 3.1.5 Administer Council's Strengthening Communities Grant

**Author:** Community Relations Officer

### **Introduction**

The West Wyalong Rugby League Football Club (WWRLFC) is seeking a \$4,000 Strengthening Communities Grant from Council to assist with the cost of advertising and a reunion function for the upcoming 50<sup>th</sup> Anniversary West Wyalong Rugby League Knockout.

The not for profit WWRLFC club is run solely by community volunteers with the annual knockout being the largest fundraising event for the club in addition to being one of the most popular and anticipated community events of the year.

The club has requested \$2,000 to assist the club with television advertising costs for the knockout and \$2,000 towards the costs associated with a reunion function to acknowledge and celebrate players from the original West Wyalong and Temora teams who participated in the inaugural knockout 50 years ago. This will include catering and the presentation of small mementos to acknowledge players from the inaugural knockout and thank them for their contribution to the continuation of local rugby league and the resultant tourism benefits that the knockout has brought to the West Wyalong community.

### **Financial Implications**

There is currently \$31,250 remaining in the Strengthening Communities Program budget.

### **Summary**

The WWRLFC annual Knockout is the largest annual sporting event held in the Bland Shire and attracts thousands of players and spectators each year. The event provides a huge influx of tourism to the local community, resulting in significant economic benefits for the community and many local businesses and hospitality outlets.

Councils adopted Strengthening Community Grant Guidelines state–

*Applicants must be non profit community groups or organisations located within the Bland Shire and primarily benefiting the residents of the Bland Shire or, if situated outside the Bland Shire, provide a service that will primarily impact upon residents of Bland Shire.  
Commercial organisations and private individuals are not eligible for a donation under this Program.*

*For the purpose of applying under these guidelines, the definition of a Non Profit Community Group or Organisation is one that provides services that benefit the broader community. Any profit made goes back into the operation of the group or organisation to carry out its purposes and is not distributed to any of its members.*

*The Non Profit Community Group or Organisation must:*

- *Be non-profit;*
- *Have an ABN;*
- *Be incorporated or be auspiced by an organisation that has an ABN and incorporation status; and*
- *Have insurance, including public liability cover.*

The WWRLFC is a not for profit community sporting organisation, has an ABN, is incorporated and has provided evidence of Public Liability to Council.

The adopted guidelines also state –

*Funding will not be provided for -*

- *Requests from individuals or groups for private functions;*
- *Food and catering;*
- *Non purpose cash donations to groups;*
- *Reimbursement of expenditure already incurred*

The request for funding to assist with catering and other costs for a private 50 year reunion does not meet the adopted guidelines. The request for support for assistance towards the cost of television advertising satisfies the criteria in Council Strengthening Communities Grant Guidelines and meets objectives set out in Councils Community Strategic Plan.

In accordance with the guidelines, applicants will usually be required to provide matching funding on a \$1:\$1 basis (this can include in kind volunteer contributions etc). The in-kind contribution of volunteers towards this marquee community event will be significantly higher than the amount of grant funding sought.

---

**Recommendation:**

That Council approve a Strengthening Communities Grant of \$2,000 for the West Wyalong Rugby League Football Club to assist with the cost of advertising the upcoming 50th Anniversary West Wyalong Rugby League Knockout.

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## Section 2 – Corporate & Community Services

### 7.12 Finance and Investment Report for November 2022



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

*DP10.4 Ensure the long-term financial sustainability of Council through effective and prudent financial management.*

**Author**            Manager Customer & Financial Services

#### **Introduction**

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

#### **Financial Implications**

**STATEMENT OF BANK BALANCES, RATES COLLECTIONS AND INVESTMENTS FOR THE MONTH OF NOVEMBER 2022.**

#### **BANK BALANCES AS AT 30<sup>TH</sup> NOVEMBER 2022**

<b>ACCOUNT</b>	<b>BALANCE</b>
General Fund	\$2,197,398.87
Business Card	\$12,637.22
	<b>\$2,210,036.09</b>
<i>Invested Funds</i>	
Fixed Deposits	\$63,700,000.00
Deposits at Call	\$2,270,795.43
	<b>\$65,970,795.43</b>
Net Balance	<b>\$68,180,831.52</b>
Percentage of Invested Funds to Net Balance	96.76%



**STATEMENT OF BANK BALANCES AS AT 30.11.2022**

**SUBMITTED TO THE ORDINARY MEETING DECEMBER 13, 2022**

<b>BALANCE as at 01.11.22</b>	<b>\$1,631,409.66</b>
<b>Add Receipts</b>	
<u>Receipts Over \$150,000</u>	
16/11/22 DPE OLG FAG General Q2	360,799.64
16/11/22 DPE PLG FAG Roads Q2	233,892.36
25/11/22 Evolution Rates	255,184.25
<u>Receipts under \$150,000</u>	1,759,375.16
<i>Total Receipts for November 2022</i>	<b>\$2,609,251.41</b>
<b>Less Payments</b>	
<u>Payments over \$150,000</u>	
3/11/22 Stabilised Pavements	-261,330.17
<u>Payments under \$150,000</u>	-1,781,932.03
Aged Care	\$ 7,078.32
Bank Fees	\$ 1,111.01
Cemeteries	\$ 2,311.56
Children's Services	\$ 20,931.17
Community	\$ 35,215.00
Construction	\$ 115,567.45
Corporate	\$ 255,247.54
Development Services	\$ 59,385.43
Direct Debits	\$ 463.93
Employee	\$ 846,976.99
Governance	\$ 15,443.47
Insurance	\$ 75,227.23
Library	\$ 397.25
Maintenance	\$ 159,527.14
Plant/Fuel	\$ 86,797.73
Roads	\$ 302,648.23
Utilities	\$ 53,603.47
VIC	\$ 2,001.90
Waste	\$ 3,327.38
<i>Total Payments for November 2022</i>	<b>- \$2,043,262.20</b>
<b>CASH BALANCE</b>	<b><u>\$2,197,398.87</u></b>
Limit of Overdraft Arranged with Bank	\$ 350,000.00

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BUSINESS PAPER FOR THE ORDINARY MEETING OF THE COUNCIL OF BLAND HELD IN THE COUNCIL CHAMBERS WEST WYALONG ON 13 DECEMBER 2022

## ACCOUNTS SUMMARY AND CERTIFICATION

The following is a summary of accounts paid for the period 01 November 2022 to 30 November 2022.

I CERTIFY,

That the accounts included in the accounts summary and totalling as detailed under:-

Payment Type		Voucher No's	Total
Cheques		026251-026264	\$24,544.14
Auto-pay	Creditors	E030024 – E030298	\$1,390,453.92
Auto-pay	Payroll	30/10/22 – 27/11/22	\$626,689.20
Bank Charges & Commissions		November 2022	\$1,111.01
Direct Debits	Repayments & Vehicle Lease		463.93
			<b>\$2,043,262.20</b>

1. Are fully supported by vouchers and invoices and have been fully registered.
2. The responsible officer concerned has certified that the goods for which respective accounts are submitted have been rendered to order and/or that the services for which respective accounts are submitted have been rendered according to order.
3. Official orders have been issued for the supply of such goods and services. The goods for which respective accounts are submitted have been checked with the entries in the goods order book.
4. The prices and computations of every account are correct.
5. The prices for the goods supplied or services rendered under the contract or quotation in accordance therewith and in all cases the prices charged are according to order and as far as I am able to ascertain fair and reasonable.
6. The provisions of the Local Government Act, 1993 and Regulations in connection therewith have been complied with.

Further I also certify that the Ledger has been reconciled with the bank statements for the preceding monthly period.

.....  
 Manager Customer and Financial Services

Responsible Accounting Officer

**CERTIFICATE OF GENERAL MANAGER**

This accounts summary, a copy of which was submitted to each member of Council on the 13<sup>th</sup> December 2022, has been checked and is fully supported by vouchers and invoices. These vouchers have been duly certified as to receipt of goods, the rendition of services, to prices and computations, and to costings.

.....  
General Manager

**CERTIFICATE OF CHAIRMAN OF ORDINARY MEETING**

I certify that this accounts summary, covering amounts totalling **\$2,043,262.20** was submitted to the Ordinary Meeting on the 13<sup>th</sup> December 2022 and that the amounts are presented to Council for confirmation of payment.

.....  
Chairman of Ordinary Meeting

## INVESTMENTS

The following table gives details of Council's Funds invested at 30<sup>th</sup> November 2022. The funds consist of monies from the Bank Accounts of the Trust Funds, Reserve Accounts, Sewerage Fund and Combined General Account.

DATE OF INVESTMENT	INVESTED WITH WHOM	INVESTED AMOUNT (\$s)	TERM	YIELD	DATE DUE
28-May-2020	Bank of QLD	2,000,000.00	1097 days	1.35%	30-May-2023
28-May-2020	Bank of QLD	2,000,000.00	1460 days	1.50%	27-May-2024
06-August-2020	Bank of QLD	2,000,000.00	1093 days	1.05%	04-August-2023
30-September-2020	Northern Territory Treasury	2,000,000.00	1902 days	1.20%	15-December-2025
30-October-2020	Northern Territory Treasury	1,000,000.00	1141 days	0.80%	15-December-2023
30-November-2020	MyState Bank (Term Deposit)	2,000,000.00	365 days	0.50%	30-November-2023
23-February-2021	AMP (Term Deposit)	2,500,000.00	548 days	1.35%	23-August-2023
11-May-2021	MyState Bank	1,000,000.00	730 days	0.55%	11-May-2023
24-June-2021	Defence Bank	2,000,000.00	728 days	0.58%	22-June-2023
17-September-2021	Judo Bank	2,000,000.00	727 days	0.95%	14-September-2023
01-October-2021	NAB (Term Deposit)	1,500,000.00	734 days	0.60%	05-October-2023
22-October-2021	MyState Bank (Term Deposit)	2,000,000.00	733 days	0.80%	25-October-2023
30-November-2021	Commonwealth Bank	2,000,000.00	372 days	0.55%	07-December-2022
07-December-2021	Auswide Bank	2,000,000.00	366 days	0.73%	08-December-2022
14-December-2021	Bank of QLD	2,000,000.00	730 days	1.10%	14-December-2023
20-January-2022	AMP (Term Deposit)	1,000,000.00	729 days	1.35%	19-January-2024
25-January-2022	Macquarie Bank	1,000,000.00	365 days	0.65%	25-January-2023
16-February-2022	NAB (Term Deposit)	1,000,000.00	364 days	0.85%	15-February-2023
28-February-2022	Macquarie Bank	2,000,000.00	365 days	0.95%	28-February-2023
01-March-2022	Defence Bank	1,000,000.00	365 days	0.92%	01-March-2023
03-March-2022	ME Bank (Term Deposit)	1,000,000.00	370 days	0.85%	08-March-2023
10-March-2022	Macquarie Bank	2,000,000.00	335 days	0.90%	08-February-2023
28-April-2022	AMP (Term Deposit)	2,500,000.00	278 days	2.25%	31-January-2023
04-May-2022	MyState Bank	2,000,000.00	350 days	2.90%	19-April-2023
11-May-2022	AMP (Term Deposit)	2,000,000.00	365 days	3.00%	11-May-2023
11-August-2022	AMP (Term Deposit)	1,000,000.00	336 days	4.15%	13-July-2023
16-August-2022	Bank of QLD	1,000,000.00	365 days	3.85%	16-August-2023
31-August-2022	Macquarie Bank	1,000,000.00	330 days	4.11%	27-July-2023
08-September-2022	Bendigo Bank (Term Deposit)	400,000.00	365 days	3.00%	08-September-2023
08-September-2022	Bendigo Bank (Term Deposit)	400,000.00	365 days	3.00%	08-September-2023
08-September-2022	Bendigo Bank (Term Deposit)	400,000.00	365 days	3.00%	08-September-2023
08-September-2022	MyState Bank	1,000,000.00	273 days	3.90%	08-June-2023
16-September-2022	Bank of QLD (Term Deposit)	1,000,000.00	369 days	4.20%	20-September-2023
21-September-2022	NAB (Term Deposit)	1,000,000.00	365 days	4.25%	21-September-2023
29-September-2022	Bank of QLD	2,000,000.00	364 days	4.45%	28-September-2023
05-October-2022	NAB (Term Deposit)	2,000,000.00	371 days	4.05%	11-October-2023
18-October-2022	Police Bank	2,000,000.00	365 days	4.45%	18-October-2023
19-October-2022	Judo Bank	2,000,000.00	365 days	4.30%	19-October-2023
10-November-2022	AMP (Term Deposit)	1,000,000.00	364 days	4.75%	09-November-2023
17-November-2022	Australian Unity	2,000,000.00	364 days	4.40%	16-November-2023
30-November-2022	Auswide Bank	2,000,000.00	358 days	4.55%	23-November-2023
	ANZ Deposit at Call	50,954.57	Cash at Call		
	CBA Deposit at Call	2,219,840.86	Cash at Call		
	<b>TOTAL:</b>	<b>\$65,970,795.43</b>			

I certify that the above investments have been made in accordance with Section 625 of the Local Government Act 1993, the Regulation and Council's Investment Policies. I certify that the above investment has been reconciled with Council's General Ledger Accounts.

## GENERAL MANAGER

## RATES REPORT

### Below is a summary of outstanding rates

Total rates income levied (2022/23)	\$ 11,109,170.03
Rates received as at 30/11/2022	\$ 6,124,868.94
% of rates received to date	<b>55.13%</b>

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

### Summary

The information provided within this Finance and Investment Report has been prepared in accordance with the Local Government (General) Regulation 2021 as well as Council's financial management policies and procedures. Further, the financial position of Council is satisfactory and the external investments are held in accordance with section 625 of the Local Government act 1993.

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### Recommendation:

1. That Council receive and note the information contained within the Finance and Investment Report for the month of November 2022
  2. That Council confirms the payment of accounts, for the period 01 November to 30 November 2022, summarised in the accounts summary totalling \$2,043,262.20
-

## 7.13 Report on Bland Shire Council Code of Conduct Statistics



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

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

**Author:** Director Corporate and Community Services

### Introduction

Council has a statutory obligation to report information in relation to any Code of Conduct Complaints made against Councillors or the General Manager on an annual basis. This report serves to assist Council in meeting this obligation.

### Financial Implications

Nil

### Summary

Under Section 11 of the Procedures for the Administration of the Bland Shire Code of Conduct 2020, Council's Complaints Co-ordinator (Director Corporate and Community Services) must within 3 months of the end of September each year (by 31 December), report statistics in relation to any Code of Conduct complaints made about Councillors and/or the General Manager to both Council and the Office of Local Government (OLG). The reporting period applicable to this report is from 1 September 2021 until 31 August 2022.

The presentation of the Code of Conduct Complaints Report is an important accountability mechanism that provides local communities with a valuable insight into the performance of their councils. Council did not receive any Code of Conduct complaints about Councillors and/or the General Manager during the reporting period.

A full list of the reporting document is included with this report as **Attachment 1**. This information was provided to the Officer of Local Government electronically on Friday, 2 December 2022.

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### Recommendation:

THAT Council notes:

1. That there were no Code of Conduct complaints made about Councillors or the General Manager during the period of 1 September 2021 to 31 August 2022, and
  2. That these statistics have been reported to the Office of Local Government in accordance with the Procedures for Administering the Model Code of Conduct.
-

## Attachment 1

Model Code of Conduct Complaints Statistics Bland Shire Council			
Number of Complaints			
1	a	The total number of complaints <b>received</b> in the period about councillors and the General Manager (GM) under the code of conduct	<input type="text" value="0"/>
	b	The total number of complaints <b>finalised</b> in the period about councillors and the GM under the code of conduct	<input type="text" value="0"/>
Overview of Complaints and Cost			
2	a	The number of complaints <b>finalised at the outset</b> by alternative means by the GM or Mayor	<input type="text" value="0"/>
	b	The number of complaints <b>referred to the Office of Local Government (OLG)</b> under a special complaints management arrangement	<input type="text" value="0"/>
	c	The number of code of conduct complaints <b>referred to a conduct reviewer</b>	<input type="text" value="0"/>
	d	The number of code of conduct complaints <b>finalised at preliminary assessment</b> by conduct reviewer	<input type="text" value="0"/>
	e	The number of code of conduct complaints <b>referred back to GM or Mayor</b> for resolution after preliminary assessment by conduct reviewer	<input type="text" value="0"/>
	f	The number of finalised code of conduct complaints <b>investigated by a conduct reviewer</b>	<input type="text" value="0"/>
	g	The number of finalised complaints investigated where there was found to be <b>no breach</b>	<input type="text" value="0"/>

h	The number of finalised complaints investigated where there was found to be a <b>breach</b>	0
i	The number of complaints referred by the GM or Mayor to <b>another agency</b> or body such as the ICAC, the NSW Ombudsman, OLG or the Police	0
j	The number of complaints being investigated that are <b>not yet finalised</b>	0
k	The <b>total cost</b> of dealing with code of conduct complaints within the period made about councillors and the GM including staff costs	0
<b>Preliminary Assessment Statistics</b>		
3	The number of complaints determined by the conduct reviewer at the preliminary assessment stage by each of the following actions:	
a	To take no action (clause 6.13(a) of the 2018 and 2020 Procedures)	0
b	To resolve the complaint by alternative and appropriate strategies (clause 6.13(b) of the 2018 and 2020 Procedures)	0
c	To refer the matter back to the GM or the Mayor, for resolution by alternative and appropriate strategies (clause 6.13(c) of the 2018 and 2020 Procedures)	0
d	To refer the matter to another agency or body such as the ICAC, the NSW Ombudsman, OLG or the Police (clause 6.13(d) of the 2018 and 2020 Procedures)	0
e	To investigate the matter (clause 6.13(e) of the 2018 and 2020 Procedures)	0
<b>Investigation Statistics</b>		



4	The number of investigated complaints resulting in a determination that there was <b>no breach</b> , in which the following recommendations were made:	
a	That the council revise its policies or procedures	0
b	That a person or persons undertake training or other education (clause 7.37 of the 2018 Procedures or clause 7.40 of the 2020 Procedures)	0
5	The number of investigated complaints resulting in a determination that there <b>was a breach</b> in which the following recommendations were made:	
a	That the council revise any of its policies or procedures (clause 7.36(a) of the 2018 Procedures or clause 7.39 of the 2020 Procedures)	0
b	In the case of a breach by the GM, that action be taken under the GM’s contract for the breach (clause 7.36(h) of the 2018 Procedures or clause 7.37(a) of the 2020 Procedures)	0
c	In the case of a breach by a councillor, that the councillor be formally censured for the breach under section 440G of the Local Government Act 1993 (clause 7.36(i) of the 2018 Procedures or clause 7.37(b) of the 2020 Procedures)	0
d	In the case of a breach by a councillor, that the councillor be formally censured for the breach under section 440G of the Local Government Act 1993 and that the matter be referred to OLG for further action (clause 7.36(j) of the 2018 Procedures or clause 7.37(c) of the 2020 Procedures)	0
6	Matter referred or resolved after commencement of an investigation (clause 7.20 of the 2018 or 2020 Procedures)	0
<b>Categories of misconduct</b>		
7	The number of investigated complaints resulting in a determination that there was a breach with respect to each of the following categories of conduct:	

a	General conduct (Part 3)	0
b	Non-pecuniary conflict of interest (Part 5)	0
c	Personal benefit (Part 6)	0
d	Relationship between council officials (Part 7)	0
e	Access to information and resources (Part 8)	0
<b>Outcome of determinations</b>		
8	The number of investigated complaints resulting in a determination that there was a breach in which the council failed to adopt the conduct reviewers recommendation	0
9	The number of investigated complaints resulting in a determination that there was a breach in which the council's decision was overturned following a review by OLG	0

## 7.14 Local History Digitisation Project



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

*DP3.4 - Foster a community learning culture optimising our physical and virtual spaces*

**Authors:** Coordinator Library Services  
Director Corporate and Community Services

### **Introduction**

The purpose of this report is to update Council on the status of the Local History Digitisation Project currently undertaken by Bland Shire Library.

The project, which has been ongoing for close to three years with only a third of the collection scanned, is at present in hiatus due to the enormity and complexity of the project and a lack of resources. A review of the project has been undertaken and, as part of this, staff seek Council's determination on the project's future.

### **Background:**

In 1999, Ms Adela Joyce Pereira (Joyce) donated a comprehensive collection of local history files to Bland Shire Library. The collection as is consists of:

- 9,900 A5 envelopes contained within three four-drawer filing cabinets. Each envelope contains local historical information ranging from that of a single typed record to multiple pages of various print such as photocopies of newspaper articles and photos, hand-written letters, etc.
- Card index.
- Cemetery maps.
- Numerous folders pertaining to births, deaths and marriages, and commercial businesses.

While the donation was verbally accepted by the then Manager of Library Services, Council records do not show written correspondence was documented between the organisation and the donor, Ms Pereira, prior to her death in September 2003.

Over the ensuing two decades, there has been considerable debate between three key parties:

- Bland Shire Council
- Wyalong Museum & Bland District Historical Society
- Mr John Leonarder

The three key points of these discussions are:

- Ownership of the collection
- Integrity of the collection
- Access to the collection

Documented in a letter written by Mr Leonarder to the West Wyalong Advocate (published 11 July 2004)

“Ms Pereira was privately compiling an index at her home for her own self-satisfaction and personal enjoyment. Joyce completely financed out of her own pocket the cost of the index including filing cards, the paper, ledgers, envelopes, etc.”

Mr Leonarder became involved in the project when Ms Pereira asked him to assist.

Due to an increase in genealogy requests, the Bland District Historical Society requested that Ms Pereira relocate her files to the Museum, which she did in good faith. Prior to this, information searches were conducted in Ms Pereira's home where the documents were originally housed. However, Ms Pereira later agreed to deposit the files in the custody of the Bland Shire Council.

Correspondence received by Council from the Bland District Historical Society – dating back to 2003 and 2004 – indicated that the files, now located in the library, contain archival records from the Museum, which is the property of the Bland District Historical Society. This information was included in the files during the time that they were located at the society's premises.

The collection while held at the library continued to be updated by Mr Leonarder, on a voluntary basis until several years ago (pre-2019) and the collection has not been updated since that time.

### **Ownership**

In 2004, Council obtained a legal opinion from Moore & Co Solicitors in relation to the ownership of the collection. This legal opinion, documented in a letter to the General Manager, dated 30 August 2004, reads:

“It is our strong opinion, therefore, that the collection of papers and records in Joyce's custody during her lifetime constituted trust property, vested in the Council as trustee. The collection was never beneficially vested in any person, or group of persons. The situation is known in law as the constitution of a public charitable trust for the advancement of education. A charitable trust is a trust for a public purpose and not for any person or persons.”

Council also sought the advice from the Legal Officer at the Local Government & Shires Association who advised that

“Any records held by a Section 355 Committee of Council would be State records as they were made, received or kept by any person in the exercise of their function in a public office.”

As custodians of the collection, Council has a duty to preserve the collection, but it also has a duty to add to it and to protect it. It is evident that Bland Shire Library does not have the resources at this time to fulfil Council's obligation in this regard.

### **Access to the Collection**

Minutes from a meeting held 16 August 2004 between Council and the Bland District Historical Society, state:

Item 3 – The BDHS requested that the procedure for accessing the collection be amended so the collection is closed to the public and only library staff and the Research Officer of the BDHS will handle the documents. This change was generally agreeable but it created an issue in that the amendment will prevent John Leonarder from accessing the collection – as he is regarded by the BDHS as a member of the public only. There was also another issue in relation to a request from the BDHS to split the collection into sections, one section being the original collection, as when the files were donated to Council (and remain static and not added to) and a second section will include all additions since that time. These two issues are yet to be resolved and need further investigation.

Currently the collection is housed in the library's back work office and is only accessible by library staff.

### **Digitisation Project**

In 2019, an expression of interest for a Portable Local Studies Collecting Kit from the State Library of NSW was submitted by Bland Shire Library at the request of the then Director of Corporate, Community and Regulatory Services. The Director's intention was to digitise the paper collection for preservation purposes.

Bland Shire Library was successful in receiving the Portable Local Studies Collecting Kit, which included a laptop and scanner and an assortment of archival storage boxes.

The Acceptance Agreement as set out by the State Library of NSW:

- Participate in all training
- Participate in videoconferencing during the project
- Provide feedback in a timely manner
- Collect, catalogue and make available new local studies material
- Material collected as part of the program be made available via Creative Commons Attribution 4.0 International (CC by 4.0)

The Acceptance Agreement also stated that although there was no charge for attending the training, a cancellation fee of \$2,500 would apply if the requirements of the program were not met.

The timeline for the project as set out in the Acceptance Agreement:

- June 2019 Agreement signed
- July to August 2019 Kits delivered. *Bland's kit was not received until November 2019*
- Sep- November 2019 Training provided. *Library staff attended training at the State Library of NSW, Sydney, 18 November 2019*
- November 2019 First videoconference
- June 2020 Short progress report provided
- June 2021 Final report on project – including a short plan on how equipment will continue to be used

While Council's intentions for preserving the collection were laudable, it would appear the enormity of the project was underestimated.

The State Library, while supportive of the project, underestimated the complexity of the project. Riverina Regional Library while offering advice in regard the scanning of documents, advised Bland Shire Library that it did not have the capacity to support the project.

The setting up and scanning of documents commenced in April 2020. Bland Shire Library was at that time closed to the public, due to Covid-19. The original plan was to use volunteers to complete the project. However, the pandemic had made the use of volunteers unfeasible.

Since the beginning of the digitisation project, the library has undergone significant staff changes with two staff members currently on maternity leave. This has resulted in the loss of knowledge and skills and reduced resources.

## **Review of the Digitisation Project**

### Collection

There are 9,900 envelopes in the collection. Each envelope is labelled with a unique four-digit number (example: 4500) in the top left and bottom right corners, and an individual's name in the top right corner (example: R Reid).

Within each envelope there is a typewritten document / summary listing the individual's name in fuller details and information such as family connections, burial plot, headline(s) and publication date(s) of related article(s) from The West Wyalong Advocate. There are, on average, between 1 – 6 newspaper references per envelope.

An envelope may also contain news clippings, forms or correspondence

### Estimated time taken for project

- 9,900 files
- Between 1 – 6 articles per file, therefore base estimate on an average of 3 articles per envelope
- Estimate 12 minutes per envelope (unpack, sort, scan, save files [tiff, jpeg, OCR PDF], update Excel spreadsheet)
- $9,900 \times 12 = 118,800$  minutes = 1980 hrs = 283 days (based on 7hr per day) – approximately 31.5 weeks.

### Data sampling

Sixty-four envelopes covering family names beginning with A or B were sampled to determine whether content was already discoverable and available online via The National Library of Australia's Australian newspapers collection in [Trove](#), which includes:

- The West Wyalong Advocate (1928 - 1954)
- The Wyalong Star and Temora and Barmedman Advertiser (West Wyalong, NSW: 1894 - 1895; 1899 - 1906)
- The Wyalong Advocate and Mining, Agricultural and Pastoral Gazette (NSW: 1900 – 1928)

### Findings

- The collection has value as a local or family history resource
- The majority of articles cited were published pre-1955 and are available online via Trove
- Searching Trove often retrieved additional articles relevant to the individual / family / event
- Articles post 1954 are not discoverable via Trove

### Conclusion

1. There is value in scanning each envelope's typewritten document / summary:
  - a. as a preservation copy, saved as both TIFF and JPEG image formats and stored either on a Cloud or local network platform separate from the physical collection
  - b. via OCR (Optical Character Recognition; converts an image of text into machine readable format allowing full text searching) saved as PDF
    - i. enables ingest of files into information systems, for example, museums, record or library management systems
2. There may be benefit in scanning news clippings post-1954 however consideration would need to be given to copyright obligations.
3. Scanned documents could be stored as a closed collection for research purposes with restricted access to Library or Council staff.

## Consultation with State Library of NSW

A consultant at the State Library of NSW, compiled the following information in an email dated 23 November 2022 to Council's Library Services Coordinator. The information below is based on a review of the data sampling, findings and conclusion.

"As long as the community can retain access to the collection from Ms Adela Joyce Pereira, it could be located with another organisation. Because some of the content is available in other ways, for example, on Trove, there may not be need to digitise it all. It sounds like the value in the files is as a browsing resource for local information. It sounds like a complex chain of custody for these items.

The Bland Library staff would be able to continue to use the portable local studies kit scanner and other items to collect new material for the local studies collection at this library. This would be an excellent initiative for the library. Not doing further digitisation of the Pereira collection would open up options for a broader view of the community. It could include copying a selection of family photographs or slides so that families retain ownership of the original item/s and the library has the digital files. This would be an excellent way to obtain photographs of local events such as the show, and local places. For items before 1955, copyright has already expired.

More recent photographs could be digitised for the collection and creative commons permissions given. Digital copies of more recent photographs could be added to the library collection. However, they would not require digitisation.

The mention of creative commons means that copyright still exists, but that the copyright owner is giving permission for the digital files to be freely available on the library website / catalogue.

For future donations, it is suggested that there is a formal donation agreement."

There are options for Council with regards to the Pereira collection including:

- Retaining the collection and continuing with the digitisation project. With current staffing levels and ongoing programming at the library, it could take several years before the project is completed. It would also be incumbent upon the library staff to continue to add to the collection to ensure it fully encapsulated relevant local history. This would require an increase in staff resources and associated costs to Council to meet the expenses of maintaining and adding to the collection. Should Council choose this option, there would need to be a review of the organisation's budget to allocate suitable funds to the library for this purpose. It would also mean that access to the collection would be controlled by Council, which for archival and preservation purposes would be positive. The costs of this option could be in the vicinity of \$60,000 per annum for employment of local history staff (dependent upon hours worked) plus on costs.
- Discontinue the digitisation project, pay the break costs as identified within the funding agreement and place the collection with an external party. This option should be carefully considered and an agreement reached to ensure those with interest in the information contained within the collection are provided with appropriate access. The costs of this option would be in the vicinity of \$5,000 including the break costs and any fees associated with preparing any agreement.

Given the current programming offered by Bland Shire Library, the limitations of adequate storage and coupled with staff challenges, it is not in the best interest of Council to continue to retain the Pereira collection. As indicated, to do so would require Council to employ additional library staff, most likely on an ongoing basis, to ensure the collection is kept updated while the digitisation continues.

In light of this and the information contained within this report, the following recommendation would be the preferred option – particularly in relation to securing access to the collection for those who have a vested interest in retaining local history.

### **Financial Implications**

The financial implications for Council to continue delivery on this project could be substantial given the time involved in completing the scanning of items and the staff resourcing required. An indication of this is included in the body of the report however, based on the calculations to continue the project through the employment of a staff member to undertake the work would be in the vicinity of \$35,000 plus oncosts.

---

### **Recommendation:**

THAT

1. Council support the termination of the digitisation project of the Pereira collection based on the information provided in this report.
  2. Custodial ownership of the Pereira collection be given to the Wyalong Museum & Bland District Historical Society with an agreement to be negotiated with regards to access to the collection.
  3. The portable local studies kit and scanner items be retained by Bland Shire and utilised by staff at Bland Shire Library to collect new material for the local studies collection at this library.
-



## Section 3 – Technical Services

### 7.15 Bland Shire State of the Roads



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

*DP 5.1 Facilitate the delivery of accessible services and infrastructure.*

**Author:** Director Technical Services

#### **Introduction**

Bland Shire manages a road network of 3,163 km which provides access for the community to services as well as access for businesses such as Pace, Evolution and primary producers to markets. Despite the current conditions the road network is generally in very good condition. However this is not to say that there are areas of the network that, over time, have deteriorated due to two primary factors.

Those factors relate to environmental conditions, being the extended drought that the Shire had been dealing with which has then been followed up by the unprecedented wet weather.

Secondly the systems and processes currently in place to manage Council's asset base are continuing to be improved upon, meaning that some decisions on the management of the network may have historically been made on an ad hoc basis without the real life data that reflects what is going on over the network as a whole.

To improve Council's management of its assets base and in particular the roads assets, there is a need for a more strategic direction with regards to the response to asset maintenance, acquisition and delivery of new assets. This will allow a more effective and efficient delivery of road maintenance activities for Bland Shire.

The recent and ongoing wet weather event over the past 2 years, has highlighted some weaknesses and areas for potential improvement going forward.

#### **Financial Implications**

Nil at this stage, as the Asset Management maturity increases, this will be revisited in future reports.

#### **Summary**

##### **The Current Network**

Bland Shire Council is responsible for a road network that measures 3,163 km in length, which consists of

<b>Road Type</b>	<b>Length</b>
Regional (Sealed)	155km
Local (Sealed)	546km
Local (Unsealed)	2,462km

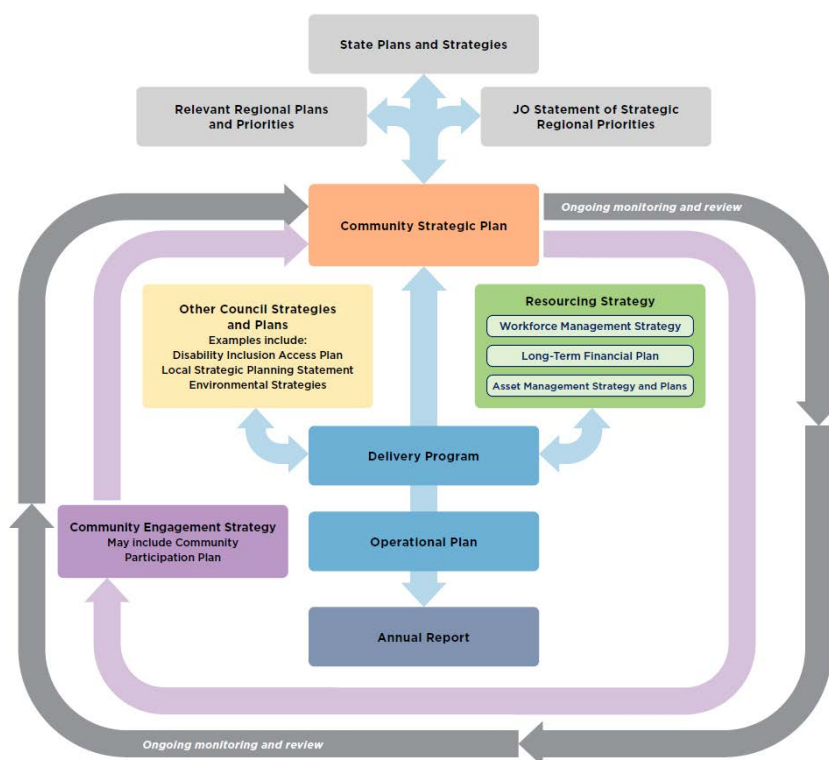
The most recent valuation undertaken at 30 June 2020 provides a gross current replacement cost of \$204.7 Million. Noting the recent flood damage will have a noticeable impact on this valuation.

The road network ranges from Sealed Regional Roads, Urban Streets (sealed and unsealed), Rural Roads (Sealed and Gravelled) to Rural unformed ungravelled tracks.

