

Business Paper

Council Meeting

18 March 2025

OUR VISION, MISSION AND VALUES



CALENDAR OF MEETINGS

Meeting Dates	Time	Meeting	Location
March 2025			
Tuesday, 4	6.00pm	Council Workshop	Council Chambers
Monday, 17	6.15pm	GM Performance Review Panel	Council Office
Tuesday, 18	6.30pm	Council Meeting	Council Chambers
Wednesday, 19	10.00am	Bushfire Management Committee	Temora
Friday, 21	9.30am	Country Mayors Police Meeting	Online
Monday, 24	9.30am	ARIC	West Wyalong
Wednesday, 26	6.30pm	Main St Revitalisation Community Meeting	Council Chambers
Thursday, 27	9.00am	Mining & Energy Related Councils	Sydney
Friday, 28	9.00am	Country Mayors	Sydney
April 2025			
Tuesday, 1	6.00pm	Council Workshop	Council Chambers
Tuesday, 15	6.30pm	Council Meeting	Council Chambers
Tuesday, 22	6.00pm	Council Workshop	Council Chambers

ORDER OF BUSINESS

1. **RECORDING OF MEETING STATEMENT**
2. **ACKNOWLEDGEMENT OF COUNTRY**
3. **ATTENDANCE AND APOLOGIES FOR NON-ATTENDANCE**
4. **DISCLOSURES OF INTEREST**
5. **CONFIRMATION OF MINUTES**

5.1 Minutes of the Council Meeting held on 18 February 2025

5.2 Matters arising from Minutes

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7. REPORTS OF COMMITTEES

REPORTS FROM STAFF

Section 1 – Executive Services

6.1 Monthly Status Report – Council Meeting Actions: March 2025



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 monthly 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.

Recommendation:

That Council receive and note the Monthly Status Report - Council Meeting Actions: March 2025.

Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
MARCH 2024		
Proposed Road Closure – Gordons Lane RESOLVED that Council: 1. endorse the closure of the public road known as Gordons Lane between Clear Ridge Road and Blands Lane 2. that the closure be subject to all parties along the road agreeing to the closure and funding Council's road closure application fees and all other associated fees including, advertising, survey, legal and land purchasing costs 3. receive a further report to consider any submissions lodged during the notification period to determine the approval for the proposal 4. receive a further report to consider the property valuers report and determination of any sale price.	Director Technical Services	Letters sent to adjoining landowners. 12/02/25 Council continues to seek written acceptance from all parties.
JULY 2024		
Barmedman Community Section 355 Committee 06072024 RESOLVED that Council: a) Disband the Barmedman Community Committee – a Section 355 Committee of Council. b) Endorse the negotiations with the Barmedman Community Centre Incorporated. c) Determine that the Funds remaining within the Barmedman Community Committee account be utilised to undertake improvement works within the village of Barmedman.	Director Corporate & Community Services	29/7/24: Committee members advised of Council decision to disband Section 355 Committee. Meeting held with Barmedman Community Centre Inc on maintenance and funding options with Memorandum of Understanding to be finalised for signing. 5/3/25 Discussions with BCCI continuing following draft MoU. Discussions centre on provision of financial support for community improvements.
AUGUST 2024		
Sealing Central Road – Funding Contribution 13082024 RESOLVED that Council: 1. Accept the contribution of \$100,000 (inc GST) from Graincorp towards the sealing of Boundary Street from the Graincorp exit to Compton Road. 2. That Council fund the remainder of the works from the Roads to Recover allocation in the 2025/2026 financial year.	Director Technical Services	Design work to commence in 2025.

Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
Strengthening Communities Grant Policy 19082024 RESOLVED that Council: 1. Review the strengthening community grant policy to include a maximum per annum funding of \$5000 per group. 2. Any in kind support be included in this allocation. 3. Any joint ventures be approved by a majority of Councillors. 4. Any funding greater than that allowed in the strengthening community fund must be included in the approved budget set for the year.	Director Corporate & Community Services	30/9/24 - Further discussions and review of the policy to be undertaken with new Council to determine a consistent approach to requests for funding, 5/3/25 - Workshop scheduled for 22/4/25 to establish grant areas and limits.
OCTOBER 2024		
Part Day Public Holiday Application – West Wyalong Show 2025-2026 21102024 RESOLVED that 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 3 September 2025 and Wednesday 2 September 2026 covering the whole of the Bland Shire area.	Director Corporate & Community Services	Application made to NSW Industrial Relations. Letters sent to the schools & Evolution requesting feedback. Submissions will be received until 5pm 2/12/24 with a summary of those submissions to be sent to NSWIR by 4/12/24. 5/3/25 - Application awaiting Ministerial Approval.
Endorsement of Revised Revenue Policy 2024/25 - Underground Petroleum Storage Systems (UPSS) 23102024 RESOLVED that Council:- 1. endorse the new charge of \$280 per Underground Petroleum Storage System inspection to be included in Councils Revenue Policy 2024/25 and place it on public exhibition for a period of 28 days commencing 16 October 2024 2. should there be comments received from the community on the proposed amendment to the Bland Shire Revenue Policy 2024/25, a further report be prepared and presented to Council 3. Should there be no comment from the community within the 42-day commentary period, Council formally adopt the amendment to the Bland Shire Council Revenue Policy 2024/25	Manager Development & Regulatory Services	On display until 18/11/2024. Commentary period concludes 02 December 2024.
NOVEMBER 2024		
Council Meeting and Workshop Dates 2025 07112024 RESOLVED that Council adopt the Council Meeting and Workshop Schedule for 2025 as provided in Attachment A.	Director Corporate & Community Services	Completed.

Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
Adoption Of Social Media Policy 09112024 RESOLVED that: 1. Council endorses the revised Social Media Policy and places it on public exhibition from Friday 22 November 2024 for a period of 28 days. 2. following the period of exhibition and submission period to allow for written submissions to be made, any suggested amendments to the plan be made and a further report be presented to Council prior to its formal adoption.	Director Corporate & Community Services	Social Media Policy is on public exhibition with submissions open until 5pm 17/01/25. 5/3/25 - Social Media Policy adopted February 2025 – Resolution No: 10022025
Endorsement of the Bland Shire Code of Conduct 11112024 RESOLVED that Council: 1. endorse the existing Bland Shire Council Code of Conduct 2020 and Procedures for the Administration of the Code of Conduct 2020 until the completion of the Councillor Conduct Framework Review by the Office of Local Government. 2. seek Expressions of Interest from suitably qualified persons to be included on Council's Panel of Conduct Reviewers.	Director Corporate & Community Services	5/3/25 - Confirmation to be sought of Conduct Reviewers Panel endorsed by Riverina Eastern Regional Organisation of Councillors prior to seeking Expressions of Interest..
Endorsement of the Bland Shire Council Code of Meeting Practice 12112024 RESOLVED 1. Council endorse the Bland Shire Council Code of Meeting Practice subject to replacing clause 3.9 as: -. 'A councillor may give notice of any business they wish to be considered by the council at its next ordinary meeting by way of a notice of motion. To be included on the agenda of the meeting, the notice of motion must be in writing and must be submitted at least eight (8) days by 5pm before the meeting is to be held.' 2. at the completion of the Councillor Conduct Framework review process, and should it be required, a revised Code of Meeting Practice be prepared for further consideration by Council.	Director Corporate & Community Services	Complete.
Endorsement of the DRAFT Community Strategic Plan 2025-2035 13112024 RESOLVED that: 1. Council endorse the Draft Community Strategic Plan 2025-2035 - Building a Sustainable Community: Empowering People, Promoting Fairness, and Achieving Progress and place it on public exhibition from Friday 22 November 2024 until Friday 31 January 2025 for community comment and feedback. 2. following the period of exhibition and submission period to allow for written submissions to be made, any suggested amendments to the plan be made and a further report be presented to Council prior to its formal adoption.	Director Corporate & Community Services	Draft Community Strategic Plan 2025-2035 is on public exhibition with submissions open until 5pm 31/01/2025. Emails have been sent to Council's stakeholder register. 18/02/25 - Report presented to February meeting. Refer Resolution No: 11022025. Complete

Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
Endorsement of the DRAFT Payment of Expenses and Provision of Facilities to Councillors Policy 14112024 RESOLVED that: 1. Council endorses the DRAFT Payment of Expenses and Provision of Facilities to Councillors Policy and places it on public exhibition for a period of 28 days from Friday 20 November 2024 for community comment. 2. following the period of exhibition and a minimum period of 14 days following be permitted to allow for written submissions to be made, a further report be presented to Council prior to the formal adoption of the Policy.	Director Corporate & Community Services	Draft Payment of Expenses and Provision of Facilities to Councillors Policy is on public exhibition with submissions open until 5pm 17/01/25. 5/3/25 - Payment of Expenses and Provision of Facilities to Councillors Policy adopted February 2025 – Resolution No: 09022025
DECEMBER 2024		
Enterprise Risk Management Policy 07122024 RESOLVED that Council adopts the revised Risk Management Policy.	Director Corporate & Community Services	Completed – Enterprise Risk Management Policy adopted December 2024 – Resolution No: 07122024.
Animal Pound Tender 08122024 RESOLVED: 1. That Council delegates to the General Manager the authority to enter into a contract with the successful tenderer for the construction of the animal pound where the contract value is contained within the funding allocation in the adopted budget and grant funding allocation. 2. That should the tender process not result in identifying a successful tenderer, that the Council delegates to the General Manager the authority to reject all tender submissions and enter into negotiations with suppliers for completion of the works in accordance with the Local Government (General) Regulation 2021 s 178(3)(e) as Council must have the works completed prior to the funding deadline. 3. That Council delegates to the General Manager, subject to the requirements of the Local Government Act 1993 section 377 and the adopted budget, the authorities of Council to take action required to ensure the delivery of the Pound project within the grant funding timeframe. 4. That should the General Manager exercise any delegated authority in relation to the construction of the Pound, that a further report be provided to the next Council meeting, outlining the details of the authority	Acting Director Technical Services	11/02/25 Letter of Award issued, and Contractor engaged. Report to be prepared for March Council meeting.

Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
JANUARY 2025		
Girral Road Project 03012025 RESOLVED That Council approve an additional funding allocation of \$3.5m for the Girral Road project, consisting of \$2m from Council's Roads to Recovery program (\$0.5m - 2024-25 and \$1.5m 2025-26) with a supplementary vote of \$1.5m through the March quarterly budget review.	Acting Director Technical Services	
FEBRUARY 2025		
Hearts of Gold Festival 2025 05022025 RESOLVED that Council support the 2025 Hearts of Gold Festival by:- <ul style="list-style-type: none"> • making a donation of \$10,000 from the 2024/25 Strengthening Communities budget, and, • provisions be made for up to \$6,000 in the 2025/26 budget allocation providing traffic management services and venue hire costs. 	General Manager	21/02/25 - Letter of support provided to Evolution Complete
Proposed changes to the Model Code of Meeting Practice 08022025 RESOLVED that Council endorses the draft submission to the NSW Office of Local Government proposed amendments to the Model Code of Meeting Practice.	Director Corporate & Community Services	Completed - Submission lodged Friday 21/2/25. DocID 830892
Adoption of the Payment of Expenses and Provision of Facilities to Councillors Policy 09022025 RESOLVED that Council adopts the amended Payment of Expenses and Provision of Facilities to Councillors Policy.	Director Corporate & Community Services	Completed - 5/3/25 - Payment of Expenses and Provision of Facilities to Councillors Policy adopted February 2025 – Resolution No: 09022025
Adoption of Social Media Policy 10022025 RESOLVED that Council adopts the revised Social Media Policy.	Director Corporate & Community Services	Completed - Social Media Policy adopted February 2025 – Resolution No: 10022025
Endorsement of the Community Strategic Plan 2025-2035 11022025 RESOLVED that Bland Shire Council endorse the Community Strategic Plan 2025-2035 - Building a Sustainable Community: Empowering People, Promoting Fairness, and Achieving Progress.	Director Corporate & Community Services	Completed – Community Strategic Plan endorsed February 2025 – Resolution No: 11022025
MA2025/0002 - S4.55(2) Modification of approved DA2022/0022 Electricity Generating Works (Solar Farm) - Alterations to the approved site layout 15022025 RESOLVED that Council approves MA2025/0002 - S4.55(2) Modification of approved Electricity Generating Works (Solar Farm) to alter the approved site layout subject to the conditions contained within the report.	Manager Development & Regulatory Services	

Monthly Status Report – Council Meeting Actions

Resolution	Responsible Person	Progress Update
Girral Road Project 17022025 RESOLVED that Council receive a detailed report at the March Council meeting that includes an updated scope, budget and timeline for the Girral Road project; and that a progress report be included in the monthly Council report.	Acting Director Technical Services	Report to March 2025 Council meeting.
Lease of Land – 34 Showground Road West Wyalong 20022025 RESOLVED that Council: a. Lease the West Wyalong Stock Yards (Lot 13 DP 1248694 being 34 Showground Road West Wyalong for the period ending 31 August 2028 to West Wyalong Livestock Agents Pty Ltd at \$20,000 per annum (ex GST), and, b. Delegates to the Mayor and General Manager the authority to execute lease documents and other required documents for the lease.	General Manager	21/02/2025 - Lease signed and returned to solicitor. Complete
Sale of Land – 11 and 13 Shamrock Street Wyalong 21022025 RESOLVED that Council delegates to the Mayor and General Manager the authority to execute documents and place the Councils seal on the Sales Contracts and other required documents for the sale of:- a. Lot 1 being 11 Shamrock Street Wyalong at the sales price of \$221,508 (ex GST), and b. Lot 2 being 13 Shamrock Street Wyalong at the sales price of \$180,376 (ex GST).	General Manager	21/02/2025 - Sales Contracts signed and returned to solicitor. Complete
Sale of Land – 2 Shamrock Street Wyalong 22022025 RESOLVED that that the sale of land at 2 Shamrock Stret Wyalong be deferred to the March 2025 Council meeting.	General Manager	21/02/2025 - Request for further information made.

6.2 Disclosure of Interest Returns



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

There is a statutory requirement for Councillors appointed to office at the 2024 Local Government Elections to lodge a written return of interest with the General Manager. The register of returns is tabled at the first meeting of the Council after the last day for the lodgement of returns.

Disclosure of Interest Returns for the period from 14 September 2024 have been issued and returned to Council for Councillors and Designated Persons who hold office. The due date for returns was 14 December 2024 and at the time of completing this report one (1) return remains outstanding. The Disclosure of Interest Register is tabled at this meeting for Council's information.

Financial Implications

Nil

Summary

In accordance with Clause 4.21 of the Model Code of Conduct a councillor or designated person holding that position must complete and lodge with the General Manager within 3 months after appointment a return in the form prescribed by the regulations.

Recommendation:

That Councillors note the Disclosure of Interest return requirements and accept the Disclosure of Interest Register as tabled.

6.3 Employee Council Agreement 2024-2027



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DP10.5 Ensure Council's workforce is provided with appropriate equipment and resources to meet the needs of Council and the community.

Author: General Manager

Introduction

The current Employees Council Agreement expired in December 2024.

Consultation has been ongoing throughout 2024 both directly through staff and the Staff Consultative committee.

This report has been prepared to seek Council endorsement of the revised Agreement (**attached**) for the period 2024 - 2027.

Financial Implications

There are no unbudgeted financial implications associated with the recommendation in this report.

Summary

Council sought engagement directly with those Unions (The United Services Union, and The Development and Environmental Professionals' Association) party to the previous agreement and invited Professionals Australia LGEA to become a party and provide input.

A number of clauses have been deleted as the NSW Local Government (State) Award has now incorporated those provisions, as occurred with the previous (2021 – 2024) document.

A request from The United Services Union to explore the idea of providing for leave sharing was considered however Manex held concerns over the proposed model and how the leave would be distributed. An alternate option was offered by members of the Staff Consultative Committee however following further investigation it was identified that Councils corporate system is currently unable to facilitate such an idea.

Members of the Staff Consultative Committee have supported the agreement in its present form, however, have requested that the Leave Sharing proposal be further investigated and considered as part of the next agreement (2027 – 2030).

The basis of this Agreement is to provide both staff and council with a means of improving productivity and customer service. There will always be a defined cost to Council, but it is difficult in identifying specific savings to council such as increased staff morale, resulting in increased productivity and performance and this can be hard to measure in dollar terms.

Attachment(s)

Employee Council Agreement – 2024 - 2027

Recommendation:

That Council endorse the revised Employee's Council Agreement for the period from 1 December 2024 to 30 November 2027 covering all Bland Shire Council staff employed under the Local Government (state) Award and that the Agreement be submitted to the relevant unions for execution.



Employees Council Agreement 2024-2027

1. TITLE

- 1.1 This Agreement shall be known as the Bland Shire Council Employees Council Agreement.

2. PARTIES TO THE AGREEMENT AND COVERAGE

- 2.1 The parties to this Agreement are the Bland Shire Council (hereinafter referred to as the Council), the United Services Union (USU), Professionals Australia (LGEA) and the Development and Environmental Professional's Association (DEPA).
- 2.2 This Agreement covers all employees employed by the Council under the Local Government (State) Award 2023
- 2.3 The parties confirm that this Agreement was not entered into under duress.

3. PURPOSE OF AGREEMENT

- 3.1 To provide a framework for management and employees to work together towards improving the image of Bland Shire Council through increasing productivity, competitiveness, job satisfaction and morale of Council's employees.
- 3.2 The shared aims of this Agreement are to provide benefits to:
- Council, by producing a more competitive, innovative, flexible and productive organisation through ongoing modernisation of existing work practices and arrangements.
 - Employees, through improved salaries and conditions to make Council an employer of choice.
 - Community, through a greater focus on service delivery, increased value for money and a more productive and effective Council. All Council staff work collectively for the Shire and as such should aim to work as a cohesive group to meet the needs of the community.
- 3.3 The parties to the Agreement agree to working towards meeting the goals and targets identified in Council's Community Strategic Plans and associated documents.

4. RELATIONSHIP TO OTHER INDUSTRIAL INSTRUMENTS

- 4.1 This Agreement has been developed, having regard to the Local Government (State) Award 2023 under which all current staff of Bland Shire Council are employed.
- 4.2 Should the Local Government (State) Award 2023 or its replacement provide additional entitlements above the current Award and this Agreement the higher Award entitlement will apply.

5. DATE AND PERIOD OF OPERATION

- 5.1 This Agreement shall operate from 1 December 2024 and shall remain in force for a period of three years.

6. PAYMENT OF EMPLOYEES

- 6.1 Employees will be paid weekly. However, Council may explore changing the pay period from weekly to fortnightly during the operation of this agreement.

7. ALLOWANCES - Starting on the Job

- 7.1 The driver of the transport vehicle will be paid overtime for transporting staff to and from the job site (in lieu of the travelling allowance) when starting & finishing work at a location other than their normal place of work (such as Council depot), and such travel is outside of ordinary work hours.
- 7.2 Where passenger type vehicles are provided for travel to and from the job site, the driver responsible for the vehicle that week will clean the vehicle over the weekend or on an RDO, or any other time outside of work hours, for which they will be paid 1 hour's overtime at the rate of time and a half.

8. ANNUAL LEAVE

- 8.1 An employee is entitled to five weeks annual leave in a twelve-month period at ordinary pay with accrual for the additional weeks accruing on a weekly basis of each year during the period of this Agreement.
- 8.2 Staff will be required to take the additional week's annual leave each year noting that this additional week's leave does not accrue beyond the 12-month period and if not taken the additional week's leave will be forfeited.

9. CARERS LEAVE

9.1 Use of Carers Leave for Medical Appointments

- 9.1.1 Employees are entitled to utilise carers leave as per the provisions of Clause 23. (b) of the Local Government (State) Award 2023. The intention of carers leave is to provide care for an immediate family member when they are ill. Carers leave cannot be taken where another person has also taken leave to care for that same family member.

9.1.2 Council is committed to supporting employees to manage their and their immediate family member's health. Further, Council acknowledge that some medical services are not available in West Wyalong and employees must travel to attend appointments.

- a) It is expected that employees will, where possible, arrange non urgent medical appointments (where there is no illness or incapacity preventing attendance at work) outside work hours.
- b) In recognition that this is not always possible, an employee is entitled to take sick leave or carers leave to attend non urgent medical appointments for themselves or immediate family member, including travel to and from the appointments. When utilising carers leave for medical appointments, employees will provide a medical certificate confirming their need to accompany/care for the person requiring the medical appointment. A statutory declaration will only be accepted in exceptional circumstances for appointments, and where it provides sufficient information to confirm the applicant meets the criteria for carers leave.
- c) The medical certificate must accompany the application form for carers leave before it can be approved by the immediate supervisor. In the case of a statutory declaration submission, the application can only be approved by the General Manager.

Applications for carers leave beyond 2 weeks in total for each year can only be approved by the General Manager.

10. Choice of Superannuation Fund

10.1 In accordance with S.124 of the Industrial Relations Act 1996 (NSW), Council may allow an employee to nominate a complying superannuation fund other than the Local Government Superannuation Scheme, as long as the nomination of the complying superannuation fund by the employee is in writing, has the required documents attached and signed by the employee.

11. REVIEW

This Agreement will be subject to review, within the limits of its term of three years, whenever a request is made by any party to the Agreement, provided that such request is based upon:-

- A major change in the technology available,
- A major change in the funding or financial arrangements supporting operations covered under this Agreement,
- Amendments to any part of this Agreement during its nominal term will only be made by agreement between the parties. On expiry of the Agreement, the parties expect to have negotiated an extension/replacement of the Agreement. However, this agreement shall remain in force beyond its nominal expiry date if it is not replaced or rescinded. Rescission of this agreement can only occur once it has exceeded its nominal expiry date by either party giving 6 months' notice of its proposal to terminate the agreement.

SIGNATORIES

Signed for and on behalf of
Bland Shire Council on the day
of _____ 2025
in the presence of:-

Signature

Grant Baker
General Manager

Name

Signed for and on behalf of
The United Services Union on the
day of _____ 2025
in the presence of:-

Signature

Graeme Kelly
General Secretary

Name

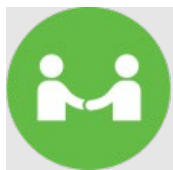
Signed for and on behalf of
Professionals Australia (LGEA) on
the day of _____ 2025
in the presence of:

Signature

Gordon Brock
Director

Name

6.4 Voluntary Planning Agreement – Cowal Gold Operations Open Pit Continuation Project



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DP10.2 Ensure Councillors take ownership and a strong leadership role.

Author: General Manager

Introduction

Councillors will be aware that Evolution Mining has achieved regulatory approval at both State and Federal level for the Open Pit Continuation (OPC) project (SSD:42917792).

This report seeks Council delegated authority for the Mayor and General Manager to accept the final terms of the Voluntary Planning Agreement (VPA) and publicly exhibit it for a period of 28 days.

The VPA relates to the ongoing and expanded Cowal Gold Operations (CGO).

There is an existing VPA for the Underground Development (SSD-10367) that was entered into with Bland Shire Council on 15 December 2022. The proposed VPA will also include those conditions and elements of the existing VPA to operate under a single agreement.

Risk Considerations

Council engaged Moss Environmental to undertake negotiations and document preparation on its behalf to ensure negotiations were fair and reasonable, and documents are compliant with applicable legislation.

In accordance with Division 2 of the Environmental Planning and Assessment Regulation the final draft documents must be placed on public exhibition for a period of 28 days.

Following public exhibition, Council must consider any submissions and decide whether to amend the Voluntary Planning Agreement. The Council must then approve the documents and give public notice of its decision in a local newspaper within 28 days.

Once amended (as may be required) the VPA is accepted, and a copy must be provided to the Minister within 14 days.

Financial Implications

The current quantum of the proposed VPA is as follows:

Purpose	Value (\$)	Paid
Community Infrastructure Investment Fund		
Underground Development (Existing)	200,000	Annually
Open Pit Continuation	200,000	Annually
Road Maintenance Contribution (Existing)	60,000	Annually
Community Support		
Underground Development (Existing)	150,000	Annually
Open Pit Continuation	100,000	Annually

Each contribution identified above will cease upon cessation of mining operations under the Development Consent granted in relation to the OPC application (up to 2042).

These financial contributions are linked to CPI.

CGO have provided funding toward the negotiation and document preparation works undertaken by Moss Environmental to ensure the VPA is fair, reasonable and legally sound.

Summary

CGO approached Council in early 2023 as its own internal processes were underway for seeking necessary approvals for the OPC project. Informal discussions were held through the course of 2023 and in December 2023 the Mayor and General Manager attended a meeting at the Evolution West Wyalong office.

Council provided its position particularly focussing on key elements of the Bland Shire Community Strategic Plan 2017-2027:

- Our People
 - (3) - Nurture a strong sense of community and enrich the cultural life of the residents.
 - (4) - Services are accessible for all residents.
- Our Places
 - (5) - Work in partnership with key stakeholders to provide equitable access to Council's road infrastructure, services and facilities.

In April 2024 CGO provided a formal offer and since then has been working toward a draft VPA for Council consideration.

The new VPA seeks to provide a single document that also includes the elements approved in the Underground Development VPA (UG VPA) in 2021/22. Subject to final approval of the Open Pit Continuation VPA the Underground Development VPA will then be terminated.

In regard the Community Support component, Evolution Mining will engage with Council annually to understand community needs and provide funding through its Community Support Programs. The allocation of funds is at Evolution Mining's discretion but will align with community objectives.

The roads to be covered under the Roads Maintenance Contribution are those roads leading to the mine, and are currently covered under the UGVPA:

- Ungarie Road
- Wamboyne Road
- Blow Clear Road
- Bonehams Lane

It should be noted that there is also a Memorandum of Understanding (MOU) for Roads Maintenance between Evolution Mining, Bland, Forbes and Lachlan Shire Councils dated 2013 and modified in 2021. As part of negotiations it is proposed this be amended to increase the annual contribution by Evolution.

In addition to those existing elements captured in the above table that will continue into the proposed VPA, the UGVPA also provided one off funding as an initial sign-on fee (\$250,000), and support for the delivery of the Bland Shire Housing Strategy (\$25,000).

The following steps are those required to finalise the VPA:-

1. Put the document and report to the full council, seeking approval to place on exhibition (this report).
2. Prepare the public exhibition notice.
3. 28 days exhibition period
4. Council to consider any submissions received, Amend the VPA based on responses if deemed necessary by Council and Evolution Mining.
5. Send final document to Evolution Mining
6. All parties agree and sign.
7. Council to set up or update its Public Planning Agreement register.
8. Council to complete Annual reporting under EPA Act for Planning Agreements.

Attachment(s)

Draft Voluntary Planning Agreement (Cowal Gold Open Pit Continuation – SSD-42917792)

Recommendation:

That

- a. Council endorse the draft Voluntary Planning Agreement entitled Cowal Gold Open Pit Continuation (Development Application No. SSD-4217792) with Evolution Mining and place it on public exhibition for a period of 28 days commencing 19 March 2025.
 - b. Should there be comments received from the community on the draft Voluntary Planning Agreement, a further report be prepared and presented to Council.
 - c. Should there be no comment from the community within the 42-day commentary period, Council formally adopt the Voluntary Planning Agreement entitled Cowal Gold Open Pit Continuation (Development Application No. SSD-4217792) with Evolution Mining.
-

Planning Agreement

Cowal Gold Open Pit Continuation
(Development Application No. SSD-42917792)

Evolution Mining (Cowal) Pty Ltd

and

Bland Shire Council

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Details

Parties

Name	Bland Shire Council
ABN	13 251 814 087
Short form name	BSC
Notice details	PO Box 21, West Wyalong, NSW, 2671 Phone: 02 6975 4700 Fax: 02 6972 2145 Email: council@blandshire.nsw.gov.au Attention: The General Manager
Name	Evolution Mining (Cowal) Pty Limited
ABN	75 007 857 598
ACN	007 857 598
Short form name	Developer
Notice details	PO Box 210, West Wyalong, NSW, 2671 Phone: 02 6975 4700 Email: cgo.community@evolution.com.au Attention: Superintendent – Community and Indigenous Relations

Background

- A Evolution Mining (**Cowal**) Pty Limited (the **Developer**) is the owner and operator of the Cowal Gold Operations (**CGO**).
- B CGO is an existing open-cut and underground gold mine near Lake Cowal which has been operational since 2005. CGO is regulated by two development consents which are the primary approvals for the operations.
- C Development Consent DA14/98 covers the open pit operations, ore processing and associated infrastructure. Development Consent SSD-10367 covers underground operations (**UG Development Consent**). Under those consents the operations are permitted to continue to 2040.

- D In accordance with condition A9 of the UG Development Consent the Developer entered into a planning agreement with Bland Shire Council (**BSC**) on 15 December 2022. The Developer has made development contributions under that planning agreement since that time.
- E The Developer has lodged State Significant Development application SSD-42917792 (the **OPC Application**) for continued and expanded Mining Operations. The OPC Application seeks to extend the open cut operations to 2036 and the total mine life by two years to 2042. The OPC Application does not seek to increase the ore processing rates or methods approved under the existing development consents.
- F The Development will be carried out within the Bland Shire LGA.
- G The Developer and BSC have agreed to enter into this planning agreement which:
 - (i) incorporates and adjusts the development contributions payable under the Existing Planning Agreement in connection with the UG Development Consent;
 - (ii) provides for additional development contributions to be made in connection with any development consent granted to the OPC Application,
 - (iii) consolidates the above arrangements into one document for ease of future accounting and reporting.
- H In this planning agreement the Developer agrees to provide, and BSC agrees to use, the Development Contributions in connection with both the UG Development Consent and any Development Consent granted to the OPC Application, in accordance with the terms and conditions of this Agreement.
- I The Existing Planning Agreement will terminate immediately on and from the Commencement Date.

Agreed terms

1 Defined terms & interpretation

1.1 Defined terms

The meaning of capitalised terms and the provisions relating to the interpretation of this Agreement are as follows:

Act means the *Environmental Planning and Assessment Act 1979* (NSW).

Agreement means this Planning Agreement including any schedules.

Approval means any consent, modification, certificate, licence, permit, approval or other requirement of any Authority having jurisdiction in connection with the activities contemplated by this Agreement.

Authority means any government, semi-governmental, statutory, administrative, fiscal or judicial body, department, commission, authority, tribunal or agency.

Business Day means any day except for a Saturday, Sunday, or bank or public holiday in New South Wales.

Cash Rate means the interest rate determined by the Reserve Bank of Australia which banks pay to borrow funds from other banks in the money market on an overnight basis. For the avoidance of doubt, the term Cash Rate has the same meaning as that adopted by the Reserve Bank of Australia.