### Relationship to Integrated Planning and Reporting Framework

The Integrated Planning and Reporting Framework implemented for Local Government within NSW is set out within the Local Government Act 1993 and the Local Government (General) Regulation 2021. The requirement of the framework necessitates Councils to prepare a suite of planning documents being:

- Community Strategic Plan
- Delivery Program
- Operational Plan
- Resourcing Strategy which contains
  - o Workforce Management Strategy
  - o Long Term Financial Plan
  - o Asset Strategy and Plans



For this report we will concentrate on the Transport Asset Management Plan, which includes Road related assets. Council's current status has an asset management strategy which describes our asset base and sets the policy position. To further develop this Council will require the development of Asset class maintenance and future enhancement strategies which will describe individual asset categories that Council owns and controls and the strategies required to effectively and efficiently manage these assets, and identify areas for capital upgrade to a higher level of service..

## **Current State of the management of Bland Shire Road Network**

The management of a road network as large and diverse as Bland Shire's is a complex undertaking. With the limited funds available to Council, planning is required to ensure that the available resources are expended in the most efficient way to meet the requirements and expectations of the community.

There are key systems that can be used to support the proper functioning of the road network, which are:

- Maintenance Management System
- Capital Delivery Process
- Financial System
- Asset Management System

Separate to this are the prevailing environmental conditions which have a direct influence on the performance and the condition of Council's road network.

A summary of the current state of each of these is provided.

### Maintenance Management System

Maintenance and operational activities are vital to keep the road network in a safe and functional state while also pursuing the objective of an extended useful life. These activities require coordination, good supporting standards and good systems.

An effective maintenance management system is a process of proactive inspections, recording defects and scheduling repairs.

Currently Council relies on receiving reports from the community about defects, or from ad hoc reactive reports from staff. There are drawbacks to this approach:

- There is no understanding of the broader demand or proximity of defects, resources cannot then be applied in the most efficient way to achieve value for money;
- Defects reported by the public generally have progressed to a scale where they have exceeded cost effective repairs, for example a build-up of loose material or vegetation on a road shoulder will lead to pavement deformation and failure in time, however the public will generally only report the latter, which is generally far more expensive and involved to repair.

### Capital Delivery Process

The Capital Delivery Process describes the decision making process for the creation or renewal of assets. It sets out the criteria for the acquisition of new assets including the cost to the community including delivery, operating costs and replacement.

Currently Council does not have an evaluation process in place which means decisions are made on an ad hoc basis without consideration of the ongoing costs to the community in line with the benefits that the new assets may bring.

### Financial System

Council currently runs a financial system that meets the needs of the organisation allowing expenditure to be adequately tracked against the assets.

### Asset Management System

The Asset Management System sits at the core of the management of the road network. It brings together the data received from the maintenance management system, condition assessments and asset information, and a financial system to model the future performance of the road network.

Currently Council has an Asset Management Strategy and associated Asset Management Plan which is part of Council's current Resourcing Plan. As with all plans, these are living documents which will be utilised and field tested and any required improvements identified to make these documents more applicable for Bland Shire.

The Core of Council's Asset Management Plan is having good data to facilitate efficient day to day management of the assets.

### Environmental Conditions

The current weather conditions relating to the following Natural Disaster Declarations and the associated Australian Government reference number (AGRN) are:

- AGRN 1001 - March 2022
- AGRN 1030 – Sept 22; and
- AGRN 1034 – October 22

The impact of these events has been that approximately 80% of our road network has been affected to some extent with a total damage bill expected in excess of \$8 million (Noting that the assessments are continuing as well as the damage increasing with each new event). Currently several roads within the Bland LGA remain closed due to severe damage or are impassable due to water still over the road. Roads such as Quandialla Road have been closed to all traffic since 10 August 2022.

Funding for the repair of these roads will be claimed under the NSW and Australian Government's Disaster Recovery Funding Arrangements (DRFA), it should be noted that this funding is not guaranteed, with various conditions and evidence being required to support these claims. This evidence includes evidence on the pre event condition of the roads. The DRFA only permits reconstruction of assets on a like for like basis.

However even before these declarations, there has been above average rainfall from 2020 on the back of the severe drought. The wetter surface conditions combined with the higher than average deep soil moisture conditions have resulted in significantly weaker subgrades upon which the roads are constructed.

These weakened subgrades have a much lower failure threshold. Which then causes pavement failures such as rutting, potholing or in some cases major failures where vehicles actually have been bogged in the network.

There has been historically a lack of consideration of the importance of drainage within the road corridor, and this is reflected in the failures being experienced in the numerous floodways across the shire. Another major issue is the lack of sealed road maintenance and a resealing program.

### Challenges for Bland Shire in road maintenance

There are several significant challenges for the road network within Bland Shire

1. Length of Road Network
2. Increased heavy vehicle transport i.e. HML, B-Double etc.
3. Seasonal Changes i.e. dry hot summers, cool wet winters
4. Seasonal Traffic – harvest
5. Topographical – very flat
6. Environmental

During the summer, the heat bakes the pavements, the unsealed roads dry out and pavements under traffic unravel and lose fines resulting in corrugations, rutting, windrows of loose materials and potholing.

As these pavements lose their shape, their ability to sheet water during rain events is compromised, water then concentrates in the ruts and potholes resulting in softening and weakening of the pavement as well as eroding and scouring. For our sealed roads, the bitumen in them oxidises at a greater rate due to the intense UV effects, resulting in the binding function of the bitumen reducing and becoming more brittle over time. Subsequently cracking occurs which impacts on the water proofing function of the seal. This allows water to enter the pavement through these cracks and softens and weakens the pavements leading to the pumping of fines from the pavement material as vehicles drive over them and eventually the onset of potholes.

### The Plan to address the immediate state of the roads across the LGA

With the widespread deterioration across the entire network there is no single action that Council can undertake to address the issue. This situation is being mirrored through other local roads authorities across the state, as well as Transport for NSW.

Council is currently funded under the Emergency Works to keep key transport links open as best as possible. The roads we have been successful in gaining emergency works funding to keep roads open where possible includes the following:

- Buggajool Rd
- Ungarie Rd
- Quandialla Road
- Kolkibertoo Rd
- Alleena Rd
- Giraal Rd
- Wargin Rd
- Clear Ridge Rd
- Sandy Creek Rd
- Greaves Rd
- Back Creek Rd
- Mahda Rd

It is anticipated that even with an improvement in weather conditions, the effort to maintain our road network will still be increased due to the wetter subgrade conditions and the weakened subgrade conditions.

## Current budget

Council's budget for roads for the 22/23 financial year is currently:

	Maintenance (\$)	Renewal (\$)	Upgrade (\$)
Block Grant			
Regional	1,088,000		
Council Funded Inc. FAGS			
Urban			
- Unsealed	0		
- Sealed	15,000		
- Roadside	381,000		
Rural			
- unsealed	2,537,305	1,899,829	
- Sealed	0		
Bridges	4,000		
Roads to Recovery			

## Funding received from other levels of Government

Recurrent Funding

NSW Government		Australian Government	
Grant Name	Funding (\$)	Grant Name	Funding (\$)
Block Grant Assistance to Councils for Regional Roads	1,088,000	Financial Assistance Grant	
		Roads to Recovery	1,849,827
		Cattles Lane	
		Youngareen Rd	
		Gunn Rd	
		Sandy Ck Rd	
		Lewes Rd	
		Naradhan Rd	
		Tuggerbach Rd	
		Koops Lane	
		Younga Plains Rd	
		North Yalgogrin Rd	
		Wilga Plains Rd	
		Talleeban Rd	
		Euratha Rd	
		Hannan Rd	

## Non Recurrent Funding

NSW Government		Australian Government	
Grant Name	Funding (\$)	Grant Name	Funding (\$)
Fixing Local Roads (FLR)		Local Roads Community Infrastructure (LRCI)	
FLR 1		LRCI 1	
- Quandialla Rd Stage 1	462,500	- Replacement Ungarie Bridge	240,318
- Quandialla Rd Stage 2	919,000	- West Wyalong Road reseals	860,807
- Kikiora Rd	237,000	LRCI 2	
		- Bridge / Culvert Work	670,000
FLR 2		- Ungarie Main St	50,000
- Alleena Rd	911,743	- Road Rehabilitation	420,800
FLR 3			
- South Yalgogrin Rd	2,983,680		
NSW Safer Roads Program 2020-2023			
- Lake Cargelligo Rd	4,222,246		

As can be seen from these programs Bland Shire has been relying heavily on grant funding for critical ongoing maintenance activities such as Heavy Patching Programs, and Reseal Programs.

### Future

One of the key successes in maintaining our road network is to regularly grade our unsealed roads to maintain good uniform shape with crossfall across the pavement to ensure water flows off the travel lanes and drains away from the pavements.

With the sealed road network, it is about sealing cracks as soon as they occur and regularly renewing the wearing surface to maintain the waterproofing ability of the seal.

Also as previously mentioned, Council is required under the IP&R Framework to have regard to the long term management of all its infrastructure assets, this is done via the Asset Management Policy, Asset Management Strategy and individual Asset Management Plans for each of the various asset classes i.e. roads, buildings, sewer etc.

Previously, asset management practices have not been very specific around maintenance, long term planning and Levels of Service. This along with the current prevailing weather conditions means that Council now finds itself in a position that may have been improved with better systems in place.

To do this will require an increased focus on the Asset Management approach, including dedicating resources to developing and maintaining these systems. Council currently has a small complement of staff, whose role is to undertake inspections, data collection and data entry, however there is a lack of focus on proactive systems and the strategies.

There needs to be extra resourcing provided to develop the Asset Management Plans, develop the Levels of Service, direct the inspection regime and co-ordinate the data already held into a meaningful resource for Council.

Notwithstanding this, it remains the case however that “adequate” resourcing is a balance between the community’s preparedness to pay and the level of service provided by the assets.

Exploring these options will take some time. The Asset class plans will need to be developed, which will require an updated audit of the assets reflecting the degradation that has occurred on the network. Part of this plan will also involve the development of Levels of Service for the road assets.

Levels of Service are defined in the International Infrastructure Management Manual as “the service quality for a particular service provided by an asset, against which service performance may be measured. Service levels usually relate to quality, quantity, reliability, responsiveness, environmental, acceptability and cost.”

Having adopted levels of service communicates Council’s position and what is agreed to be provided to the community.

As system and process improvements are made, the data inputs described in this report will be utilised to refine the plan as well as improve the physical management of the road network. The main aim is to enable Council to better spend the limited resources both financial and physical to achieve a better more consistent outcome on the road network and further into the other asset classes. It will also inform Council of the areas of need with regards to future expansion and upgrades required.

---

**Recommendation:**

That Council:

1. Receives and notes the State of the Roads Report
  2. Endorses a plan to ensure the long term and systematic improvements to Council’s road network that includes:
    - a. Prioritisation of Council’s Asset management maturity;
    - b. A review of council’s asset management processes including resourcing.
-



## 7.16 Tender – Supply of Adventure Playground Tender 2/2023



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

*DP 9.4 maintain parks, ovals and recreational facilities to approved standards*

**Author:** Director Technical Services

### Introduction

Under the Local Government Act Tendering Regulation, where a contract is for over \$250,000 a Request for Tender must be conducted and be considered by Council.

A Request for Tender was undertaken through the VendorPanel Portal, for The supply and install of Playground equipment for McCann Park as part of the Local Roads and Community Infrastructure (LRDI) Phase 3 Grants

Tenderers were requested to provide pricing for the design, supply and installation of playground items and rubberised and bark chip softfall in accordance with Australian Standards. The request specified that the following items were to be included:

- 1 Goliath tower
- 2 bay swing including basket swing, standard swing and toddler swing
- Car rocker
- Koala rocker
- Triangle rocker
- All abilities spinner
- 4 in a row panel
- X and O panel
- Speaking flowers
- 16 note symphony
- 4 note drum set
- Slap pipes
- 3 x bench seats.

In response to the advertised tender, submissions were received from One (1) supplier:

1. SuperPlaygrounds T/A Spizvac Marketing Pty Ltd

During the advertising period two (2) other companies viewed the request, however declined to submit a proposal.

### Financial Implications

The playground project is funded under the LRCI Phase 3 round with an allocated budget of \$400,000 for the Adventure Playground McCann Park, which is required to be expended by June 2023. The tender received is within the LRCI Phase 3 allocation. It is anticipated that any works undertaken by Council will remain within the budget allowance.

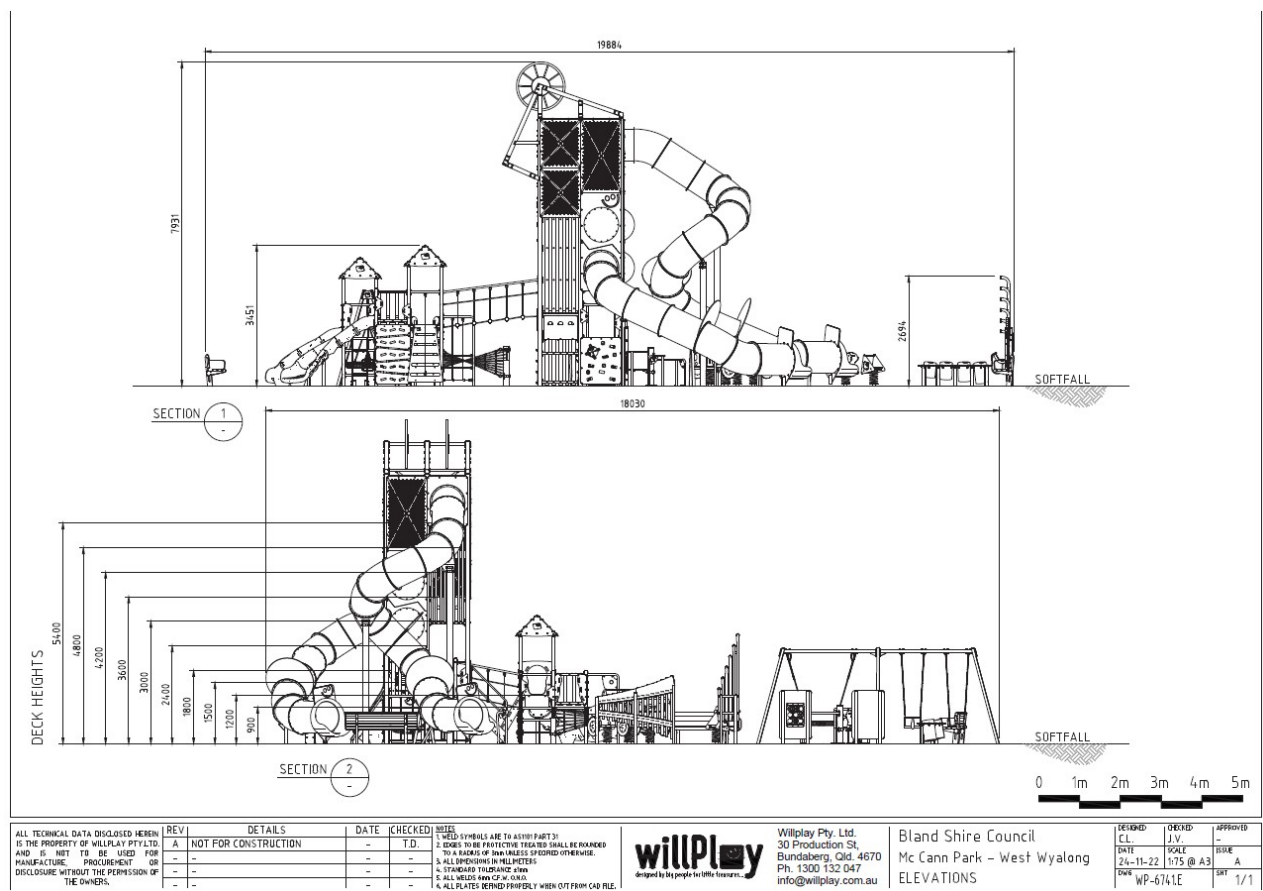
## Summary

Spizvac have been in the industry of supplying playgrounds to Local Government for many years and for this project they are using playground equipment supplied by Willplay that manufacture the playground equipment in Bundaberg, Queensland and are manufactured in accordance with an Integrated Management System and comes with a 20 year warranty.

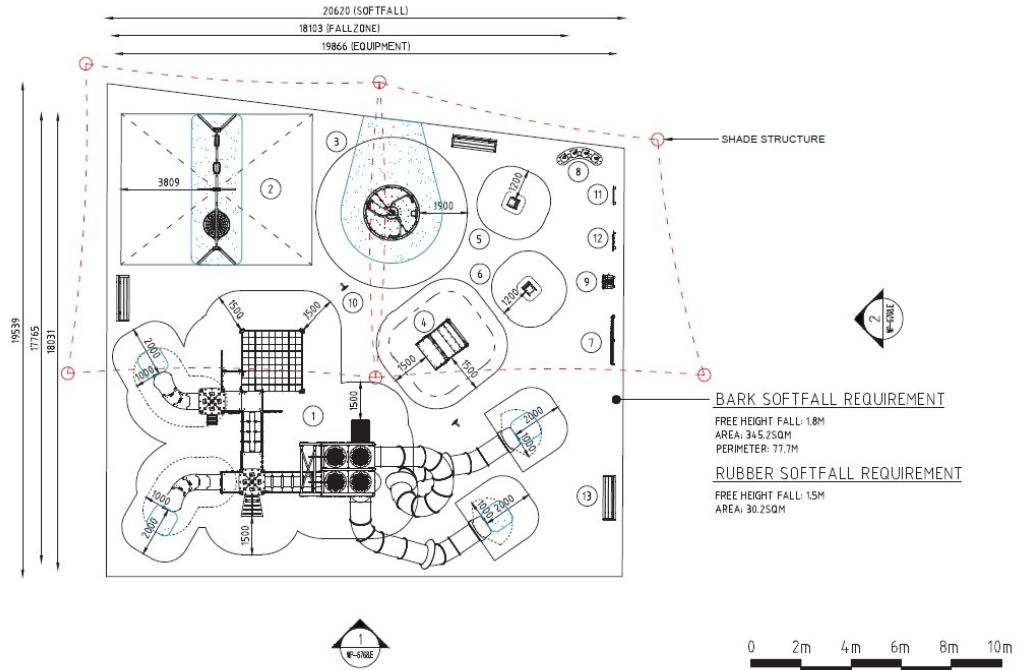
The playground included in the design includes accessible equipment for all ages and abilities with rubberised softfall around high wear areas and compliant bark chip in other areas to reduce costs.

There is a 12 week lead time from time of order to manufacture of the components then will be several weeks around delivery and construction. This leaves very little time to the project funding deadline.

The playground design submitted by Spizvac is laid out in the attached drawings



Item #	Qty	Name	DWG #	FHOF	PRODUCT RANGE	7	1	16 NOTE SYMPHONY	SE-001	-	SENSORY
1	1	GOLIATH TOWER SYSTEM	GS100-S-001	1800MM	GOLIATH TOWERS	8	1	4 NOTE DRUM SET	SE-002	-	SENSORY
2	1	2 BAY SWING	SW-011	1300MM	SWINGS	9	1	SLAP PIPES	SE-003	-	SENSORY
3	1	ALL ABILITIES SPINNER	FSM-0027	1000MM	FREESTANDING	10	1	SPEAKING FLOWERS	SE-005	-	SENSORY
4	1	JEEP ROCKER	R-0012	1200MM	ROCKERS	11	1	4 IN A ROW PANEL	LT-001	-	LITTLES
5	1	KGALA ROCKER	R-0007	500MM	ROCKERS	12	1	X & O PANEL	LT-007	-	LITTLES
6	1	SINGLE ROCKER	R-0001	500MM	ROCKERS	13	3	ESTATE BENCH WITH HANDLES	TSE-004	-	FURNITURE



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REV	DETAILS	DATE	CHECKED	NOTES
A	NOT FOR CONSTRUCTION	-	T.D.	1. WED SYMBOLS ARE TO AS101 PART 31
-	-	-	-	2. DIMS TO BE PARTICULARLY TIGHT TO A BASIS OF 30mm UNLESS SPECIFIED OTHERWISE.
-	-	-	-	3. ALL DIMENSIONS IN MILLIMETRES
-	-	-	-	4. STANDARD TOLERANCE class
-	-	-	-	5. ALL WELDS PER AS101 W. CLASS
-	-	-	-	6. ALL PLATES BENTED PROPERLY WHEN CUT FROM CAD FILE



Willplay Pty. Ltd.  
30 Production St.  
Bundaberg, Qld. 4670  
Ph: 1300 132 047  
info@willplay.com.au

Bland Shire Council  
Mc Cann Park - West Wyalong  
OVERALL PLAN

DESIGNED	CHECKED	APPROVED
C.L.	J.V.	-
DATE	SCALE	ISSUE
29/11/22	1:125 @ A3	A
DRAWN	SHEET	1/1
WP-6768.GA		



Mc Cann Park - Bland Shire Council

Option 1 / WP-6768





Goliath Tower



Goliath Tower



Triangle and Koala Rocker



Speaking Flower



2 Bay Swing



Slap Pipes, X and O Panel, 16 Note Symphony and

**Recommendation:**

That Council Award Contract - Supply of Adventure Playground Tender 2/2023 the Design, Supply and Install New McCann Park playground West Wyalong to Spizvac Marketing Pty Ltd for a Value of \$336,250 (Ex GST).

## 7.17 Bland Housing Strategy



### Our Prosperity - Growing our population and jobs

*DP16.1 Support a sustainable environment for current and future generations through effective management and planning for the long term future by ensuring appropriate land is zoned and available to support business and industry growth.*

**Author:** Manager Development and Regulatory Services

#### **Introduction**

In June 2021 Council engaged Habitat Planning to prepare a housing strategy to address the residential accommodation shortage currently being experienced in West Wyalong and Wyalong.

The Housing Strategy provides an analysis of the existing housing stock, residential zoned land, infrastructure analysis and constraints and suitability analysis.

The project was funded with contributions of \$25,000 each from Evolution Mining, the NSW Government and Bland Shire Council.

The Housing Strategy will establish the strategic framework for residential growth within the Bland Shire for the next 20 years with a focus on West Wyalong and Wyalong. Further work will be undertaken to develop character statements for each of Shire's villages including review of current land zoning and their future needs.

The draft Strategy was publically exhibited during July 2022 with 13 submissions being received. Each of the submissions have been reviewed by Habitat Planning and a detailed response has been provided to each submitter addressing the matters raised in their individual suggestions.

The draft strategy document was updated to reflect the discussions from the Councillor workshop held on 6 September 2022 and for the inclusion of updated flooding data.

#### **Financial Implications**

The project has a budget of \$75,000 with a total \$67,500 in expenditure as of 1/12/2022. There is a total of \$7,460 remaining in the budget with no funds currently committed.

#### **Summary**

The draft Bland Housing Strategy prepared by Habitat Planning provides a strategic framework for residential growth within West Wyalong and Wyalong for the next 20 years. The strategy will support future planning proposals to rezone land in West Wyalong and Wyalong to meet the housing needs of current and future residents of those towns.

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#### **Recommendation:**

That Council adopts the Bland Housing Strategy.

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# Bland Housing Strategy

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October 2022



Planning &  
Environment





## Prepared for

### **Bland Shire Council**

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## Contact

### **Habitat Planning**

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Habitat Planning Pty Ltd  
ABN 29 451 913 703  
ACN 606 650 837

Prepared in association with:  
RG Eastoe Valuers & SJE Consulting

## Acknowledgements

The Bland Housing Strategy has been prepared following both technical and financial support received from the NSW Department of Planning and Environment.

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## Document Control

Revision No: 02  
Date of Issue: 14/10/2022  
Author: MJ  
Approved: MJ & DH

Council has recently prepared the Bland Local Strategic Planning Statement (LSPS), which recognises the opportunities presented by the expansion of renewable energy and mining sectors, as well as the challenges in attracting investment in housing in the townships of West Wyalong and Wyalong.

The purpose of the Bland Housing Strategy is to understand the changing demographics and employment pressures generated from the Cowal Gold Mine and the flow on impacts required on additional essential services such as health care, childcare and education. The strategy identifies housing investment opportunities, through infill development and small areas of new development on land with close proximity to existing infrastructure.

The strategy also analyses the existing housing stock and residential zoned land, the capacity of infrastructure, estimated costs to develop and provide future residential land; provides a constraints analysis, as well as provides accommodation solutions which will support the expansion of the Cowal Gold Mine.

**Grant Baker** General Manager



#### **Acknowledgement of Country**

Bland Shire Council acknowledges the traditional custodians of the land being the Wiradjuri people and pays respect to their Elders past, present and future.

# 1. Introduction



## 1.1. Executive Summary

The Bland Housing Strategy establishes the strategic framework for residential growth within the Bland Shire and specifically the twin townships of West Wyalong and Wyalong for the next 20 years.

The Strategy links Council's visions for housing and importantly responds to Council's Local Strategic Planning Statement (LSPS) 20 year vision for land use planning for the Local Government Area.

The housing vision for Bland Shire has been drawn from previous community consultation and strategic planning work undertaken by Council and is provided right of page.

Whilst it is acknowledged that the population of Bland Shire as a whole is predicted to decline consistent with other regional and rural shires, it is expected that the population of the main townships of West Wyalong and Wyalong will remain steady or in fact may increase.

This will be the result of in migration from retired farmers and the elderly from outlying rural areas and small villages into the main townships in recognition of the wider range of services and housing types available to this age group.

Similarly, the townships are expected to experience population growth associated with the nearby Cowal Gold Mine, which is currently undergoing an expansion following the recent discovery of additional gold deposits.

This expansion is expected to create approximately 180 new jobs during construction and up to 230 jobs during operation.

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. The Strategy also seeks to address infrastructure and servicing capacity issues and costs to ensure that development remains viable and sustainable into the future, while remaining affordable.

This document has been prepared in accordance with the *Local Housing Strategy Guideline and Template* provided by the NSW Department of Planning and Environment (DPE).

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 will be provided and how Council will ensure appropriate infrastructure provision and high quality design is achieved.

The recommendations outlined in this Strategy will form the basis for revised residential zoning and development standards under the *Bland Local Environmental Plan 2011* and the *Bland Development Control Plan 2012* which will be prepared as separate exercises.

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.

### Housing Vision

Residents will have access to a range of housing types that provide choice, are sustainable, affordable, and suit the current and future needs of residents.

## 1.2. Background

The Cowal Gold Mine operated by Evolution Mining, is a major local and regional employer that provides economic activity, which has significant flow-on benefits to West Wyalong, Wyalong and the surrounding region. Recently, Evolution Mining has identified additional gold resources, which will see the mine continue operations into the short and medium term (1-20 years).

Bland Shire Council recently completed its Local Strategic Planning Statement (LSPS) to guide future economic, social and land use planning decisions for Council over the next 20 years. As part of this process, the LSPS recognised the opportunities presented by the expansion of the mining and renewable energy sectors. The LSPS does however recognise a challenge in attracting investment in housing within West Wyalong and Wyalong.

The purpose of the Bland Housing Strategy is to understand and respond to changing demographics, as well as employment pressures generated from the Cowal Gold Mine and the flow on impacts required for additional essential services such as health care, childcare and education.

The Strategy will provide an understanding of demand and supply for residential land, potential development opportunities, constraints and infrastructure and servicing capacities. The strategy will also undertake an infrastructure analysis and provide estimated costs to develop and provide future residential land, as well as provide accommodation solutions which support the expansion of the Cowal Gold Mine.



## 1.3. Scope

The Strategy's primary purpose is to guide the future development and use of land for residential purposes within the townships of West Wyalong and the neighbouring Wyalong for the next 20 years and beyond.

Specifically, the Strategy seeks to investigate the following:

- Understand employment pressures generated from Evolution Mining and the flow on effect of an increase in population and its impact on additional essential services (health care, childcare and education).
  - Analyse residential land and housing types demand and supply.
  - Provide pathways/business case for addressing housing needs and barriers (including development contributions and costs).
  - Respond to the additional residential needs required by Evolution Mining and identify infill and greenfield residential opportunity sites that reduce the need for additional infrastructure costs.
  - Analyse development constraints on existing zoned residential land (i.e. infrastructure, environmental and investment).
- Prepare an Investment Strategy to encourage the development of residential land to service the expansion of the Cowal Gold Mine.
  - Investigate investment models and strategies to support housing supply.
  - Future proof housing and services beyond the lifespan of the mine.
  - Provide an 'action plan' for attracting residential development and the implementation of the strategy.



## 1.4. Report Structure

The Strategy has been prepared based on the NSW Department of Planning and Environment's guideline titled: *Local Housing Strategy Guideline*.

The strategy is divided into four Sections:



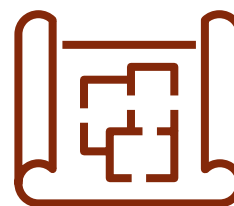
### SECTION 1 Introduction

(This section) details the strategic planning policy context, LGA snapshot in terms of its social, economic and environmental characteristics. It forms the basis for the 20 year housing vision.



### SECTION 2 Evidence Base

Provides an analysis of housing demand and supply including demographic factors and considers the land use opportunities and constraints to inform the amount and type of housing needed over the next 20 years.



### SECTION 3 Housing Priorities

Draws on the evidence base in Section 2 to inform the Strategy's priorities, objectives and actions and land use planning approach needed to achieve the vision.



### SECTION 4 Implementation

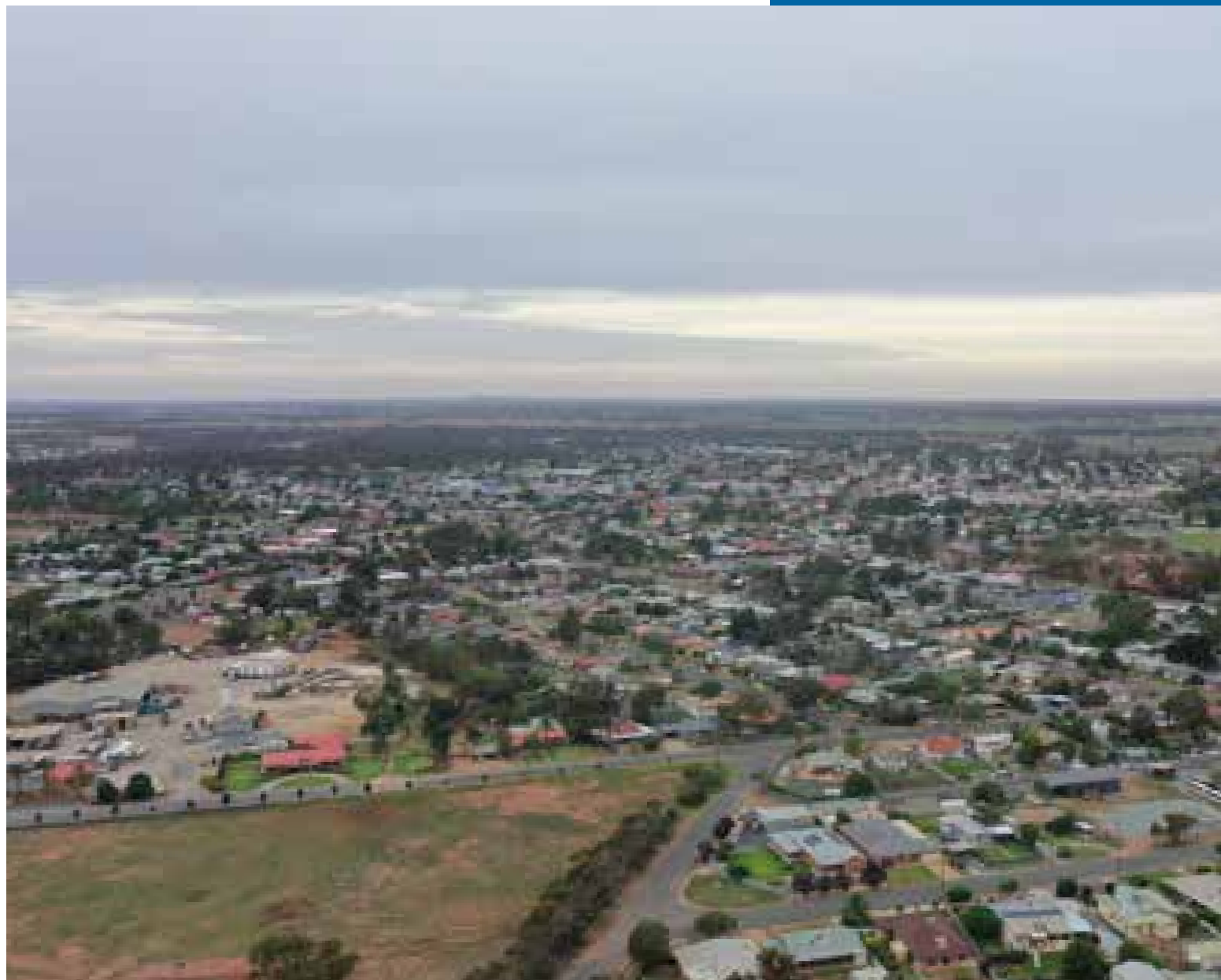
Outlines the implementation and delivery plan, including how Council will continue to monitor the progress of the priorities, objectives and actions of the Strategy.

## 1.5. Housing Vision

The housing vision for Bland Shire has been informed by Council's broader strategic vision for the area expressed in Council's LSPS and Community Strategic Plan.

The housing vision for Bland Shire has been drawn from previous community consultation and strategic planning work undertaken by Council and aims to achieve:

Residents will have access to a range of housing types that provide choice, are sustainable, affordable, and suit the current and future needs of residents.





## 1.6. Regional Context

The Bland Shire Council area is located within South-Western New South Wales on the northern edge of the Riverina Murray Region bordering the Central West and Orana (Figure 1).

Bland Shire is bounded by Lachlan Shire to the north, Forbes and Weddin to the east, Temora, Coolamon and Leeton to the south and west.

Bland Shire is strategically located between Sydney (500km east), Melbourne (600km south) and Adelaide (900km west). Bland Shire also has strong connections to the nearby regional cities of Wagga Wagga (130km south), Forbes (95km north east) and Parkes (125km north east) where residents can access higher-order health, education, retail, commercial and transport services.

Its location on a major transport route plays an important role in inter-regional connections supporting the agricultural supply chain



**Figure 1:** Regional Context Map

(Source: Riverina Murray Destination Management Plan 2018)

## 1.7. Study Area

The area investigated by the Strategy comprises the main urban township areas of Wyalong and West Wyalong and the surrounding outlying areas as shown in Figure 2.

The Study Area is generally defined by the Wyalong State Forest to the north, Goldfields Way to the east, Yiddah Creek and the West Wyalong airport to the south and the Newell Highway to the west.