Change in Control means a change in ownership, directly or indirectly, of more than 50% of the voting shares of the Developer.

Commencement Date means 30 calendar days after the date that the Developer provides notice to the Council pursuant to clause 17(b).

Community Enhancement Contributions means the contributions payable under Schedule 5.

CPI means the All-Groups Consumer Price Index applicable to Sydney published by the Australian Bureau of Statistics.

Council means Bland Shire Council.

Development means collectively:

- (a) the Cowal Gold Operations Underground Development SSD 10367 as described in the “EIS” referred to and defined in the UG Development Consent (and as modified by the conditions of the Development Consent). The UG Development Consent SSD 10367 and the “EIS” are publicly available on the NSW Planning Portal Major Projects website (www.planningportal.nsw.gov.au/major-projects/project/21361); and
- (b) the Cowal Gold Operations Open Pit Continuation Project as described in the “EIS” for State Significant Development application SSD-42917792, which is publicly available on the NSW Planning Portal Major Projects website (www.planningportal.nsw.gov.au/major-projects/project/21361); and

Development Application has the same meaning as in section 1.4 of the Act.

Development Consent has the same meaning as in section 1.4 of the Act.

Development Contributions means the financial contributions to be made by the Developer for a public purpose in accordance with clause 5 and Schedule 6 of this Agreement.

Existing Planning Agreement means the planning agreement between the parties in relation to the UG Development Consent existing at the date of this planning agreement and dated 15 February 2022.

Final Investment Decision means the date on which the Developer's board decides that the funds required to build the development the subject of the OPC Application have been secured and that the Developer's Board has determined to proceed with the development the subject of the OPC Application.

GST has the same meaning as in the GST Law.

GST Law has the same meaning given to that term in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any other Act or regulation relating to the imposition or administration of the GST.

Interest Rate means the rate which is the Cash Rate as set by the Reserve Bank of Australia as at the date that payments fall due, plus a margin of 2% per annum.

Land means the land subject to this Planning Agreement as listed, described and depicted in Schedule 2.

Law means:

- (a) the common law including principles of equity;
- (b) the requirements of all statutes, rules, ordinances, codes, regulations, proclamations and by-laws; and
- (c) any Approval, including any condition or requirement under it.

LGA means Local Government Area.

LRS means the NSW Land Registry Services or any other Authority replacing it.

Mining Operations means the production of metals pursuant to the Development Consent for the development the subject of the OPC Application.

Modification means a modification of the UG Development Consent or a Development Consent granted to the OPC Application, under the Act that would result in changes to the Development.

OPC Application means State Significant Development application number SSD-42917792 for the Cowal Gold Operations Open Pit Continuation Project.

Party means a party to this Agreement, including their successors and assigns.

Planning Agreement has the same meaning as in section 7.1 of the Act.

Register means the Torrens Title register maintained under the *Real Property Act 1900* (NSW).

Regulation means the *Environmental Planning and Assessment Regulation 2021* (NSW).

Reserve Bank of Australia means Australia's central bank as constituted under the *Reserve Bank Act 1959* (Cth).

Roads Maintenance Contributions means the portion of the Development Contributions to be used for or allocated towards the maintenance of roads in the Bland Shire LGA impacted by the Development and listed in Schedule 4, focussed on the main sealed access road.

Term means from the Commencement Date of this Agreement until cessation of mining in accordance with a Development Consent granted in relation to the OPC Application.

UG Development Consent means the consent granted under the Act on 30th September 2021 in respect of Development Application Number SSD 10367.

1.2 Interpretation

In this Agreement, except where the context otherwise requires:

- (a) the singular includes the plural and vice versa, and a gender includes other genders;
- (b) another grammatical form of a defined word or expression has a corresponding meaning;
- (c) a reference to a clause, paragraph, schedule or annexure is to a clause or paragraph of, or schedule or annexure to, this Agreement, and a reference to this Agreement includes any schedule or annexure;

- (d) Schedule 3 to this Agreement is not intended to be used to assist in construing this Agreement;
- (e) a reference to a document or instrument includes the document or instrument as novated, altered, supplemented or replaced from time to time;
- (f) a reference to A\$, \$A, dollar or\$ is to Australian currency;
- (g) a reference to time is to Sydney, NSW, Australia time;
- (h) a reference to a party is to a party to this Agreement, and a reference to a party to a document includes the party's executors, administrators, successors and permitted assigns and substitutes;
- (i) a reference to a person includes a natural person, partnership, body corporate, association, governmental or local authority or agency or other entity;
- (j) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
- (k) the meaning of general words is not limited by specific examples introduced by including, for example or similar expressions;
- (l) any agreement, representation, warranty or indemnity by two or more Parties (including where two or more persons are included in the same defined term) binds them jointly and severally;
- (m) any agreement, representation, warranty or indemnity in favour of two or more Parties (including where two or more persons are included in the same defined term) is for the benefit of them jointly and severally;
- (n) a rule of construction does not apply to the disadvantage of a party because the party was responsible for the preparation of this Agreement or any part of it; and
- (o) if a day on or by which an obligation must be performed or an event must occur is not a Business Day, the obligation must be performed or the event must occur on or by the next Business Day.

1.3 Headings

Headings are for ease of reference only and do not affect interpretation.

2 Planning Agreement under the Act

The Parties agree that this Agreement is a Planning Agreement governed by Subdivision 2 of Division 7.1 of Part 7 of the Act and is made:

- (a) in accordance with the requirements of condition A9 of the UG Development Consent; and
- (b) in connection with any Development Consent granted in relation to the OPC Application.

3 Application of this Agreement

This Agreement applies to the Land and to the Development.

4 Operation of this Agreement

- (a) This Agreement operates for the Term.
- (b) The Agreement is entered into as required by clause 203 of the Regulation.

5 Developer Contributions

- (a) Subject to this Agreement, the Developer is to make the Development Contributions in respect of the Development:
 - (i) for the purpose specified in Column A of Schedule 6;
 - (ii) in the amount referred to in Column B of Schedule 6 (subject to adjustment under clauses 5(d) and 6); and
 - (iii) for the period and at the time referred to in Column C of Schedule 6.
- (b) An overview of how the Community Enhancement Contributions will be determined and managed is provided in Schedule 5.
- (c) The contributions are deemed to be paid when cleared funds are deposited by means of electronic funds transfer into the bank account nominated by BSC.
- (d) All the Development Contributions are subject to CPI. The payments shall be indexed according to the CPI at the Commencement Date.
- (e) The Developer agrees to pay interest to BSC on any amount of the Development Contributions from 28 days after they become due for payment, during the period that they remain unpaid, on demand, or at times determined by BSC, calculated on daily balances. The rate to be applied to each daily balance is the Interest Rate (adjusted to be a daily interest rate).
- (f) BSC will liaise with the Developer in respect of the allocation of the financial contributions paid to BSC for community enhancement projects, programs or activities.
- (g) Where the Developer has contributed financially towards projects, programs, activities, etc, BSC agrees to publicly acknowledge the Developer, should it so desire, by way of published media release or social media.
- (h) BSC agrees to provide an annual performance report to the Developer which specifies how the abovementioned Development Contributions have been allocated, managed and accounted for.

6 Indexation of Development Contributions

Where this Agreement provides that an amount is to be increased by CPI, then the amount will be increased in accordance with the following formula:

$$A=B \times C/D$$

Where:

A = the indexed amount at the time the payment is to be made.

B = the contribution amount stated in the Agreement

C = the CPI most recently published before the date of payment.

D = the CPI most recently published before the date of the Development Consent for the OPC Application.

7 Dispute Resolution

7.1 No arbitration or court proceedings

If a dispute arises out of this Agreement (**Dispute**), a Party must comply with this clause 7 before starting arbitration or court proceedings (except proceedings for interlocutory or other urgent relief). However, this clause 7 does not apply if the Dispute relates to clause 11 of this Agreement.

7.2 Notification

- (a) A Party claiming a Dispute has arisen must give the other Party to the Dispute notice setting out details of the Dispute. The Dispute Notice must:
 - (i) be in writing;
 - (ii) include or be accompanied by reasonable particulars of the Dispute including:
 - (A) a brief description of the circumstances in which the Dispute arose;
 - (B) references to any provisions of this Agreement and acts, errors or omissions of any person, relevant to the Dispute; and
 - (C) where applicable, the financial quantum in dispute and if not precisely known, the best estimate available.

7.3 Parties to resolve Dispute

During the 30 days after a notice is given under clause 7.2 (or longer period if the Parties to the Dispute agree in writing), each Party to the Dispute must use its reasonable efforts to resolve the Dispute. If the Parties cannot resolve the Dispute within that period, they must refer the Dispute to a mediator if one of them so requests.

7.4 Mediation

- (a) If the parties cannot resolve the Dispute within the 30 days after a notice is given under clause 7.2 (or longer period if the Parties to the Dispute agree in writing), they must refer the Dispute to an accredited mediator if one of them so requests and the parties must mediate the Dispute in accordance with the Mediation Rules of the Resolution Institute.
- (b) If the parties do not agree on a mediator, either party may request an appropriate employee of the Resolution Institute to select the mediator and determine the mediator's remuneration, the costs of which must be borne equally by the parties.

- (c) The parties commit to adopting a spirit of goodwill and compromise, with an equal sharing of power, to reach a resolution within 60 days.

7.5 Confidentiality

Any information or documents disclosed by a Party under this clause 7:

- (a) must be kept confidential; and
- (b) may only be used to attempt to resolve the Dispute.

7.6 Costs

Each Party to a Dispute must pay its own costs of complying with this clause 7. The Parties to the Dispute must equally pay the costs of any mediator.

7.7 Termination of process

- (a) A Party to a Dispute may terminate the dispute resolution process by giving notice to the other Party after it has complied with clauses 7.1 to 7.4.
- (b) Clauses 7.5 and 7.6 survive termination of the dispute resolution process.

7.8 Breach of this clause

If a Party to a Dispute breaches this clause 7, the other Party to the Dispute does not have to comply with those clauses in relation to the Dispute.

8 Enforcement

- (a) Without limiting any other remedies available to the Parties, this Agreement may be enforced by any Party in any Court of competent jurisdiction, subject to clause 7.
- (b) Nothing in this Agreement prevents:
 - (i) a Party from bringing proceedings in any Court to enforce any aspect of this Agreement or any matter to which this Agreement relates; and
 - (ii) BSC from exercising any function under the Act or any other Law relating to the enforcement of any aspect of this Agreement or any matter to which this Agreement relates.

9 Termination

- (a) This Agreement will terminate:
 - (i) on the declaration by a court of competent jurisdiction that the Development Consent is invalid; or
 - (ii) at the end of the Term.
- (b) In the event of termination of this Agreement:

- (i) any funds that have been paid by the Developer as Development Contributions prior to termination:
 - (A) can continue to be expended in accordance with the terms of this Agreement; and
 - (B) are not refundable by BSC to the Developer.
- (c) the quantum of Development Contributions for the portion of the year between the anniversary date and termination will be calculated and payable pro-rata.

10 Force Majeure

- (a) The Developer's obligations in this Agreement will be suspended (including the calculation of time) for the length of time that such obligations are genuinely affected by any event, circumstance or combination of events or circumstances occurring after the Commencement Date that:
 - (i) are not within the Developer's reasonable control;
 - (ii) the occurrence or effect of which the Developer could not have avoided through compliance with its obligations under this Agreement and the exercise of due diligence; and
 - (iii) causes or results in the prevention or delay of the Developer from performing any of its obligations under this Agreement,
- (b) If the Developer is affected by a Force Majeure Event, it must:
 - (i) notify BSC in writing as soon as reasonably possible of the details of the Force Majeure Event, the date of commencement and expected duration of the Force Majeure Event and an estimate of time required to enable the Developer to resume full performance of its obligations;
 - (ii) use all reasonable efforts to mitigate the effect upon its performance of this Agreement and to fulfil its obligations under this Agreement;
 - (iii) keep BSC informed of the steps being taken to mitigate the effect of the Force Majeure Event upon its performance of this Agreement; and
 - (iv) when the period for which its obligations affected by a Force Majeure Event cease, recommence performance of all its affected obligations under this Agreement.

11 Review of this Agreement

- (a) During the life of this Agreement, the Parties agree to act in good faith and a spirit of co-operation to promptly review and, if necessary, amend or replace the Agreement if:
 - (i) There is any Modification;
 - (ii) A Change in Control occurs; or
 - (iii) The Development is placed in care and maintenance mode.

- (b) In the event that clause 11(a) is triggered and both Parties are unable to agree to amend or replace the Agreement, the Agreement shall remain in force.
- (c) No amendment or review of this Agreement will be of any force or effect unless it is in writing and signed by the Parties to this Agreement.
- (d) Regardless, during the life of the Development but no later than the final year of Mining Operations as authorised under the UG Development Consent or a Development Consent granted to the OPC Application, the Parties agree to discuss any future related development plans and if appropriate negotiate a replacement for, or an extension of, this Agreement as determined by circumstances at the time.
- (e) If a dispute relates to this clause 11, clause 7 of this Agreement does not apply.

12 No fetter

12.1 Discretion

This Agreement is not intended to operate to fetter, in any manner, the exercise of any statutory power or discretion of BSC, including but not limited to any statutory power or discretion of BSC relating to the assessment and determination of any Development Application related to the Development (all referred to in this Agreement as a Discretion).

12.2 No fetter

No provision of this Agreement is intended to constitute any fetter on the exercise of any Discretion. If, contrary to the operation of this clause, any provision of this Agreement is held by a court of competent jurisdiction to constitute a fetter on any Discretion, the Parties agree:

- (a) they will take all practical steps, including the execution of any further documents to ensure the objective of this clause is substantially satisfied;
- (b) in the event that clause 12.2(a) cannot be achieved without giving rise to a fetter on the exercise of a Discretion, the relevant provision is to be severed and the remainder of this Agreement has full force and effect; and
- (c) to endeavour to satisfy the common objectives of the Parties in relation to the provision of this Agreement, which is to be held to be a fetter to the extent that is possible, having regard to the relevant court judgment.

13 Notices

13.1 Notices

Any notice given under or in connection with this Agreement (Notice):

- (a) must be in writing and signed by a person duly authorised by the sender;
- (b) must be addressed as follows and delivered to the intended recipient by email, by hand, by prepaid post or by fax at the address or fax number below, or at the address or fax number last notified by the intended recipient to the sender after the date of this Agreement:

Name **Bland Shire Council**

PO Box 21, West Wyalong, NSW, 2671

Phone: 02 6972 2266

Email: council@blandshire.nsw.gov.au

Attention: The General Manager

Name **Evolution Mining (Coral) Pty Limited**

PO Box 210, West Wyalong, NSW, 2671

Phone: 02 6975 4700

Email: cgo.community@evolution.com.au

Attention: Superintendent – Community and Indigenous Relations

- (c) is taken to be given and made:
 - (i) in the case of hand delivery, when delivered;
 - (ii) in the case of email, at the time the email becomes capable of being retrieved by the addressee;
 - (iii) in the case of delivery by post, seven (7) Business Days after the date of posting (if posted to an address in the same country) or ten (10) Business Days after the date of posting (if posted to an address in another country).
- (d) if under clause 13.1 a Notice would be taken to be given or made on a day that is not a Business Day in the place to which the Notice is sent, or later than 4pm (local time), it is taken to have been given or made at the start of business on the next Business Day in that place.

14 GST

14.1 Defined GST terms

In this clause 14, words and expressions which are not defined in this Agreement but which have a defined meaning in the GST Law have the same meaning as in the GST Law.

14.2 GST to be added to amounts payable

If GST is payable on a taxable supply made under, by reference to or in connection with this Agreement, the Party providing the consideration for that Taxable Supply must also pay the GST Amount as additional consideration. This clause does not apply to the extent that the consideration for the Taxable Supply is expressly agreed to be GST inclusive, unless otherwise expressly stated, prices or other sums payable or consideration to be provided under or in accordance with this Agreement are exclusive of GST.

14.3 Tax invoice

If a Party is liable for GST on any payments made under this Agreement, the other Party must issue a tax invoice (or an adjustment note) to the liable party for any GST payable under this Agreement within seven days of a written request. The tax invoice (or adjustment note) must include the particulars required by the GST Law to obtain an input tax credit for that GST.

14.4 GST obligations to survive termination

This clause 14 will continue to apply after expiration of termination of this Agreement.

15 General

15.1 Cost of preparing the Planning Agreement

The Developer shall pay BSC's reasonable legal costs up to \$18,000 including GST in negotiating and preparing this Agreement, within 30 days of the Commencement Date and upon receipt of a valid tax invoice.

15.2 Relationship between Parties

- (a) Nothing in this Agreement:
 - (i) constitutes a partnership between the Parties; or
 - (ii) except as expressly provided, makes a Party an agent of another Party for any purpose.
- (b) A Party cannot in any way or for any purpose:
 - (i) bind another Party; or
 - (ii) contract in the name of another Party.
- (c) If a Party must fulfil an obligation and that Party is dependent on another Party, then that other Party must do each thing reasonably within its power to assist the other in the performance of that obligation.

15.3 Time for doing acts

- (a) If the time for doing any act or thing required to be done or a notice period specified in this Agreement expires on a day other than a Business Day, the time for doing that act or thing or the expiration of that notice period is extended until the following Business Day.
- (b) If any act or thing required to be done is done after 5pm on the specified day, it is taken to have been done on the following Business Day.

15.4 Further assurances

Each Party must promptly execute all documents and do all other things reasonably necessary or desirable to give effect to the arrangements recorded in this Agreement.

15.5 Variation

A provision of this Agreement can only be varied by a later written document executed by or on behalf of all Parties.

15.6 Counterparts

This Agreement may be executed in any number of counterparts. All counterparts taken together constitute one instrument.

15.7 Entire Agreement

- (a) The contents of this Agreement constitute the entire Agreement between the Parties and supersede any prior negotiations, representations, understandings or arrangements including planning agreements between the Parties regarding the subject matter of this Agreement, whether orally or in writing.
- (b) For the avoidance of doubt the parties agree and acknowledge that the Existing Planning Agreement is terminated on and from the date that this Planning Agreement comes into force.

15.8 Invalidity

- (a) A word or provision must be read down if:
 - (i) this Agreement is void, voidable, or unenforceable if it is not read down;
 - (ii) this Agreement will not be void, voidable or unenforceable if it is read down; and
 - (iii) the provision is capable of being read down.
- (b) A word or provision must be severed if:
 - (i) despite the operation of clause 15.8(a), the provision is void, voidable or unenforceable if it is not severed; and
 - (ii) this Agreement will be void, voidable or unenforceable if it is not severed.
- (c) The remainder of this Agreement has full effect even if clause 15.8(b)(i) or 15.8(b)(ii) applies.

15.9 Waiver

A right or remedy created by this Agreement cannot be waived except in writing signed by the Party entitled to that right. Delay by a Party in exercising a right or remedy does not constitute a waiver of that right or remedy, nor does a waiver (either wholly or in part) by a Party of a right operate as a subsequent waiver of the same right or of any other right of that Party.

15.10 Governing law and jurisdiction

- (a) The Laws applicable in New South Wales govern this Agreement.
- (b) The Parties submit to the non-exclusive jurisdiction of the courts of New South Wales and any courts competent to hear appeals from those courts.

16 Application of sections 7.11, 7.12 and 7.24 of the Act

- (a) This agreement does not exclude the application of sections 7.11 and 7.12 of the Act to the Development.
- (b) This agreement does not exclude the application of section 7.24 of the Act to the Development.

17 Condition Precedent

- (a) The Parties acknowledge and agree that the obligations under this Agreement are conditional upon:
 - (i) the Developer being granted Development Consent in respect of the OPC Application; and
 - (ii) a Final Investment Decision being made.
- (b) The Developer must give notice to the Council within 60 days of the Condition Precedents in clause 17(a) being satisfied.

Schedule–1 - Requirements under Section 7.4 of the Act

The Parties acknowledge and agree that the table set out below provides for certain terms, conditions and procedures for the purpose of this Agreement complying with the Act.

Requirement under the Act	This Agreement
Planning instrument and/or development application - [Section 7.4(1)]. The Developer has:	-
(a) sought a change to an environmental planning instrument	No.
(b) made, or proposes to make, a development application	Yes.
(c) entered into an agreement with, or is otherwise associated with, a person, to whom paragraph (a) or (b) applies	No.
Dedication of land, monetary contribution or material public benefit towards a public purpose - [Section 7.4(1)]	See clause 5 and Schedule 6 of this Agreement.
Description of the land to which this Planning Agreement applies - [Section 7.4(3)(a)]	The land listed, described and depicted in Schedule 2 of this Agreement.
Description of the development to which this Planning Agreement applies - [Section 7.4(3)(b)]	See the definition of Development in clause 1.1 of this Agreement and the Background.
The scope, timing and manner of delivery of Development Contributions required by this document - [Section 7.4(3)(c)]	See clause 5 and Schedule 6 of this Agreement.
Applicability of Section 7.11 (an amenity or services contribution) and Section 7.12 (a fixed development levy) of the Act - [Section 7.4(3)(d)]	This Agreement does not exclude the application of sections 7.11 or 7.12 to the Development.
Applicability of section 7.24 (a special infrastructure contribution) of the Act - [Section 7.4(3)(d)]	This Agreement does not exclude the application of section 7.24 to this Development.
Consideration of benefits under this Agreement if section 7.11 applies - [Section 7.4(3)(e)]	Not Applicable to the UG Development Consent as it has been granted and is not subject to a condition pursuant to section 7.11. Benefits under this agreement are to be taken into consideration in determining the OPC Application.
Mechanism for dispute resolution - [Section 7.4(3)(f)]	See clause 7 of this Agreement.
Enforcement of this Agreement - [Section 7.4(3)(g)]	See clause 8 of this Agreement.
No obligation to grant consent or exercise functions - [Section 7.4(9)]	See clause 12 of this Agreement.

Schedule 2 - Land to Which this Agreement Applies

LOT	DP	OWNERSHIP
23	753097	Evolution Mining (Cowel) Pty Limited
24	753097	Evolution Mining (Cowel) Pty Limited
25	753097	Evolution Mining (Cowel) Pty Limited
2	530299	Evolution Mining (Cowel) Pty Limited
7001	1029713	The State of New South Wales
7303	1143731	The State of New South Wales
36	39733	Evolution Mining (Cowel) Pty Limited
38	39733	Evolution Mining (Cowel) Pty Limited
64	753083	Evolution Mining (Cowel) Pty Limited
2	549106	Evolution Mining (Cowel) Pty Limited
107	1059150	Evolution Mining (Cowel) Pty Limited
105	1059150	Evolution Mining (Cowel) Pty Limited
7	753083	Evolution Mining (Cowel) Pty Limited
101	1059150	Evolution Mining (Cowel) Pty Limited
103	1059150	Evolution Mining (Cowel) Pty Limited
104	1059150	Evolution Mining (Cowel) Pty Limited
45	753083	Evolution Mining (Cowel) Pty Limited
100	1059150	The State of New South Wales
102	1059150	Evolution Mining (Cowel) Pty Limited

Schedule 3 - Explanatory Note

Evolution Mining (Cowal) Pty Ltd

and

Bland Shire Council

Introduction

The purpose of this explanatory note is to provide a plain English summary to support the notification of the proposed Planning Agreement (**Agreement**) prepared under Subdivision 2 of Division 7.1 of Part 7 of the *Environmental Planning and Assessment Act 1979* (NSW) (Act). For the avoidance of doubt, this Explanatory Note does not form part of the Agreement, is not to be used to assist in construing the Agreement and does not bind any of the Parties.

This explanatory note has been prepared by BSC as required by clause 205 of the *Environmental Planning and Assessment Regulation 2021* (NSW). It will be exhibited with a copy of the Agreement when the Agreement is made available for inspection by the public in accordance with the Act, as specified by clause 205 of the Regulation.

Parties to the Agreement

The Parties to the Agreement are Bland Shire Council (**BSC**) and Evolution Mining (**Cowal**) Pty Ltd (**Developer**).

The Developer has made an offer to enter into the Agreement in connection with a State Significant Development Application (SSD-42917792) for the development of the Cowal Gold Operations Open Pit Continuation Project (**Development Application**).

Description of the Subject Land

The Agreement applies to the land set out and described in Schedule 2 to the Planning Agreement (**Subject Land**).

Background

CGO is an existing open-cut gold mine near Lake Cowal near West Wyalong. It has been operating since 2005 under the authority of Ministerial Development Consent DA 14/98. It also operates under the authority of mining lease (**ML**) 1535 and ML 1791.

DA 14/98 covers the open pit operations, ore processing and associated infrastructure as well as the water supply pipeline and Bland Creek Paleochannel Borefield.

On 30th September 2021 the Developer received development consent SSD 10367 for the construction and operation of an underground mine (UG Operations) at Cowal Gold Operations (CGO). The Development Consent DA 14.98 was also concurrently modified under the Act to facilitate the UG Operations.

The Development Application seeks consent for the continued operation of activities as approved under DA14/198 and SSD 10367, development of three new satellite open pits to the north and south of the existing open pit, extension of the existing open pit to the east and south via a 'cutback' and ancillary works and upgrades to the mine infrastructure.

The Development Application will not change the ore processing rates or methods, tailing disposal methods, main site access, water supply sources, water licence limits, or hours of operation.

Further information on the Development Application is explained in the Environmental Impact Statement and other relevant assessment documents for the Project, which are publicly available on the NSW Planning Portal Major Project website: ([Cowal Gold Operations Underground Development | Planning Portal - Department of Planning and Environment \(nsw.gov.au\)](https://www.nsw.gov.au/planning-portal/major-projects/cowal-gold-operations-underground-development))

Summary of Objectives, Nature and Effect of the Agreement

The Agreement will incorporate all the development contributions currently paid under the planning agreement entered into between BSC and the Developer in connection with SSD 10367 (referred to as continuing payments below) and will provide for additional development contributions in connection with the expanded operations under the Development Application. The development contributions to be made under the Agreement are:

- 1 Payment of the Developer Contributions in accordance with the following terms:
 - (a) the continuing payment of \$200,000 (in respect of SSD-10367) to be paid to BSC on each subsequent anniversary date until Mining Operations cease to be applied towards a Council Infrastructure Investment Fund;
 - (b) an additional annual payment of \$200,000 (in respect of SSD42917792) to be paid to BSC until Mining Operations cease to be applied towards a Council Infrastructure Investment Fund;
 - (c) a continuing payment of \$150,000 and an additional payment of \$100,000 per annum (combined to be \$250,000 per annum) (averaged over five-year tranches) for direct community support and sponsorships within the Bland Shire-. The additional funding will be made available from the start of the financial year after the Developer notifies BSC that it has determined to proceed with the Open Pit Continuation Project. An overview of how this category of contributions will be determined and managed is provided in Schedule 5 to the Agreement.
- 2 Payment of the Road Maintenance Contributions in accordance with the following terms:
 - (a) To BSC a sum of \$60,000 per annum.
 - (b) Each of the subsequent annual payments shall be made on the anniversary date of the initial payments as per Schedule 6 until Mining Operations cease.

The quantum for the portion of the year between the anniversary date and the cessation of Mining Operations will be calculated pro-rata.

The contributions are deemed to be paid when cleared funds are deposited by means of electronic funds transfer into the bank account nominated by BSC.

All the above-mentioned payments are subject to CPI. The payments shall be indexed according to the CPI at the time the Agreement is signed.

The objective of the Planning Agreement is to facilitate the delivery of the development contributions to BSC for the provision of public benefits.

Assessment of Merits of Agreement

Purpose of the Agreement

In accordance with section 7.4, the development contributions the subject of the Agreement will be applied to public purposes that will ensure the provision of public benefits.

BSC has assessed the Agreement and holds the view that the provisions of the Agreement provide a reasonable means of achieving a public purpose(s).

This is because the development contributions that are the subject of the Agreement reflect that there are broad tangible and intangible environmental, social and economic costs arising from the Development, and the said contributions will assist BSC provide needed material public benefits to its communities, as well as addressing broader community social impacts.

How the Agreement Promotes the Elements of Council's Charter

The Agreement promotes a number of elements of Council's Charter under section 8 of the Local Government Act 1993 (NSW). In particular, the Agreement, through the delivery of a public purpose(s) and material public benefit(s), allows BSC to:

- provide directly or on behalf of other levels of government, after due consultation, adequate, equitable and appropriate services and facilities for the community and to ensure that those services and facilities are managed efficiently and effectively;
- exercise community leadership;
- bear in mind that it is the custodian and trustee of public assets and to effectively plan for, account for and manage the assets for which it is responsible; and
- keep the local community and the State government (and through it, the wider community) informed about its activities.

The Impact of the Agreement on the Public or any Section of the Public

The Agreement will benefit the public and local communities through the delivery of a public purpose(s) and material public benefit(s).

How the Agreement Promotes the Public Interest

The Agreement promotes the public interest by committing the Developer to make monetary contributions towards a public purpose(s).

How the Agreement Promotes the Objects of the Act

Relevant objects of the Act supported and promoted by this Agreement include:

- to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources; and
- to promote the orderly and economic use and development of land.

The Agreement promotes these objects of the Act by requiring the Developer to make monetary contributions towards public purposes.

Requirements in relation to Construction, Occupation and Subdivision Certificates

Clause 5 and Schedule 6 of the Agreement sets out the timing for the payment of the development contributions.

The Agreement does not specify any requirements that must be complied with prior to the issue of any Subdivision Certificate, Construction Certificate or Occupation Certificate.