**Figure 2:** Study Area Map

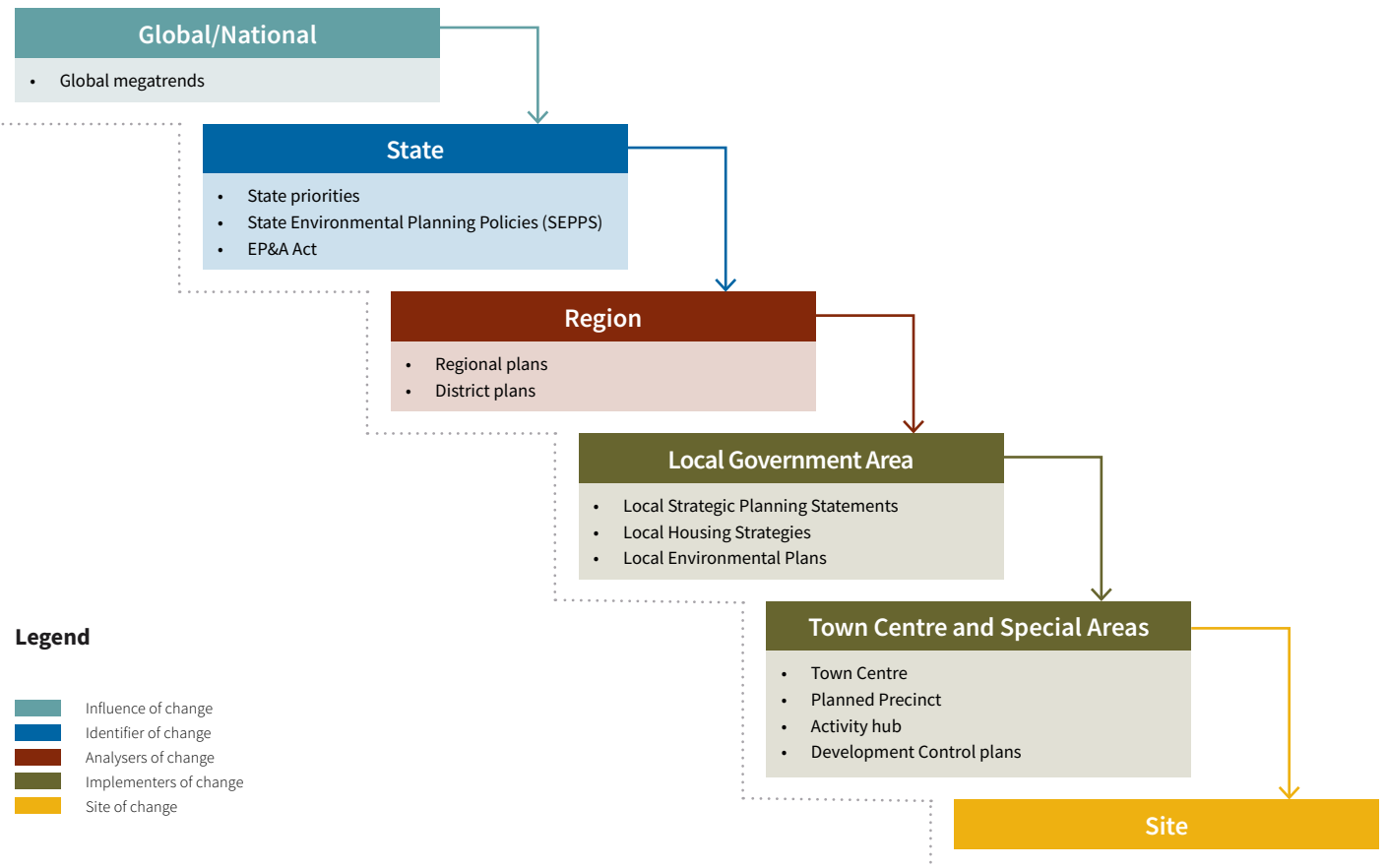
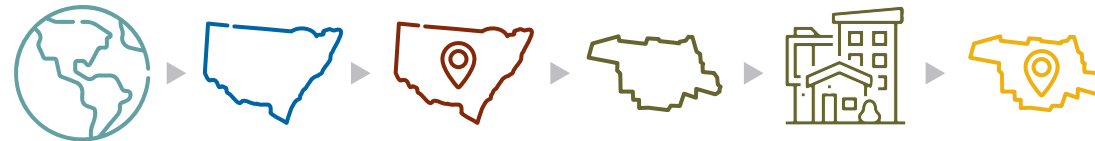
## 2. Planning Policy Context



A local housing strategy is a strategic plan prepared by, or on behalf of, a council that sets out a clear plan for housing in an area. It guides the decisions that the council will make to deliver housing to accommodate the population and respond to demographic change over the next 20 years.

The Strategy has been prepared in response to the planning and policy context of the day. This includes federal, state and local government legislation, State Environmental Planning Policies, Regional and District Plans and policies relating to planning, housing, infrastructure, and employment for the LGA (see Figure 3).

The key is to ensure that there is a clear 'line of sight' between these different levels of policy.



**Figure 3: Housing Strategy in Context**  
 (Source: NSW Department of Planning and Environment)

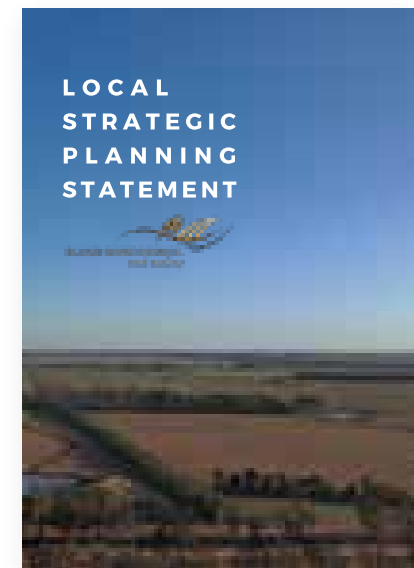
The Strategies below outline the most relevant policies to planning for housing at the local level. This provides context to planning for future housing in Bland Shire.



**Housing 2041: NSW Housing Strategy**  
NSW Government 2021-2041  
20 year plan, 20 Year vision



**Riverina Murray Regional Plan**  
NSW Government 2016-2036  
20 year plan, 40 Year vision



**Local Strategic Planning Statement**  
Bland Shire Council 2020-2030  
10 year plan, 20 Year vision

State

Regional

Local

## 2.1. State Policies

Housing 2041 represents the NSW Governments' 20 year vision for housing in NSW. Housing needs change over the course of our lives, reflecting our different aspirations and lifestyles, as well as the economic, environmental and social conditions of the day. All of these factors play a part in influencing our housing choices and the decisions we make and, in turn, the way we plan for and shape the character of our communities.

The plan embodies the NSW Government's goals and ambitions to deliver better housing outcomes by 2041 including housing in the right locations, housing that suits diverse needs and housing that feels like home.

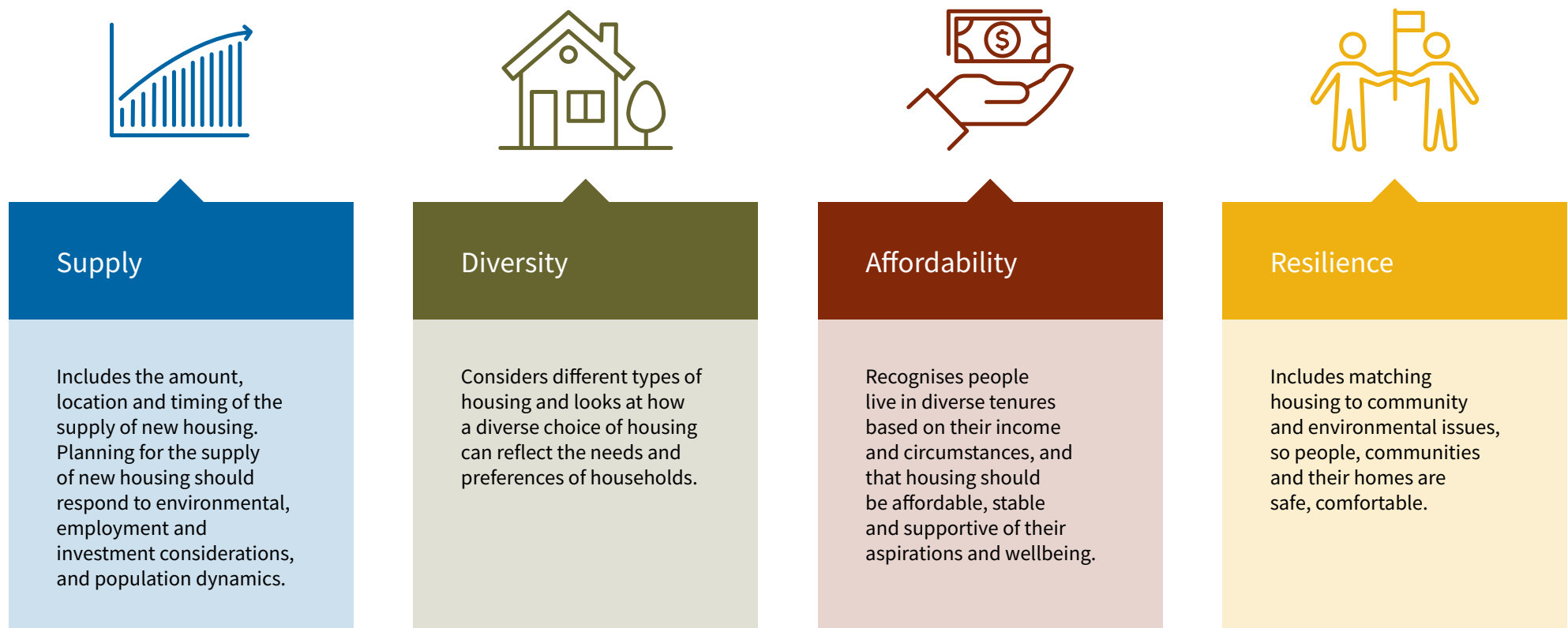
The 20 year vision for Housing 2041 are outlined right:

 <b>People and communities have:</b>	 <b>Homes in NSW are:</b>
<ul style="list-style-type: none"> <li>• access to housing security, diversity and support, irrespective of whether they live in metropolitan or regional areas</li> <li>• choices that enable them to afford a home without compromising on basic needs</li> <li>• support and opportunity in differing circumstances, including people in crisis, social housing residents, private rental tenants and those who aspire to home ownership.</li> </ul>	<ul style="list-style-type: none"> <li>• accessible and suitable for different stages of life or changing circumstances</li> <li>• connected to local facilities, jobs and social networks, with infrastructure, services and spaces that people need to live sustainably</li> <li>• designed to support human wellbeing and respond to the environment, maximise technology and support local character and place.</li> </ul>

**Table 1:** Housing 2041 Vision

Housing 2041 is underpinned by four key pillars being: supply, diversity, affordability and resilience of housing. The right type and size of housing (diversity) and housing in the right locations must be planned relative to infrastructure, the market and environmental factors (resilience).

The amount of housing (supply) will also impact the cost (affordability) of housing.



**Figure 4:** NSW Housing System Pillars  
(Source: NSW Department of Planning and Environment)

## 2.2. Regional Policies

*The Riverina-Murray Regional Plan* (Regional Plan) is a 20 year blueprint for the future of the region.

The vision for the Riverina Murray region is outlined as follows:

To create a diversified economy founded on Australia's food bowl, iconic waterways and a strong network of vibrant and connected communities.

The following goals and directions are relevant to the Strategy:

**Goal 3** – Efficient transport and infrastructure networks

- Direction 21: Align and protect utility infrastructure investment.

**Goal 4** – Strong, connected and healthy communities

- Direction 22: Promote the growth of regional cities and local centres.
- Direction 23: Build resilience in towns and villages.
- Direction 25: Build housing capacity to meet demand.
- Direction 26: Provide greater housing choice.
- Direction 27: Manage rural residential development.
- Direction 28: Deliver healthy built environments and improved urban design.

To achieve this vision, the Regional Plan has set four goals for the region:



### Goal 1

A growing and diverse economy.



### Goal 2

A healthy environment with pristine waterways.



### Goal 3

Efficient transport and infrastructure networks.



### Goal 4

Strong, connected and healthy communities.



## 2.3. Local Policies

### Local Strategic Planning Statement

The *Bland Local Strategic Planning Statement* (LSPS) sets the framework for Bland Shire's economic, social and environmental land use needs over the next 20-years.

To achieve the long-term land use vision, the LSPS is underpinned by a number of planning priorities. The following are relevant to the Housing strategy:

#### Planning Priority One

While Bland Shire has experienced an overall population decline, due to the expansion in renewable energy and mining, West Wyalong's population is expected to increase and needs to be responsive to the temporary housing needs of these groups. Planning for new housing to facilitate these groups must consider our existing township and balance competing considerations including: planning for the rural-residential interface; ensuring adequate infrastructure provision; land subsidence; heritage protection and preserving local character; and affordability.

Currently, our towns have enough land to accommodate any residential growth opportunities. The challenge for Council is to attract investment in our townships to provide housing for temporary workers and visitors. Increasing housing diversity and choice, particularly for its senior residents, is important moving forward. In order to do this, more strategic work is required.

Understanding our infrastructure capabilities, costs to upgrade/maintain and the costs to develop land in our townships will be vital. These costs will then need to be balanced with a return on the sale of the land.

Balancing attracting new residential investment with the need to provide for health and wellbeing are fundamental for attracting and maintaining the population base.

To deliver this planning priority, the LSPS recommends that residential development will:

- Be located to avoid areas that are identified as important agricultural land or areas that create potential for land use conflict.
- Align with the utility infrastructure network and its capabilities.
- Avoid or mitigate the impacts of hazards, including the implications of climate change.
- Protect areas with high environmental value and/or cultural heritage value and important biodiversity corridors.
- Not hinder development or urban expansion and will contribute to the function of existing townships.
- Create new neighbourhoods that are environmentally sustainable, socially inclusive, easy to get to, healthy and safe.
- Work alongside industry to ensure investment into the Bland Housing market.

The Strategy seeks to investigate the feasibility of land development, as well as options to increase the supply of residential land.

### Housing is one of the key items addressed in the Bland Local Strategic Planning Statement:

Housing opportunities and choice will continue to be a priority to cater for changing demographics and population needs. Housing growth will be in the form of infill development and small areas of new development on land in proximity to existing infrastructure.

The demand for new infrastructure will be assessed as part of a feasibility study that will ensure that future residential lands can be appropriately serviced.

## Local Environmental Plan

The *Bland Local Environmental Plan 2011* (LEP) contains the key planning provisions relating to development at the local level.

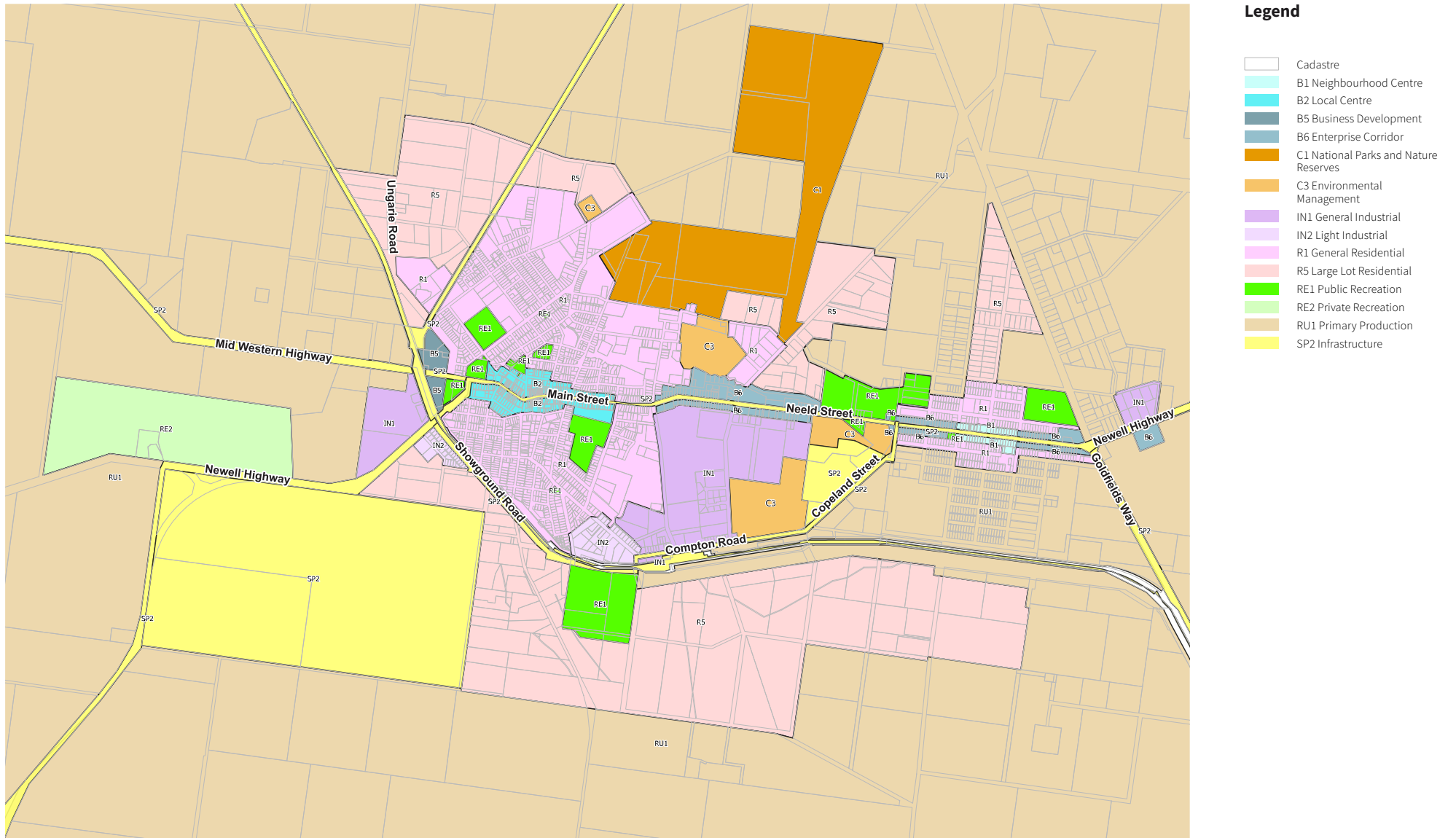
The main residential areas of the town are zoned R1 General Residential and R5 Large Lot Residential, which provides a transition from urban to rural land uses. Commercial areas are zoned B2 Local Centre, B5 Business Development and B6 Enterprise Corridor, whilst industrial areas are zoned IN1 General Industrial and IN2 Light Industrial.

Similarly, environmental reserves are zoned C1 National Parks and C3 Environmental Management, whilst public recreation reserves are zoned RE1 Public Recreation. Key infrastructure and transport corridors are zoned Special Use (Figure 5).

The LEP also sets out prescribed Minimum Lot Sizes (MLS) across the Bland Shire Council area. MLS within the study area range from 500m<sup>2</sup> in the central urban area up to 2ha in the peripheral areas (Figure 6). These lot sizes correspond to the zoning of the land and also reflect the environmental and servicing constraints of the land.

In addition, the townships are subject to a number of overlays and protection measures, including flood planning, terrestrial biodiversity, bushfire and heritage, which are further discussed in Section 4 of this report.





**Legend**

- Cadastre
- B1 Neighbourhood Centre
- B2 Local Centre
- B5 Business Development
- B6 Enterprise Corridor
- C1 National Parks and Nature Reserves
- C3 Environmental Management
- IN1 General Industrial
- IN2 Light Industrial
- R1 General Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- SP2 Infrastructure

Figure 5: Existing Land Zoning Map

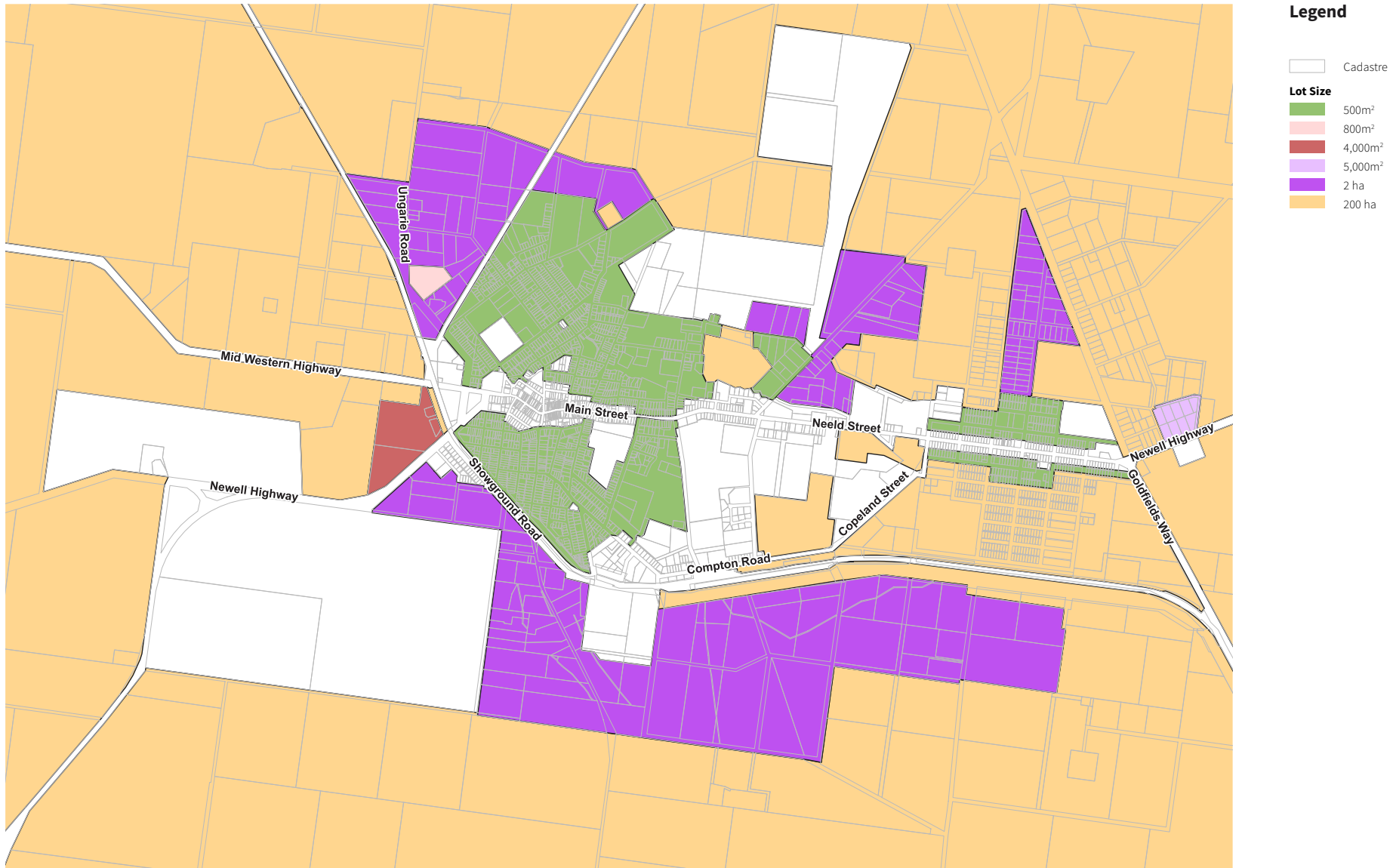


Figure 6: Existing Minimum Lot Size Map

# 3. Evidence Base



### 3.1. Demographic Profile

In 2021, the Bland Shire was estimated to have a population of 5,547 people. The main townships of West Wyalong (3,037) and Wyalong (620) and their immediate surrounds accounted for approximately 66% of the total population.

The remaining population is located within the small villages and towns that make up the Bland Shire including Barmedman (404), Mirrool (79), Naradhan (63), Tallimba (185), Ungarie (396), Weethalle (268), as well as the outlying rural areas (495).

The median age of the population in 2021 was 43 years old with the number of persons aged over 65 comprising approximately 23% of the total population. This is comparatively higher than the NSW and national average.

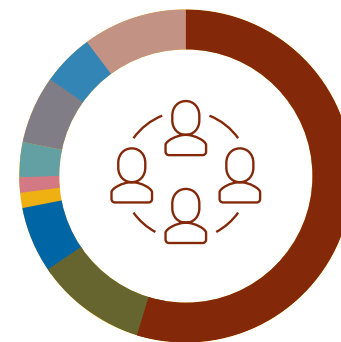
Consistent with NSW and national trends the number of persons aged over 65 is predicted to increase to 25% by 2036.

Population projections predict that the population of Bland is due to decline by approximately 7.8% between 2016 and 2036 from 5,955 people to 5,500.

Whilst it is acknowledged that as a whole, Bland Shire is predicted to decline, it is expected that the population of the main townships of West Wyalong and Wyalong will remain steady or in fact may slightly increase.

This will be the result of in migration from retired farmers and the elderly from outlying rural areas and small villages into the main township in recognition of the wider range of services and housing types available to this age group.

Similarly, the townships are expected to experience population growth associated with the nearby Cowal Gold Mine, which is currently undergoing an expansion following the recent discovery of additional gold deposits. This expansion is expected to create approximately 180 new jobs during construction and up to 230 jobs during operation.



#### Population

- West Wyalong **(3,037)**
- Wyalong **(620)**
- Barmedman **(404)**
- Mirrool **(79)**
- Naradhan **(63)**
- Tallimba **(185)**
- Ungarie **(396)**
- Weethalle **(268)**
- Other **(495)**

#### Population Age



Figure 7: Bland Shire Community Profile

## 3.2. Employment

In 2016, there were 1,696 people employed in the labour force in West Wyalong and Wyalong. On average, 58.2% were employed full time, 31.95% were employed part-time and 3.55% were unemployed. These figures identify that unemployment levels within Bland are lower than the state and national average (6.3% and 6.9% respectively).

In 2017/18 Bland’s Gross Regional Product was estimated to be \$423M. The Shire’s economy is largely centered around agriculture and mining.

The largest employment sectors in Wyalong and West Wyalong are gold ore mining (10.9%), local government administration (5.9%), supermarket and grocery stores (4.4%), secondary education (3%) and grain sheep or grain beef cattle farming (2.7%).

This reflects the higher role that the townships of Wyalong and West Wyalong play as the major regional hub for the Bland Shire, as well as reflecting the large influence that the Cowal Gold Mine plays on these towns.

Also of note, the Bland Shire has a high level of employment self-containment, with only 12% of employed residents in the LGA working in other LGAs.

The main economic centres of West Wyalong and Wyalong are zoned commercial and there is an ample supply of zoned commercial land to cater for the future needs of the townships.

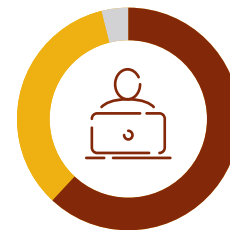
Similarly, the townships have several dedicated industrial and light industrial zones located on the eastern and western fringes of town, as well as adjacent to Council’s sewerage treatment works. These industrial areas are generally well separated from surrounding land uses and are not causing land use conflicts.

A snapshot of the local employment profile, based on 2016 ABS Census Data, is shown in Figure 8.

Note: Employment data for the 2021 Census was not available at the time of finalising the Strategy.

**3.55%**  
Bland Shire Unemployment Rate

**6.3%**  
NSW Unemployment Rate



- Full time employees 58.2%
- Part Time employees 31.95%
- Unemployed 3.55%

**\$423m**  
Gross Regional Product

### Top 5 occupations



**10.9%**  
Gold ore mining



**5.9%**  
Local government administration



**4.4%**  
Supermarket and grocery stores



**3%**  
Secondary education



**2.7%**  
grain sheep or grain beef cattle farming

Figure 8: Bland Shire Employment Profile

### 3.3. Housing

Housing opportunities are available within the main townships of West Wyalong and Wyalong, although advice received from local real estate agents and land valuers during the Background and Gap Analysis process have advised that there is a severe lack of supply of developed land for housing construction, as well as established housing for both rent and purchase.

The demand for housing in the two townships is driven by a range of demographic trends such as decreasing household sizes and changing needs and preferences for different housing types.

As outlined earlier in this report, significant demands for housing are being experienced as a result of the ongoing operation and expansion of the Cowal Gold Mine.

A snapshot of the local housing profile and key housing market trends, based on 2021 ABS Census Data, is shown in Figure 9.



Total dwelling stock:  
**1,724**  
Wyalong & West Wyalong



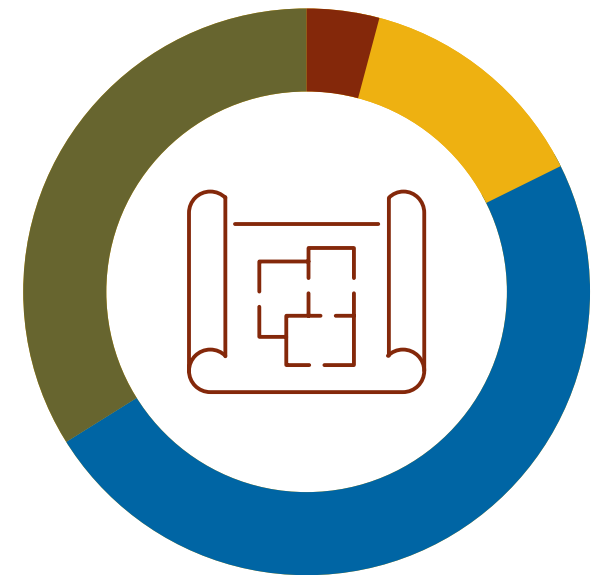
**2.35**  
Average household size



**3.2**  
Average bedrooms per dwelling



■ **Occupied** 83.6%  
■ **Unoccupied** 16.4%



■ **1 bed** 57 (4.3%)  
■ **2 bed** 194 (13.5%)  
■ **3 bed** 658 (44.6%)  
■ **4+ bed** 502 (35.3%)

Figure 9: Bland Shire Housing Profile



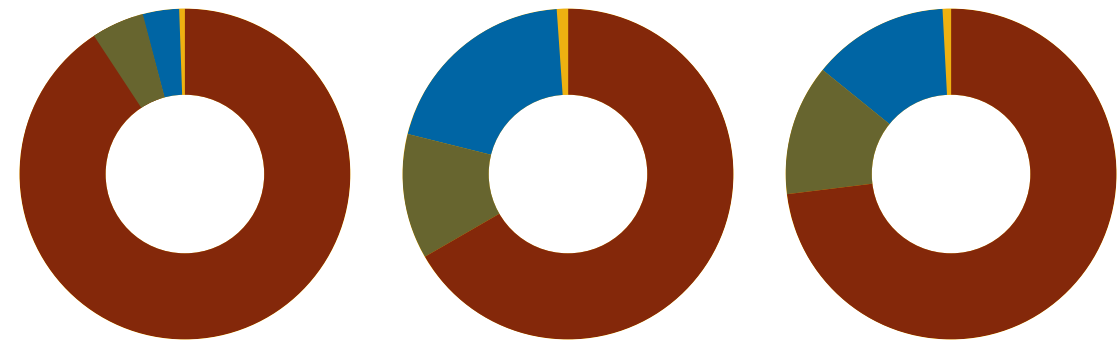
### Housing Types

In 2021, there were 1,724 private dwellings within Wyalong and West Wyalong. Of these, the predominant housing type were separate houses. These made up approximately 90% of the total housing stock, when compared with other forms of housing (semi-detached, row or terrace house, townhouse, flat or apartment).

This figure is much higher when compared against the NSW and National average.

Of note, both Wyalong and West Wyalong have a higher proportion of unoccupied private dwellings when compared to elsewhere. Unoccupied dwellings make up approximately 16.4% of the total housing stock. Background analysis has revealed that the majority of these vacant dwellings comprise unoccupied former farm dwellings or delapidated dwellings.

### Dwelling Structure



	Wyalong & West Wyalong	New South Wales	Australia
Separate house	<b>90.11%</b> 1424	<b>65.6%</b> 1,902,734	<b>72.3%</b> 6,710,582
Semi-detached, row or terrace house, townhouse etc.	<b>5.89%</b> 84	<b>11.7%</b> 340,582	<b>12.6%</b> 1,168,860
Flat or apartment	<b>2.88%</b> 41	<b>21.7%</b> 630,030	<b>14.2%</b> 1,319,095
Other Dwelling	<b>1.12%</b> 16	<b>0.7%</b> 19,374	<b>0.6%</b> 54,711

Figure 10: Housing Type

### Household and Family Composition

The household composition within Bland Shire varies from the state and national average as there is a comparatively higher number of single or lone persons households. This type of housing represents approximately one third of all household types.

As a result, the number of family households and group households also vary from state and national averages and represent a comparatively smaller percentage of total housing types.

Reasons for this could include rural workers and workers associated with the Cowal Gold Mine, which are typical of single person households.

The townships of West Wyalong and Wyalong have an average household size for of 2.3 and 2.4 persons per household respectively. This figure has declined since 2006 from 2.4 and 2.7 respectively. This trend is expected to continue into the future.