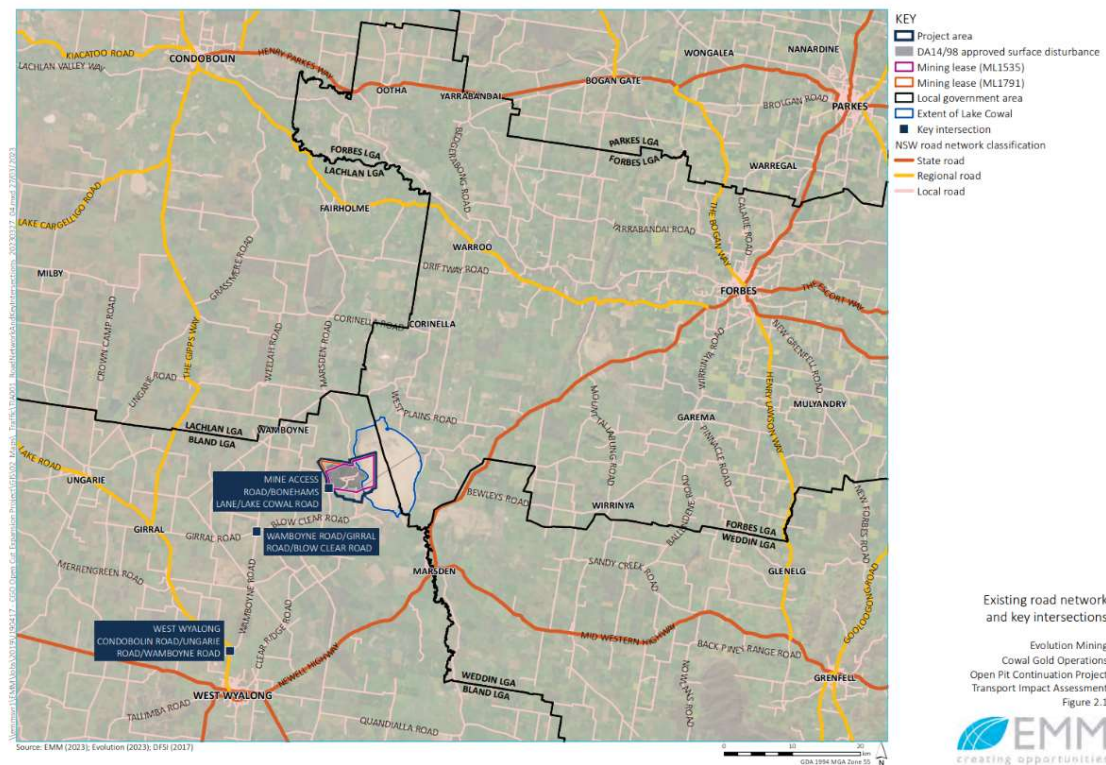
Interpretation of Agreement

This Explanatory Note is not intended to be used to assist in construing the Agreement.

Schedule 4 - Roads Subject to Road Maintenance

- 1 Ungarie Road from its intersection with the Mid-Western Highway to its intersection with Wamboyne Road.
- 2 Wamboyne Road from its intersection with the Ungarie Road to its intersection with Blow Clear Road.
- 3 Blow Clear Road from its intersection with Wamboyne Road to Boneham's Lane.
- 4 Boneham's Lane from its intersection from Blow Clear Road to the Mine Entrance.

A map of the abovementioned roads is provided below.



Schedule 5 - Community Enhancement Contributions

Overview

Evolution Mining is committed to working with the communities within the Bland Shire to leave a positive legacy so that these communities are better off overall.

Part of this commitment is to provide direct funding and sponsorships to organisations within the Bland Shire through participation in the various Evolution Mining Community Support Programs.

Evolution Mining will provide a continuing payment of \$150,000 000 (in respect of SSD-10367) and an additional payment of \$100,000 per annum (in respect of SSD42917792) (combined to be \$250,000 per annum) (averaged over five-year tranches) for direct community support and sponsorships within the Bland Shire. The additional funding will be made available from the start of the financial year after the Developer notifies BSC that it has determined to proceed with the Open Pit Continuation Project.

Community Engagement

Evolution Mining will engage with the Bland Shire Council on an annual basis to gain understanding and insight into current and emerging community needs. This understanding and insight will assist Evolution Mining prioritise annual funding with the various Evolution Community Support Programs.

At the commencement of each Financial Year, Evolution Mining will inform the Bland Shire Council of the assessment criteria for Evolution Mining's direct community funding.

Evolution Mining will ensure that its Community Support Programs and assessment criteria are:

- (a) communicated to the Bland Shire Council; and
- (b) advertised within the Bland Shire for the community more broadly, on an annual basis.

Decision Making

Evolution Mining will allocate direct community financial support and sponsorships consistent with Evolution Mining's values and the objectives and eligibility criteria of its Community Support Programs as varied from time to time. The allocation of direct community support and sponsorships will be at Evolution Mining's absolute discretion.

Reporting

On or before the date nominated by Bland Shire Council each year, Evolution Mining will provide Bland Shire Council with information on the past 5 financial year's direct community support and sponsorships including:

- (c) The name of the organisations receiving the benefit;
- (d) The approved use of the benefit; and
- (e) The amount provided.

Schedule 6 – Development Contributions

Item	A - Purpose	B - Development Contribution	C - Date for Payment
1	Council Infrastructure Investment Fund	\$200,000 in respect of UG Development Consent	Annually on 21 st February until cessation of Mining Operations under any Development Consent granted in relation to the OPC Application.
2	Council Infrastructure Investment Fund	\$200,000 in respect of OPC Application	Annually on 21 st February until cessation of Mining Operations under any Development Consent granted in relation to the OPC Application.
3	Road Maintenance Contribution	\$60,000	Annually on 21 st February until cessation of Mining Operations under any Development Consent granted in relation to the OPC Application.

Signing page

EXECUTED as a Deed

SIGNED, SEALED AND DELIVERED by
Evolution Mining (Coral) Pty Limited
ABN 75 007 857 598 in accordance with section 127 of
the *Corporations Act 2001 (Cth)* by:

▲ _____
Director

▲ _____
Director/Secretary

▲ _____
Full name of Director

▲ _____
Full name of Director/Secretary

SIGNED SEALED AND DELIVERED by the
authorised delegate for **Bland Shire Council**
ABN 13 251 814 087 in accordance with a resolution of
the Council dated / /20 in the presence of:

▲ _____
Signature of witness

▲ _____
Signature of authorised delegate

Full name of witness (PRINT)

▲ _____
Full name (PRINT)

Date

Section 2 – Corporate & Community Services

6.5 Finance and Investment Report for February 2025



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 FEBRUARY 2025.

BANK BALANCES AS AT 28TH FEBRUARY 2025

ACCOUNT	BALANCE
General Fund	\$6,698,392.99
Business Card	\$37,524.69
	\$6,735,917.68
<i>Invested Funds</i>	
Fixed Deposits	\$81,200,000.00
Deposits at Call	\$4,280,204.53
	\$85,480,204.53
Net Balance	\$92,216,122.21
Percentage of Invested Funds to Net Balance	92.70%

STATEMENT OF BANK BALANCES AS AT 28.2.25
SUBMITTED TO THE ORDINARY MEETING MARCH 18, 2025

Balance as at 01 February 2025	\$6,851,025.41
<i>Plus Receipts for February 2025</i>	<i>\$8,201,325.28</i>
<i>Less Payments for February 2025</i>	<i>-\$8,353,957.70</i>
CASH BALANCE	\$6,698,392.99

Limit of Overdraft Arranged with Bank

\$ 350,000.00

ACCOUNTS CERTIFICATION

I CERTIFY,

That the accounts totalling \$8,353,957.70

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 18th March 2025, 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 **\$8,353,957.70** was submitted to the Ordinary Meeting on the 18th March 2025 and that the amounts are presented to Council for confirmation of payment.

.....
Chairman of Ordinary Meeting

INVESTMENTS

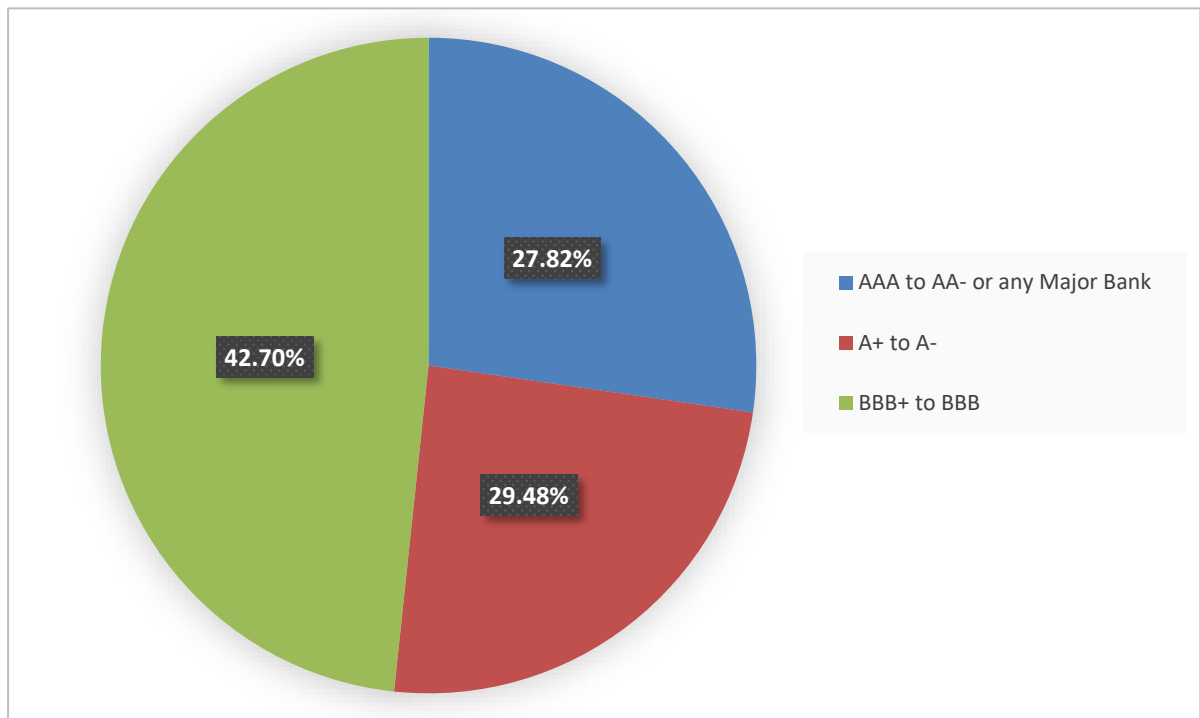
The following table gives details of Council's Funds invested at 28th February 2025. The funds consist of monies from the Bank Accounts of the Trust Funds, Reserve Accounts, Sewerage Fund and Combined General Account.

INSTITUTION	RATING	DATE	DATE DUE	TERM	YIELD	INVESTED AMOUNT
Northern Territory Treasury	AA-	30/09/2020	15/12/2025	1902	1.20%	2,000,000.00
Australian Unity	BBB+	5/03/2024	5/03/2025	365	5.10%	1,000,000.00
Defence Bank	BBB+	6/03/2024	6/03/2025	365	5.10%	1,000,000.00
Defence Bank	BBB+	20/03/2024	20/03/2025	365	5.00%	1,000,000.00
Auswide Bank	BBB+	28/03/2024	26/03/2025	363	5.20%	1,000,000.00
Auswide Bank	BBB+	3/04/2024	2/04/2025	364	5.05%	1,000,000.00
ING Bank	A	10/04/2024	10/04/2025	365	5.09%	1,000,000.00
Bank of QLD	A-	30/04/2024	23/04/2025	358	5.10%	1,000,000.00
Judo Bank	BBB	16/05/2024	14/05/2025	363	5.30%	1,000,000.00
Great Southern Bank	BBB+	22/05/2024	30/04/2025	343	5.17%	1,000,000.00
ING Bank	A	27/05/2024	21/05/2025	359	5.27%	2,000,000.00
MyState Bank	BBB+	29/05/2024	27/05/2025	363	5.25%	1,000,000.00
Auswide Bank	BBB+	13/06/2024	11/06/2025	363	5.30%	1,000,000.00
Defence Bank	BBB+	20/06/2024	18/06/2025	363	5.20%	2,000,000.00
ING Bank	A	26/06/2024	25/06/2025	364	5.25%	2,000,000.00
Beyond Bank	BBB+	26/06/2024	15/04/2025	293	5.20%	1,000,000.00

Judo Bank	BBB	2/07/2024	11/03/2025	252	5.30%	2,000,000.00
Australian Unity	BBB+	5/07/2024	1/05/2025	300	5.30%	1,000,000.00
ING Bank	A	8/07/2024	6/05/2025	302	5.27%	1,000,000.00
ING Bank	A	8/07/2024	2/07/2025	359	5.37%	2,000,000.00
NAB	AA-	8/07/2024	4/06/2025	331	5.30%	1,000,000.00
NAB	AA-	8/07/2024	8/07/2025	365	5.35%	2,000,000.00
AMP	BBB+	11/07/2024	13/05/2025	306	5.20%	1,000,000.00
ING Bank	A	17/07/2024	15/07/2025	363	5.33%	1,000,000.00
Police Bank	BBB+	31/07/2024	31/07/2025	365	5.25%	2,000,000.00
AMP	BBB+	7/08/2024	5/06/2025	302	5.20%	1,000,000.00
NAB	AA-	15/08/2024	12/08/2025	362	5.05%	1,000,000.00
NAB	AA-	22/08/2024	22/07/2025	334	5.00%	1,000,000.00
NAB	AA-	29/08/2024	19/08/2025	355	4.95%	1,000,000.00
ING Bank	A	5/09/2024	2/09/2025	362	4.93%	1,000,000.00
Bendigo Bank	A-	8/09/2024	8/09/2025	365	4.65%	400,000.00
Bendigo Bank	A-	8/09/2024	8/09/2025	365	4.65%	400,000.00
Bendigo Bank	A-	8/09/2024	8/09/2025	365	4.65%	400,000.00
NAB	AA-	12/09/2024	10/09/2025	363	4.90%	2,000,000.00
Bank of QLD	A-	12/09/2024	20/03/2025	189	4.90%	1,000,000.00
Bank of QLD	A-	17/09/2024	18/03/2025	182	5.00%	2,000,000.00
NAB	AA-	20/09/2024	17/09/2025	362	4.90%	1,000,000.00
Bank of QLD	A-	26/09/2024	25/06/2025	272	4.85%	2,000,000.00
NAB	AA-	3/10/2024	7/04/2025	186	5.05%	1,500,000.00
NAB	AA-	9/10/2024	8/10/2025	364	4.95%	2,000,000.00
Commonwealth Bank	AA-	16/10/2024	24/09/2025	343	4.71%	2,000,000.00
ING Bank	A	17/10/2024	15/10/2025	363	5.03%	2,000,000.00
Police Bank	BBB+	24/10/2024	21/10/2025	362	5.00%	2,000,000.00
NAB	AA-	24/10/2024	26/08/2025	306	4.95%	2,000,000.00
Beyond Bank	BBB+	30/10/2024	30/04/2025	182	5.00%	1,000,000.00
ING Bank	A	8/11/2024	4/11/2025	361	5.09%	1,000,000.00
BankVic	BBB+	14/11/2024	15/10/2025	335	5.10%	1,000,000.00
Auswide Bank	BBB+	21/11/2024	20/11/2025	364	5.00%	2,000,000.00
MyState Bank	BBB+	28/11/2024	28/10/2025	334	5.00%	2,000,000.00
MyState Bank	BBB+	3/12/2024	3/12/2025	365	5.10%	1,000,000.00
Beyond Bank	BBB+	10/12/2024	10/12/2025	365	5.10%	1,000,000.00
AMP	BBB+	18/12/2024	18/06/2025	182	5.20%	1,000,000.00
Defence Bank	BBB+	9/01/2025	8/01/2026	364	4.95%	1,000,000.00
AMP	BBB+	15/01/2025	15/07/2025	181	5.10%	1,000,000.00
AMP	BBB+	21/01/2025	21/01/2026	365	4.95%	1,000,000.00
Great Southern Bank	BBB+	30/01/2025	30/09/2025	243	4.86%	2,500,000.00
ING Bank	A	6/02/2025	4/02/2026	363	4.75%	1,000,000.00
AMP	BBB+	6/02/2025	6/08/2025	181	4.85%	1,000,000.00
NAB	AA-	12/02/2025	12/11/2025	273	4.80%	1,000,000.00
ING Bank	A	18/02/2025	18/02/2026	365	4.81%	1,000,000.00
Rabobank	A+	20/02/2025	11/02/2026	356	4.80%	2,000,000.00

ING Bank	A	26/02/2025	25/02/2026	364	4.80%	1,000,000.00
ANZ Deposit at Call	AA-					50,967.31
CBA Deposit at Call	AA-					4,229,237.22
TOTAL:						85,480,204.53

Long Term Credit Rating	Policy Maximum (%)	Current Holding (%)	Current Holding (\$)
AAA to AA- or any Major Bank	100	26.80	23,780,204.53
A+ to A-	80	27.30	25,200,000.00
BBB+ to BBB	70	45.90	36,500,000.00
BBB- and Unrated	10	-	-
			85,480,204.53



Individual Institution Limit	Rating	Policy Maximum (%)	Current Holding (%)	Current Holding (\$)
AMP	BBB+	25	8.73	6,000,000.00
ANZ	AA-	40	0.06	50,967.31
Australian Unity	BBB+	25	2.33	2,000,000.00
Auswide Bank	BBB+	25	5.82	5,000,000.00
Bank of QLD	A-	30	8.14	6,000,000.00
BankVic	BBB+	25	1.16	1,000,000.00
Bendigo Bank	A-	30	1.40	1,200,000.00
Beyond Bank	BBB+	25	3.49	3,000,000.00
Commonwealth Bank	AA-	40	6.06	6,229,237.22
Defence Bank	BBB+	25	6.98	5,000,000.00
Great Southern Bank	BBB+	25	4.07	3,500,000.00
ING Bank	A	30	18.61	16,000,000.00
Judo Bank	BBB	25	3.49	3,000,000.00
MyState Bank	BBB+	25	4.65	4,000,000.00
NAB	AA-	40	18.03	15,500,000.00
Northern Territory	AA-	40	2.33	2,000,000.00
Police Bank	BBB+	25	4.65	4,000,000.00
Rabo Bank	A+	80	2.34	2,000,000.00
				\$85,480,204.53

I certify that the above investment has been reconciled with Council's General Ledger Accounts.