### Household Composition

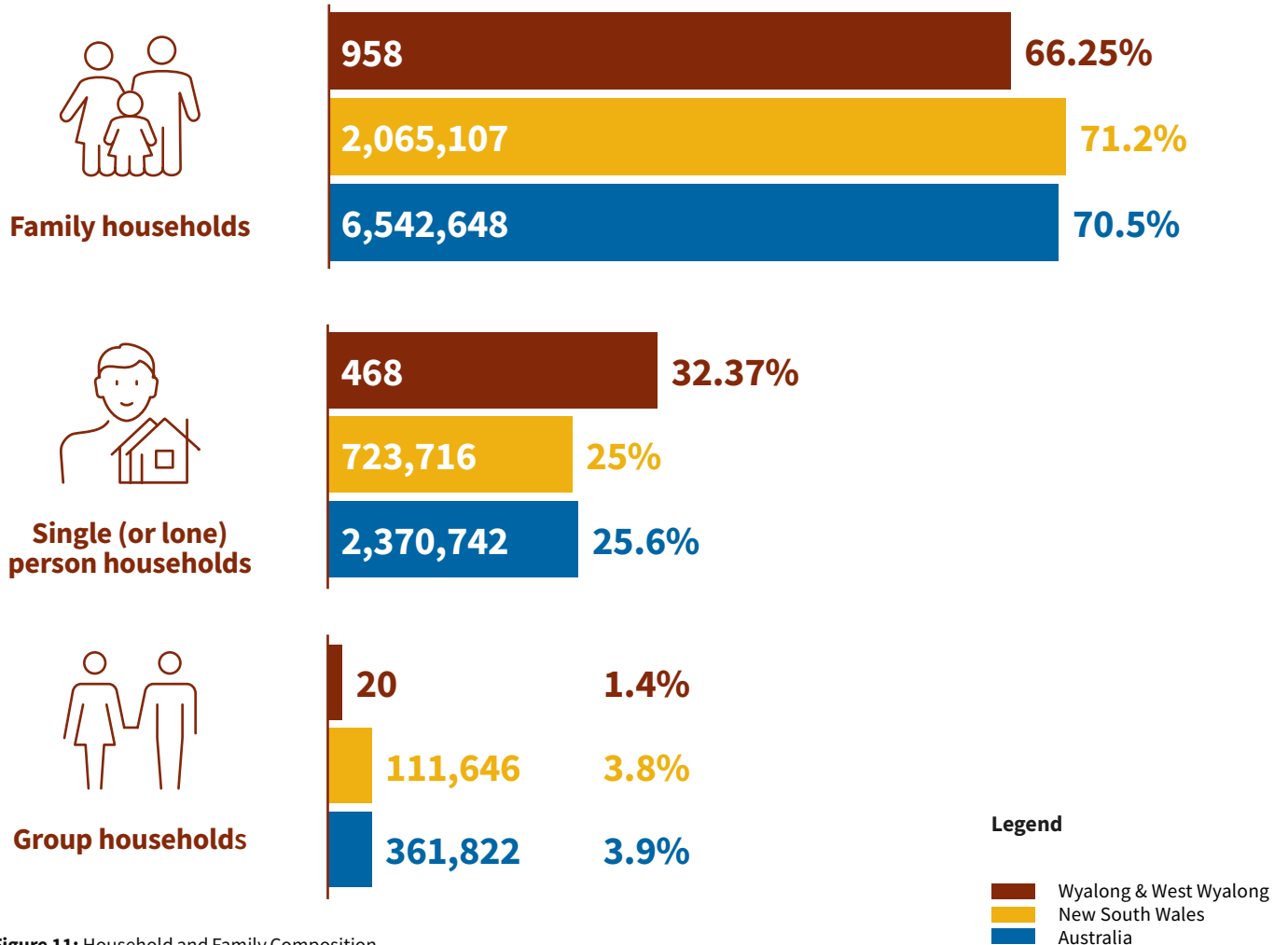
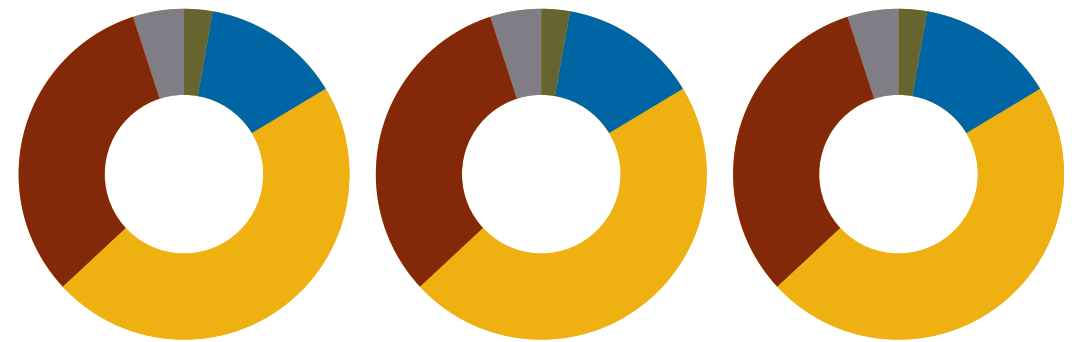


Figure 11: Household and Family Composition

### Household Sizes

The size of dwellings within Bland Shire varies from state and national averages with households generally comprising 3 or more bedrooms with comparatively fewer 1 and 2 bedroom dwellings (Figure 12).

Specifically, the number of one bedroom dwellings only comprises 4% of the total housing stock. This figure is not reflective of the fact that approximately 33.5% of the household types comprise single (or lone) persons households.



	Wyalong & West Wyalong	New South Wales	Australia
None (includes bedsitters)	0.6%   8	0.7%   21,051	0.5%   44,864
1 Bedroom	3.9%   57	6.6%   190,792	5.3%   488,681
2 Bedrooms	13.4%   194	22.7%   657,578	19.1%   1,768,530
3 Bedrooms	45.4%   658	34.7%   1,006,121	39%   3,617,803
4 or more Bedrooms	34.7%   502	33.9%   983,314	34.8%   3,224,351
Number of bedrooms not stated	2%   29	1.4%   41,623	1.4%   130,989
Average number of bedrooms per dwelling	3.2	3.1	3.1
Average number of people per household	2.35	2.6	2.5

Figure 12: Dwelling Size

### Household Tenure

Tenure refers to whether someone owns or rents a property. Housing tenure within Bland Shire is comparatively high with approximately 73% of all dwellings owned outright or owned with a mortgage as compared to the state and national average of 64% and 66% respectively.

As a result, Bland Shire has a comparatively lower number of renters and rental properties as compared to NSW and Australia as a whole. This could be the result of the higher percentage of couple only households, lower property prices and a lower percentage of mortgage stress.

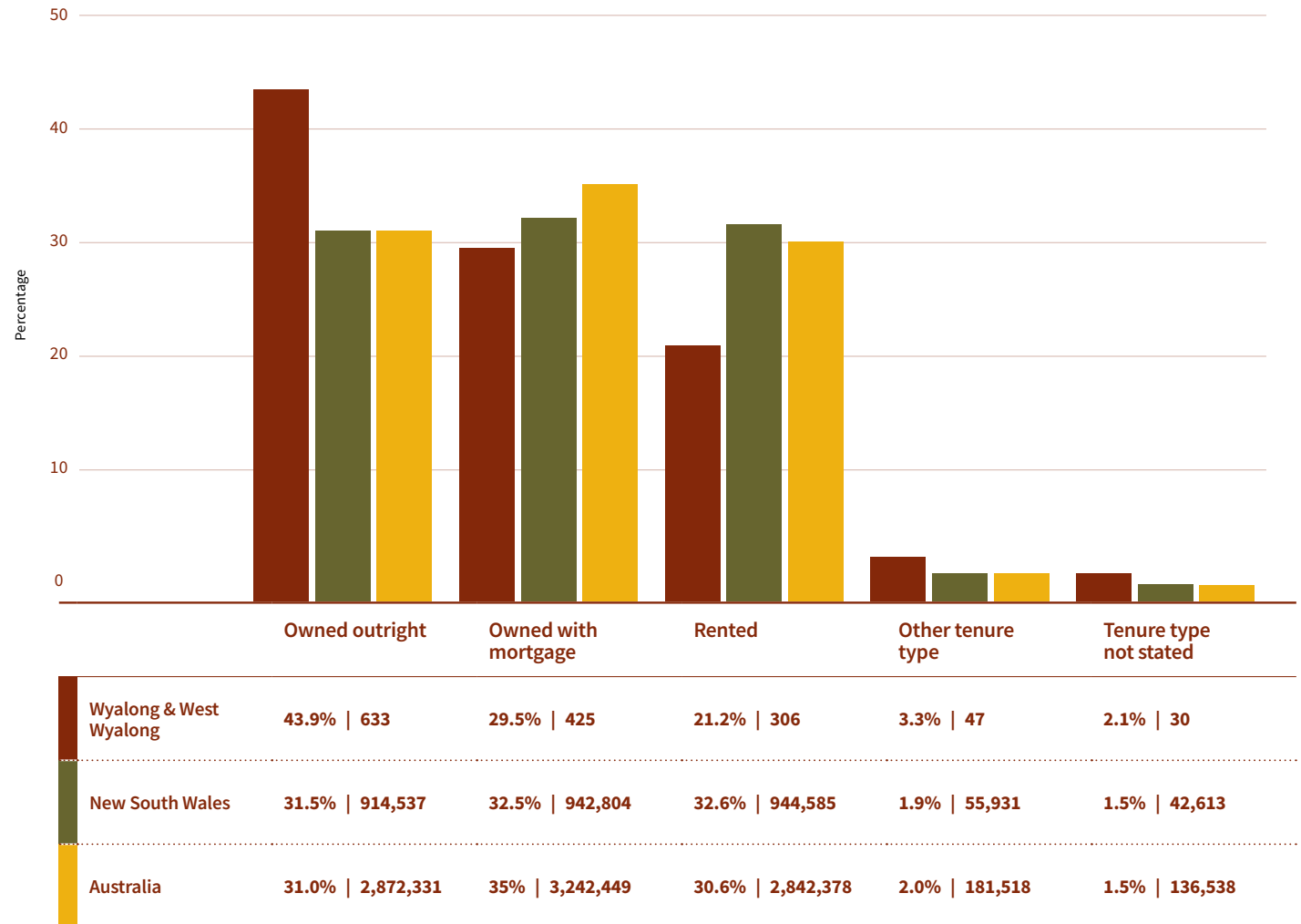


Figure 13: Housing Tenure

## Household Incomes and Mortgage Repayments

The average household income in Bland Shire is \$1,415 per week, whilst the average median monthly mortgage repayment is \$1,168 (or \$292 per week).

A household is in rental or mortgage stress when mortgage repayments or rent account for more than 30% of household income

These figures are comparatively lower when compared against the NSW and Australia-wide average and indicate a general lack of mortgage stress as the majority of household mortgage repayments are less than 30% of their total income.



# \$1,415

Bland average household income per week

# \$292

Average weekly mortgage repayment

# \$1,168

Average monthly mortgage repayment

**Table 2:** Median Weekly Income

Median weekly income	Wyalong	West Wyalong	NSW	Australia
Personal	\$740	\$778	\$813	\$805
Family	\$1,656	\$1,927	\$2,185	\$2,120
Household	\$1,404	\$1,427	\$1,829	\$1,746

**Table 3:** Mortgage Monthly Repayments

Mortgage monthly repayments	Wyalong	West Wyalong	NSW	Australia
Median mortgage repayment	\$1,083	\$1,253	\$2,167	\$1,863
Households where mortgage <30% of household income	85.5%	84%	71.9%	74%
Households where mortgage >30% of household income	14.5%	16%	28.1%	26%

## Residential Rental Market

Median rental prices in Wyalong and West Wyalong are much lower when compared to elsewhere with the median weekly rent being approximately \$230 and \$235 respectively, when compared to NSW (\$420) and Australia (\$375) as a whole.

The proportion of weekly rental payments is also comparatively lower with the vast majority of household rents comprising less than 30% of total household incomes. Similar to mortgage repayment, this indicates a low level of rental stress and housing affordability.

There are a number of factors attributable to this, which may be reflective of an older housing stock, lower house values and comparatively lower median household weekly incomes (\$1,415) as compared to NSW (\$1,829) and Australia as a whole (\$1,746).

Following discussions with both local real estate agents and land valuers, there is currently no rental accommodation available within Wyalong and West Wyalong.

Advice received is that when a property becomes available for rent it is taken up immediately. Reasons for this lack of available supply are largely due to the housing accommodation needs of Evolution Mining and a current lack of supply.

**Table 4:** Weekly Rental Payments

Weekly rental payments	Wyalong	West Wyalong	NSW	Australia
<b>Median rent</b>	\$225	\$230	\$420	\$375
<b>Households where rent &lt;30% of household income</b>	73.2%	70.9%	56.1%	58.7%
<b>Households where rent &gt;30% of household income</b>	26.8%	29.1%	43.9%	41.3%



## Housing Providers

Despite the relatively high level of household tenure and ownership within Wyalong and West Wyalong, a number of residential housing options are supplied by public and private housing providers. These providers include:

- NSW Land and Housing Corporation.
- Aboriginal Housing Office.
- Teacher Housing Authority of NSW.
- Evolution Mining.

These households account for approximately 42 dwellings, which equates to 2.5% of the total housing stock and these are scattered throughout the urban area.

An opportunity exists to redevelop some of this public housing stock given that the majority of the NSW Land and Housing Corporation properties immediately adjoin each other. In addition, a number of these dwellings are reaching the end of their usable life and are contained on large, in some instance 1,000m<sup>2</sup>+ lots, which provide opportunities for infill development at higher residential densities.

Other housing providers within the township include aged care accommodation providers.

Aged care housing within West Wyalong comprises 84 units with the largest of these being the Royal Freemason's Benevolent Institution. This facility caters for all levels of care including a secure dementia unit. The facility also provides a range of services including on-site shop. Hairdresser, café and medical consultation room.

At present, this form of housing type represents 5% of the total housing stock, however demand for this form of housing is expected to increase into the future in recognition of an ageing population.

A review of the Department of Family and Community Services online wait time register for West Wyalong (S094) indicates that the expected waiting time for general applications at 30 June 2020 for social housing are as follows:

**Table 5:** Expected wait time for social housing

### Housing Type and expected wait

#### Studio/1 bedroom property

2 to 5 years

#### 2 bedroom property

2 to 5 years

#### 3 bedroom property

2 to 5 years

#### 4+ bedroom property

Up to 2 years

*Source: NSW Department of Family and Community Services*

### Alternative Short Term Accommodation Options

Due to the relatively high lack of supply of rental properties, prospective tenants have had to utilise alternative short term accommodation options, as well as commuting from other towns and villages. This is particularly the case for workers associated with Evolution Mining.

Other alternative short term accommodation options include motels. Occupancy of these rooms is approximately 50% with the average price of a room per night being \$86.

Other alternative housing options include caravan parks, which are limited to the Ace Caravan Park and West Wyalong Caravan Park. These facilities include both unpowered and powered caravan sites and individual cabins in a range of single and three bedroom options.

Average prices for these facilities range from \$27 for unpowered caravan sites up to \$90 for a cabin with an ensuite.

To address the lack of available rental accommodation, Evolution Mining are currently in the process of constructing its own designated workers accommodation village. The village will be located on Boundary Street on land owned by the West Wyalong Local Aboriginal Land Council. The village has been designed to house 180 people and is expected to be operating in 2023.

Once open, it is expected that this will relieve some of the pressures in the residential rental market.



**Figure 14:** Evolution Mining Accommodation Village West Wyalong  
(Source: Evolution Mining)

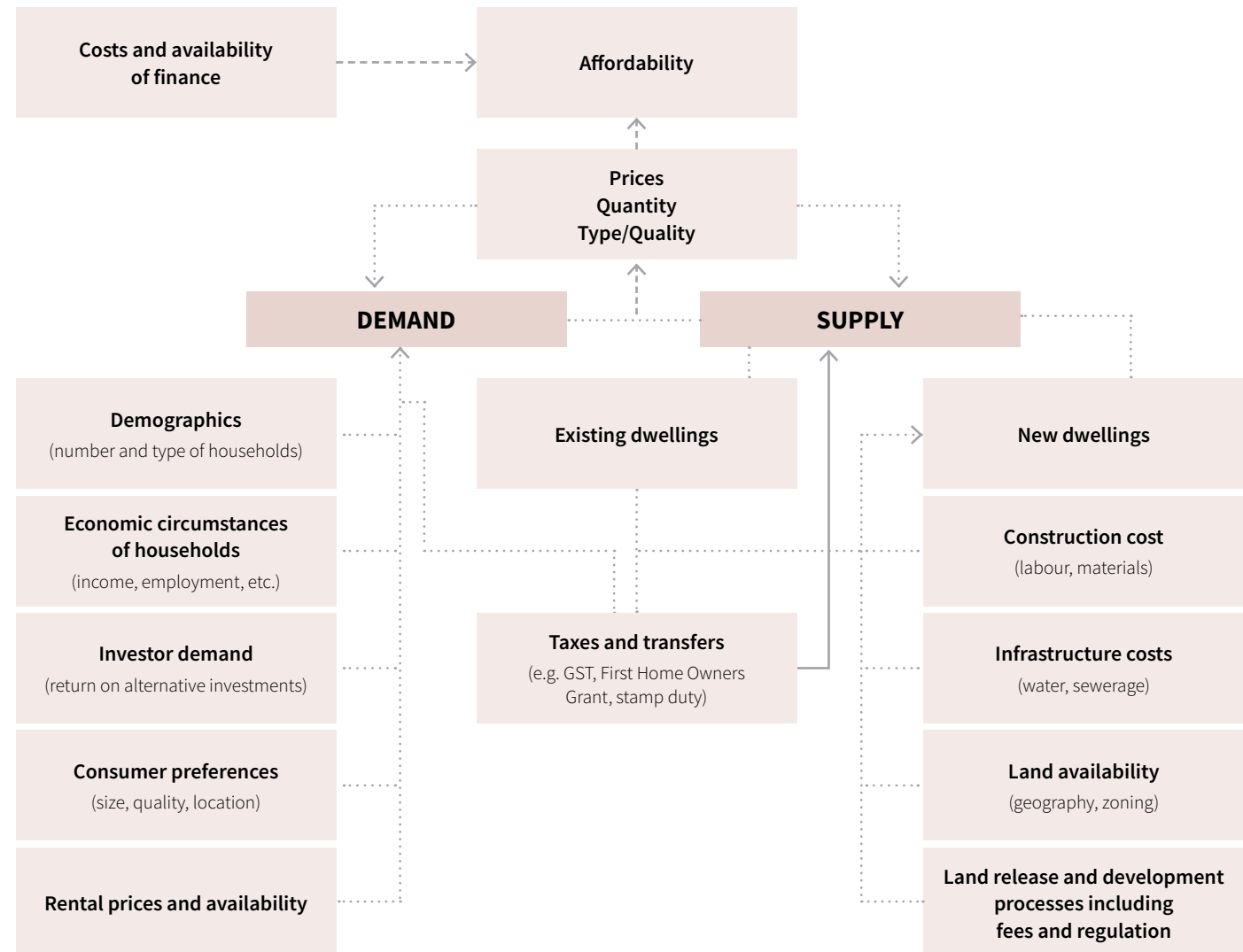


## 3.4. Housing Demand

Housing demand can be influenced by factors in the broader housing market generally and by factors that influence demand for housing within local housing markets. These influences include changes in household structure, infrastructure availability, local and regional amenity, employment opportunities, taxes, interest rates and immigration, many of which are outside of the control of local government (Figure 15).

Housing demand is influenced by:

- **Underlying demand** – which is the theoretical ‘need’ or number of new homes required based on the projected number of households. The level of underlying demand is primarily driven by migration and demographic factors; and
- **Effective demand** – which is the size, type and location of dwellings that people are willing and able to buy and rent. It is influenced by wider market forces and other factors including:
  - Desirability of the area
  - Affordability – reflecting houses prices and income levels
  - Proximity to employment and local services
  - Access to public transport and infrastructure
  - Land values, taxes and interest rates
  - Family unit demographics
  - Transaction costs



**Figure 15:** Factors influencing housing supply, demand and affordability

(Source: National Housing Supply Council, 2nd State of Supply Report, 2010, Australian Government)

### 3.4.1 Population and Dwelling Projections

To plan for the future growth of the townships up to 2041, three possible growth scenarios have been considered:

- Low Growth Scenario
- Medium Growth Scenario
- High Growth Scenario

The infographic to the right of page summarises the three different growth scenarios. It is noted that the low growth scenario is based on DPIE population projections, whilst the high growth scenario is generally based on recent Council housing approvals. The medium growth scenario provides a balance between the two.

For the purposes of this Strategy, a high growth scenario has been adopted.

This scenario has been used due to in migration from retired farmers and the elderly from outlying rural areas and small villages into the main township in recognition of the wider range of services and housing available to this age group.

Similarly, the township is also expected to receive population growth associated with the nearby Cowal Gold Mine, which is currently undergoing an expansion following the recent discovery of additional gold deposits. This expansion is expected to create approximately 180 new jobs during construction and up to 230 jobs during operation with associated population growth from workers’ families.

Under this high growth scenario, the population of West Wyalong and Wyalong will grow by 845 people to 2041 at an average growth rate of 0.89%, much of which will occur during the next three years due to mining construction jobs.

Whilst the Evolution Mining Village will assist with the ‘short term’ accommodation spike in the next 3-5 years, there will still be a need to provide additional housing within the townships.

To service this projected population growth, on average **15 new dwellings will need to be constructed per annum** based on a projected household size of 2.2 persons per household.

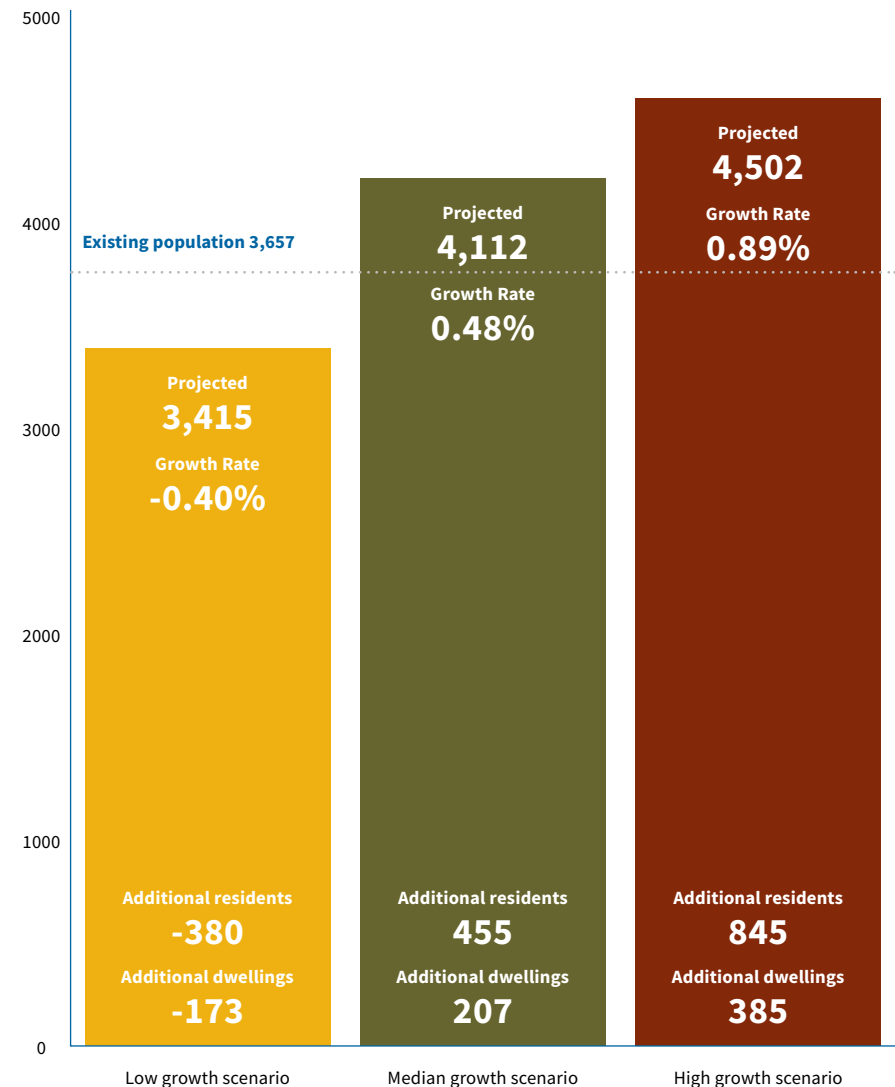


Figure 16: Population and Dwelling Projections

### 3.4.2 Housing for Particular Needs

It is important to consider a more detailed level of demand analysis that looks at particular needs that require a specific kind of housing stock. Often, this demand is not met by the market therefore the planning system needs to intervene to ensure that the delivery of better suited housing can be facilitated.



#### Housing for Seniors and Persons with a Disability

The number of people aged 65 or over in 2016 was comparatively higher than the NSW and national average representing approximately 23% of the total population.

Consistent with NSW and national trends the number of persons aged over 65 is predicted to increase to 25% by 2036.

Aged care housing within West Wyalong comprises 84 units or beds with the largest of these being the Royal Freemason's Benevolent Institution. Other housing providers include the Presbyterian Church NSW (12 units) and United Protestant Association Riverina District (9 units)

At present, this form of housing type represents 5% of the total housing stock, however based on population projections and an ageing population, demand for this form of housing is expected to increase into the future.



#### Social and Affordable Housing

There are relatively long wait times for social housing (2-5 years), which is indicative of undersupply. This reflects a number of households on the waiting list for social and community housing.

As outlined above, some of this housing stock is nearing the end of its usable life and are contained on large, in some instance 1,000m<sup>2</sup>+ lots, which provide opportunities for infill development at higher residential densities.

Any redevelopment of this housing stock will increase housing supply and reduce waiting times.



#### Short Term and Worker Accommodation

The largest pressures being faced by the local housing market is demand generated for either short term or long term worker accommodation. This is primarily attributed to the ongoing operation of the Cowal Gold Mine, but also reflects demands from rural workers and renewable energy and infrastructure construction projects, albeit at a smaller scale.

Workers associated with Evolution Mine currently comprise a large proportion of the rental market with relatively limited numbers of Fly-in Fly-out workers leading to higher demands for housing. As a result, this is placing pressures on both available housing stock and prices (both sales and rental).

Evolution Mining in the past have purchased a Number of individuals dwellings and townhouses in the main townships for use by their workers and are currently in the process of constructing a designated worker accommodation village on a large property in Boundary Street. Upon completion, the village will accommodate 180 workers.

Consideration will need to be given to the ongoing housing needs of workers, as well as the form this type of housing will take to ensure that the amenity of both occupants and adjoining neighbours is maintained.

## 3.5. Housing Supply

A housing supply analysis has been completed to understand recent and future housing supply trends to compare these to projected demand.

Establishing the housing supply that is already available in the LGA, considers an analysis of:

- amount and type of current and planned housing stock
- rental vacancies (where possible) and vacancy rate
- price and type of dwellings for sale
- capacity within the existing land use controls for additional housing
- potential displacement of existing housing due to redevelopment.

Current and planned housing includes provision of new housing from submitted development applications and commenced but not yet completed developments.

Overall, the supply assessment presents recent supply trends and how these correspond to existing residential settlement patterns, their relationship to demand and implications for future policy directions.



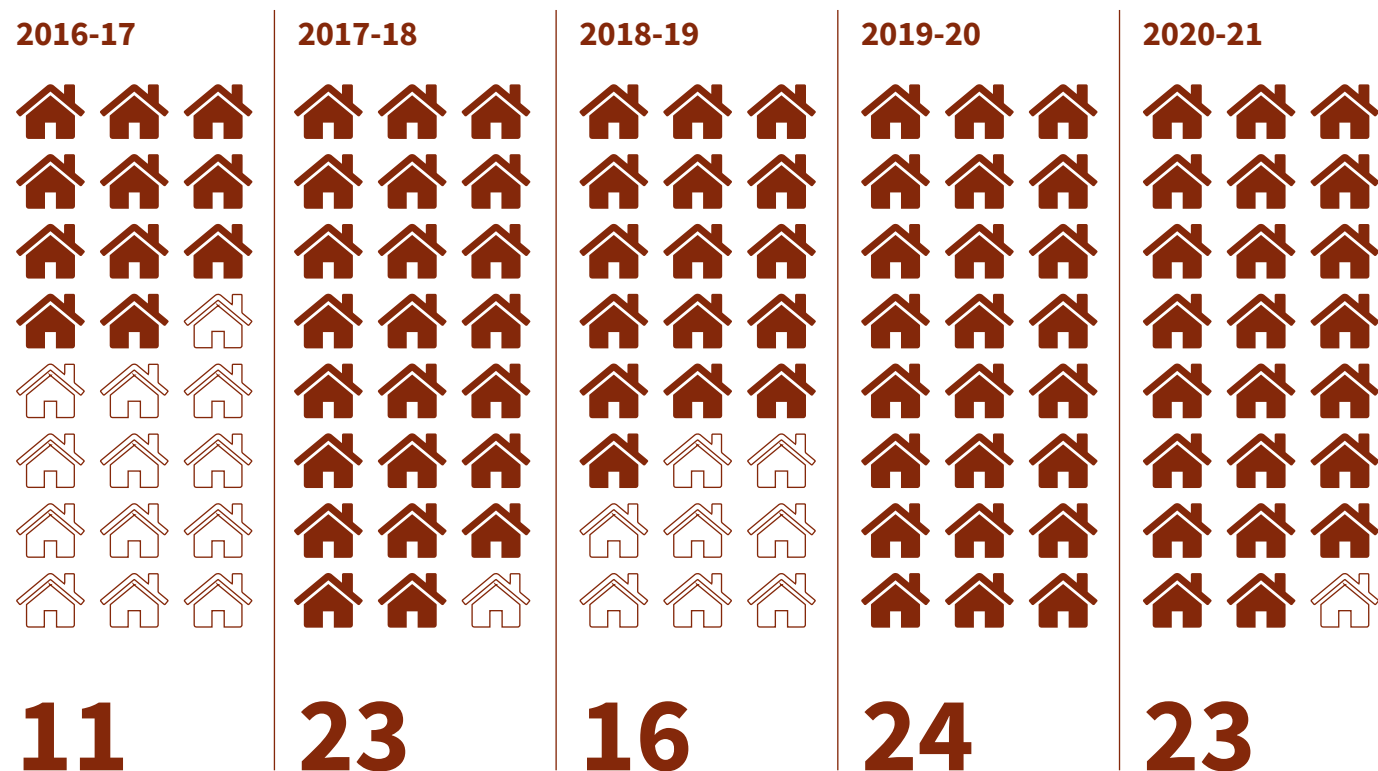
### 3.5.1 Residential Housing Approvals

Residential housing approvals have remained steady over the last 5 years. Over the period between July 2016 and June 2021, there were 97 new dwellings constructed in Wyalong and West Wyalong at an average of 19.4 new dwellings per annum.

Of these, the majority were detached single dwellings, whilst only a small proportion were part of a multi dwelling housing development or alternative residential development.

New housing construction has largely occurred within the main urban area, which is zoned R1 General Residential and to a lesser extent the urban fringe on residential lifestyle blocks zoned R5 Large Lot Residential. Other housing approvals to occur within the Bland Shire include within the main commercial centre (B2 zone), as well as the rural and outlying areas, albeit at a much lower scale (Figure 17).

Council in more recent times has however started to see an increase in the amount of infill development with a number of landowners redeveloping their properties for higher density infill development via the construction of additional dwellings or the subdivision of land.



	2016-17	2017-18	2018-19	2019-20	2020-21
<b>R1 Zone</b>	8	9	11	8	10
<b>R5 Zone</b>	0	8	2	3	6
<b>Other</b>	3	6	3	13	3
<b>Total</b>	11	23	16	24	23

Figure 17: Residential Housing Approvals

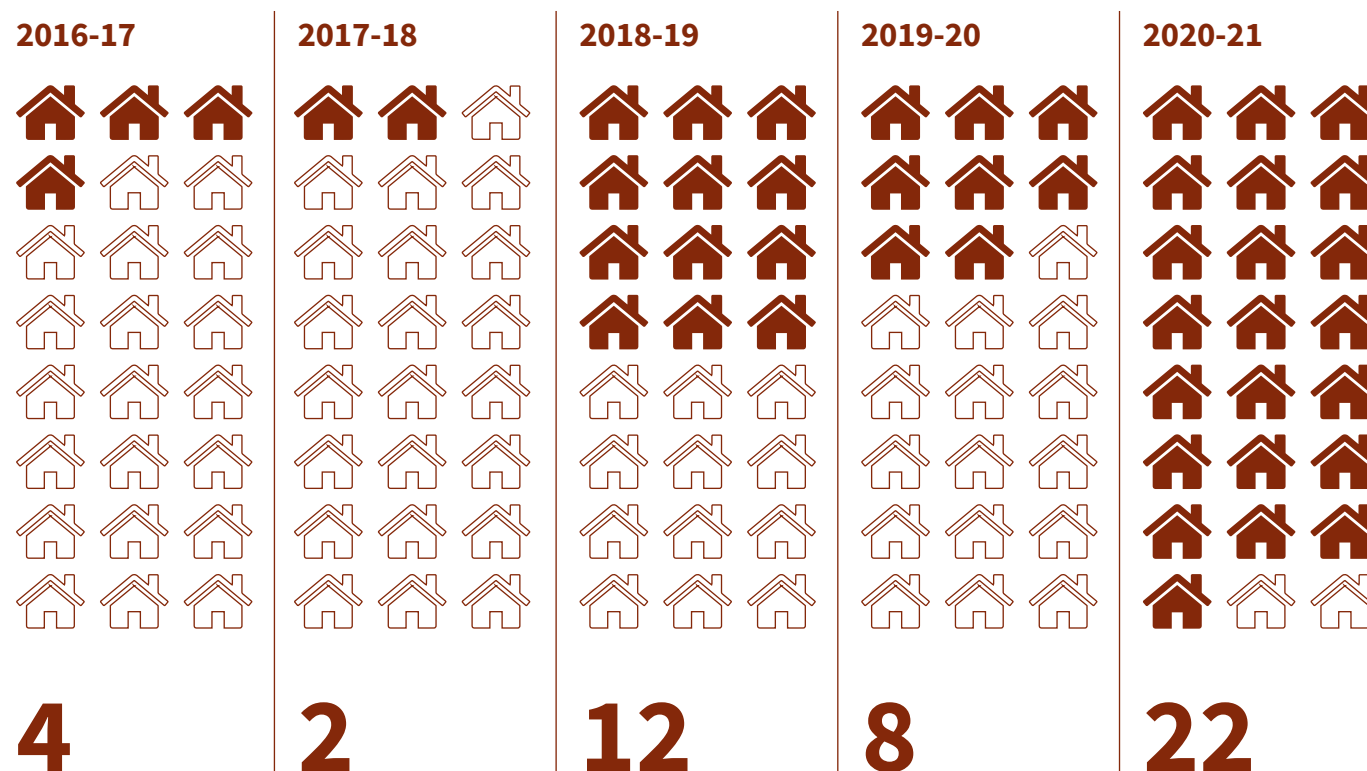
### 3.5.2 Residential Subdivision Approvals

Residential subdivision approvals have fluctuated over the last 5 years, which is reflective of the lag time associated between creation of residential lots and their consumption.

In total, 48 new residential lots have been created since 2016-17 in Wyalong and West Wyalong. This equates to an average of 9.6 new lots created per annum. New residential subdivisions have largely been restricted to the main urban area (R1 zone) and outlying fringe areas (R5 Zone). These approvals also include several strata title and community title subdivisions of existing multi dwelling housing developments.

The figures outlined in Figure 18 below exclude two larger subdivisions, which have been approved by Council including a 10 lot strata title subdivision at 205-211 Main Street, West Wyalong and a 48 lot residential subdivision at 82 Ungarie Road, West Wyalong.

It is understood that that these subdivisions are not proceeding due to the sale price being below the price required to recover the costs of development including civil construction costs, which has made the development unviable.



	2016-17	2017-18	2018-19	2019-20	2020-21
<b>R1 Zone</b>	1	1	4	8	20
<b>R5 Zone</b>	3	1	5	0	2
<b>Other</b>	0	0	3	0	0
<b>Total</b>	4	2	12	8	22

Figure 18: Residential Subdivision Approvals

### 3.5.3 Residential House and Land Sales

Data on residential house and land sales has been obtained for the past four years to determine average house and land prices.

It is noted that the Wyalong and West Wyalong market is relatively small, and the vacant land market has a number of sales that indicate sub markets indicating it is difficult to establish firm trends.

Residential house sales have remained fairly constant and have slightly increased over time. The average house price has increased by approximately \$60,000 since 2018, which represents an annual growth rate of 5% per annum.

Similar to residential housing sales, residential land sales have also remained constant over time and steadily increased since 2018. The growth of vacant residential land values has also increased, during this period, at an even higher rate with an average growth rate of 7%.

Recent general residential land sales have occurred in Charles Place and Lady Mary Drive. Large lot residential land sales have occurred in Boltes Lane and Gelling Street.

**Table 6:** Residential House Sales

	FY 2018/19	FY 2019/20	FY 2020/21	2021/22 (23 wks YTD)
<b>Total sales</b>	62	40	79	40
<b>Houses &lt; \$150,000</b>	14	7	6	4
<b>Houses &gt; \$150,000</b>	5	3	7	2
<b>Ave Price</b>	\$237,882	\$220,537	\$255,664	\$304,316

**Table 7:** Residential Land Sales

	FY 2018/19	FY 2019/20	FY 2020/21	2021/22 (23 wks YTD)
<b>Total sales</b>	9	11	14	8
<b>Lots &lt; \$100,000</b>	3	7	6	4
<b>Lots &gt; \$100,000</b>	6	4	8	4
<b>Ave Price</b>	\$90,000	\$65,000	\$74,000	\$97,188

Source: Land Titles Office Records

### 3.5.4 Development Costs and Returns on Investment

Subdivisions by their nature are large investments requiring up to 4 years to deliver, which requires multi faceted inter disciplinary input to deliver and complete the project successfully. Due to the timeframe and complexity involved, subdivisions are considered, particularly by financiers, as high risk developments. This is mainly due to unexpected changes in markets (demand mainly impacting on price and rate of sale) affecting viability and returns.

Key inputs in the subdivision of land include:

- Land purchase
- Planning, engineering and survey
- Civil construction.
- Headworks charges and infrastructure costs to/from the boundary
- Other associated costs (landscaping, geotech, electrical)
- Marketing and sales

Over the time to deliver the above are:

- Purchase and holding costs

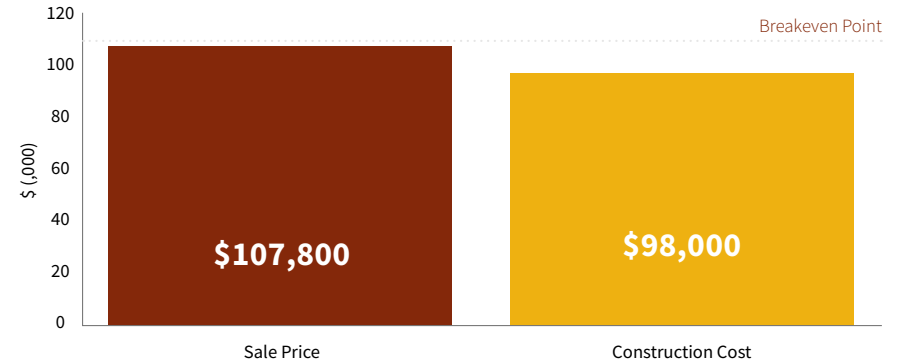
Historical (pre 2020 and Covid) the land values in many regional towns were below replacement costs due to supply meeting demand and in many instances supply exceeding demand which resulted in little capital growth.

Recognising that subdivisions are complex developments often with a long time frame and consisting of a large number of inputs with associated risks dictates that a substantial margin over traditional investments is required to reflect the inputs and time frame and ultimately the required sale rate and price. These margins will range from 15 – 25% and as high as 50% for industrial estates where sale rate is slow and inelastic prices having regard to the above the anticipated return (profit and risk allowance).

A typical regional subdivision will cost about \$98,000 per lot to develop before a return on investment is achieved. A hypothetical breakdown of the subdivision input costs is summarised in Table 8.

Based on the subdivision input costs, an indicative land sale price of circa \$110,000 (including GST) is required to break even.

The general rule of thumb indicates that a two year selling time frame is also anticipated.



Description	Cost per lot (Ex. GST)	Comment
Land purchase	\$20,000	Raw land cost varies with stage of development, sale rate and price
Planning, Engineering & Survey	\$5,000	Survey, planning and engineering design costs
Civil construction	\$37,000	Construction of roads, drainage, footpaths, water, sewerage, street lights, gas, electricity and telecommunications
Government charges & headworks	\$15,000	Charges to cover off site infrastructure costs e.g. water and sewer mains, reservoirs and pump stations.
Agency & Marketing	\$3,000	Agents cost to sell includes commission, signage
Other associated costs	\$8,000	Landscaping, Geotech, electrical, NBN costs
Holding costs, interest, stamp duty	\$10,000	Stamp duty on purchase finance cost, rates, land tax. Varies with equity by up to 50%
<b>Total</b>	<b>\$98,000</b>	<b>Total cost of all inputs</b>

Table 8: Subdivision Input Costs



### 3.5.5 Supply Pipeline

The future supply pipeline takes into account current residential developments that are either under construction or approved, as well as future likely development proposed under changes to local planning controls (planning proposals). The forecasts reflect current trends in residential construction and approval activity.

#### Approved Development Applications

Bland Shire Council has approved a number of recent development applications that have not yet been constructed, which would increase the residential land supply or housing supply with Wyalong or West Wyalong. The more significant applications are summarised in Table 9:

#### Planning Proposals

A number of Planning Proposals have also been prepared either by Council or individual landowners seeking to amend the *Bland Local Environmental Plan 2011*, which will influence residential land supply and housing. These are summarised in Table 10:

In total, this supply pipeline has the potential to create 160 additional residential allotments or residential dwellings.

See Section 6 for further details.

**Table 9:** Development Applications

Address Details	DA No.	Description	Status
82 Ungarie Road, West Wyalong	DA2021/0021	49 Lot residential subdivision including the construction of a public reserve and new roads.	Approved - not proceeding due to financial viability of subdivision.
39 Russell Street, West Wyalong	TBC	84 Lot residential subdivision including the retention of the existing dwelling and construction of new roads.	Pre-Lodgement stage with Council

**Table 10:** Planning Proposals

Address Details	PP No.	Description	Status
50 Mid Western Highway West Wyalong	PP-2020-3155	<ul style="list-style-type: none"> <li>Rezoning from RU1 Primary Production to R5 Large Lot Residential;</li> <li>Reduction of Minimum Lot Size from 200ha to 2ha</li> </ul>	Gazetted 29/06/2021
Rose Lane West Wyalong	TBC	<ul style="list-style-type: none"> <li>Rezoning from RU1 Primary Production to R5 Large Lot Residential;</li> <li>Reduction of Minimum Lot Size from 200ha to 2ha</li> </ul>	Council resolution to proceed
Bellawri Road West Wyalong	TBC	<ul style="list-style-type: none"> <li>Reduction of Minimum Lot Size from 200ha to 40ha</li> </ul>	With Council
Lone Pine Road West Wyalong	TBC	<ul style="list-style-type: none"> <li>Rezoning from RU1 Primary Production to RU4 Primary Production Small Lots;</li> <li>Reduction of Minimum Lot Size from 200ha to 2ha</li> </ul>	Council resolution to proceed

### 3.5.6 Existing Residential Land Supply

An assessment of Wyalong's and West Wyalong's theoretical housing capacity has been undertaken based on existing land use planning controls. This has identified the maximum number of dwellings (net) that could be developed under the current land use controls.

The assumptions reflect development applications already consented to and existing controls such as land zoning and minimum lot size requirements to determine yield, density and take-up for all relevant sites in the Shire. The assumptions also include an assessment of undeveloped residential zoned.

Table 11 provides an analysis of the current supply of residential zoned land available for the twin townships.

Based on this analysis, West Wyalong and Wyalong has an approximate 56 years supply of residential zoned land based on an average take-up rate of 20 dwellings per annum since 2016 (14 dwellings in the R1 and R5 zones).

Specifically, the townships have a large supply of greenfield land (72ha) that could accommodate approximately 560 new dwellings. Similarly, given the existing large lot size pattern and existing planning controls, there is an opportunity for an additional approximate 425 lots/new dwellings within the existing developed areas. Together, this equates to approximately 70 years of residential land supply based on current take-up rates.




An assessment of R5 Large Lot Residential zoned land also revealed a large supply with approximately 114 lots available to be developed. This equates to approximately 19 years of residential land supply.

Whilst it is acknowledged that the townships of Wyalong and West Wyalong have approximately 56 years worth of residential land supply, this figure is significantly reduced to approximately 30 years once you remove approximately 20 hectares worth of residential zoned land that is constrained by natural hazards such as flooding, bushfire, biodiversity and subsidence. See Section 3.6 for further details.

	Area	Supply (Lots)	Demand	Years Supply
<b>R1 General Residential (500m2)</b>				
Infill	N/A	425	7	60.7
Greenfield	72ha	576	7	82.3
<b>R5 Large Lot Residential (2ha)</b>				
Greenfield	260ha	114	6	19
<b>Total</b>	<b>332ha</b>	<b>1,115</b>	<b>20</b>	<b>55.75</b>

**Table 11:** Residential Land Supply Summary

**Legend**

-  Cadastre
-  R1 General Residential
-  R5 Large Lot Residential



**Figure 19:** Undeveloped residential zoned land

## 3.6. Land Use Opportunities and Constraints

This section provides an understanding of the council area and its development context by identifying the constraints and opportunities which may influence where development occurs.

### 3.6.1 Biodiversity

The townships of West Wyalong and Wyalong are located within the NSW Southwestern Slopes Bioregion.

Common vegetation types within the study area comprise Plant Community Type (PCT) 173 Sandplain Mallee, PCT 177 Bull Mallee, PCT 76 Western Grey Box tall grassy woodland and PCT 217 Mugga Ironbark – western grey box.

Other vegetation within the study area comprises exotic vegetation over non-native pasture grasses. This land is either developed for urban purposes or used for extensive agriculture and predominantly cleared for the grazing of animals or planting of crops.

The LEP maps areas of “terrestrial biodiversity” within which Clause 6.3 requires Council to consider the impact of development on flora and fauna as well as “any appropriate measures proposed to avoid, minimise or mitigate” those impacts.

Figure 20 shows the areas mapped in the LEP for terrestrial biodiversity within the study area. This figure also shows land identified on the NSW Biodiversity Values Map as being land with high biodiversity value that is particularly sensitive to impacts from development and clearing.

These areas of biodiversity significance already largely protected and included within either an E1 National Parks and Nature Reserves or E3 Environmental Management zone.





Figure 20: Terrestrial Biodiversity and Biodiversity Values Map

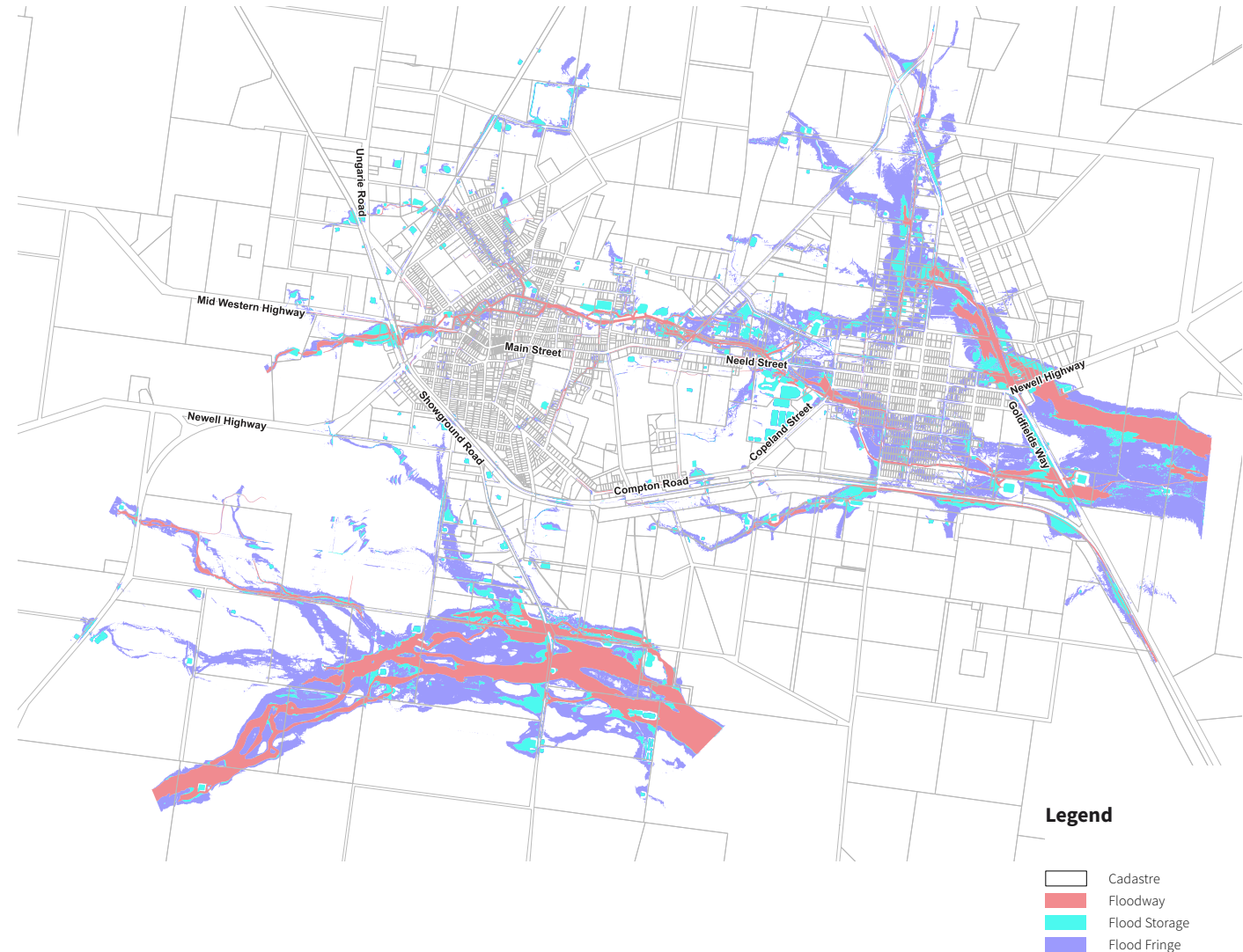
### 3.6.2 Flooding

Parts of Bland have been the subject of inundation from flooding and overland flow as identified within the *Draft Wyalong and West Wyalong Flood Study*.

The draft flood study has identified areas that are subject to the 1 in 100 year flood event, which identify those areas that are classified as floodway, flood storage and flood fringe (Figure 21).

The draft flood study also recommends the introduction of a Flood Planning Area map (Figure 22) into Council's local planning controls, which will guide the development of land in flood prone areas. This will include the requirement for dwellings to be constructed to a minimum finished floor level.

In addition, the development of flood prone land shall be consistent with the requirements of the NSW Floodplain Development Manual, the NSW Guideline titled: Considering flooding in land use planning, as well as relevant Section 9.1 Ministerial Directions and Clause 5.21 of the LEP.



**Figure 21:** 1 in 100 Year ARI Map – West Wyalong (preliminary draft only)

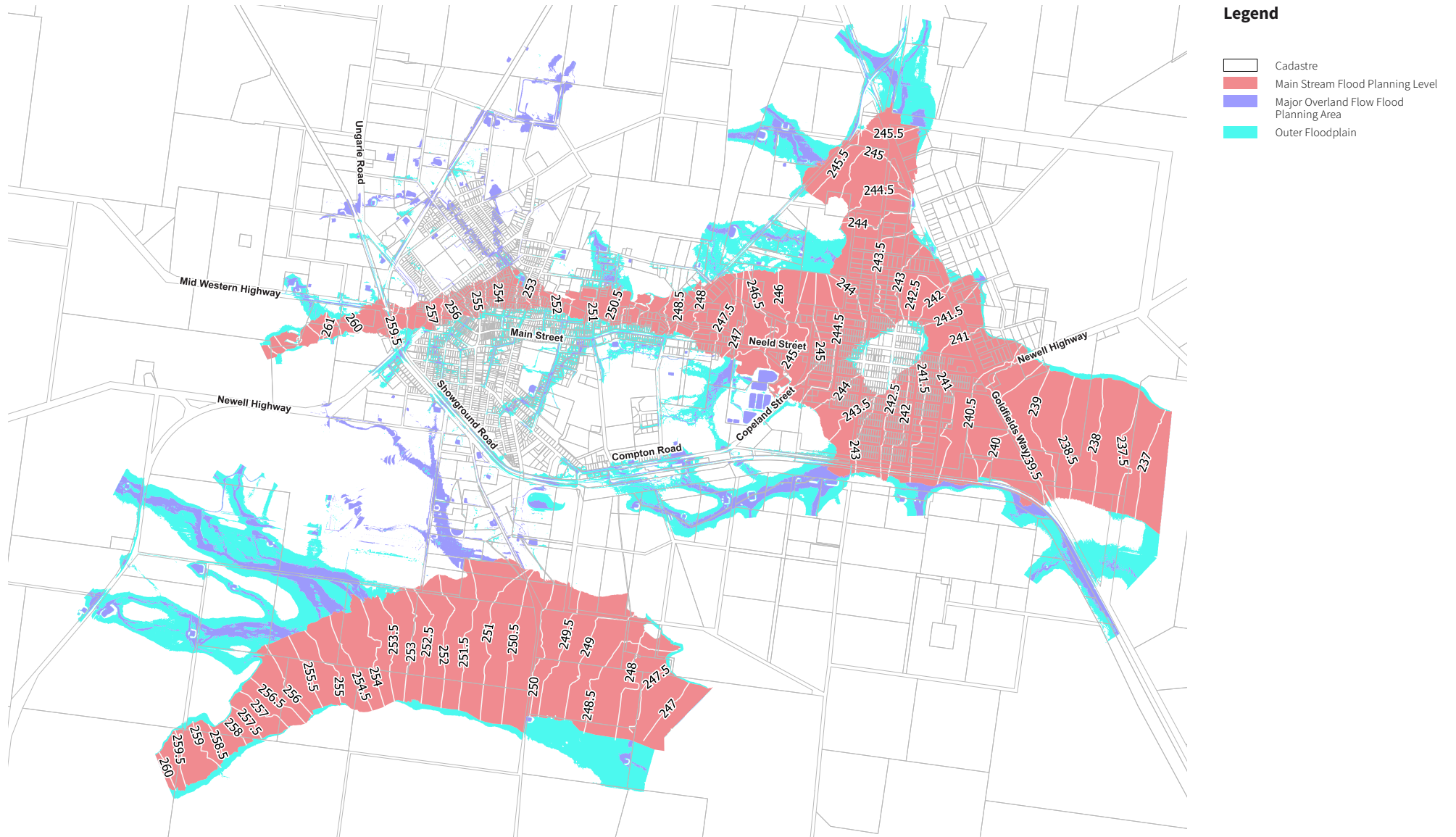


Figure 22: 1 in 100 Year ARI Map – Wyalong (preliminary draft only)

### 3.6.3 Bushfire

A bushfire prone area is any land that can support a bush fire or is likely to be subject to bush fire attack.

Bushfire prone land within Wyalong and West Wyalong are classified as Category 1 and reflect areas of dense vegetation. Other portions of the town surrounding these lands are classified as vegetation buffers (Figure 23).

In addition, *Planning for Bushfire Protection Guideline 2019* (PBP) now provides a broader definition of grassland than previous versions with any undeveloped land is now considered to be 'grassland vegetation'.

Consequently, further development of land shall have regard to Council's bushfire prone land map, as well as the broader grassland bushfire hazard. Where necessary, any future subdivisions shall incorporate relevant bushfire provision measures such as Asset Protection Zones in accordance with the requirements of PBP.

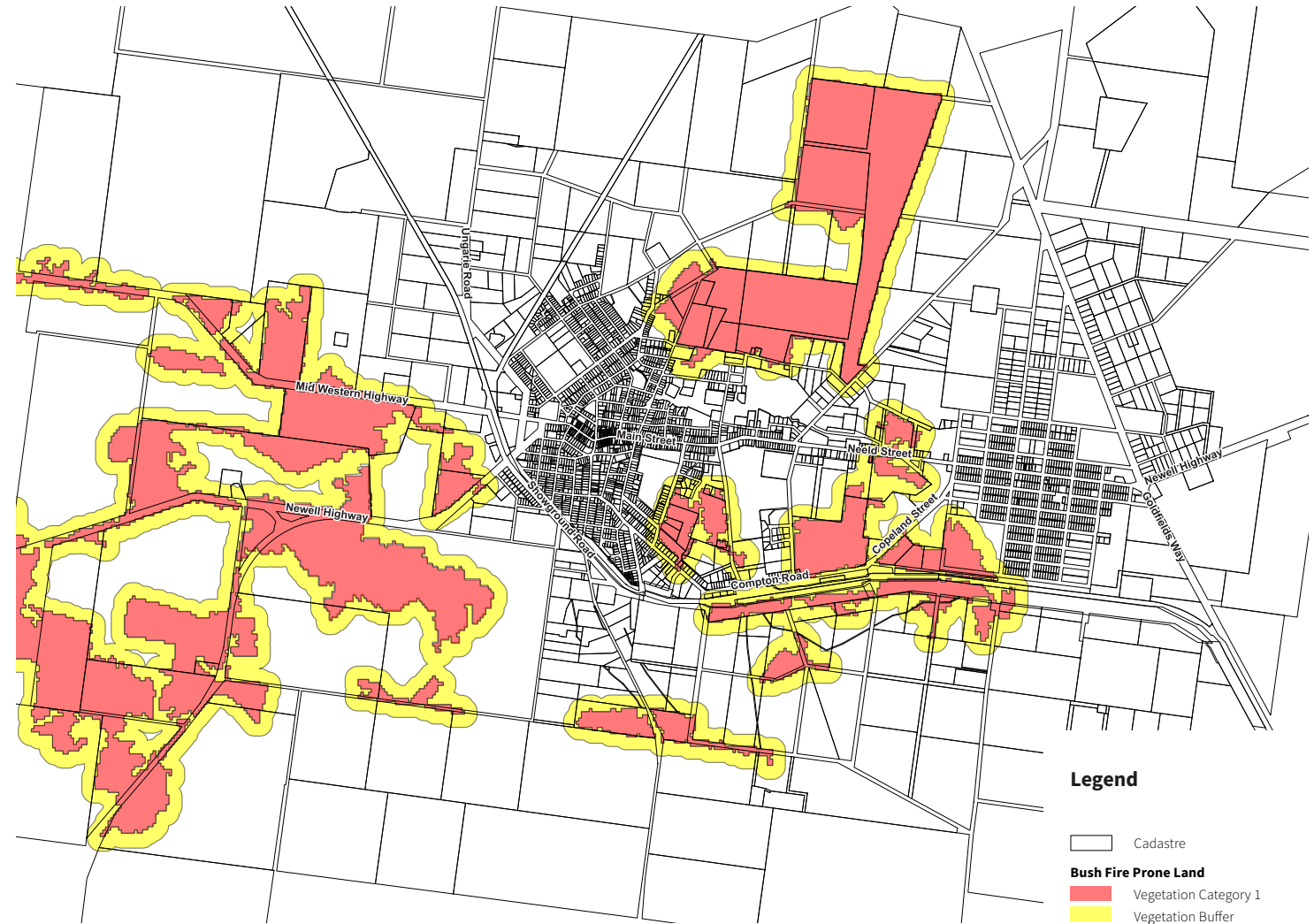


Figure 23: Bushfire Prone Land Map



### 3.6.4 Public Ownership

The townships of both West Wyalong and Wyalong contain large tracts of Crown Land Reserves held in public ownership. Council is the manager of some of this land, whilst other portions of land have been devolved to Council.

Whilst some of this land has been developed and is used for public purposes such as sportsgrounds or Council's waste management facility, there are other parcels of land that remain undeveloped.

A number of these parcels were historically established as part of previous gold mining activities. Consequently, some of this land has remained undeveloped due to potential issues of subsidence.

The location and size of these land parcels is constraining development as they are centrally located and either have not or cannot be developed for residential purposes. As a result, this is resulting in the sterilisation of land from development and results in a less efficient use of infrastructure and services.

Nonetheless, where land is identified as not having issues of subsidence, it is recommended that discussions be undertaken with the Crown to try and acquire this land for residential development purposes.



Figure 24: Public Land Ownership Map

### 3.6.5 Heritage

#### Non-Aboriginal Heritage

The main townships of Wyalong and West Wyalong contain a number of non-Aboriginal heritage items of local significance as identified within Schedule 5 of the LEP (Figure 25).

Items of heritage significance include Thoms Corner, Bank of New South Wales (former), Metropolitan Hotel, Masonic Lodge and former Post Office.

There are no items of state significance nor any heritage conservation areas identified within the main townships of Wyalong and West Wyalong.

#### Aboriginal Heritage

The original inhabitants of the Bland Shire Council area are the Wiradjuri people.

Areas of significance to Aboriginal people can generally be expected to occur across the Council area. This includes both traditional and contemporary associations of Aboriginal people with the environment as well as physical sites (i.e. that contain archaeological evidence).

Aboriginal heritage exists as tangible and intangible evidence. The latter mainly comprises archaeological sites, whose locations can be broadly predicted by a combination of landform variables e.g. shell middens and earth mounds tend to occur along rivers, artefact scatters representing ancient campsites tend to occur on flat, well drained ground near permanent water sources, whilst burials and cemeteries tend to occur in sand hills near watercourses.

Any further development of land for residential purposes will need to ensure that an appropriate due diligence assessment has been undertaken to ensure that works will not adversely impacts upon areas of Aboriginal Cultural significance.

Matters regarding Native Title will also need to be considered if developing any Crown Lands.





Figure 25: Heritage Map

### 3.6.6 Infrastructure and Services

Providing the right infrastructure at the right time is key to supporting the development of housing throughout NSW. The importance of using existing and proposed infrastructure effectively needs to be understood so that infrastructure can be aligned with housing development and growth via, for example, development contributions, grants, budget allocations, user fees and charges, and public private partnerships.

The townships of West Wyalong and Wyalong have access to a range of infrastructure and services.

Key infrastructure within the townships include: a sewerage treatment works, waste management centre and airport. The majority of these facilities are zoned special use.

These facilities by their nature require separation/buffering from other sensitive land uses in terms of noise, odour or other emissions. Careful consideration should be given to any development within proximity to these facilities to ensure they are not encroached upon by sensitive land uses.

#### Water

Water supply for the townships is provided by the Goldenfields Water Authority who services the wider South West Slopes area including Bland Shire. Water for the system is sourced from east of Jugiong via a bore field at Oura north of Wagga Wagga.

Water supply within the townships comprises a reticulated system consisting of a considerable underground water main network. This network include pipes varying from 50mm to 300mm in diameter. The condition of the network is fair with a sustainable mains replacement program currently in place.

There are generally no service constraints to new development with supply being readily available to the main township subject to some augmentations of storage and supply mains where required.

Goldenfields Water charges a headworks charge for new development and connection costs under Section 64 of the Local Government Act 1993(LG Act). This figure equates to approximately \$10,000 per lot plus any augmentation works that may be required. There is an opportunity to defer these costs under Section 522 of the LG Act, however any deferral request needs to be suitably justified.

Advice received from Goldenfields Water indicate that a new high level reservoir may be required soon to service the area.



## Sewerage

Bland Shire Council is the responsible authority for waste water (sewerage) and provides reticulated sewerage to the townships of West Wyalong/ Wyalong, Ungarie and Barmedman.

Specifically, the townships of West Wyalong and Wyalong are serviced via a gravity mains sewerage system, which covers the urban area (Figure 27).

Outside of the main urban areas, properties are required to operate on-site septic tank sewerage systems in accordance with the Council's Onsite Wastewater Management Strategy. This policy requires Council approval for all new septic tanks or grey water effluent treatment plants and sets out the design, location, soil condition and monitoring requirements of new facilities.

The reticulated sewerage scheme consists of approximately 48km of sewer gravity mains and 2.3km of rising mains, as well as 8 Sewerage Pump Stations.

The West Wyalong Sewerage Treatment Plant (STP) is located at Lot 2 Neeld Street (Newel Highway) half way between West Wyalong and Wyalong. The sewer plant consists of two 2,000 EP Pasveer channels, pumping

station, screens and administration building. Effluent from this facility is discharged under agreement to Council's wetlands. Treated effluent from this facility is also recycled for irrigation of parks and sporting grounds.

The sewerage system services approximately 1,785 dwellings. The current two Pasveer channels are at 75% capacity. According to previous sewer investigations, the current forecast population growth is that the population numbers will remain static. Therefore, the current system is considered suitable for future loads and no augmentation is planned.

Notwithstanding, Council does operate with a whole of life plan with the main anticipated works to the waste water network comprising re-lining each Pasveer channel every 20 years, re-line/reconstruct sewer pipeline as identified within Council's asset planning and as funds permits.

Council has also identified the need to prepare a regional Integrated Water Cycle Management Strategy.

Similar to matters regarding water supply, Council charges an infrastructure contribution for new development under Section 64 of the LG Act. The current contribution rate for sewer is \$3,500 per lot.

## Drainage

Stormwater infrastructure within West Wyalong consists of a combination of kerb and gutter, and traditional pits and pipes, as well as constructed open channels, both lined and unlined. This infrastructure conveys stormwater into the town's main drain.

Outside of the main urban area, stormwater runoff comprises rural table drains/drainage and overland flow to natural drainage lines.





Figure 26: Water and Sewerage Infrastructure

### Development Servicing Costs and Infrastructure Capacity

As outlined within Section 3.5.4, the cost to develop (including the land purchase component) a new vacant greenfields residential lot is estimated to be approximately \$98,000 per lot. Anecdotal advice received is that this relatively high developer cost and prevailing land sale price is preventing development as it is financially unviable.

An investigation of existing infrastructure capacity and servicing requirements has been undertaken as part of the preparation of the Strategy.

Based on advice received from Goldenfields Water Authority, there is likely going to be a need in the short term to construct a new high level water reservoir in order to service the township.

Similarly, Council's engineering department have provided further details regarding waste water (sewerage) and stormwater drainage as the relevant service authority.

Based on current infrastructure, Council's sewerage system has capacity to accommodate approximately 930 additional persons (420 dwellings based on 2.2 persons per household) with the majority of this growth expected to occur within the Dumaresq Street area. This sewerage pump station has capacity to handle an additional 113 more connection, which when based on

an average household size of 2.5 persons, equates to an additional 283 people.

Matters regarding stormwater drainage have also been investigated with the majority of drainage runoff designed as concrete overland flow paths that travel through the township. Council engineers have raised concern that if existing stormwater drainage infrastructure is not upgraded beyond development, that there will be a major impact on downstream land owners.

### Electricity

Essential Energy supplies electricity to the Bland Shire (Figure 27).

The townships are surrounded by a grid of suitable high voltage feeders that are capable of supplying additional development. The current system has ample capacity of meeting any growth needs in the main townships of West Wyalong and Wyalong and the surrounding areas.

Additional costs would however be involved to extend these lines and install suitably sized transformers for any new developments.

### Gas

West Wyalong and Wyalong have access to a reticulated gas network. Outside of the main urban area, properties are reliant upon a bottled gas supply.





Figure 27: Electricity Network



### Telecommunications

Telecommunications within the townships are readily available, although mobile phone reception and internet access have been issues in the past.

This is illustrated by the fact that according to the 2016 Census, internet access within the dwelling (69.5%) was comparatively lower than the NSW (82.5%) and Australian (83.2%) average.

### Roads

The townships of West Wyalong and Wyalong are strategically located on the junction of the Newell and Mid-Western Highways, which are identified as Classified Roads under the Roads Act 1993.

Other major roads in the town include Goldfields Way, Main Street, Neeld Street, Grenfell Street, Park Street, Wooten Street, Duramesq Street, Showground Road and Railway Road amongst others. The townships, particularly Wyalong are laid out in a grid pattern network.

Public transport in the townships is consistent with most other regional and rural towns and is generally limited to a daily school bus and coach service. The township does contain an airport, however this facility does not provide commercial air services, but rather charter and freight flights.

Accessibility within the township is generally good with a number of constructed on and off road footpaths and bicycle paths. Council has prepared a number of strategic plans and policies that seek to expand this footpath and bicycle network.

Most roads within the central township are sealed, whilst a number of unsealed roads remain on the fringe of the main township. Consideration of upgrades to these roads may be required into the future depending on the future development outcomes and traffic volumes.

In accordance with Council's engineering design guidelines all new subdivisions will be required to provide sealed roads and where necessary incorporate formalised kerb and guttering.

### Waste Management

Council provides a kerbside domestic waste collection service to its main population centres including West Wyalong and Wyalong. This service consists of a 240 litre mobile garbage bin (MGB) and is collected on a weekly basis.

Whilst it is acknowledged that Council does not currently operate a kerbside recycling service, Council does operate a Community Recycling Centre where residents can dispose of recyclable materials for free.

The West Wyalong Landfill is located on Racecourse Road, approximately 3 kilometres north of the West Wyalong CBD. The Landfill is the only EPA licensed landfill in the Bland LGA and is managed by the Council. It is estimated that the landfill component of the site has a life of approximately fifty (50) years.

It is noted that this facility is not contained within a Special Use zone under the LEP but rather a rural zoning. To ensure the ongoing protection of this facility and surrounding lands it is recommended that Council review the zoning of this facility.



### 3.6.7 Community Facilities

#### Health Care

Residents living within the main townships have access to a range of health care services. The largest of these includes the West Wyalong Health Service located at 70 Ungarie Road, which includes a 22 hospital bed facility that provides a range of community health services.

Other services within the townships include the West Wyalong Community Health Centre which is also located at 70 Ungarie Road, as well as private medical facilities including the West Wyalong Medical Centre located at 109 Main Street, West Wyalong and Tristar Medical Group (currently closed) located at 29 Ungarie Road, West Wyalong.

#### Child Care

Residents of West Wyalong and Wyalong have access to a range of child care facilities including the West Wyalong pre-school located at 130 Pine Street, West Wyalong, as well as the Little Wattle Park Street Preschool & childcare centre located at 50 Park Street, West Wyalong. Together these facilities are licensed for 30 and 56 places respectively. In addition, access is also available to a number of home-based day care providers.

All of these facilities provide long day care and before and after school options. There are currently a number of vacancies available within these facilities.

#### Education

Educational facilities within the main townships include a range of primary, secondary and tertiary education facilities including:

- Wyalong Public School, George Bland Avenue, West Wyalong (71 students).
- West Wyalong Public School, Parl Street, West Wyalong (240 students).
- West Wyalong High School, 30 Dumaresq Street, West Wyalong (273 students).
- Saint Mary's War Memorial School, England Street, West Wyalong (117 students)
- TAFE NSW – West Wyalong, 86 Wooten Street, West Wyalong.

Following a review of historical student enrolment numbers have slightly declined since 2017 by between 10-15% with the exception of Wyalong Public School, which has in fact increased.