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.

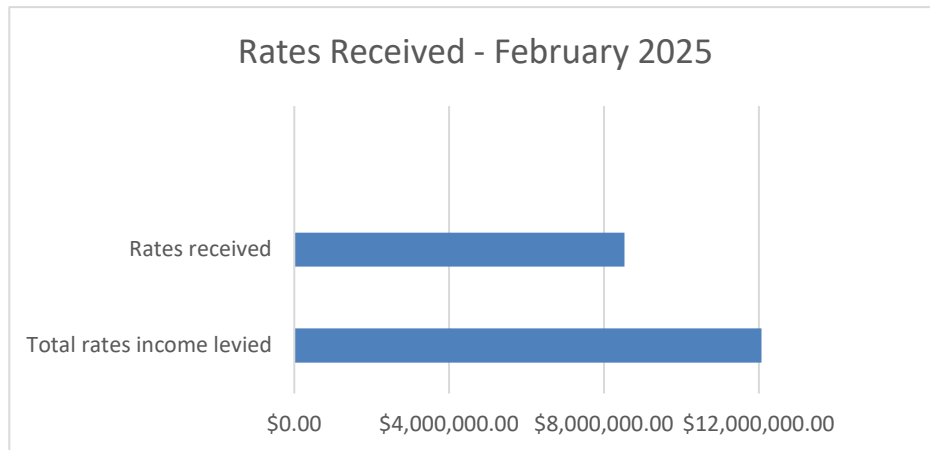
GENERAL MANAGER

RATES REPORT

Below is a summary of outstanding rates

Total rates income levied (2024/25)	\$ 12,069,302.89
Rates received as at 28/2/2025	\$ 8,531,095.97
% of rates received to date	70.68%

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.

Recommendation

1. That Council receive and note the information contained within the Finance and Investment Report for the month of February 2025
 2. That Council confirms the payment of accounts, for the period 01 February to 28 February 2025, totalling \$8,353,957.70.
-

6.6 ARIC Independent Chair and Members Fee Reduction for Extraordinary Meetings



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

13.2: Develop, implement and promote best practice governance policies and procedures

Author: Internal Audit, Governance and Risk Coordinator

Introduction

Council has established an Audit, Risk and Improvement Committee ('ARIC') in accordance with the *Local Government Act 1993* ('the Act') s 428A. The ARIC must meet standards set in the *Local Government (General) Regulation 2021* ('the Regulation') and the *Guidelines for Risk Management and Internal Audit* ('the Guidelines') issued by the OLG under s 23A of the Act.

Bland Shire is part of an 'Internal Audit Alliance' of Bland, Coolamon, Cootamundra-Gundagai, Junee, Lockhart and Temora Councils to jointly engage Internal Audit services and achieve significant cost savings and efficiency through shared learnings across the Councils. Bland Shire hosts a role that coordinates this function. One point of cost-efficiency is that ARIC meetings will be held over two days across the six councils, which spreads the cost of the shared chair and members over the alliance.

Under the new Guidelines, the ARICs meet annually to review the financial statements prior to Council meeting to endorse the financial statements to be referred to audit. When the alliance was established, the intent was to have 2-3 ARICs on each day and the chair and members are entitled to a daily rate. The justification for this requirement is that Council receives preliminary assurance about the contents of the statements and guidance on where issues may arise prior to the audit commencing to enable proactive responses from management and streamline the audit process.

Due to different timeframes for the preparation of financial statements among the Internal Audit Alliance, scheduling all meetings of ARIC to review the financial statements within two days is not feasible, and this increases the costs to the alliance.

ARIC members agreed to hold the 2024 extraordinary meeting without payment and have agreed to accept a reduced rate of 50% of the daily rate for future extraordinary meetings when held on a single day to only review the financial statements. This is agreed consistently with management across the alliance and reduces the cost of the extraordinary meeting by \$1500. This amendment represents a saving for Council and is recommended for endorsement.

Financial Implications

This proposed approach balances the scheduling of extraordinary ARICs across the alliance if alignment with other Council ARIC extraordinary meetings cannot be found. Every effort will be made to align extraordinary meetings with other alliance Council's to reduce costs.

It is noted that many NSW Councils have standalone ARICs and provide budget to pay the members to meet at an extraordinary meeting for financial statements in addition to four ordinary meetings, whereas the Alliance has three ordinary meetings and then an extraordinary for financial statements. This is considered appropriate by the Internal Audit Alliance as it reduces expenditure and while the new ARIC structure is being established, allows for additional time between meetings for Council to consider the outcomes of meetings and implement Council-endorsed actions.

Summary

This report request's Council endorsement for a reduced rate for ARIC extraordinary member fees.

Recommendation:

That Council adopts a 50% reduction in the daily rate for ARIC members attending extraordinary ARIC meetings to only review financial statements where it is not possible to align meetings with other Internal Audit Alliance councils.

6.7 Audit, Risk and Improvement Committee Strategic Plan and Internal Audit Charter



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

DP10.1: Councillors are provided with appropriate support and resources to carry out their civic duty.

Author: Coordinator Internal Audit, Governance and Risk

Introduction

Council has established an Audit, Risk and Improvement Committee ('ARIC') and Internal Audit function as required by the *Local Government Act 1993* ('the Act') s 428A and the *Local Government (General) Regulation 2021* ('the Regulation') s 216O.

The functions of the ARIC and Internal Audit must comply with the *Guidelines for Risk Management and Internal Audit for Local Government in NSW* ('the Guidelines') issued by the Office of Local Government in November 2023 under the Act s 23A.

Internal Audit Charter

Council endorsed the ARIC Terms of Reference and Internal Audit Charter on 18 June 2024 after exhibition. At the 3 December meeting of the ARIC, a report was presented outlining proposed changes to the Internal Audit Charter to accord with Internal Auditing standards issued by the International Professional Practice Framework. The main changes are:

1. Limiting Internal Audit's role in reviewing External Audit to reviewing plans and implementation of recommendations.
2. Amendments to review of financial management to avoid duplication with External Audit responsibilities.
3. Removal of operational statements (e.g. facilitate integration of risk management).

ARIC Strategic Plan

The ARIC is required to prepare a strategic work plan every four years to ensure that all the matters listed in section 428A of the Act are reviewed by the committee and considered by the internal audit function when developing their risk-based program of internal audits.

The Guidelines permit the Internal Audit Coordinator to assist with the development of this plan. A skeleton structure of the plan was presented to the August meeting for advice from the ARIC and based on the direction and feedback from the ARIC, a detailed version was presented for endorsement by the ARIC at the December 3 Meeting.

The Guidelines require that the Council endorse the Strategic Plan. Council will receive updates on the implementation of the plan through the following mechanisms:

1. Reporting of the minutes of each meeting to Council.
2. An annual report on the Committee will be presented to Council.
3. The attendance of a Councillor at ARIC Meetings.
4. Note that the ARIC has no delegation from Council and any decisions must be recommended to Council for endorsement.
5. The Independent Chair of the ARIC may provide additional communication to the Council on any matter they deem appropriate.

Financial Implications

There are no unbudgeted financial implications associated with the recommendations of this report. Council has entered into a shared service arrangement with 5 other Councils to meet the requirements of the Guidelines in a significantly cost-effective, and higher performing structure.

Summary

The ARIC Strategic Plan and amended Internal Audit Charter is presented to Council for adoption.

Recommendation:

1. That Council adopts the amended Internal Audit Charter
 2. That Council adopts the ARIC Strategic Plan
-

Audit, Risk and Improvement Committee Strategic Plan 2024-2028

1. Introduction

The Council of Bland Shire is committed to good governance and continuous improvement to ensure that the community continues to receive high quality and sustainable services from Council.

The Council's Audit, Risk and Improvement Committee ('**ARIC**') is established to offer independent assurance to the Council by overseeing, assessing, and advising on the governance processes, compliance with regulations, management of risks, control frameworks, external accountability responsibilities, and the general performance of the Council.

This document is developed to manage the elements mandated for continuous evaluation by the ARIC as per the *Local Government Act 1993* ('**the Act**'), the *Local Government (General) Regulation 2021* ('**the Regulation**') and considering the *Guidelines for Risk Management and Internal Audit for Local Government in NSW* ('**the Guidelines**'). It aims to ensure oversight of relevant areas of Council while providing the appropriate leeway for the Committee to adapt to evolving industry trends or specific risks faced by the Council over time, guided by yearly work plans.

The Guidelines provide acknowledgement that the exact nature of each ARIC's role and the specific activities it reviews on behalf of a council under section 428A of the Local Government Act will need to be flexible to deal with arising needs, risks and business functions. The strategic plan outlines the actions and activities that will be the focus of the Committee over its term from 2024 – 2028.

2. Governance Structure

The Act, Regulation and the Guidelines require each council in NSW to have 3 mandatory governance mechanisms to ensure that councils are on track to delivering their community's goals and objectives:

- an audit, risk and improvement committee that continuously reviews and provides independent advice to the council on how it is functioning and managing risk;
- a robust risk management framework that accurately identifies and mitigates the risks facing the council and its operations; and
- an effective internal audit function that provides independent advice as to whether the council is functioning effectively and the council's internal controls to manage risk are working.

The ARIC is a committee established by resolution of the elected Council and is accountable to the Council for delivering on this document. The Committee forms a part of the Council's Corporate Governance Framework, and in accordance with the terms of reference will provide independent advice and assurance to Council. The Committee reports to the Council's Governing body on strategic matters, but administratively to General Manager of the Council.

The ARIC is responsible for the functional operations of the Internal Audit Function of Council, through a shared Internal Audit Coordinator with 5 other Councils, Cootamundra-Gundagai, Coolamon, Junee, Lockhart and Temora (**'Internal Audit Alliance'**). This role administratively is supported by Bland Shire Council.

The governance of the ARIC is set by the Council's endorsed terms of reference and internal audit charter. The ARIC is an advisory body only. It exercises no administrative functions, has no delegated financial responsibilities, and does not perform any management functions of council.

Membership

The Committee is made of 3 independent members (inclusive of the chair) who are appointed by Council resolution. The members must satisfy the independence and eligibility criteria set out in the *Local Government (General) Regulation 2021* s 216D - 216F (**'Regulation'**). The ARIC has a shared chair with the Council's within the Internal Audit Alliance.

One non-voting Councillor may be appointed by resolution to attend as an observer to the ARIC under the Regulation s 216C(2).

3. Strategic Objectives

This document establishes the key matters to be kept under review by the Committee. The following matters are provided under section 428A of the Act as matters that must be reviewed by the ARIC and separated into the Audit, Risk and Improvement aspects for clarity of this plan.

Audit

The ARIC must keep the following audit functions under review:

- Internal Audit (Regulation s 216R), and
- External Audit (Guidelines, p 78)

Risk

The ARIC must keep the following risk functions under review:

- Compliance Framework (Act 428A(2)(a))
- Risk Management (Act 428A(2)(b))
- Fraud and Corruption Control Framework (Act 428A(2)(c))
- Financial Management Framework (Act 428A(2)(d))
- Governance Framework (Act 428A(2)(e))

Improvement

The ARIC must keep the following improvement functions under review:

- Strategic Planning (Act 428A(2)(f))
- Service Reviews (Act 428A(2)(g))
- Business Improvement (Act 428A(3))
- Performance Data and measurement (Act 428A(2)(h))

The following sections of this document break down the strategic objectives and assign activities to ensure that the purpose of the ARIC can be delivered effectively. It is noted that there is some crossover where activities will deliver multiple objectives.

Audit

Internal Audit

An internal audit function is an independent, objective assurance and consulting activity designed to add value and improve a Council's operations. It helps Council accomplish its objectives by bringing a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control, and governance processes.¹

The structure of the Internal Audit program is to have a unified annual audit plan across the six Alliance Councils, with minor variation to match the risk profile of Council as required.

Council has adopted an Internal Audit Charter, and the ARIC has a functional responsibility for the Internal Audit program.

The ARIC will provide overall strategic oversight of internal audit activities including:

Code	Objective	Activities	Timeframe
1.1	Act as a forum for communication between the Council, General Manager, senior management, the internal audit function and external audit.	Attendance at ARIC meetings by key participants.	Quarterly
1.2		ARIC minutes provided to council after each meeting	Quarterly
1.3		ARIC meets with Internal Audit Coordinator and External Audit.	Annually
1.4	Coordinate, the work programs of internal audit and other assurance and review functions.	ARIC review and endorse strategic and annual internal audit plan.	Annually
1.5	Review and advise the Council of the strategic four-year plan and annual work plan of internal audits to be undertaken by the Council's internal audit function.	ARIC review other work plans including service reviews, governance, risk and control assurance work to determine any overlap with proposed IA work.	Annually
1.6	Review and advise the Council if it is complying with internal audit requirements, including:	Self-assessment against IPPF (IIA standards)	Annually
1.7	<ul style="list-style-type: none"> - Conformance with the International Professional Practices Framework (IPPF), - Risk Management and Internal Audit Guidelines. 	Review Council's attestation statement in annual report for conformance with OLG regulation and guidelines	Annually
1.8		Independent external quality assurance review	Once each Council term
1.9	Review and advise the Council on whether the Council is providing the resources necessary to	Internal Audit Performance Report	Annually

¹ Adapted from the [IPPF definition of Internal Auditing](#)

	successfully deliver the internal audit function.		
1.10	Review and advise the Council if the internal audit function is structured appropriately and has sufficient skills and expertise to meet its responsibilities.	Communications between the General Manager, head of internal audit and Chair of the ARIC on annual performance appraisal of internal audit (in-house and external provider).	Annually
1.11	Review and advise the Council on the appointment of the head of the internal audit function and external providers.	Consultation with ARIC independent chair in recruitment and/or EOI. (As required for end of term or vacancies).	As required
1.12	Review and advise the Council of the findings and recommendations of internal audits conducted, and corrective actions needed to address issues raised.	Receive Internal Audit Reports and provide advice on the implementation of recommendations	Quarterly, with each report
1.13	Review and advise the Council of the implementation by Council of corrective actions.	Quarterly report monitoring implementation of recommendations	Quarterly report

External Audit

The ARIC will assist Council achieve maximum value from its external audit engagement by acting as a forum for communication and coordinating (as much as practical) the approach of management to matters relating to internal and external audit. The ARIC will provide input into the financial statement and performance audit services as well as monitoring Council's implementation of findings.