### 3.6.8 Land Use Conflict

Land use conflicts may arise when incompatible land uses are located in close proximity to each other, which in turn may impact on the amenity of sensitive land uses, the efficient use of productive land or industries, or environmental and landscape values.

Specifically, the Council area includes areas of productive agricultural land that could be threatened by unplanned expansion of residential and rural living development. Similarly, the main townships of West Wyalong and Wyalong and surrounds contains a number of established industrial businesses (including saleyards) and key infrastructure facilities that have the potential to generate traffic, odour and noise.

An assessment of land use conflicts has been undertaken consistent with the NSW Department of Primary Industry's Land Use Conflict Risk Assessment (LUCRA) guidelines.

There are four key steps involved in undertaking a LUCRA and these include:

1. Gather information about proposed land use changes and associated activities.
2. Evaluate the risk level of each activity.
3. Identify risk reduction management strategies
4. Record LUCRA results.

Key potential land use conflicts contained within the study area include:

1. Waste management centre
2. Saleyards
3. Industrial land
4. Airport
5. Sewerage treatment works

Furthermore, consideration will need to be given to the location of future residential and rural residential zoned land adjacent to productive agricultural activities.

A plan showing these potential land use conflicts is provided in Figure 28.















Figure 28: Land Use Conflict Map

### 3.6.9 Summary of Constraints and Opportunities



To help identify potential candidate sites for rezoning and/or redevelopment, consideration has been given to the environmental constraints and opportunities outlined in Section 2.4.1-2.4.7 of the Strategy.

A plan showing the combined constraints and opportunities for West Wyalong and Wyalong is provided in Figure 29. The features have informed the recommended housing priorities outlined in Section 4.




#### Legend

-  Cadastre
-  Biodiversity Values
-  Terrestrial Biodiversity
-  Water Courses
-  Crown Parcels
-  Other Government-owned Parcels
-  Sewer Mains
-  Water Mains
-  Electricity
-  Land Use Conflicts

#### Bush Fire Prone Land

-  Vegetation Category 1
-  Vegetation Buffer

#### Flooding

-  Floodway
-  Flood Storage
-  Flood Fringe

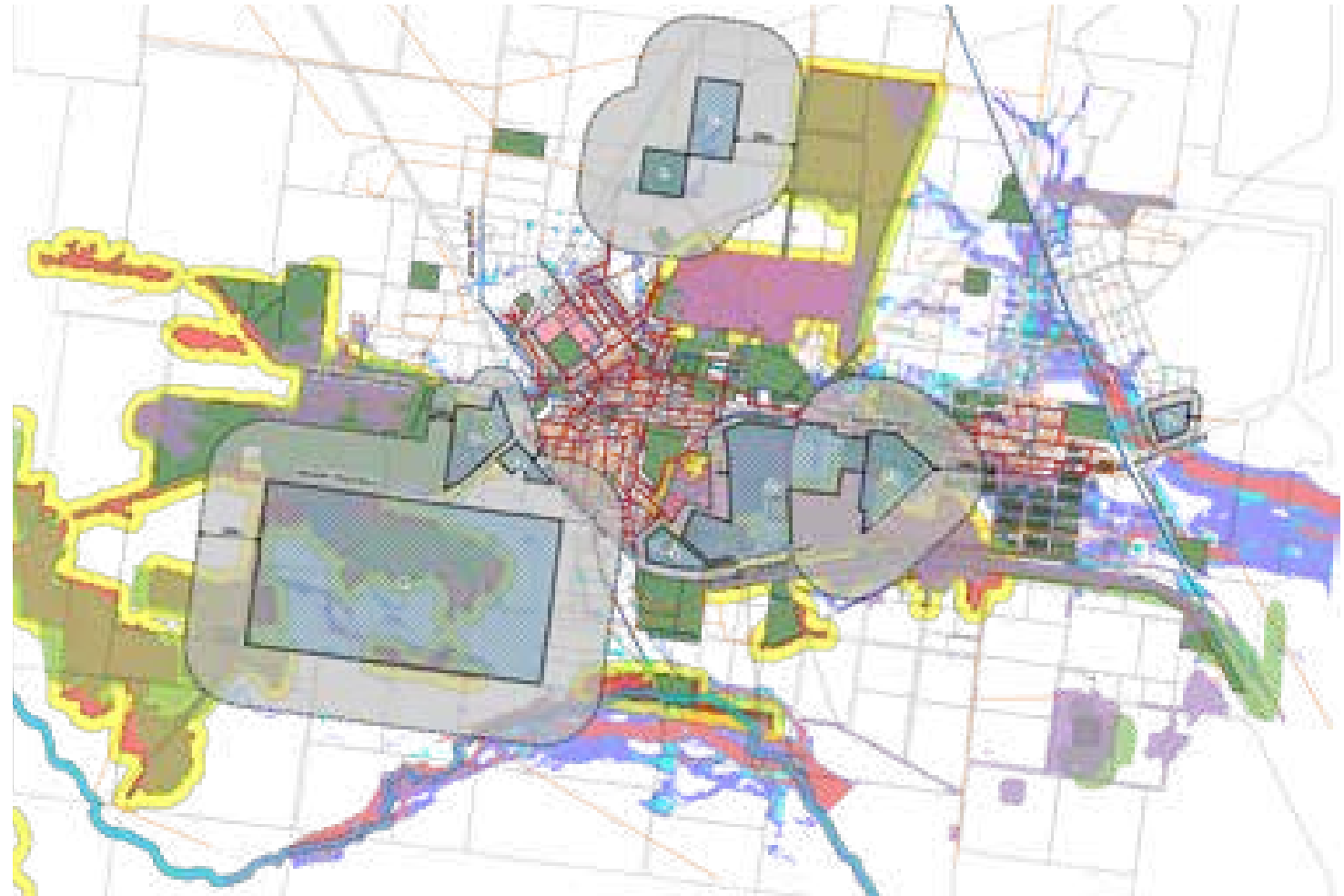


Figure 29: Combined Constraints and Opportunities Map

## 3.7. Analysis of Evidence Base

This section analyses the data presented in the previous sections to determine what the current housing need is, where the gaps are and where the gaps are likely to be in the future.

This section has three parts: housing supply gaps, identification of areas with development capacity and development servicing costs and infrastructure capacity.

### 3.7.1 Housing Supply Gaps

An analysis of the population and dwelling forecasts, other demographic data and the housing demand and supply study tells us that the demand for housing in West Wyalong and Wyalong will remain steady or will slightly increase; and there is enough land currently zoned for residential uses to meet the forecast demand.

Specifically, the demographic analysis has identified that the number of persons aged over 65 will increase between 2016 and 2036. Coupled with this fact, is the comparatively larger proportion of lone person households contained within Bland Shire.

These figures indicate that the current housing stock (supply) within Wyalong and West Wyalong does not match the needs (demands) of the community with a significant lack of smaller (1 or 2 bedroom) dwellings.

Residential house and land prices, as well as weekly rental prices show relative housing affordability and a lack of mortgage or rental stress with a smaller proportion of households spending more than 30% of their weekly income on a mortgage or rent.

It is noted however that rates of household mortgage and rental stress have increased by approximately 15-20% between 2016 and 2021 consistent with nation-wide trends.



## Identified housing supply gaps include

### One Bedroom Dwellings:

There is a housing supply gap for small dwellings. Lone person households currently make up 33% of the total households living in the Bland Shire and this figure is likely to increase with the proposed expansion of the Cowal Gold Mine and a general trend towards smaller household sizes and an ageing population.

In response, one bedroom dwellings currently only make up 4% of the total housing stock, which indicates a mismatch in the range of available housing types.

Whilst it is acknowledged that lone person households may be living in dwellings larger than what they need, this also means they may be incurring higher housing costs than required.

It is recommended that options be investigated to encourage more smaller dwellings and develop innovative approaches to delivering housing for lone households that achieve greater efficiency and sustainability outcomes.

### Seniors Housing and Adaptable Housing:

There is an emerging housing supply gap for adaptable housing and housing for seniors with the percentage of persons aged over 65 projected to increase from 20% to 25% by 2036.

As such, there needs to be housing within the main townships that meets the needs of this growing population – housing that is accessible, well designed and close to services.

Importantly, in order to allow residents to ‘age in place’, housing needs to be adaptable to cater for the changing needs of an older or disabled occupant and there needs to be smaller housing types to enable the option to ‘down size’ such as townhouses. Council will need to ensure that new housing stock is adaptable and suitable for this growing population.

Current seniors/aged care housing options within the main townships is limited and will likely need to expand in order to cater for the growing needs of this age group. Granny flats or secondary dwellings may offer an affordable alternative to larger scale aged care developments in desirable areas. They provide affordable options to an ageing cohort of home-owners seeking to remain in their local community.

### Medium Density Housing:

Whilst Council has seen a recent emergence of some medium density housing development, there is a need to ensure that there is a variety of residential household types, which is currently largely comprised of freestanding detached single dwellings.

Given infrastructure capacity constraints and development costs associated with developing at the urban fringe, an alternative more feasible option is to encourage infill development on land that already has readily available access to infrastructure and services.

Such options could include ‘knock down rebuilds’, the construction of additional dwellings on-site and the further subdivision of land (torrens, strata or community title).

### Key Worker Housing

One of the key contributing factors to a shortfall in residential rental properties is due to the demands of key workers. Specifically, this demand is largely attributable to workers associated with the Cowal Gold Mine, but also includes demands from other key workers including rural workers or workers associated with renewable energy and key infrastructure projects.

These households typically comprise lone person households, but in some instances, workers bring their families with them when relocating.

In response to this lack of supply, Evolution Mining are currently in the process of constructing its own designated workers accommodation village. The village will be located on Boundary Street on land owned by the West Wyalong Local Aboriginal Land Council. The village has been designed to house 180 people and is expected to be operating in 2023.

Once open, it is expected that this will relieve some of the pressures in the residential rental market.

Consideration has also been given to the future use of this workers accommodation village to ensure that all infrastructure and facilities can be efficiently utilised. Options include re-purposing this facility for aged care or seniors housing purposes, which would be consistent with future demands for this form of housing.

### Social Housing

There is currently a wait time for social housing in West Wyalong and Wyalong indicating a shortfall of this type of housing.

It is recommended that consultation be undertaken with social housing providers to investigate opportunities to redevelop this housing stock. This is particularly the case given the age of this housing stock, their location next door to each other and the fact that they are located on 1,000m<sup>2</sup>+ lots, which presents opportunities for infill development at higher residential densities.

### Greenfields Developments

Demand for greenfield housing will continue to remain strong into the future.

As outlined above, Council has an ample supply of zoned residential zoned land that can be developed. Current constraints to the development of this land are largely due to the sale price, sale rate and the development costs associated with developing this land.

This Strategy amongst other things investigates options to make the development of this land more feasible which will increase the viability of new greenfield opportunities.

### R5 Large Lot Residential

Demand for R5 Large Lot Residential zoned land has remained strong over time given the residential amenity and lifestyle outcomes this type of residential development brings.

In recognition of servicing capacity costs and constraints associated with developing land for conventional residential purposes, it is recommended that Council investigate options to increase the supply of R5 zoned land.

In doing so, this will increase the supply of this popular form of residential type whilst also reducing the servicing and development costs associated with residential development as it does not require connection to Council's reticulated sewerage network.





### 3.7.2 Areas with Development Capacity

This section identifies areas with development capacity for new housing supply and areas to be conserved across the main townships of West Wyalong and Wyalong.

These areas have been identified through the analysis of land use opportunities and constraints presented in previous sections.

It is acknowledged however that the ultimate decision to redevelop a parcel of land is at the discretion of the owner of the land. Factors such as development feasibility, highest and best use of a site, fragmented ownership of land and personal motivation to sell all influence how many additional dwellings will be delivered.

As outlined in Section 2.3.5, the Bland Shire has an ample supply of zoned residential zoned land based on existing planning controls.

Specifically, the main urban area of West Wyalong and Wyalong is zoned R1 General Residential with a minimum subdivision lot size of 500m<sup>2</sup> (torrens title subdivision).

Based on the existing lot size pattern of the main townships, the average lot size is approximately 1,000m<sup>2</sup> indicating that there is ample capacity to achieve infill development consistent with the current planning controls.

Similarly, there are large areas of R5 zoned land that are still to be developed that would add to the residential land supply.

In summary, these areas could accommodate upwards of 1,100 additional dwellings.

Therefore, an analysis of the evidence base indicates that current planning controls provide sufficient capacity to meet the forecast demand for housing.

Planning will however need to consider the following matters to encourage development of the right housing in the right places:

- Continue to rely on existing capacity within residential zoned land across the townships (both R1 and R5 zones).
- Review existing development controls to encourage appropriate infill housing that is responsive to the local character of the area.
- Diversity of housing stock to cater for an ageing and diverse population, changing demographics and smaller household sizes.
- Infrastructure is required in the right place and at the right time to support staged housing growth. The costs of infrastructure provision are also critical to ensuring that land development remains feasible.



### 3.7.3 Development Servicing Costs and Infrastructure Capacity

An analysis of development servicing costs and infrastructure capacity has been undertaken to determine the financial costs associated with land development. As outlined within the Strategy, a typical regional subdivision will cost about \$98,000 per lot to develop.

In recognition of these development costs, the background analysis indicates a land sale price of circa \$110,000 (including GST) is required to break even. Similarly, a general rule of thumb indicates that a two year selling time frame is anticipated.

Consequently, these servicing costs are creating a barrier to land development, which needs to be addressed.



### 3.7.4 Summary of Housing Analysis



The average age of the population is increasing, which will change the housing needs of the community



The density of development remains low in terms of both population and dwelling density



There is relatively lower numbers of housing or mortgage stress being experienced within the community as compared to elsewhere



There continues to be strong demand for residential lifestyle lots



There is currently a severe shortage of available housing to rent or purchase, as well as a shortage of vacant residential land



There will be a significant influx of workers in the short term associated with the expansion of the Cowal Gold Mine, which will place further pressures on housing supply and affordability



Large portions of the urban area are constrained by natural and man-made features, which need to be conserved but pose a challenge for future housing



There is a large supply of available zoned land for new greenfield housing, however the costs of developing new lots is significantly constrained by the cost of development, which in some instances has made development financially unviable



The average household size is decreasing, however the dwelling structure remains largely unchanged and representative of larger households representing a mismatch of housing types



# 4. Housing Priorities



## 4.1 Local Housing Strategy Priorities

The Housing Strategy is underpinned by five (5) key priorities.



**1**

Identify opportunities for infill and greenfield housing development, appropriate to environmental and infrastructure constraints.



**2**

Provide alternative housing types that achieve housing choice in response to changing demographic trends.



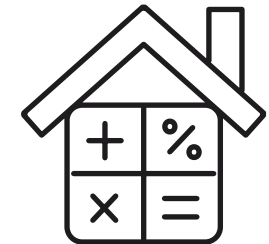
**3**

Provide an additional supply of key worker accommodation that is appropriate to the context and setting of the area.



**4**

Future proof housing and infrastructure to ensure long term sustainability.



**5**

Ensure that infrastructure planning and funding supports proposed development and is financially viable.

## 4.2 Land Use Planning Approach

### 4.2.1 Key Housing Opportunity Sites

In recognition of the constraints of developing undeveloped greenfield land (namely infrastructure costs) at the urban fringe of town, the Strategy has nominated a number of Key Housing Opportunity Sites.

These sites are generally centrally located or are located within proximity to key infrastructure and facilities.

These areas represent infill housing sites or land that is either vacant or has been partially developed for residential purposes. This includes rezoning several parcels of land that are currently zoned B6 Enterprise Corridor.

In addition, the Strategy recommends rezoning a number of parcels of land to the north west and south east of the main townships from RU1 Primary Production to R5 Large Lot Residential with a 2 hectare minimum lot size.



Figure 30: Housing Opportunity Sites

**Table 12:** Key Opportunity Housing Sites – R1 General Residential Land Supply

Site No.	Zone	Area (ha)	Minimum Lot Size (ha)	Potential Lot Yield	Demand	Years Supply
	R1 General Residential (unconstrained)	22	800	176	7	25
	R1 General Residential (Crown Land)	2	800	16	7	2.3
	R1 General Residential (New)	19.5	800	163	7	23
	R1 General Residential (Constrained)	9	800	72	7	10
<b>Total</b>		<b>52.5</b>		<b>427</b>	<b>7</b>	<b>61</b>

**Table 13:** Key Opportunity Housing Sites – R5 Large Lot Residential Land Supply

Site No.	Zone	Area (ha)	Minimum Lot Size (ha)	Potential Lot Yield	Demand	Years Supply
1	R5 Large Lot Residential	78	2.0ha	30	6	5
2	R5 Large Lot Residential	95	2.0ha	26*	6	4.2
3	R5 Large Lot Residential	53	2.0ha	18	6	3
4	R5 Large Lot Residential	75	2.0ha	25	6	4.2
5	R5 Large Lot Residential	40	2.0ha	13	6	2.2
6	R5 Large Lot Residential	70	2.0ha	22	6	3.6
7	R5 Large Lot Residential	140	2.0ha	50	6	8.2
<b>Total</b>		<b>551</b>		<b>184</b>	<b>6</b>	<b>31</b>

\*Note this figure excludes the existing lots that have already been created.



### 4.2.2 Infill Housing Strategy

Given infrastructure and servicing constraints associated with developing the urban fringe of town, as a means of encouraging infill development and a range of housing types, particularly small lot housing within the main urban area, the Strategy has undertaken a review of the existing 500m<sup>2</sup> minimum lot size controls that apply to the R1 General Residential Zone.

Upon review, it is recommended that this minimum lot size be removed from the main urban area as identified in Figure 31.

This will ensure maximum flexibility and encourage infill development that will not only increase the range and type of housing, but also results in a more efficient and sustainable use of infrastructure. This will also have the added benefit of reducing house and land prices, which are influenced by development construction costs.

Specifically, the Strategy identifies a number of 'Key urban infill areas' that could achieve higher densities. These areas have generally been chosen based on the following criteria:

- Minimum lot size over 1,000m<sup>2</sup>
- Housing stock is generally more than 30 years old
- Centrally located with proximity to commercial facilities, parks and education facilities.

A number of different test case scenarios have been provided below demonstrating how this could be achieved.





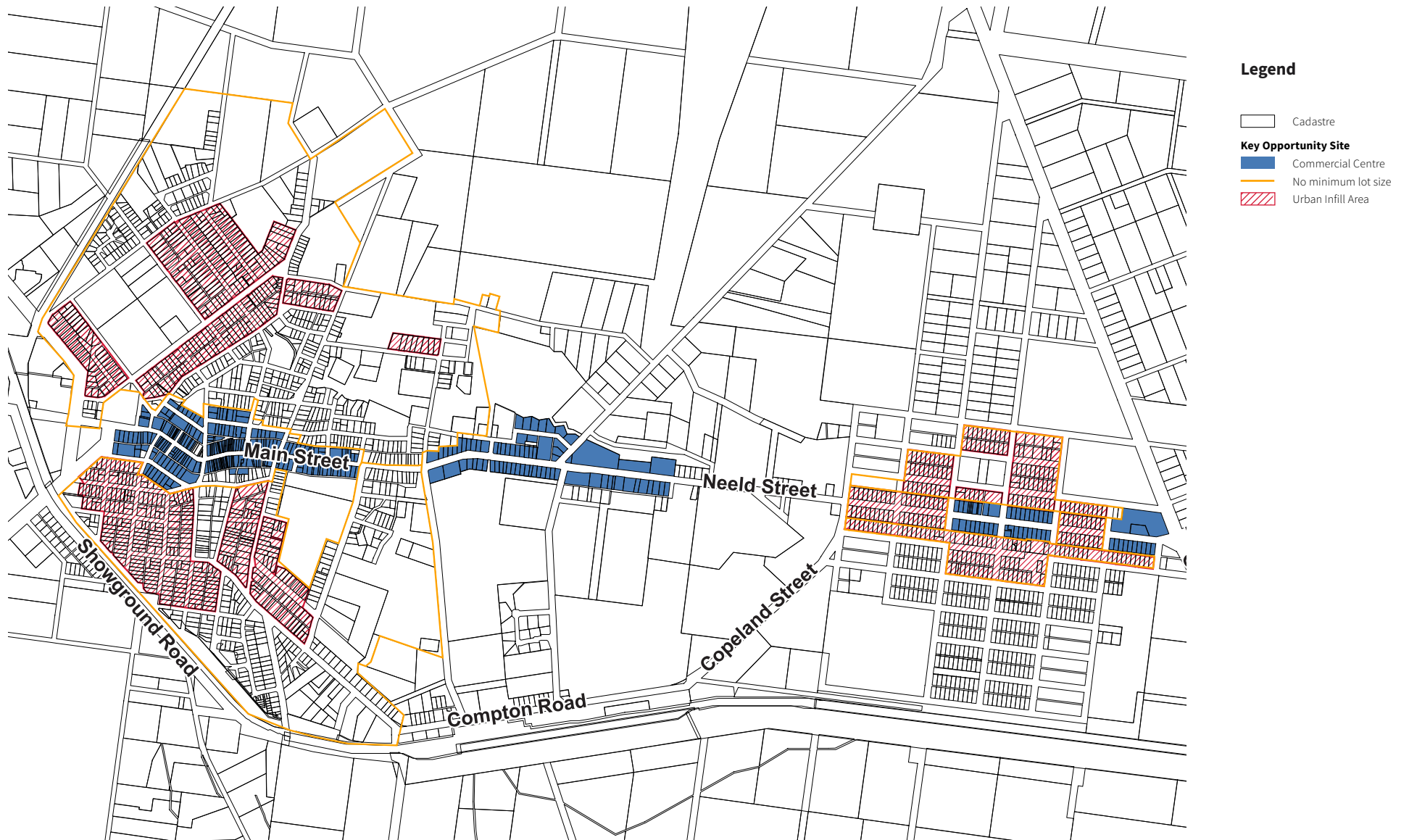
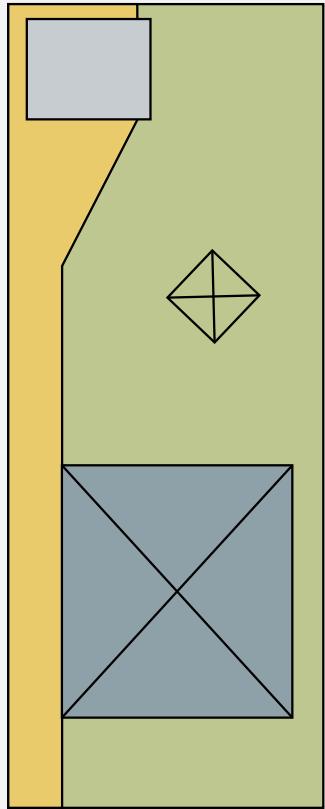
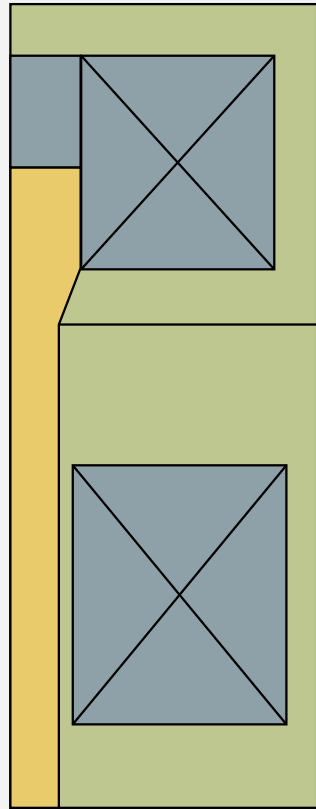


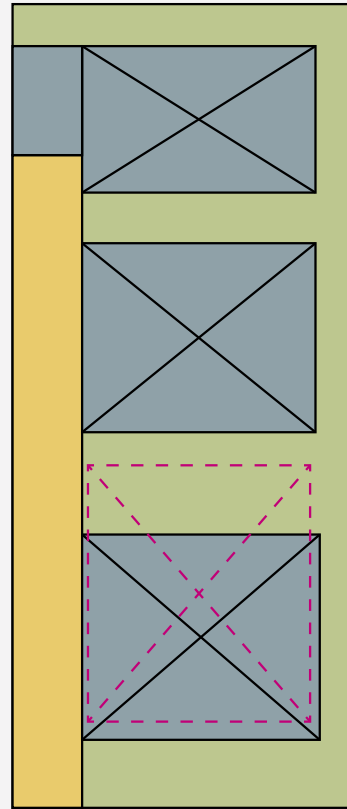
Figure 31: Infill Housing Area



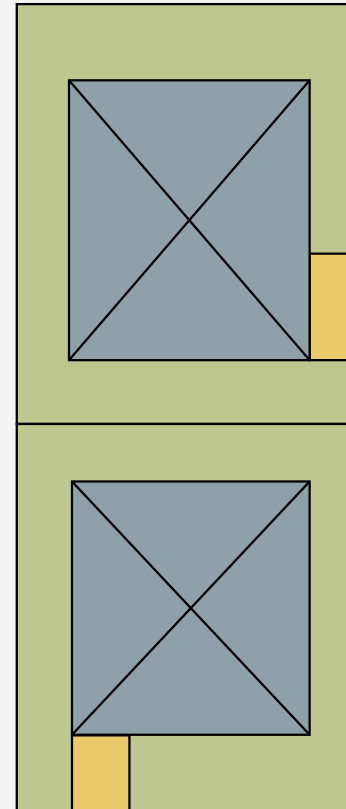
Primary Road



Primary Road








Primary Road



Primary Road

Secondary Road

**Legend**

-  Dwelling
-  Shed
-  Driveway
-  Open Space
-  Dwelling to be demolished

### 4.2.3 Rural Lifestyle and Hobby Farming

During community consultation, a number of the submitters requested that Council review the 200 hectare minimum lot size that currently applies to the RU1 Primary Production zone across the entire Council area.

Specifically, these submitters requested that Council rezone land for rural lifestyle and ‘hobby farming’ purposes with lot sizes ranging from 10 hectares to 40 hectares, respectively.

It is confirmed that the purpose of this strategy is to guide the future development and use of land for residential purposes.

Consequently, the rezoning of peripheral rural lands for rural lifestyle and hobby farming purposes will not provide additional residential land supply and is considered to be more appropriately investigated as part of a wider review of Council’s rural lands.

Notwithstanding the above, in recognition of a general lack of a transition between higher density residential development (600m<sup>2</sup> - 2ha) and outlying rural areas (200ha+), the investigation of additional areas for rural lifestyle and hobby farming purposes is considered to have strategic merit.

Such options could include the introduction of the following zones and accompanying minimum lot sizes:

- R5 Large Lot Residential Zone (10ha)
- RU4 Primary Production Small Lots Zone (40ha)

Indicative candidate sites are identified in Figure 32. These sites will be subject to further detailed investigation as part of a separate investigation of Council’s rural lands.

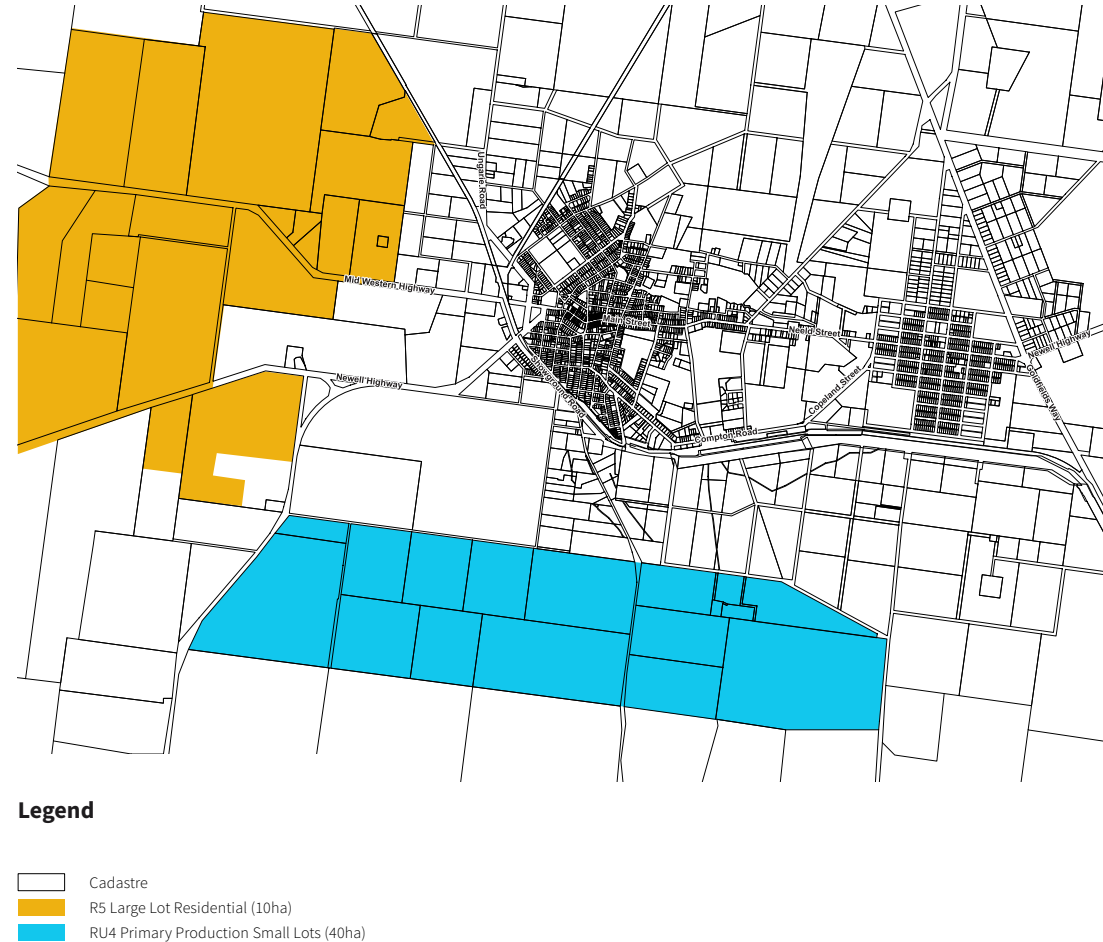













Figure 32: Candidate Rural Lifestyle and Hobby Farming Sites

## 4.2.4 Other Land Use Planning Approaches





Non Planning Approach	Description
 <b>Minimum Lot Size</b>	Remove the existing 500m2 minimum lot size requirement that applies to the main urban area of Wyalong and West Wyalong to encourage infill housing development as per Figure 31.
 <b>DCP Amendment</b>	Amend the Bland Shire Development Control Plan 2012 to encourage greater infill housing development. This should include different requirements for varying development types and densities, as well as the provision of temporary or transportable worker accommodation.
 <b>Urban Containment Line</b>	Introduce an 'Urban Containment Line' around the main urban area to limit the amount of urban sprawl, which will place further pressures on infrastructure.
 <b>Staging Plan</b>	Require that development be 'staged' in a logical and sequential order commensurate with infrastructure.
 <b>Adaptable Housing</b>	Require that new housing is adaptable and will suit the future needs of residents.
 <b>Developer/ Infrastructure Contributions</b>	Council to review its Infrastructure Contributions Plan to fund future infrastructure requirements, whilst balancing the need to ensure that development remains viable.



## 4.3 Non-Planning Mechanisms

Non Planning Approach	Description
 <b>Rates Deferral</b>	Council to allow for the deferral of rates on individual allotments until the lots have been sold, which will help alleviate holding costs.
 <b>Crown Lands</b>	Council to investigate potential opportunities to acquire unused Crown Land Reserves for residential housing purposes where not subject to subsidence issues.
 <b>Public Housing</b>	Encourage the redevelopment/revitalisation of the public housing stock including higher density housing opportunities.
 <b>Public Private Partnerships</b>	Council to investigate private public partnerships with key housing providers to increase housing supply, in particular aged care.
 <b>Overland Flood Study</b>	Complete the Bland Overland Flood Study.



Non Planning Approach	Description
 <b>Integrated Water Cycle Management Strategy</b>	<p>Council in collaboration with NSW Public Works Advisory to prepare an Integrated Water Cycle Management Strategy.</p>
 <b>Evolution Mining Investment Model</b>	<p>Evolution Mining to adopt an Investment Model to support housing supply. This should be based on a fixed term with guaranteed rental returns based on an annual management fee.</p>
 <b>Council Development Role</b>	<p>Council to investigate opportunities to develop land for new residential housing. This approach has the benefit of only needing to remain cost neutral to Council with the wider benefit being the positive impacts of an additional rate base.</p> <p>A similar approach has been undertaken by Forbes Shire Council ('Goldridge Estate').</p>
 <b>Investment of Evolution Mining Payments</b>	<p>As part of the approval of the expansion of the Cowal Gold Mine, Evolution Mining are required to pay Council an annual infrastructure contribution.</p> <p>In recognition of the demands that workers associated with this facility create on the townships, it is recommended that this income is directed to a Council infrastructure fund to be spent on projects within the local township. Such projects could include the extension or augmentation of trunk infrastructure, which will support development ongoing.</p>



# 5. Implementation, Monitoring and Review



## 5.1 Implementation and Delivery Plan

This section identifies actions required to deliver housing supply over the life of the Strategy, who will be responsible for achieving these actions and a timeframe for when they will be achieved.

For the purposes of this Strategy, the following timeframes have been established:

**Ongoing:** As required and as opportunities arise

**Short-term:** 0-5 years

**Medium term:** 6-10 years

The implementation and delivery plan addresses the following Priorities in facilitating housing supply to meet forecast demand:

- 
- |                   |  |
|-------------------|--|
| <b>Priority 1</b> | Identify opportunities for infill and greenfield housing development, appropriate to environmental and infrastructure constraints. |
| <hr/>             |  |
| <b>Priority 2</b> | Provide alternative housing types that achieve housing choice in response to changing demographic trends.                          |
| <hr/>             |  |
| <b>Priority 3</b> | Provide an additional supply of key worker accommodation that is appropriate to the context and setting of the area.               |
| <hr/>             |  |
| <b>Priority 4</b> | Future proof housing and infrastructure to ensure long term sustainability.  |
| <hr/>             |  |
| <b>Priority 5</b> | Ensure that infrastructure planning and funding supports proposed development and is financially viable.                           |
-



Actions	Responsibility	Timing
Develop key housing opportunity sites.	Private landowners with assistance from Council	Short
Rezone additional lands R5 Large Lot Residential.	Council	Short
Encourage and support infill housing within established residential areas.	Private landowners with assistance from Council	Ongoing
Remove the existing 500m <sup>2</sup> minimum lot size requirement that applies to the main urban area of Wyalong and West Wyalong to encourage infill housing development.	Council	Short, Ongoing
Amend the Bland Shire Development Control Plan 2012 to encourage greater infill housing development. This should include different requirements for varying development types and densities, as well as the provision of temporary or transportable worker accommodation.	Council	Short
Introduce an 'Urban Containment Line' around the main urban area to limit the amount of urban sprawl, which will place further pressures on infrastructure.	Council	Short
Require that development be 'staged' in a logical and sequential order commensurate with infrastructure.	Council	Ongoing
Require that new housing is adaptable and will suit the future needs of residents.	Council	Ongoing
Council to review its Infrastructure Contributions Plan to fund future infrastructure requirements, whilst balancing the need to ensure that development remains viable.	Council	Short
Council to allow for the deferral of rates on individual allotments until the lots have been sold, which will help alleviate holding costs.	Council	Ongoing
Encourage the redevelopment/revitalisation of the public housing stock including higher density housing opportunities.	Housing NSW, Private/ Community Housing Providers	Ongoing
Council to investigate private public partnerships with key housing providers to increase housing supply, in particular aged care.	Council	Ongoing
Complete the Bland Overland Flood Study.	Lyall and Associates, Council	Short
Council in collaboration with NSW Public Works Advisory to prepare an Integrated Water Cycle Management Strategy.	NSW Public Works Advisory	Short
Evolution Mining to adopt an Investment Model to support housing supply. This should be based on a fixed term with guaranteed rental returns based on an annual management fee.	Evolution Mining	Short
Council to investigate opportunities to develop land for new residential housing.	Council	Short, Ongoing

## 5.2 Monitoring and Review

Council will undertake regular monitoring and reporting of this Strategy as follows:

- Annual reviews of housing delivery and supply against the implementation and delivery plan to ensure that the Strategy and the LEP are delivering the Strategy's objectives in a timely manner;
- Five-yearly reviews of the evidence base and housing stock against the broader aims of the Riverina Murray Regional Plan to ensure that the Strategy is aligned with the housing needs; and
- Ten-year review of the Strategy to ensure the 20-year vision statement, the evidence base and the strategic and planning contexts are aligned with the goals of the community, the broader aims of the Riverina Murray Regional Plan and the Strategy implementation and delivery plan.



# 6. Appendix



## 6.1 Abbreviations

Abbreviation	Term
CDC	Complying Development Certification
CHP	Community Housing Provider
CSP	Community Strategic Plan
DA	Development Application
DCP	Development Control Plan
DPIE	Department of Planning, Industry and Environment
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
PP	Planning Proposal
SEPP	State Environmental Planning Policy
VPA	Voluntary Planning Agreement





## 6.2 Glossary

Term	Definition
<b>Affordable rental housing</b>	Housing that is owned by government or a registered community housing provider and rented to a mix of very low to moderate income households.
<b>Housing stress</b>	A household is categorised as being in housing stress where it spends 30% or more of household income on housing costs (mortgage or rent).
<b>Low cost housing</b>	Housing that is 'naturally' more affordable than other stock e.g. older boarding houses, granny flats
<b>Social housing</b>	To qualify for social housing, tenants must be on very low to low incomes, need to support to live independently and/or have been unable to find affordable housing in the private market. Social housing includes public, community and Aboriginal housing. Public housing is managed by the Department of Communities and Justice while community housing is managed by non-government organisations.
<b>Voluntary planning agreement</b>	A planning agreement is a voluntary agreement or other arrangement between one or more planning authorities and a developer under which the developer agrees to make development contributions towards a public purpose.
<b>Effective demand</b>	The quantity of housing that owner occupiers, investors and renters are able and willing to buy or rent in the housing market.
<b>Underlying demand</b>	The need for housing based on the number of households in the population.



Planning &  
Environment



## Section 4 – Reports for Information

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### **Recommendation:**

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

- 7.18 - Economic Development & Tourism Report –December 2022
  - 7.19 - Community Services Report
  - 7.20 - Bland Shire Library Monthly Update
  - 7.21 - Children's Services November Update
  - 7.22 - Bland Community Care Services Update
  - 7.23 - Technical Services Report
  - 7.24 - Development Services Activity Report – November 2022
-

## 7.18 Economic Development & Tourism Report – December 2022



### Our Prosperity - Growing our population and jobs

*DP14.2 Attract a diverse range of Visitors to the Shire*

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

*DP15.3 Lobby for and work with industry, government and education providers to ensure Bland Shire residents and businesses have access to competitive telecommunication services*

*DP16.2 through partnerships with stakeholders foster our education, learning and training industry and increase employment opportunities within the Shire*

**Author:** General Manager

### **ECONOMIC DEVELOPMENT**

Council's General Manager continues to liaise with prospective land developers on future land development opportunities, and it is hoped that the adoption of the Housing Strategy (to be considered by separate report) provides confidence in Council's direction and intent.

The General Manager and Director Technical Services have undertaken various meetings related to land development in the past month, including with:-

- West Wyalong Local Aboriginal Land Services (LALC) to identify potential development opportunities in order for the LALC to prioritise those lands it should seek to extinguish Native Title on.
- A prospective purchaser for Lot 2 of Council's Business Park development at Shamrock Street, who indicated a desire to purchase more of the development.

Shortly after this Council was advised that the purchaser of proposed Lot 1 will no longer be progressing the purchase, and this has been relayed to purchaser of Lot 2, who welcomed the opportunity, which will see Council amend the boundary layout to incorporate Lots 1 and 2 into a single lot.

Preparation of the Development Application continues but has been delayed due to Council staff work prioritisation and availability. Council staff continue to work on the civil design work for the project.



## Bland Shire Council Why Leave Town Statistics- November 2022



### Country Change 2022

Bland Shire Council is taking part in the Country Change program for 2022/23. The program involves Country Change sharing images, events and stories from participating councils through their networks and social media platforms throughout the 12 month period. Each participating Council is also provided with a dedicated feature month to promote and highlight the uniqueness of the LGA through focused social media posts, a professionally written feature article, pre-recorded webinar/Q&A and a short feature video. Membership of the program also includes a yearly printed magazine distributed to registered "country changers", prominent city events/locations and throughout the region.

The Spring 2022 Country Change Magazine was launched in November with a front cover image of a local family in the Bland Shire. Photo was taken by Bohemian Wild Photography.



## 7.19 Community Services Report



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

*DP3. Nurture a strong sense of community and enrich the cultural life for the residents of the Bland Shire*

**Author:** Community Development Officer

### **White Tank Mural**

Works have commenced on preparing the western sidewall of the White Tank Hotel for the much anticipated large scale mural that will be completed in 2023 by internationally renowned artist Heesco. Heesco completed the now famed Weethalle silo mural back in 2017 and has since gone on to complete a number of well-known murals both across Australia and internationally. The design for the mural was selected in collaboration with the owners of the White Tank Hotel and representatives from Evolution Mining, who have also contributed to the project. The concept for the mural was chosen to reflect the shire's strong mining history, the community's agricultural ties and West Wyalong's Main Street. The mural artwork is expected to commence in March 2023.



### **NRMA Driving Lessons**

The NRMA Driving lessons will be held in West Wyalong on 19 and 20 January. The lessons focus on teaching learner driver's low risk driving techniques and safer driving decisions to become practical and more confident drivers for life. Council places great importance on ensuring opportunities such as these are available to our young residents locally.

### **Australia Day 2023**

Council has been successful in its submission to the National Australia Day Council for a \$20,000 Australia Day grant to assist with activities for the community to celebrate Australia Day. Activities that are planned to mark the prestigious day include the popular community fireworks display and a pool party at Holland Park pool. The annual community breakfast and awards presentations will also take place in Barnado Park.

### **Movember Celebrations - West Wyalong High School**

West Wyalong High School celebrated "Movember" on Wednesday 30 November 2022. Movember is an annual event involving the growing of moustaches during the month of November to raise awareness of men's health issues, such as prostate cancer, testicular cancer, and men's suicide.

As part of the activities, a free barbeque was provided by Bland Shire Council, which was thoroughly enjoyed by all staff and students. There was also a moustache competition with numerous categories including Best "Mo", Best Fake "Mo" and other "Mo" categories. Students were encouraged to bring a "Gold Coin" donation to support the Movember cause and to proudly show off their moustache or fake "Mo". Council's General Manager was also on hand to assist with the judging of the 'Best Fake Mo' category, which provided many laughs for students with the event proving to be a very enjoyable event for all who attended.



### November Facebook Statistics



## 7.20 Bland Shire Library Monthly Update



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

*DP3.4 Foster a community learning culture optimising our physical and virtual spaces*

Author: Library Services Coordinator

### **Increased Funding for Public Libraries**

The Hon Matt Keane MP, Minister of Arts announced in November that NSW residents would benefit from improved access to books and information with more than \$165 million to be invested into public libraries over the next four years. The increased funding will enable public libraries, especially in regional areas, to better meet the changing and diverse needs of their communities.

This announcement brings some much welcomed certainty to Councils and the communities they serve, and locks in the annual funding level (with incremental increases for population). Current funding for 2022/23 is \$40.468 M and over the next four years will be:

2023/24	\$40.892 M
2024/25	\$41.326 M
2025/26	\$41.771 M
2026/27	\$42.227 M

### **Overwhelming Response to Christmas Food and Gifts Appeal**

Since the launch of its Christmas Food and Gifts Appeal at the start of November, the library has been overwhelmed with donations from community members. The Appeal, which supports the local St Vincent de Paul Society in providing hampers and gifts to local families, will continue through December with pick-up by the St Vincent de Paul Society scheduled for the week prior to Christmas.



*(Photo left) Pictured donating to the library's Christmas Food and Gifts Appeal are brothers Connor and Beau Greig. (Photo right) Pictured with Council's Library Services Coordinator are Kane Williams and Ryan O'Gorman from Mytilineos, Wyalong Solar Farm, donating to the Appeal.*

### **Successful HSC Lock-in**

Bland Shire Library hosted a successful HSC Lock-in. The library had not held a HSC Lock-in for several years, due in part to Covid-19. However, when approached by the West Wyalong High School to host the event for Year 11 students commencing their Higher School Certificate in 2023, the library staff jumped at the opportunity to lend its support.

The event, which was held at the library on Thursday 17 November, 5pm – 6.30pm, was attended by 20 Year 11 students, plus teaching staff.

The program included:

- A presentation of HSC resources available through Riverina Regional Library and the State Library of NSW by Council's Library Services Coordinator.
- Ella Pettit (having just completed the 2022 Higher School Certificate) and Abby Bolte (now in her third year at university) imparted some invaluable study tips and advice to the students.
- Maddie Wesierski demonstrated yoga techniques for stress relief, adding some light relief to the evening, and gave the students tips on ways to look after their mental health and wellbeing.
- Ricky Bishop, Youth Outreach Support Officer, West Wyalong High School, spoke about the support services available to students.

The evening concluded with pizza provided by the High School and students presented with an information pack courtesy of the library and a token gift bag supplied by Ricky Bishop.



A group of Year 11 Legal Studies students from the West Wyalong High School attended the library on Monday 21 November where they received a lesson on how to access and use the State Library's Find Legal Answers website and other legal studies online resources.

### **Summer Reading Club Launch and Registration**

Bland Shire Library launched its annual Summer Reading Club 40-Day Challenge on Wednesday 23 November with 51 children registering on the day. A further 12 children registered in the following two days with more registrations anticipated in the coming weeks. Each registered member receives a reading pack, which includes a reading log and events calendar, bingo challenge, and a range of other items and fun activities. A great afternoon from all accounts with games and party food, including a cake specially made for the event.

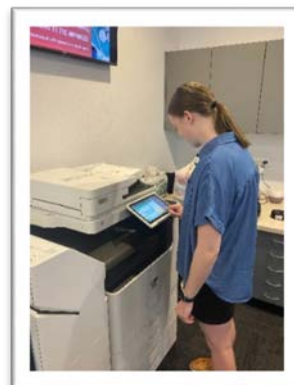
The annual Summer Reading Challenge for school-age children 5 to 16 years aims to encourage children and young people to read over the long summer break with incentives provided to help them reach their goal.

Bland Shire Library would like to extend its gratitude to the L & R Group (Holland Park Pool), What's Cookin', and French Hot Bread for their continued sponsorship of the library's Summer Reading program, and recognised by The Hon Steph Cook MP in State Parliament last year.



### Work Placement Student

Bland Shire Library hosted Year 10 student, Sharn Ferguson, for a five-day work placement commencing 28 November to 2 December 2022. Sharn, who lives locally but attends school in Temora, assisted library staff with a range of tasks including customer service, circulation duties, programs, promotion and marketing. Sharn proved to be very capable and efficient and was a pleasure to work with. Bland Shire Library supports work placements, as work experience helps students develop their job-ready skills and discover more about what different workplaces are like.



Pictured is Year 10 student Sharn Ferguson, currently completing a 5-day work placement at the library, performing a variety of tasks including preparing craft for various programs, using the library's Spydus management system, photocopying, and reading a story to a group of children.

### Christmas Comes to the Library

A busy lead up to Christmas with three separate group visits from Little Wattle Preschool / Long Day Care Centre and another three visits from the Bland Preschool. As part of their visit, the children enjoyed some Christmas stories, singing and dancing, a Christmas craft, Christmas lolly guessing and much more.

The Elves have been busy too collecting letters from Santa's Mail Box at the library. While Santa puts a lot of time and effort into replying to the children's letters, the feedback from both parents and children is "priceless".



The library will hold a free after-school Christmas Craft session on Wednesday 14 December 2022. The session will be open to school-age children. No booking required. Participants will decorate a wooden Christmas ornament.

The library's regular programs will finish the year on a festive note in December then take a short break over January ready to reconvene in February 2023. Final dates for the following programs are

- Day Book Club – Monday 5 December, 10.30am
- LEGO Club – Wednesday 7 December, 3.45pm
- Pals of the Pen – Friday 9 December, 10.30am
- GOLD Club – Monday 12 December, 2pm
- Knit and Knatter – Tuesday 13 December, 2pm
- Storytime – Thursday 15 December, 10.30am with a visit from Santa
- Baby Bounce – Friday 16 December, 10.30am
- Kids Monthly Prize Draw – Friday 16 December, 4pm
- Tech Savvy Seniors – Tuesday 20 December, 10am – 12pm

### **High Attendance Numbers at Storytime**

Attendance numbers at Storytime remain consistently high with 50 plus people attending on a regular basis. The free early literacy program for children 2 – 5 years, held weekly, consists of storytelling, singing, music and dancing, games and craft, with a morning tea provided. A great family outing with babies to grandparents attending.

The library continues to utilise the West Wyalong High School's student volunteer program with a roster of students attending each Thursday, seemly enjoying the experience  
The library continues to receive a weekly themed Storytime resource kit from Riverina Regional Library, which assists with planning.

The library will hold its final Storytime session on Thursday 15 December with a visit from Santa. The program will resume in the New Year on Thursday 9 February 2023.



### **Baby Bounce**

Baby Bounce is a free early literacy program for babies 0 – 24 months. It incorporates singing and rhyme, books and reading, and interactive play, as a method of introducing very young children to literacy. Baby Bounce is also a social network for new mothers, especially those who have just moved to the area. At present, the program has a regular following of mums with the majority of babies in attendance aged between 12 and 24 months.

The library will hold its final Baby Bounce session on Friday 16 December. The program will resume in the New Year on Friday 3 February 2023.



The library will host a mothers' group in December and January. The group, coordinated by midwife Pru Martin, is schedule to meet in the library 7 and 14 December, then 18 and 25 January 2023.



### **Member Stats for November**

- 8 new members
- 35 re-registrations
- 1 deletion (member deceased)
- 1632 active members (as of 30 November)
- Current membership equates to approximately 28 per cent of Bland LGA population

### **Christmas Closure**

Bland Shire Library will close 5pm Thursday 22 December 2022 and re-open 10am on Tuesday 3 January 2023.

Bland Shire Library staff would like to take this opportunity to thank Council's senior management and the Councillors for their ongoing support throughout the year and wish you all a merry Christmas and a happy New Year.

## 7.21 Children's Services November Update



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

*DP4.2 Provide quality, accredited and affordable Education and Care Services within Bland Shire and surrounds (Bland Preschool, Family Day Care, Mobile Resource Unit, Vacation Care and Toy Library services)*

**Author:** Children's Services Coordinator

It was a very busy November at the Children's Services Unit (CSU), with end of year preparations underway, school orientations for our Big Children, AFL sessions, excursions and practice sessions perfected routines for our end of year concert. But it was so much fun.

### **Staff Recruitment/Resignation –**

We were sad to say our final goodbye to educator, Tara Whiteman in November. Tara has been a valued and respected Educator at CSU for the past 13 years. After a few delays in her resignation, the time came and Tara left to embark in her new role at Aspire Long Day Care Centre.



Certificate III trainee, Jaylie Pilon completed her traineeship time at CSU. After 18 months of fulltime work and study, Jaylie successfully completed the Certificate III and will remain as a temporary part time assistant until the end of 2022, when she will then commence maternity leave.

CSU had a successful applicant for a casual educator, however the applicant decided to hold off commencing at CSU until 2023 to commence in the role.

Another application for a casual assistant was received, and interviews are being arranged.

### **Services–**

The closure of the Vacation Care Service was announced in November. Due to funding challenges and ongoing staffing shortages it was decided to advise families of the closure of this service. The decision was taken after lengthy discussions within the organisation and directly related to the service no longer being supported financially. Understandably families were concerned about the closure, however with the announcement of Big Child Care offering services locally in the near future the information was better received.

### **Staff Training –**

Kate Spackman and Sharon Glasgow completed Fire Warden training as CSU representatives.

Sharon Glasgow (and Tracy McCubben from Council's Finance team) completed the LG Aspiring Leaders program in Sydney and attended the LG Professional presentation dinner. Former General Manager Ray Smith PSM also received recognition for his years of service to local government at the event. The program provided great insight into personalities and functionalities of learning. Some practices have been implemented already. Sharon Glasgow thanks Bland Shire Council for the opportunity to enhance her leadership skills.



### **Grant Application/Spending –**

AFL sessions were completed and thoroughly enjoyed by all parties. CSU staff are excited to offer this program in 2023.

The Community Grant program continued to operate and children participated in Speech and Occupation Therapy sessions. Funding for this initiative will cease in December 2023.

**In other news –**

2023 enrolments were completed. There are a few vacant positions that are sure to fill prior to the commencement in term 1.

The CSU parent committee compiled an awesome prize list for the Monster Raffle. Tickets were distributed to families for sale and located at a few local businesses. The raffle will be drawn by Santa, at our Preschool Christmas party.

The CSU end of year concert took place on 30 November. Children from Bland Preschool, Bland Mobile Preschool and Family Day Care showcased their dancing and singing talents. The educators and children worked extremely hard to produce some magnificent performances.

**Mobile Resource Unit – Service Leader, Kate Spackman**  
**Ungarie Mobile Preschool and Friday Junior Preschool**

Ungarie Mobile Preschool experienced a difficult time during the floods in Ungarie, however the educators and the few children who were able to attend, made the most of it. Children even made paper boats to float down the street. The children continued to participate in the Auskick Physical wellbeing session at Bing Walder Park. Ungarie Pre-schoolers have been planning their own End of Year concert in Ungarie for their local community.



Friday Jnr Preschool classes celebrated “Planet Ark National Tree Day”. Armstrong Toyota kindly nominated Children Services Unit to receive their “Planet Ark – Plant a Tree” donation. The donation was spent on native plants (from The Old Gum Tree Nursery), which the children and the educators planted during preschool. Planet Ark also provided the children with a set of gloves, sun hats (worn beautifully during planting) and a certificate of participation.



Classes have been busy practising their individual class performance in preparation for the End of Year Concert to be held at the S&C Club, all your parents and family will be proud. More to come in next month’s business report.

### **Playgroup**

West Wyalong Monday Playgroup continued to receive new enrolments. The new families who recently enrolled were familiar to CSU as they have had older children attend one or many of our services. Other new families had recently moved to the area. Educators noticed friendships between carers had developed, some bring a takeaway coffee to enjoy whilst their children play, some use the time to meet new people, explore and become familiar with the building before their child attends preschool. Educators are often asked questions about their child’s development, as well as their recommendation about educational resources or simply a place to come and play, interact and learn with their child in a fun and inviting environment. It has been great to see so many grandparents attend with their grandchildren also.

### **MRU Enrolments**

- Ungarie Preschool - Wednesday: 10 children
- Ungarie Preschool - Thursday: 7 children
- Bland Junior Preschool - Friday: 40 Children

### **Bland Preschool – Service Leader, Carlie Iverach**

**NDIS family and community support event:** Senior Early Childhood Practitioners / Educators representing Intereach Limited, National Disability Insurance Agency – Early Childhood Partner attended West Wyalong at Bland Preschool for two days on Monday 7 November and Tuesday 8 November. During their time they provided meetings to families in need of the NDIS or families already accessing NDIS. Not only did they meet and support nine families they also provided a community information night on the Monday night in which Bland preschool staff and Little Wattle staff used as professional development to help support families going through the NDIS or refer families to the right early intervention specialists.

**What is the NDIS and how can it assist children in the early years?** The Early Childhood Approach, supported by Intereach, helps families understanding of early intervention supports for a child with a developmental delay or a disability. The Intereach Early Childhood program can assist with Early Connections, of providing information about local mainstream services, early intervention supports and where eligible, in requesting access to the NDIS.

Appointments held at Bland Preschool over the two days consisted of:

- Support with the referral process (where to start) and advice on connecting with GP/Paediatrician and Community Health, Early Intervention Services
- More information about Early Intervention, and what supports I could connect with, upskill knowledge on child's development (just make general contact)
- My child already has completed an NDIS referral and has emailed it to [Intereach.EarlyChildhood@ndis.gov.au](mailto:Intereach.EarlyChildhood@ndis.gov.au) I am up to the next step of having an Early Connections meeting and/or a first planning meeting
- My child is already an NDIS client and their 12 monthly / 2 yearly plan review is coming up, I would like to schedule this for face to face
- My child has NDIS, however, I am unsure what I do now and would like guidance on how to understand my child's plan and services I can obtain using their NDIS

The information session held Monday 7 November at 6pm, presented guests with a brilliant, factual community information session answering the following questions:

- What is NDIS?
- What is Intereach?
- How do I know if NDIS is the right pathway for my child?
- Is your child eligible for NDIS?
- What is the process of applying for NDIS?
- I have NDIS, now what?
- Does your child already have NDIS but you are overwhelmed and/or don't know WHERE TO NEXT?
- I work in early childhood and would like to be educated on the NDIS process to gain a better understanding for the families in my care

Carlie Iverach, our Senior Early Childhood Teacher, recognised a demand in this area, therefore made contact to organise the event to ensure families were supported. From this event, Bland Preschool asked Intereach to continue to provide this service to us on a termly basis and we will provide the safe space for families to attend their NDIS meetings and continue to build our partnerships with NDIS and Intereach.



**Preschool Enrolments:**

- Monday/ Tuesday Bilby: 24 children
- Wednesday/ Thursday Bilby: 20 children
- Wednesday/ Thursday Gecko: 20 children

**Bland / Temora Family Day Care – Service Leader, Tracey DeMamiel**

Our FDC Regional meeting was to be held in Parkes this month however, due to flooding we had to meet via Zoom. Information discussed included

- Compliance in Child Safe Standards will begin in February 2023
- The Department of Education Compliance visits – what they are expecting
- Regulatory guidance on transportation of children
- Changes to Child Care Subsidy

The Support Officer participated in a Zoom meeting held by 'BeYou', which is a Beyond Blue initiative for Family Day Care services. This meeting included information regarding 'How to notice, inquire & provide support during natural disasters'.

One of the service Educators from West Wyalong has resigned due to family changes.



A monitoring visit to an Educator in Temora found the children engaged in some fantastic building with the duplo. The creative arts was also included in the program with the children expressing themselves through dancing with scarves.

Our West Wyalong and Weethalle Educators joined the West Wyalong Wednesday/Thursday preschool classes to practice the End of Year Concert. After the practice the Family Day Care Educators, children and Support Officer enjoyed a picnic lunch and a play on the equipment together at Herridge Park in Toppo.



**“It takes a village” (ITAV) - Service Leader, Julie Oberg**

This month Tallimba, West Wyalong Bland Children’s Services (CSU), West Wyalong Local Aboriginal Land Council (LALC) & Naradhan playgroups kept going with the ‘Spring theme’ that was begun in October. Purchases were made at the local nursery, The Old Gum Tree Centre, and these were used for the art and crafty project for the children/adults. Families were also encouraged to bring in plants to swap with others.

Weethalle playgroup was the start of Xmas theme. Families had the opportunity to make bells, aprons and tree ornaments.

The Toy library gained new members in November in town as well as Naradhan.

Educational resource packs were given out at playgroups. These packs are designed to increase school attendance and achievement.





## 7.22 Bland Community Care Services Update



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

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

**Author:** Community Care Coordinator

### **General Update:**

Direct service provision remains steady, with multiple new referrals a week continuing. COMPACKS referrals continue to be processed along with providing Brokered services when and where we can. A Service Agreement has been entered into with another COMPACKS provider. Services have already commenced with the first clients.

### **Group Update:**

Group attendance remains steady with some new attendees going through the intake process. Wednesday Activity Day numbers have increased and enquiries have been received from some Ungarie residents looking to participate. These potential clients have been referred to My Aged Care to undergo the essential assessment process before services can commence. It is anticipated that we will be able to have these clients join us in February 2023. Referrals will continue to be sought and accepted for all groups.

Wednesday Activity Day attendees have enjoyed a mix of physical and cognitive activities. Meals continue to be prepared in house by one of our talented staff members, with the following menu items made available over the past month:

- Chicken schnitzel, salad and chips
- Curried sausages and veg
- Fish, chips and salad
- Rissoles, sausages, coleslaw and potato bake.

Positive feedback is continuing to be received from all attendees regarding the meals that are now on offer.

Little Wattle Preschool children have visited in November and December, providing entertainment to our participants and enjoying morning tea and craft activities.



With the weather being much more suitable, on Wednesday 30 November, our group enjoyed a BBQ lunch in the garden after participating in Christmas craft activities.



Our last Wednesday Activity Day for 2022 will be Wednesday 14 December with students from Wyalong Public School scheduled to visit in the afternoon to sing some Christmas carols and assist participants with Bingo. Local musicians, Stan Dodgson and Terry Butcher will join us for morning tea and provide some entertainment.

Our Thursday Group recently attended a session of the Temora Country Music Festival and enjoyed being entertained by Craig Giles and friends. Positive feedback has been received from all attendees.



Bland Blokes is still on the lookout for new members to join the group on Tuesday mornings for a cuppa and chat. Staff are working on organising a visit to a local property to enjoy a sausage sizzle and watch harvest in action.

### **Seniors Festival 2023**

Plans are currently in place for Seniors Festival 2023. Bland Community Care will be celebrating the contribution our senior members make to our community from Monday 6 to Friday 10 February 2023. A suggestion and feedback form was provided to all attendees of the recent launch of Mornings, Melodies and Memories on Sunday 27 November at the Tivoli Theatre requesting suggestions from our senior community to contribute to the types of events they would be interested in attending throughout Seniors Week 2023.

### **New Purchase**

With Support Assistants providing more services in rural areas of the Shire and due to the recent weather events, it was identified that a more appropriate vehicle was required to ensure safety of staff when driving on rural roads and also being able to access clients in more remote areas was required. A new RAV 4 arrived at the end of November which will assist greatly with service delivery.



### **Mornings, Melodies and Memories**

Sunday the 27 November saw the official launch of a new Council project specifically for seniors living within Bland Shire. Mornings, Melodies and Memories is a series of gatherings which will commence immediately following Bland Shire's Festival of Seniors Week in early February. It has been funded by the NSW Department of Communities and Justice and is one of only four large projects to receive money as part of the Reducing Social Isolation for Seniors Round Three.

The launch event consisted of a morning tea followed by a special screening of the classic film "An Affair to Remember" at the Tivoli Theatre. More than 60 people attended the event.

As part of the Mornings, Melodies and Memories program, gatherings will be held across the Bland Shire area specifically for older residents living within village and rural communities. These events will consist of a series of morning teas at which residents and volunteers can come together to share local stories to build social connections which we hope will last beyond the funded project period. It will also provide for local and regional performers to present songs across the ages at various gatherings throughout the year.

There will also be four larger events held within Wyalong/West Wyalong throughout the year to allow for all community members to part and share their special memories of growing up in the Bland Shire.

A secondary outcome of the project will be a recorded collection of local histories which will be made available to the broader community and visitors alike through existing local outlets such as libraries and museums.

Council will shortly be calling for volunteers to assist in the Mornings, Melodies and Memories program and to be part of a project to remind people of why the Bland Shire is such a kind and caring place to call home. Council is committed to doing what it can to improve the lives and wellbeing of all its residents and demonstrate that Every Age Matters.



*Cr Liz McGlynn (standing at left) officiated at Sunday's launch of the Mornings, Melodies and Memories program. At right, some of the 62 patrons waiting for the Tivoli's cinema doors to open for the special screening of An Affair to Remember. Local songstress Claudia Hopper (below left) provides a musical treat for morning tea participants who gathered (below right) outside the cinema on Sunday morning.*



## 7.23 Technical Services Report



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

*DP9.1 Responsibly manage asset renewal and maintenance for current and future generations*

*DP9.4 Maintain parks, ovals and recreational facilities to approved standards*

**Author:** Director – Technical Services

### 1. Council Road Crew Locations Week Commencing 14.11.2022

- Graders
  - Buggajool
  - Gunn/Sandy Creek Road
  - Tuggerbach Road
  - Heaths Lane
- Gravel Carting
  - Blackstocks
- Maintenance Crews (Bobcat/Backhoe)
  - Shire Roads

### 2. Council Road Crew Locations Week Commencing 21.11.2022

- Graders
  - Buggajool
  - Gunn/Sandy Creek Road
  - Bradburys Lane
  - Naradhan Road
  - Heaths Road
- Gravel Carting
  - Blackstocks
- Maintenance Crews (Bobcat/Backhoe)
  - Shire Roads

### 3. Council Road Crew Locations Week Commencing 28.11.2022

- Graders
  - Carmichaels Lane
  - Girral Road
  - Slattterys Lane
  - Dunlops Lane
- Gravel Carting
  - Blackstocks
- Maintenance Crews (Bobcat/Backhoe)
  - Shire Roads

#### **4. Village Maintenance**

- All parks mown and tidied
- Village main streets swept and rubbish removed
- Trees trimmed and fallen branches picked up
- Village entrances and streets mown and trimmed
- All village park play grounds inspected for safety
- Parks irrigation checked
- Weed spraying carried out
- Ungarie main st watering system checked as required

#### **5. Park Maintenance**

- McCann Park, Barnado Park and small parks and areas mown, trimmed and maintained
- Maintenance to Herridge Park, Coinda Park, Wyalong court house
- Lawn and monument cemetery maintenance works carried out
- Public amenities cleaned and maintained
- Playground inspections completed and repairs carried out
- Graves back filled at cemetery and tanks pumped out
- All parks and airport sprayed for weeds
- Park toilets cleaned and maintenance work carried out

#### **6. Ovals Maintenance**

- Maintenance to sporting ovals and surrounds
- Irrigation checks carried out on all ovals and surrounds
- Broad leaf weeds sprayed at all sports grounds
- Line marking on ovals for sporting groups

#### **7. Town Maintenance**

- Star lane cleaned and tidied
- Town areas mown and trimmed
- Town trees trimmed and watered as needed
- Main street gardens weeded and watered
- Small pot holes repaired in roads cold mix and jet patcher
- Clean out and spraying of town drains
- Aerodrome slashing inspections and maintenance work carried out
- Back filled low areas on nature strips
- Pre-school maintenance carried out
- Spraying aerodrome and town drains/nature strips as weather allows
- vandalism repairs and removal
- Council chambers lawns and gardens maintained

#### **8. West Wyalong Water Reliability project – Update**

Goldenfields Water County Council as project managers for this project have been liaising with Bland Shire Council staff and will provide monthly progress reports on the status of the project.

Killard Infrastructure have two crews working east to west on the two pipeline projects.

- Reticulation Main From Goldfields Way Reservoir:
  - Laid approx. 1km of pipe, now past Mallee St
  - Underbore across Compton Rd completed
  - Anticipated completion August 2023



- Supply main:
  - Laid approx. 2km of pipe, well into Compton Rd and approaching Graincorp (will reach Fred Kalms Rd. Week ending 2 December)
  - Underbore across Fred Kalms Rd completed
  - Remaining underbores to take place mid-January, including rail crossing (pending UGL approval)
  - Anticipated completion June 2023



Quay Civil – Contractor for the delivery of the Standpipe Reservoir

- Standpipe reservoir :
  - Access roadworks completed
  - Base/footing slab reinforcement completed, concrete to be poured on Tuesday 6th December
  - First wall concrete pour to occur in January
  - Anticipated completion August 2023

Goldenfileds Water County Council – undertaking Pump Station works

- Pump station at Standpipe Reservoir site
  - Pumps have been purchased waiting on supply
  - Contractor has been engaged to build the pump shed
  - Pipe materials will go out for RFQ this month
  - Due to safety concerns with the exclusion zone of the crane and scaffolding, GWCC anticipate starting works on the pumpstation June-July 2023



## 7.24 Development Services Activity Report – November 2022



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

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

**Author:** Manager Development & Regulatory Services

### PLANNING AND BUILDING ACTIVITIES UPDATE

The following DA applications were approved during November 2022:

Application No	Description	Location	Consent Authority	Approval Date
DA2023/0030	Air Transport Facility – Addition of one (1) self bunded aviation fuel tank	13510 Newell Highway, West Wyalong	Staff	1/11/2022
DA2023/0032	Storage shed	25 Caroon Street, Ungarie	Staff	3/11/2022
DA2023/0035	Subdivision – Creation of one (1) additional Lot	419 Uncle Bills Road, Lake Cowal	Staff	21/11/2022
DA2023/0039	Removal of one (1) tree	28 Welcome Street, West Wyalong	Staff	14/11/2022

## REGULATORY ACTIVITIES UPDATE

### Dog Attacks

There were two (2) dog attacks reported during November 2022. Resulting in two (2) infringement notices being issued.

### Companion Animal Seizure and Impound Activities November 2022

<b>Seizure Activities:</b>	<b>Dogs</b>	<b>Cats</b>
Seized	2	2
Returned to Owner	2	0

<b>Impounding Activities:</b>	<b>Dogs</b>	<b>Cats</b>
Animals in pound at start of month	4	3
<b>Incoming Animals</b>		
Transferred from Seizure Activities	0	2
Dumped at Pound	3	9
Surrendered	4	0
<b>Total Animals in Pound</b>	<b>11</b>	<b>14</b>

<b>Outgoing Animals</b>		
Released to Owner	0	1
Euthanased	0	0
Rehoused	2	4
Sold	0	0
Died at Pound	0	0
Stolen	0	0
Escaped	0	0
<b>Total Animals Leaving Pound</b>	<b>2</b>	<b>5</b>
Animals in Pound at end of Month	9	9

## REPORTS OF COMMITTEES

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

*DP10.6 Regular consultation with key industry, business and stakeholders*

Committee	Date/s	Minutes attached
NSW Country Mayors Association	18 November 2022	✓

Section 355 Committees	Date/s	Minutes attached
Wyalong School of Arts & Hall	24 October 2022	✓

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### **Recommendation:**

That the Council receive and note the delegate and committee reports from Councillors and Committee meeting minutes as presented.