Code	Objective	Activities	Timeframe
2.1	Act as a forum for communication between the Council, General Manager, senior management, the internal audit function, and external audit.	Resolved by 1.1	
2.2	Coordinate as far as is practicable, the work programs of internal audit and external audit.	Resolved by 1.3 and 1.4	
2.3	Provide input and feedback on the financial statement and performance audit coverage proposed by external audit and provide feedback on the audit services provided.	Review and provide advice in relation to the Audit Office of NSW plan for performance audit coverage.	Annually
2.4		Review reports on progress on the financial statement audit and any relevant performance audit coverage.	Annually, or as required

2.5	Review all external plans and reports in respect of planned or completed audits and monitor Council's implementation of audit recommendations.	Review reports on implementation of recommendations for improvement arising from: <ul style="list-style-type: none"> - External audit management letters - Performance audit reports relevant to council - Significant changes or issues raised in better practice guides/standards. 	Annually, or as required
2.6	Provide advice to Council and/or the General Manager on action taken on significant issues raised in relevant external audit reports and better practice guides.	Provide advice as required.	As required.

SUBJECT TO COUNCIL ENDORSEMENT

Risk

Financial Management

The ARIC will provide oversight of the financial management practices of the organisation and ensuring that they are consistent with the principles of sound governance, accountability and transparency. The ARIC plays a key role in ensuring the integrity and reliability of the financial statements and reports of the organisation; however, the ARIC does not duplicate the financial audits conducted by the NSW Audit Office but complements the external assurance with oversight of the broader practices of financial management. The ARIC advises on financial management matters such as the adequacy and effectiveness of internal controls with its broader knowledge of Council practice and provide feedback to Council on areas of concern or improvement as they arise.

The ARIC will:

Code	Objective	Activities	Timeframe
3.1	Review compliance with accounting standards and external accountability requirements.	Resolved by 2.2, 2.4 and 2.4.	
	Review the appropriateness of Council accounting policies and disclosures.		
3.2	Understand and facilitate communication with the General Manager, Council and External Audit on the implications for Council of the findings of external audits and performance audits and Council responses and implementation of recommendations.	As outlined in External Audit activities 2.1-2.6	As required

3.3	<p>Whether the Council financial statement preparation procedures and timelines are sound and the accuracy of the Council annual financial statements prior to external audit, including:</p> <ul style="list-style-type: none"> - management compliance/representations - significant accounting and reporting issues - methods used by the Council to account for significant or unusual transactions and areas of significant estimates or judgements. - appropriate management signoff on the statements. - If effective processes are in place to ensure financial information included in the Council report is consistent with signed financial statements. - If the Council financial management processes are adequate. 	Review financial statements prior to Council endorsement for audit.	Annually, at an extraordinary meeting.
3.4	Review all external plans and reports in respect of planned or completed audits and monitor Council's implementation of audit recommendations.	Resolved by 2.4	
3.5	Review the adequacy of cash management policies and procedures.	Review of notes to annual financial statements at extraordinary meeting.	Annually
3.6		Review long term financial plan	Annually
3.7		Review investment policy	Once per term
3.8	<p>Advise if there are adequate controls over financial processes, including:</p> <ul style="list-style-type: none"> - appropriate authorisation and approval of payments and transactions 	AP Audit included in Internal Audit Plan once/term	Once per term
3.9	<ul style="list-style-type: none"> - adequate segregation of duties - timely reconciliation of accounts and balances - review of unusual and high value purchases 	Identified fraud instances reported to ARIC with investigation recommendations	As required

3.10	Advise if policies and procedures for management review and consideration of the financial position and performance of the Council are adequate.	Long term financial plan review will include appropriate detail on the development of the plan	As due for review
3.11	If Council grants and tied funding policies and procedures are sound.	Review of policies relating to grants are reported to ARIC.	As due for review.

Compliance

Council is committed to working towards compliance with the requirements set for the organisation. These requirements can often be very complex and come from a range of sources. The ARIC has a responsibility for providing advice to Council to assist with achieving and maintaining compliance with all laws, regulations, internal policies and procedures. As matters are reported to the ARIC, the ARIC should provide advice on how to achieve compliance.

The ARIC will:

Code	Objective	Activities	Timeframe
4.1	Review and advise if the Council has appropriately considered legal and compliance risks as part of the Council risk management framework	Legislative compliance mechanisms will be reported to ARIC for advice.	Annually
	Review and advise on procedures relating to how the Council manages its compliance with applicable laws, regulations, policies, procedures, codes, and contractual arrangements, and whether appropriate processes are in place to assess compliance.		
4.2	Provide advice on emerging issues or industry changes that arise	As required	As required

Risk Management

The Council is committed to integrating risk management into every aspect of its business practices and decision-making processes. The Enterprise Risk Management Framework (ERM) is relevant to everyone within the organisation, such as Councillors, employees, management and contractors. It is relevant to all the council's existing and future strategic and operational projects, policies, strategies and plans. The ERM is based on the principles of ISO 31000:2018 and the ARIC will support Council to integrate these standards into practice.

The ARIC will:

Code	Objective	Activities	Timeframe
5.1	Review and advise the Council: if the Council has in place a current and appropriate risk management framework that is consistent with the Australian risk management standard.	Report on review of the risk management framework against the Australian risk management framework and OLG guidelines in accordance with the annual attestation.	Annually
5.2	Advise Council if it is providing the resources necessary to successfully implement its risk management framework.	A regular risk management update report will be provided to the ARIC addressing these factors.	Quarterly
	Advise Council if the risk management framework is adequate and effective for identifying and managing the risks the Council faces, including those associated individual projects, programs, WHS and other activities.		
5.3	Assist Council understand how risk management can be integrated across all levels of the Council and across all processes, operations, services, decision-making, functions and reporting.	Strategic Risk register will be reported to ARIC.	Annually
	Advise Council of the adequacy of risk reports and documentation, for example, the Council risk register and risk profile		
5.4	Review whether a sound approach has been followed in developing risk management plans for major projects or undertakings.	Risk management plans for major projects (greater than \$1 million capex) will be reported to ARIC.	As required
5.5	Review whether appropriate policies and procedures are in place for the management and exercise of delegations.	Delegations register and associated policies will form part of the internal audit plan	Once per term
5.6	Assess if Council has taken steps to embed a culture which is committed to ethical and lawful behaviour.	Code of Conduct and Public Interest Disclosure complaint data will be reported	Annually
5.7	Advise Council if there is a positive risk culture within the Council and strong leadership that supports effective risk management.	Report on review of the risk management framework including any updates on embedded culture, leadership, training and any concerns with operation of the framework.	Once per term
5.8	Provide advice on the adequacy of staff training and induction in risk management.		

5.9	Assess if Council is able to demonstrate how the Council risk management approach impacts on the Council insurance arrangements.	Report to ARIC on insurance arrangements and claims data	At least annually
5.10	Assess the effectiveness of Council management of its assets.	Asset management to be considered as a topic for internal audit	Once per term
5.11	Provide advice on the effectiveness of business continuity arrangements, including business continuity plans, disaster recovery plans and the periodic testing of these plans.	Report to ARIC assessing efficacy of existing plans and testing of the sub-plans	Annually
5.12	Assess whether Council has in place relevant policies and procedures and that these are periodically reviewed and updated.	Council's Policy Framework will be subject to an internal audit	Once per term

Fraud Control

The ARIC monitors the implementation of the Council's Fraud and Corruption Control Framework and receives regular reports on fraud prevention, detection, and response activities. The ARIC will (where appropriate) review the results of any fraud investigations and ensures that actions are taken to address any identified weaknesses or risks. The ARIC supports the Council's commitment to fostering a culture of integrity and ethical conduct and to protecting the Council's reputation, assets, and resources from fraud and corruption.

The ARIC will:

Code	Objective	Activities	Timeframe
6.1	Review and advise the Council of the adequacy and effectiveness of the Council fraud and corruption prevention framework and activities, including whether the Council has appropriate processes and systems in place to capture and effectively investigate fraud-related information.	Receive deidentified updates on any on-going Fraud and Corruption investigations permissible to be disclosed to the ARIC.	As required.
6.2		Include Fraud and Corruption control within the Internal Audit Plan	Once per term

Governance

The ARIC will provide advice to the Council regarding what adequate governance practices within the Council should be. The ARIC will review compliance with legislative and statutory requirements, policies, procedures and standards relating to governance. The purpose of this oversight is to ensure that promotion of public confidence in Council. It is noted that this oversight has significant overlap with the other sections of the ARIC responsibilities but distinctly ensures that Council has a clear direction, planning and reporting.

The ARIC will:

Code	Objective	Activities	Timeframe
7.1	Review and advise the Council on the Governance Framework to ensure it is appropriately directing and controlling management of Council.	Council resolutions outstanding greater than 1 year reported to ARIC	As required.
7.2		Internal Audit Plan will review elements of the Governance Framework	As required
7.3		Review of Corporate Governance Framework aligned to NSW Audit Office Governance Lighthouse reported to ARIC.	Once per term
7.4	Review and advise Council on the adequacy of information and communications technology (ICT) governance, and the use of data, information and corporate knowledge	Cyber-security and Records Management included within Internal Audit Plan.	Once per term

Improvement

Implementation of the strategic plan, delivery program and strategies

The ARIC will provide feedback on Council's the Council corporate planning processes, which includes the strategic plan, the delivery program and other related strategies. The ARIC monitors how the Council aligns its strategic goals with its delivery plans, budgets and performance indicators. The ARIC helps the Council to improve its accountability, transparency and effectiveness in delivering services to the community.

The ARIC will:

Code	Objective	Activities	Timeframe
8.1	Review and advise the Council of the adequacy and effectiveness of the Council IP&R processes and if the Council is successfully implementing and achieving its IP&R objectives and strategies.	Report on IP&R plans (major revisions or significant matters identified through quarterly/annual reviews) - Long term financial planning - Workforce planning - Information on performance indicators setting and measuring performance.	As required with IP&R cycle.
8.2		Internal Audit Plan will review IP&R	Once per term
8.3	Assess if appropriate reporting and monitoring mechanisms are in place to measure progress against objectives,	Annual report (and financial statements) is reviewed by the ARIC.	Annually

Service Reviews

Service reviews are a mechanism that Councils use to consider the services that Councils deliver and their delivery methods, including assessment of quantitative and qualitative data on the service. A service review should consider not only the service level, but also the structure and mechanisms used by Council to deliver the service. As service reviews are a newer part of NSW Local Government Integrated Planning and Reporting (IP&R) requirements, Councils are developing frameworks for the approach to service reviews and this part of the plan may need to be amended throughout the term of the plan to suit the emerging practices.

The ARIC will:

Code	Objective	Activities	Timeframe
9.1	Review and advise the Council if Council has robust systems to set objectives and goals to determine	Report/update on service review framework and planned program of work.	Annually

9.2	and deliver appropriate levels of service to the community and business performance	Reports on each Service Review will be presented to ARIC	As required.
9.3	Assess and provide advice if appropriate reporting and monitoring mechanisms are in place to measure service delivery to the community and overall performance.	Delivered through 9.1 and 9.2.	

Collection of performance measurement data by the Council

An essential element of the Council's ability to understand performance is the accurate, regular and useful performance measurement data on Council's performance. The ARIC has a role in ensuring that Council is satisfactorily understanding the services it delivers to the community. This requirement forms the broader approach of the ARIC, and not specific actions for the Committee to review.

The ARIC will:

Code	Objective	Activities	Timeframe
10.1	Review and advise if Council has a robust system to determine appropriate performance indicators to measure the achievement of its strategic objectives	This is achieved through multiple actions on the reporting of service reviews (9.2) and IP&R documents to ARIC. It may also be achieved by Internal Audits through assessment of performance measures.	

Continuous Improvement

The ARIC must provide information to the Council that will assist in improving the Council's functions in accordance with the *Local Government Act 1993* s 428A(3). This requirement is best met by the Council and the ARIC having strong communication and transparency in discussing matters that the ARIC may be able to assist with. The ARIC members have been selected based on their background and skills, and Council should leverage these skills for appropriate advice.

The ARIC will:

Code	Objective	Activities	Timeframe
11.1	Advise how the Council can improve its service delivery and the Council performance of its business and functions generally.	This is achieved through multiple actions on the reporting of service reviews (9.2) and IP&R documents to ARIC. It may also be achieved by Internal Audits through assessment of performance measures.	

		The ARIC may also provide ad hoc advice to the Council on emerging industry matters.
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SUBJECT TO COUNCIL ENDORSEMENT

4. ARIC Operations

Meeting dates and locations

The ARIC will meet four times per year, and extraordinary meetings may be called with consultation with the General Manager. At least one meeting per year should be held in person or hybrid.

Agenda and Business Papers

This document provides the high-level plan for the ARIC over the term of the Committee and is supplemented by a 12 month forward agenda and annual workplan that provides for the items that will be included on each agenda. The General Manager, in consultation with the ARIC Chair may include additional items that should be reported to the ARIC in accordance with the terms of reference.

Business papers will be supplied to the Committee at least 5 days prior to each meeting, however late reports may be provided by the General Manager or the Chair at any time.

Reporting and Communication

The minutes of the ARIC will be reported to Council for notation, along with a report on any particular matters that must be referred to the governing body for endorsement. The non-voting Councillor representative may also, where appropriate, consult with other Councillors on matters before the ARIC before or after the meeting.

The ARIC will also prepare an annual report to the Council providing an overview of the activities of the Committee over the preceding financial year.

Commencing with the 2024-2025 annual report, councils' annual reports must contain an attestation statement signed by the general manager on the council's compliance with the requirements prescribed in the Regulation relating to the membership and operations of its ARIC committee, its risk management framework and internal audit function (Regulation s 216T).

Terms of Reference for Bland Shire Council's Audit, Risk and Improvement Committee

AUTHORISATION

POLICY TYPE: (Council or Operational)	Council
POLICY LOCATION: (eg. Corporate, Engineering, etc.)	Governance and Risk
RESPONSIBLE OFFICER: (by position title)	Director Corporate and Community Services
AUTHORISED BY: (GM or Director Title)	Council
DATE ADOPTED:	
ADOPTED BY: (Manex or Council)	Council
MINUTE NO: (If required)	#
REVIEW DUE DATE:	June 2025
REVISION NUMBER:	1.0
RELATIONSHIP TO THE COMMUNITY STRATEGIC PLAN	12.1 Monitor and review Council services to confirm they are provided in a professional, timely and friendly manner and are responsive to community needs 12.4 Review and implement Council policies and comply with WH&S and Risk Management requirements

DOCUMENT HISTORY

VERSION NO.	DATE	DESCRIPTION OF AMENDMENTS <i>Include names of former policies that this policy will replace if applicable</i>	AMENDED BY (Where required)
1.0	18 June 2024	Adopted by Council	
2.0	November 2024	Amendments to Internal Audit Charter	

REVIEW OF THIS POLICY

This Policy will be reviewed within one year from the date of adoption or as required in the event of legislative changes. The Policy may also be changed as a result of other amendment that are to the advantage that Council and in the spirit of this Policy. Any amendment to the Policy must be by way of a Council Resolution.