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# Country Mayors Association of NEW SOUTH WALES Inc

Chairperson: Cr Ken Keith  
PO Box 337 Parkes NSW 2870  
02 6861 2333  
ABN 92 803 490 533

## AGM MINUTES

### ANNUAL GENERAL MEETING

FRIDAY, 18 NOVEMBER 2022, THEATRETTE, PARLIAMENT HOUSE, SYDNEY

The meeting opened at 10.45 a.m.

#### 1. ATTENDANCE:

Armidale Regional Council, Mayor, Cr Sam Coupland, Mayor  
Ballina Shire Council, Cr Sharon Cadwallader, Mayor  
Bathurst Regional Council, Cr Robert Taylor, Mayor  
Bega Valley Shire Council, Cr Russell Fitzpatrick, Mayor  
Bellingen Shire Council, Cr Steve Allan, Mayor  
Berrigan Shire Council, Cr Matthew Hannan, Mayor  
Bland Shire Council, Cr Brian Monaghan, Mayor  
Bland Shire Council, Mr Grant Baker General Manager  
Blayney Shire Council, Cr Scott Ferguson, Mayor  
Blayney Shire Council, Mr Mark Dicker, General Manager  
Byron Shire Council, Cr Michael Lyon, Mayor  
Byron Shire Council, Mr Mark Arnold, General Manager  
Coolamon Shire Council, Cr David McCann, Mayor  
Coolamon Shire Council, Mr Tony Donoghue, General Manager  
Coonamble Shire Council, Cr Tim Horan, Mayor  
Coonamble Shire Council, Mr Ross Earl, Acting General Manager  
Dubbo Regional Council, Cr Mathew Dickerson, Mayor  
Dungog Shire Council, Cr John Connors, Mayor  
Gulgandra Shire Council, Cr Doug Batten, Mayor  
Gulgandra Shire Council, Mr David Neeves, General Manager  
Glen Innes Shire Council, Cr Rod Banham, Mayor  
Glen Innes Shire Council, Cr Troy Arandale, Deputy Mayor  
Goulburn Mulwaree Council, Cr Bob Peter Walker, Mayor  
Goulburn Mulwaree Council, Mr Aaron Johansson, CEO  
Gunnedah Shire Council, Cr Jamie Chaffey, Mayor  
Gunnedah Shire Council, Mr Eric Growth, General Manager  
Gwydir Shire Council, Cr John Coulton, Mayor  
Hilltops Council, Cr Margaret Roles, Mayor  
Inverell Shire Council, Cr Paul Harmon, Mayor  
Kempsey Shire Council, Cr Leo Hauville, Mayor  
Kempsey Shire Council, Mr Craig Milburn, General Manager  
Kiama Municipal Council, Cr Neil Reilly, Mayor

Kiama Municipal Council, Ms Jane Stroud, General Manager  
Kyogle Council, Cr Kylie Thomas, Mayor  
Lachlan Shire Council, Cr John Medcalf, Mayor  
Liverpool Plains Shire Council, Cr Doug Hawkins, Mayor  
Liverpool Plains Shire Council, Ms Joanna Sangster, General Manager  
Lockhart Shire Council, Cr Greg Verdon, Mayor  
Lockhart Shire Council, Mr Peter Veneris, General Manager  
Mid-Western/Mudgee Regional Council, Cr Des Kennedy, Mayor  
Mid-Western/Mudgee Regional Council, Mr Brad Cam, General Manager  
Murray River Council, Cr Christopher Bilkey, Mayor  
Murray River Council, Mr Terry Dodds, General Manager  
Narrabri Shire Council, Cr Ron Campbell, Mayor  
Narrandera Shire Council, Mr George Cowan, General Manager  
Narromine Shire Council, Cr Craig Davies, Mayor  
Parkes Shire Council, Cr Ken Keith, Mayor  
Port Stephens Council, Cr Ryan Palmer, Mayor  
Port Stephens Council, Mr Tim Crosdale, General Manager  
Shoalhaven City Council, Cr Paul Ell, Deputy Mayor  
Singleton Council, Cr Sue Moore, Mayor  
Snowy Valleys Council, Cr Ian Chaffey, Mayor  
Tamworth Regional Council, Cr Russell Webb, Mayor  
Temora Shire Council, Cr Rick Firman, Mayor  
Temora Shire Council, Mr Gary Lavelle, General Manager  
Tenterfield Shire Council, Cr Bronwyn Petrie, Mayor  
Upper Lachlan Shire Council, Cr Pam Kensit, Mayor  
Uralla Shire Council, Cr Bob Crouch, Deputy Mayor  
Uralla Shire Council, Ms Christine Valencius,, Director Corporate and Community  
Wagga Wagga City Council, Cr Dallas Tout, Mayor  
Walcha Council, Cr Eric Noakes, Mayor  
Walcha Council, Mr Barry Omundson, General Manager  
Warren Shire Council, Cr Milton Quigley, Mayor  
Warrumbungle Shire Council, Cr Ambrose Doolan, Mayor  
Warrumbungle Shire Council, Mr Roger Bailey, General Manager  
Weddin Shire Council, Cr Craig Bembrick, Mayor  
Weddin Shire Council, Ms Noreen Vu, General Manager  
Wingecarribee Shire Council, Mr Viv May, Interim Administrator  
Wingecarribee Shire Council, Ms Lisa Miscamble, General Manager  
ALGA, Cr Linda Scott, President  
Office of Local Government, Ms Ally Dench, Executive Director  
Office of Local Government, Ms Karen Purser, Manager Engagement

## **APOLOGIES**

AS READ

## **2. ADOPTION OF MINUTES OF PREVIOUS MEETING:**

RESOLVED that the minutes of the Adjourned Annual General Meeting held on 11 March 202 be accepted as a true and accurate record (Temora Shire Council / Bathurst Regional Shire Council).

**3. Chairman's Report**

Chairman Cr Ken Keith outlined the years highlights and thanked everybody for their support during his terms

RESOLVED That the Chairman's report be received and noted (Parkes Shire Council /Bathurst Regional Council)

**4. Secretaries Report – Financial Report**

RESOLVED That the financial reports for the 2021/22 year as tabled be accepted (Narromine Shire Council Council/ Bland Shire Council)

**5. Position of Immediate Past President**

RESOLVED that notice of 2 months be given to members to change the Associations Constitution to provide for the position of Immediate Past President to be a member of the Executive (Singleton Council / Goulburn Mulwaree Council)

**6. Returning Officer**

RESOLVED That the Returning Officer for the conduct of the elections be Mr Allan Burgess (Inverell Shire Council / Bland Shire Council)

**7. Election of Office Bearers**

**7.1 Chairperson**

The Returning Officer advised that nominations closed on the 15 November 2022 and that he had received one nomination in writing for Cr Jamie Chaffey, Gunnedah Shire Council, who was nominated by Temora Shire Council and Narromine Shire Council. As there was only one nomination the Returning Officer declared Cr Jamie Chaffey elected Chairman for the 2022/23 and 2023/24 years

**7.2 Vice Chairperson**

The Returning Officer advised that nominations closed on the 15 November 2022 and that he had received one nomination in writing. for Cr Rick Firman, Mayor, Temora Shire Council who was nominated by Gunnedah Shire Council and Narromine Shire Council As there was only one nomination the Returning Officer declared Cr Rick Firman elected as Vice Chairperson for the 2022/23 years

**7.3 Secretary/Public Officer**

RESOLVED That Mr Eric Growth General Manager Gunnedah Shire Council, be appointed Secretary/Public Officer (Parkes Shire Council / Uralla Shire Council)

**7.4 Executive**

Twelve nominations were received for the eight ordinary members of the Executive Committee. Nominations were received for Clr Sam Coupland Armidale Regional Council, Clr Craig Davies, Narromine Shire Council, Clr Russell Fitzpatrick, Bega Valley Shire Council, Clr Matthew Hannan, Berrigan Shire Council, Clr Paul Harmon, Inverell Shire Council, Clr Pam Kensit, Upper Lachlan Shire Council, Cr Ken Keith, Parkes Shire Council, Clr John Medcalf, Lachlan Shire Council, Clr

Phyllis Miller, Forbes Shire Council, Clr Sue Moore, Singleton Council, Clr Kylie Thomas, Kyogle Council and Clr Russell Webb, Tamworth Regional Council As it was resolved earlier in the meeting that the Immediate Past President shall be a committee member when the constitution is changed Cr Ken Keith withdrew his nomination from the ballot leaving eleven nominations for eight positions. Ballot papers were distributed and a count of the ballot papers was conducted by Clr Linda Scott and Ms Ally Dench. The meeting continued

#### **8. Signatories to CMA Bank Accounts**

RESOLVED that the signatories to the CMA Bank Accounts No 260210575727 and No 250210246625 be the General Manager, CFO (Accountant), and Director Corporate Services of Gunnedah Shire Council (Gwydir Shire Council / Upper Lachlan Shire Council)

#### **9. SETTING OF ANNUAL MEMBERSHIP FEES**

RESOLVED That the fees for the 2022/23 year remain at \$750 for Councils with a population of 10,000 and over, and Councils with a population of less than 10,000 paying 75% \$562.50 (Lockhart Shire Council / Inverell Shire Council)

#### **8. Secretariat**

RESOLVED That Allan Burgess trading as Alkanat Consulting be appointed the Secretariat (Gwydir Shire Council / Dubbo Lachlan Council)

#### **9. Meeting dates for 2021**

RESOLVED that the meeting dates for 2023 be 10 March, 26 May, 4 August and 3 November (Coonamble Shire Council / Inverell Shire Council)

#### **10. Executive**

To allow the counting of votes to continue the AGM was adjourned at 11.07am and resumed at 11.52am

Following the count of the votes the Returning Officer declared the following delegates elected to the Executive for the 2022/23 and 2023/24 years

- Clr Russell Webb Tamworth Regional Council
- Clr Sam Coupland Armidale Regional Council
- Clr Craig Davies Narromine Shire Council
- Clr Russell Fitzpatrick Bega Valley Shire Council
- Cr Kylie Thomas Kyogle Council
- Clr Sue Moore Singleton Council
- Clr John Medcalf Lachlan Shire Council

- Clr Phyllis Miller Forbes Shire Council

There being no further business the meeting closed at 11.54 am.

Cr Ken Keith  
Chairman Country Mayor's Association of NSW





# Country Mayors Association Inc of NEW SOUTH WALES

Chairperson: Cr Ken Keith OAM  
PO Box 337 Parkes NSW 2870  
02 6861 2333  
ABN 92 803 490 533

## MINUTES

### GENERAL MEETING

FRIDAY, 18 NOVEMBER 2022 THEATRETTE, PARLIAMENT HOUSE, SYDNEY

The meeting opened at 8.32 a.m.

#### 1. ATTENDANCE:

Armidale Regional Council, Mayor, Cr Sam Coupland, Mayor  
Ballina Shire Council, Cr Sharon Cadwallader, Mayor  
Bathurst Regional Council, Cr Robert Taylor, Mayor  
Bega Valley Shire Council, Cr Russell Fitzpatrick, Mayor  
Bellingen Shire Council, Cr Steve Allan, Mayor  
Berrigan Shire Council, Cr Matthew Hannan, Mayor  
Bland Shire Council, Cr Brian Monaghan, Mayor  
Bland Shire Council, Mr Grant Baker General Manager  
Blayney Shire Council, Cr Scott Ferguson, Mayor  
Blayney Shire Council, Mr Mark Dicker, General Manager  
Byron Shire Council, Cr Michael Lyon, Mayor  
Byron Shire Council, Mr Mark Arnold, General Manager  
Coolamon Shire Council, Cr David McCann, Mayor  
Coolamon Shire Council, Mr Tony Donoghue, General Manager  
Coonamble Shire Council, Cr Tim Horan, Mayor  
Coonamble Shire Council, Mr Ross Earl, Acting General Manager  
Dubbo Regional Council, Cr Mathew Dickerson, Mayor  
Dungog Shire Council, Cr John Connors, Mayor  
Gilgandra Shire Council, Cr Doug Batten, Mayor  
Gilgandra Shire Council, Mr David Neeves, General Manager  
Glen Innes Shire Council, Cr Rod Banham, Mayor  
Glen Innes Shire Council, Cr Troy Arandale, Deputy Mayor  
Goulburn Mulwaree Council, Cr Bob Peter Walker, Mayor  
Goulburn Mulwaree Council, Mr Aaron Johansson, CEO  
Gunnedah Shire Council, Cr Jamie Chaffey, Mayor  
Gunnedah Shire Council, Mr Eric Growth, General Manager  
Gwydir Shire Council, Cr John Coulton, Mayor  
Hilltops Council, Cr Margaret Roles, Mayor  
Inverell Shire Council, Cr Paul Harmon, Mayor

Kempsey Shire Council, Cr Leo Hauville, Mayor  
Kempsey Shire Council, Mr Craig Milburn, General Manager  
Kiama Municipal Council, Cr Neil Reilly, Mayor  
Kiama Municipal Council, Ms Jane Stroud, General Manager  
Kyogle Council, Cr Kylie Thomas, Mayor  
Lachlan Shire Council, Cr John Medcalf, Mayor  
Liverpool Plains Shire Council, Cr Doug Hawkins, Mayor  
Liverpool Plains Shire Council, Ms Joanna Sangster, General Manager  
Lockhart Shire Council, Cr Greg Verdon, Mayor  
Lockhart Shire Council, Mr Peter Veneris, General Manager  
Mid-Western/Mudgee Regional Council, Cr Des Kennedy, Mayor  
Mid-Western/Mudgee Regional Council, Mr Brad Cam, General Manager  
Murray River Council, Cr Christopher Bilkey, Mayor  
Murray River Council, Mr Terry Dodds, General Manager  
Narrabri Shire Council, Cr Ron Campbell, Mayor  
Narrandera Shire Council, Mr George Cowan, General Manager  
Narromine Shire Council, Cr Craig Davies, Mayor  
Parkes Shire Council, Cr Ken Keith, Mayor  
Port Stephens Council, Cr Ryan Palmer, Mayor  
Port Stephens Council, Mr Tim Crosdale, General Manager  
Shoalhaven City Council, Cr Paul Ell, Deputy Mayor  
Singleton Council, Cr Sue Moore, Mayor  
Snowy Valleys Council, Cr Ian Chaffey, Mayor  
Tamworth Regional Council, Cr Russell Webb, Mayor  
Temora Shire Council, Cr Rick Firman, Mayor  
Temora Shire Council, Mr Gary Lavelle, General Manager  
Tenterfield Shire Council, Cr Bronwyn Petrie, Mayor  
Upper Lachlan Shire Council, Cr Pam Kensit, Mayor  
Uralla Shire Council, Cr Bob Crouch, Deputy Mayor  
Uralla Shire Council, Ms Christine Valencius,, Director Corporate and Community  
Wagga Wagga City Council, Cr Dallas Tout, Mayor  
Walcha Council, Cr Eric Noakes, Mayor  
Walcha Council, Mr Barry Omundson, General Manager  
Warren Shire Council, Cr Milton Quigley, Mayor  
Warrumbungle Shire Council, Cr Ambrose Doolan, Mayor  
Warrumbungle Shire Council, Mr Roger Bailey, General Manager  
Weddin Shire Council, Cr Craig Bembrick, Mayor  
Weddin Shire Council, Ms Noreen Vu, General Manager  
Wingecarribee Shire Council, Mr Viv May, Interim Administrator  
Wingecarribee Shire Council, Ms Lisa Miscamble, General Manager  
LGNSW, Cr Darriea Turley, President  
ALGA, Cr Linda Scott, President  
Office of Local Government, Ms Ally Dench, Executive Director  
Office of Local Government, Ms Karen Purser, Manager Engagement

**APOLOGIES:**

As submitted

**SPECIAL GUESTS**

- (a) Cllr Linda Scott, President, ALGA
- (b) Cllr Darriea Turley Am, President, LGNSW

- (c) Mr Craig Carmody, CEO, Port of Newcastle
- (d) Hon Wendy Tuckerman MP, Minister for Local Government
- (e) Ms Carmel Donnelly PSM, Chair, Independent Pricing and Regulatory Tribunal (IPART) NSW

**2. ADOPTION OF MINUTES OF PREVIOUS MEETING:**

RESOLVED that the minutes of the General Meeting held on 5 August 2022 be accepted as a true and accurate record (Lachlan Shire Council / Kiama Municipal Council).

**3. Matters Arising from the Minutes**

NIL

**4. Mr Craig Carmody, CEO, Port of Newcastle**

Mr Carmody thanked councils for their support which made a historic difference in seeking the removal of the financial penalty to build the container terminal. Newcastle is the largest port on the east side of Australia and the only port to access inland rail. The port currently is only being 50% utilized. Coal is 70% of the ports income and by 2030 50% of income will come from non coal. Special mention was given to the support from the member of Northern Tablelands, Lake Macquarie, Upper Hunter and the Treasurer Matt Kean. The Bill has passed parliament and is awaiting the Governors assent. The container terminal will cost \$2.4billion to build and will be fully automated on 90 hectares and will take 5 years to get to operational status. The northwest and central west are the ports catchment areas and intermodals are planned for Moree, Narrabri, Gunnedah and Tamworth which will result in lower freight costs, use direct rail to the port, an opportunity to establish storage and packing facilities and be a rail heavy port.

**5. Clr Linda Scott, President, ALGA, Update**

Clr Scott reported on wins from the Federal Budget, the replacement of the building Better Regions Fund with Growing Regions Program and the Precincts Partnership Program, the new Housing Accord, the Independent Inquiry into Australia's Response to COVID 19, Regional Banking Closures and new Childcare Legislation, the National State of the Assets Report and the Final Report-SGS-Local Government -Productivity-Research Report

**6. Clr Darriea Turley Am, President, LGNSW, Update**

Clr Turley AM provided a report on the work of LGNSW since the last meeting including the Annual Conference 2022, and Severe Flooding in NSW and gave an advocacy update on Statewide Roads Emergency, the Federal Budget, IPART Rate Peg 2023/24 and review of Methodology, RFS Assets, and Agritourism Reforms The Association had advocacy wins with Pothole Funding, IPART Review of

Domestic Waste Management Charges, Standard Conditions of Consent Implementation, New Cemetery Licensing Scheme and Unlocking Homes Program

**4. Membership**

RESOLVED that Byron Shire Council and Lismore City Council be admitted as members of the Association (Gunnedah Shire Council / Singleton Council)

**5. Immediate Past President**

RESOLVED that notice of 2 months be given to members to change the Associations Constitution to provide for the position of Immediate Past President to be a member of the Executive (Gunnedah Shire Council / Goulburn Mulwaree Council)

**6. CORRESPONDENCE**

Outward

- (a) Mr Tom O'Dea, Head of NBN Local NSW, thanking him for his presentation at our meeting held on the 5 August 2022
- (b) Cr Jacob Cass, Centre Manager, Parkes Country Universities Centre, thanking him for his presentation at our Skills Forum on the 4 August 2022
- (c) Cr Rick Firman thanking him for his participation in the Skills Forum held on the 4 August 2022
- (d) The Hon Fiona Hash, National Commissioner for Rural Education, thanking her for her presentation at our Skills Forum held on the 4 August 2022
- (e) The Hon Alister Henskens MP, Minister for Skills and Training, Minister for Science, Innovation and Technology, thanking him for his presentation to our Skills Forum held on the 4 August 2022
- (f) Mr Edward Cavanough, Executive Director and Director Policy, McKell Institute, thanking him for his presentation at our Skills Forum held on the 4 August 2022
- (g) Mr Tim Crakanthorp MP, Shadow Minister for Skills and TAFE and Shadow Minister for Tertiary Education, thanking him for his presentation at our Skills Forum held on the 4 August 2022
- (h) The Hon Anthony Roberts MP, Minister for Planning and Minister for Homes, thanking him for his presentation at our meeting held on the 5 August 2022
- (i) Ms Amy Dumbrell, Acting Director, Biodiversity Offsets Scheme and Dr Louisa Mamouny, Acting Executive Director, Biodiversity Credit Supply Fund and Taskforce, thanking them for their presentation at our meeting held on the 5 August 2022
- (j) Mr Justin Clancy MP, Parliamentary Secretary for Health, thanking him for his presentation at our meeting held on the 5 August 2022
- (k) The Hon Paul Toole MP, Deputy Premier, Minister for Regional NSW and Minister for Police, requesting a meeting to discuss regional and rural policing
- (l) The Hon Dominic Perrottet MP, Premier, extending an invitation to attend and present at our meeting to be held on the 18 November 2022
- (m) Mr Chris Minns MP, Leader of the Opposition, extending an invitation to attend and present at our meeting to be held on the 18 November 2022
- (n) The Hon Kristy McBain MP, Minister for Regional Development, Local Government and Territories, extending an invitation to attend and present at our meeting to be held on the 18 November 2022

- (o) The Hon Anthony Roberts MP, Minister for Planning and Minister for Homes, requesting a review of the Biodiversity Offset Scheme to overcome current difficulties being experienced in regional and rural NSW
- (p) The Hon James Griffin MP, Minister for Environment and Heritage, requesting a review of the Biodiversity Offset Scheme to overcome current difficulties being experienced in regional and rural NSW
- (q) Mr Vik Naidoo, Chief Strategy and Commercial Officer, TAFE NSW, outlining the Skills Forum suggestions for positive change and as the officer responsible for emerging market opportunities seeking ways to work together to improve skills acquisition in regional and rural NSW
- (r) The Chief Executive Officer, Australian Local Government Association, seeking a meeting to discuss the overturning by the Board of the adopted resolution to conduct a review of the Financial Assistance Grant Act 1995
- (s) The Hon Alister Henskens MP, Minister for Skills and Training, Minister for Science, Innovation and Technology, seeking a meeting with him to discuss skills issues that affect regional and rural NSW
- (t) The Hon Kristy McBain MP, Minister for Regional Development, Local Government and Territories requesting a review of the FAD's ACT
- (u) The Hon Andrew Gee MP, Shadow Minister for Regional Development, local Government and Territories requesting support for a review of the FAG's Act
- (v) The Hon Wendy Tuckerman MP, Minister for Local Government advising that the Association does not believe that councils are owners of RFS assets and that councils should maintain their position not to include them in their accounts if they wish to do so
- (w) Clr Linda Scott, President, ALGA forwarding copy of the letter to Minister McBain regarding a review of the FAG's Act

#### Inward

- (a) The Hon Mark Butler MP, Minister for Health and Aged Care regarding the Distribution Priority Area (DPA) changes
- (b) The Hon Bronnie Taylor MLC, Minister for Women, Minister for Regional Health, and Minister for Mental Health regarding regional and rural health initiatives
- (c) Cr Darriea Turley AM, President LGNSW, regarding The Building Better Regions Fund
- (d) Craig Carmody, CEO, Port of Newcastle, regarding the development of Newcastle Deepwater Container Terminal
- (e) Julie Briggs, CEO, Riverina JO, forwarding copy of correspondence sent to the Premier regarding construction times for major infrastructure works
- (f) Julie Briggs, CEO, Riverina JO, forwarding correspondence to Minister Roberts regarding introduction of Local Activation Precincts
- (g) Gwydir Shire Council thanking Country Mayors for our continuing efforts in respect of RFS Asset ownership
- (h) Cr Darriea Turley AM, President LGNSW to Clr Ken Keith OAM, on behalf of the LGNSW Board, Executive, our staff and members, thank you for your dedicated and highly respected service leading the CMA, and we look forward to continuing our strong alliance with the association.

NOTED

## 7. FINANCIAL REPORT

RESOLVED That the financial reports for the last quarter were tabled and accepted (Inverell Shire Council / Kiama Municipal Council)

## **8. Hon Wendy Tuckerman MP, Minister for Local Government**

The Minister thanked the Association for the opportunity to speak to members and advised that major efforts were going into advocacy for the rural roads emergency but current funding is not touching the surface. Approaches are being made to the Commonwealth Government for assistance. Legislation has passed for a Reconstruction Authority and there has been a focus on sustainability and input into the IPART rate increase. Legislation is to be enacted on misconduct after a consultancy period. The Emergency Services Levy will need to be increased

The General Meeting adjourned at 10.45am for the Annual General Meeting and resumed at 11.07am

## **9. Ms Carmel Donnelly PSM, Chair, Independent Pricing and Regulatory Tribunal (IPART) NSW**

IPART have been asked to investigate and make recommendations on:

1. options to set the rate peg methodology to ensure it is reflective of inflation and costs of providing local government goods and services
2. options to stabilise volatility in the rate peg and options for capturing more timely changes in council costs and inflation
3. alternate data sources to measure changes in councils' costs
4. options for capturing changes in councils' costs caused by external factors outside councils' control
5. the effectiveness of current Local Govt Cost index approach
6. the effectiveness of the population growth factor in achieving its intended purpose.

The current rate components are Rate Peg, Change in LGCI, Population Factor, Productivity Factor and Other Adjustments

Key issues so far are reflecting changes in inflation and costs, accuracy and predictability, accounting for new services and responsibilities, is the population factor working as intended, is climate change driving up costs and reducing complexity. The final report is expected to be available in May 2023. Workshops will be held at Wagga Wagga, Sydney, and Tamworth as well as online specifically for regional and rural and metropolitan

The General Meeting was adjourned at 11.52am for Annual General Meeting election results and resumed at 11.54

## **10. Presentation**

Clr Jamie Chaffey Chairman, thanked outgoing Chairman Clr Ken Keith for his contribution to the Association and to the Executive Committee and for his leadership over the past two years and Clr Rick Firman Vice Chairman, presented a gift to Clr Keith on behalf of the members of the Association

## **11. CMA State Election Priority – March 2023**

The Executive have endorsed a discussion paper on the March 2023 State Election Priorities and Clr Chaffey Chairman outlined the “Asks” that the Association proposes to put to political leaders in the leadup to the State election in respect to

Skills and Education

Health Services

Roads and Transport

Water Security

Housing

Crime, Law and Order

Telecommunications Blackspot Coverage

Disaster Preparedness and Funding

A number of suggestions were received by members such as comparing Bocsar crime statistics with other states with more police, reviewing why police are not coming to Regional and Rural NSW and to add the Red Fleet

It is important that Country Mayors get the Governments and Oppositions responses to the “Asks”

RESOLVED that the Country Mayors Association adopt the discussion paper in principle and members be asked for feedback to be received by the Secretariat by the 2 December 2022 (Gunnedah Shire Council / Gilgandra Shire Council)

## **12. Hon Adam Marshall MP**

Mr Marshall thanked members for their efforts in supporting the Port of Newcastle container terminal. The change was made in a bipartisan way. He stressed that Country Mayors will have a lot of influence in getting changes for the benefit of Regional and Rural NSW. There are a lot of opportunities to get commitment from political parties. Speak to parliamentarians and get change

## **13. Bland Shire Council RFS Assets**

A motion was moved by Bland Shire Council / Inverell Shire Council that Country Mayors forward a letter to all NSW MP's asking for their position on the RFS assets and how the depreciation should be handled

An amendment was moved by Gunnedah Shire Council / Lachlan Shire Council that a letter be written to all political parties asking their position on the RFS assets and how the depreciation should be handled

The amendment was put and was lost. The motion was put and was carried

RESOLVED that a media release be prepared on the RFS assets (Goulburn Mulwaree Council / Bland Shire Council)

## **14. Scholarships Sub Committee Report**

RESOLVED that the Scholarships Sub Committee Report on providing a scholarship to an existing CMA member staff be adopted (Temora Shire Council / Gunnedah Shire Council)

## **15. Use of Building Better Regions Fund Round 6**

RESOLVED that Due to the removal of the Federal Building Better Regions Fund and the criteria for the new Growing Region Program (yet to be released) members of the Country Mayors Association call on the Federal Government to establish a supplementary round of the Local Roads and Community Infrastructure Fund. This supplementary funding will assist Local Councils to fund the renewal and replacement of roads and community infrastructure damaged by weather events over the past two years.(Goulburn Mulwaree Council / Bland Shire Council)

There being no further business the meeting closed at 1.05pm.

Cr Ken Keith OAM  
Chairman Country Mayor's Association of NSW



MINUTES OF MEETING WYALONG SCHOOL OF ARTS & HALL COMMITTEE

DATE OF MEETING: 24 OCTOBER

2022

VENUE: WYALONG HALL

Meeting opened at 6.58 pm

PRESENT: Richard Tait, Des Lamb, Bev Fury, Michelle Lamb, Heather Good, Ron Good, Amanda Stitt

APOLOGIES: Terry Cronin

MINUTES OF PREVIOUS MEETING:

Read by Des Lamb

Moved: Des Lamb

Seconded: Amanda Stitt

File: ...	GOV-355-WSA	Action
Action Officer: ...	DCCS	<input type="checkbox"/>
REC'D	17 NOV 2022	
Copy to: .....		
Bland Shire Council		

BUSINESS ARISING FROM PREVIOUS MINUTES:

1. Bev still to write letter to April Haub re the use of the hall for monthly markets in event of inclement weather.
1. Bev sent letter to Council on 31 April 2022 and had a face to face meeting with Dave Wardell and another gentleman from Council but has heard nothing further since then. Bev to write to Council again and find out what is happening re the maintenance/repairs that need to be carried out.
2. Chris Butcher has repaired the lighting at the front of the Hall and we have received his invoice for \$845.
3. Bev to check with the Council what is happening re the sanding of the floor. Kerry advised that Julie Hampton said she will polish the floor if needed, we to supply the polish. We will re-visit this at the next meeting depending on response from Council.
4. Ronnie has done repairs to back gate entrance to hall.

TREASURER'S REPORT:

Treasurer's report attached.

Moved: Bev Fury

Seconded: Michelle Lamb

GENERAL BUSINESS:

5. Kerry enquired what the flag protocol was ie who can raise flag and who can't. Richard said there are rules in relation to the flag and these are with the flag.

Moved: Kerry moved we purchase a water proof flag and lighting for the flag so it can be used at appropriate times, not just on Anzac Day.

Seconded: Amanda Stitt

6. Bev will talk to Chris Butcher in relation to lighting the flag and what would be required and costs involved.

*BT*

7. Bev said we need to encourage other people to join the committee. It was suggested we put an add in the paper when we advertise the AGM also Wyalong School newsletter and posters/flyers in newsagents, post office, supermarket and other venues around town.

Moved: Bev Fury

Seconded: Heather Good

8. Richard tendered his resignation from all positions, effective from AGM.

9. AGM to be held on 6 December 2022 at 7.00 pm

Meeting closed at 7.44 pm

Signed:

  
.....

Desmond Lamb  
Secretary

CBA # 2137						
OPENING BANK BALANCE AS AT 01/07/2022						\$9,606.25
INCOME						
Date	Received From	Description	Amount of Invoice	GST	Amount received/paid	
1/07/2022	Community Radio	Rent	\$60.00	\$5.45	\$60.00	\$9,666.25
27/07/2022	Beth Boyd	Hall Hire	\$350.00	\$31.82	\$350.00	\$10,016.25
2/08/2022	Community Radio	Rent	\$60.00	\$5.45	\$60.00	\$10,076.25
4/08/2022	Masonic Lodge	Sale of Arch	\$75.00	\$6.82	\$75.00	\$10,151.25
1/09/2022	Community Radio	Rent	\$60.00	\$5.45	\$60.00	\$10,211.25
4/10/2022	Community Radio	Rent	\$60.00	\$5.45	\$60.00	\$10,271.25
15/10/2022	Beth Boyd	Hall Hire	\$35.00	\$3.18	\$35.00	\$10,306.25
24/10/2022	J Lynch	Hall Hire	\$165.00	\$15.00	\$165.00	\$10,471.25
	<b>Total GST received</b>			<b>\$78.64</b>		
<b>Total income 01/07/2022 - 24/10/2022</b>						<b>\$865.00</b>
EXPENDITURE						
Date	Paid To					
24/10/2022	C Butcher	Front lights	\$845.00	\$76.82	\$845.82	\$9,625.43
	<b>Total GST paid</b>			<b>\$76.82</b>		
<b>Total Expenditure 01/10/2022 -24/10/2022</b>						<b>\$845.82</b>
<b>BALANCE AS AT 24/10/2022</b>						<b>\$9,625.43</b>

<b>TERM DEPOSIT #6054</b>		
<b>OPENING BANK BALANCE AS AT 30/06/2022</b>		<b>2,354.58</b>
<b>Interest paid</b>		<b>1.69</b>
<b>BALANCE AS AT 24/10/2022</b>		<b>2,356.27</b>



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THE TREASURER  
 SCHOOL OF ARTS HALL COMMITTEE  
 8 CONWAY ST  
 WEST WYALONG NSW 2671

**Statement 293** (Page 1 of 2)  
**Account Number** 06 2621 00902137  
**Statement Period** 1 Jul 2022 - 30 Sep 2022  
**Closing Balance** \$10,211.25 CR  
**Enquiries** 13 1998  
 (24 hours a day, 7 days a week)

## Society Cheque Account

If this account has an attached overdraft limit or facility which is secured over your primary place of residence or over a residential investment property you should ensure that the property is insured in accordance with the terms and conditions of the mortgage. If you have any queries about your insurance cover you should contact your insurer. Information on property insurance can also be found on [www.moneysmart.gov.au](http://www.moneysmart.gov.au). Note, if this account has an attached overdraft limit or facility and we send you a statement every 4 or 6 months, we will update your statement preference to every 3 months as part of changes made to the new Banking Code of Practice from 1 July 2019.

**Name:** WYALONG SCHOOL OF ARTS HALL COMMITTEE

**Note:** Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

Date	Transaction	Debit	Credit	Balance
01 Jul	2022 OPENING BALANCE			\$9,606.25 CR
01 Jul	Direct Credit 049045 SWSCU COMMUNITY RADIO		60.00	\$9,666.25 CR
27 Jul	Fast Transfer From BETH BOYD wednesday hall hire boyd	350.00		\$10,016.25 CR
02 Aug	Direct Credit 049045 SWSCU COMMUNITY RADIO		60.00	\$10,076.25 CR
04 Aug	DEPOSIT CASH \$0.00 CHEQUE \$75.00 Branch WEST WYALONG		75.00	\$10,151.25 CR
01 Sep	Direct Credit 049045 SWSCU COMMUNITY RADIO		60.00	\$10,211.25 CR
30 Sep	2022 CLOSING BALANCE			\$10,211.25 CR
<b>Opening balance</b>				
		<b>Total debits</b>	<b>Total credits</b>	<b>Closing balance</b>
	\$9,606.25 CR	Nil	\$605.00	\$10,211.25 CR

15/10/2022	35 Fast Transfer From BETH BOYD Hall hire for the 12/10 final night hall hire ig by boyd	10306.25
4/10/2022	60 Direct Credit 049045 SWSCU COMMUNITY RADIO	10271.25