1. Purpose

Bland Shire Council has established an audit, risk and improvement committee in compliance with section 428A of the *Local Government Act 1993*, Division 6A – Auditing and Audit, Risk and Improvement Committees of the *Local Government (General) Regulation 2021* and the Departmental Chief Executive's *Guidelines for risk management and internal audit for local government in NSW*. These terms of reference set out the committee's objectives, authority, composition and tenure, roles and responsibilities, reporting and administrative arrangements.

2. Scope

This policy document applies to all elected representatives and Council employees, including contractors and volunteers.

3. Outcomes

The objective of Council's audit, risk and improvement committee is to provide independent assurance to Bland Shire Council by monitoring, reviewing and providing advice about the Council's governance processes, compliance, risk management and control frameworks, external accountability obligations and overall performance.

4. Independence

The committee is to be independent to ensure it has no real or perceived bias or conflicts of interest that may interfere with its ability to act independently and to provide Bland Shire Council with robust, objective and unbiased advice and assurance.

The committee is to have an advisory and assurance role only and is to exercise no administrative functions, delegated financial responsibilities or any management functions of the Bland Shire Council. The committee will provide independent advice to the Bland Shire Council that is informed by the Council's internal audit and risk management activities and information and advice provided by staff, relevant external bodies and subject matter experts.

The committee must always ensure it maintains a direct reporting line to and from the Council's internal audit function and act as a mechanism for internal audit to report to the governing body and the General Manager on matters affecting the performance of the internal audit function.

5. Authority

Bland Shire Council authorises the committee, for the purposes of exercising its responsibilities, to:

- access any information it needs from the Bland Shire Council
- use any Bland Shire Council resources it needs
- have direct and unrestricted access to the General Manager and senior management of the Bland Shire Council
- seek the General Manager's permission to meet with any other Bland Shire Council staff member or contractor
- discuss any matters with the external auditor or other external parties
- request the attendance of any employee at committee meetings, and
- obtain external legal or other professional advice in line with councils' procurement policies.

Information and documents pertaining to the committee are confidential and are not to be made publicly available. The committee may only release Bland Shire Council information to external parties that are assisting the committee to fulfil its responsibilities with the approval of the General Manager, except where it is being provided to an external investigative or oversight agency for the purpose of informing that agency of a matter that may warrant its attention.

6. Composition and tenure

The committee consists of an independent chair and two independent members who have voting rights and one non-voting councillor, as required under the *Guidelines for risk management and internal audit for local government in NSW*.

The governing body is to appoint the chair and members of the committee. Current committee members are:

Nick Tobin	Independent chair (voting)
Chris Weber	Independent member (voting)
Raffaele D'Angelo	Independent member (voting)
Cr Minogue	Councillor member (non-voting) [cannot be the mayor]

All committee members must meet the independence and eligibility criteria prescribed in the *Guidelines for risk management and internal audit for local government in NSW*.

Members will be appointed for up to a four-year term. Members can be reappointed for one further term, but the total period of continuous membership cannot exceed eight years. This includes any term as chair of the committee. Members who have served an eight-year term (either as a member or as chair) must have a two-year break from serving on the committee before being appointed again. To preserve the committee's knowledge of the Bland Shire Council, ideally, no more than one member should retire from the committee because of rotation in any one year.

The terms and conditions of each member's appointment to the committee are to be set out in a letter of appointment. New members will be thoroughly inducted to their role and receive relevant information and briefings on their appointment to assist them to meet their responsibilities.

Prior to approving the reappointment or extension of the chair's or an independent member's term, the governing body is to undertake an assessment of the chair's or committee member's performance. Reappointment of the chair or a committee member is also to be subject to that person still meeting the independence and eligibility requirements.

Members of the committee must possess and maintain a broad range of skills, knowledge and experience relevant to the operations, governance and financial management of the Bland Shire Council, the environment in which the Bland Shire Council operates, and the contribution that the committee makes to the Bland Shire Council. At least one member of the committee must have accounting or related financial management experience with an understanding of accounting and auditing standards in a local government environment. All members should have sufficient understanding of the Council's financial reporting responsibilities to be able to contribute to the committee's consideration of the Council's annual financial statements.

Bland Shire Council, as a member of an Alliance of six Councils within the Riverina Region, intends to share its chair with the ARICs of the remaining Alliance Councils being Coolamon, Cootamundra-Gundagai, Junee, Lockhart and Temora.

The role of the Chair will be to provide independent assurance and assistance on the governance, risk control and compliance frameworks for each of the Councils.

While each Council will have its own separate committee, it is anticipated that the appointed chair will preside over all six committees.

The appointment of Chair, to commence from 1 July 2024, will be undertaken in accordance with the Office of Local Government's: Guidelines for Risk Management and Internal Audit for Local Government in NSW (the Guidelines).

7. Role

As required under section 428A of the *Local Government Act 1993* (the Act), the role of the committee is to review and provide independent advice to the Bland Shire Council regarding the following aspects of the Council's operations:

- compliance
- risk management
- fraud control
- financial management
- governance
- implementation of the strategic plan, delivery program and strategies
- service reviews
- collection of performance measurement data by the Bland Shire Council, and
- internal audit.

The committee must also provide information to the Bland Shire Council for the purpose of improving the Council's performance of its functions.

The committee's specific audit, risk and improvement responsibilities under section 428A of the Act are outlined in Schedule 1 to this charter.

The committee will act as a forum for consideration of the Council's internal audit function and oversee its planning, monitoring and reporting to ensure it operates effectively.

The committee has no power to direct external audit or the way it is planned and undertaken but will act as a forum for the consideration of external audit findings.

The committee is directly responsible and accountable to the governing body for the exercise of its responsibilities. In carrying out its responsibilities, the committee must at all times recognise that primary responsibility for management of the Bland Shire Council rests with the governing body and the General Manager.

The responsibilities of the committee may be revised or expanded in consultation with, or as requested by, the governing body from time to time.

8. Responsibilities of members

Independent members

The chair and members of the committee are expected to understand and observe the requirements of the *Guidelines for risk management and internal audit for local government in NSW*. Members are also expected to:

- make themselves available as required to attend and participate in meetings
- contribute the time needed to review and understand information provided to it

- apply good analytical skills, objectivity and judgement
- act in the best interests of the Bland Shire Council
- have the personal courage to raise and deal with tough issues, express opinions frankly, ask questions that go to the fundamental core of the issue and pursue independent lines of inquiry
- maintain effective working relationships with the Bland Shire Council
- have strong leadership qualities (chair)
- lead effective committee meetings (chair), and
- oversee the Council's internal audit function (chair).

Councillor members

To preserve the independence of the committee, the Councillor member of the committee is a non-voting member. Their role is to:

- relay to the committee any concerns the governing body may have regarding the Bland Shire Council and issues being considered by the committee
- provide insights into local issues and the strategic priorities of the Bland Shire Council that would add value to the committee's consideration of agenda items
- advise the governing body (as necessary) of the work of the committee and any issues arising from it, and
- assist the governing body to review the performance of the committee.

Issues or information the councillor member raises with or provides to the committee must relate to the matters listed in Schedule 1 and issues being considered by the committee.

The Councillor member of the committee must conduct themselves in a non-partisan and professional manner. The Councillor member of the committee must not engage in any conduct that seeks to politicise the activities of the committee or the internal audit function or that could be seen to do so.

If the Councillor member of the committee engages in such conduct or in any other conduct that may bring the committee and its work into disrepute, the chair of the committee may recommend to the Bland Shire Council, that the Councillor member be removed from membership of the committee. Where the Bland Shire Council does not agree to the committee chair's recommendation, the Bland Shire Council must give reasons for its decision in writing to the chair.

Conduct

Independent committee members are required to comply with the Council's code of conduct.

Complaints alleging breaches of the Council's code of conduct by an independent committee member are to be dealt with in accordance with the *Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW*. The General Manager must consult with the governing body before taking any disciplinary action against an independent committee member in response to a breach of the Council's code of conduct.

Conflicts of interest

Once a year, committee members must provide written declarations to the Bland Shire Council stating that they do not have any conflicts of interest that would preclude them from being members of the committee. Independent committee members are 'designated persons' for the purposes of the Council's code of conduct and must also complete and submit returns of their interests.

Committee members and observers must declare any pecuniary or non-pecuniary conflicts of interest they may have in a matter being considered at the meeting at the start of each meeting or

as soon as they become aware of the conflict of interest. Where a committee member or observer declares a pecuniary or a significant non-pecuniary conflict of interest, they must remove themselves from committee deliberations on the issue. Details of conflicts of interest declared at meetings must be appropriately minuted.

Standards

Committee members are to conduct their work in accordance with the International Standards for the Professional Practice of Internal Auditing issued by the Institute of Internal Auditors and Australian risk management standards, where applicable.

9. Work plans

The work of the committee is to be thoroughly planned and executed. The committee must develop a strategic work plan every four years to ensure that the matters listed in Schedule 1 are reviewed by the committee and considered by the internal audit function when developing their risk-based program of internal audits. The strategic work plan must be reviewed at least annually to ensure it remains appropriate.

The committee may, in consultation with the governing body, vary the strategic work plan at any time to address new or emerging risks. The governing body may also, by resolution, request the committee to approve a variation to the strategic work plan. Any decision to vary the strategic work plan must be made by the committee.

The committee must also develop an annual work plan to guide its work, and the work of the internal audit function over the forward year.

The committee may, in consultation with the governing body, vary the annual work plan to address new or emerging risks. The governing body may also, by resolution, request the committee to approve a variation to the annual work plan. Any decision to vary the annual work plan must be made by the committee.

When considering whether to vary the strategic or annual work plans, the committee must consider the impact of the variation on the internal audit function's existing workload and the completion of pre-existing priorities and activities identified under the work plan.

10. Assurance reporting

The committee must regularly report to the Bland Shire Council to ensure that it is kept informed of matters considered by the committee and any emerging issues that may influence the strategic direction of the Bland Shire Council or the achievement of the Council's goals and objectives.

The committee will provide an update to the governing body and the General Manager of its activities and opinions after every committee meeting.

The committee will provide an annual assessment to the governing body and the General Manager on the committee's work and its opinion on how the Bland Shire Council is performing.

The committee will provide a comprehensive assessment every council term of the matters listed in Schedule 1 to the governing body and the General Manager.

The committee may at any time report to the governing body or the General Manager on any other matter it deems of sufficient importance to warrant their attention. The Mayor and the chair of the committee may also meet at any time to discuss issues relating to the work of the committee.

Should the governing body require additional information, a request for the information may be made to the chair by resolution. The chair is only required to provide the information requested by

the governing body where the chair is satisfied that it is reasonably necessary for the governing body to receive the information for the purposes of performing its functions under the Local Government Act. Individual Councillors are not entitled to request or receive information from the committee.

11. Administrative arrangements

Meetings

The committee will meet at least four times per year, including a special meeting to review the Council's financial statements.

The committee can hold additional meetings when significant unexpected issues arise, or if the chair is asked to hold an additional meeting by a committee member, the General Manager or the governing body.

Committee meetings can be held in person, by telephone or videoconference. Proxies are not permitted to attend meetings if a committee member cannot attend.

A quorum will consist of a majority of independent voting members. Where the vote is tied, the chair has the casting vote.

The chair of the committee will decide the agenda for each committee meeting. Each committee meeting is to be minuted to preserve a record of the issues considered and the actions and decisions taken by the committee.

The General Manager, Director Corporate and Community Services and the head of the internal audit function should attend committee meetings as non-voting observers. The external auditor (or their representative) is to be invited to each committee meeting as an independent observer. The chair can request the attendance of other Council staff, Councillors or contractors of the Council and any subject matter expert to attend committee meetings. Where requested to attend a meeting, persons must attend the meeting where possible and provide any information requested. Observers have no voting rights and can be excluded from a meeting by the chair at any time.

The committee can hold closed meetings whenever it needs to discuss confidential or sensitive issues with only voting members of the committee present.

The committee must meet separately with the head of the internal audit function and the Council's external auditor at least once each year.

Dispute resolution

Members of the committee and the Council's management should maintain an effective working relationship and seek to resolve any differences they may have in an amicable and professional way by discussion and negotiation.

In the event of a disagreement between the committee and the General Manager or other senior managers, the dispute is to be resolved by the governing body.

Unresolved disputes regarding compliance with statutory or other requirements are to be referred to the Departmental Chief Executive in writing.

Secretariat

The General Manager will nominate a staff member to provide secretariat support to the committee. The secretariat will ensure the agenda for each meeting and supporting papers are circulated after approval from the chair at least one week before the meeting and ensure that

minutes of meetings are prepared and maintained. Minutes must be approved by the chair and circulated within one week of the meeting to each member.

Resignation and dismissal of members

Where the chair or a committee member is unable to complete their term or does not intend to seek reappointment after the expiry of their term, they should give four months notice to the chair and the governing body prior to their resignation to allow the Bland Shire Council to ensure a smooth transition to a new chair or committee member.

The governing body can, by resolution, terminate the appointment of the chair or an independent committee member before the expiry of their term where that person has:

breached the council's code of conduct
performed unsatisfactorily or not to expectations
declared, or is found to be in, a position of a conflict of interest which is unresolvable
been declared bankrupt or found to be insolvent
experienced an adverse change in business status
been charged with a serious criminal offence
been proven to be in serious breach of their obligations under any legislation, or
experienced an adverse change in capacity or capability.

The position of a Councillor member on the committee can be terminated at any time by the governing body by resolution.

Review arrangements

At least once every council term, the governing body must review or arrange for an external review of the effectiveness of the committee.

These terms of reference must be reviewed annually by the committee and once each council term by the governing body. Any substantive changes are to be approved by the governing body.

Further information

For further information on Council's audit, risk and improvement committee, contact Director Corporate and Community Services on council@blandshire.nsw.gov.au or by phone (02) 6972 2266.

12. Legislation and Supporting Documents:

- Local Government Act 1993 – Section 428A
- *Local Government (General) Regulation 2021* - Division 6A – Auditing and Audit, Risk and Improvement Committees
 - Departmental Chief Executive's Guidelines for risk management and internal audit for local government in NSW

13. Attachments:

Internal Audit Charter

Internal Audit Charter

Bland Shire Council has established the Internal Audit function as a key component of the Council's governance and assurance framework, in compliance with the *Local Government (General) Regulation 2021* and the Departmental Chief Executive's *Guidelines for risk management and internal audit for local government in NSW*.

This charter provides the framework for the conduct of internal audit function at Bland Shire and has been approved by the governing body taking into account the advice of the Council's Audit, Risk and Improvement Committee (ARIC).

Purpose of internal audit

Internal audit is an independent, objective assurance and consulting activity designed to add value and improve the Council's operations. It helps Bland Shire Council accomplish its objectives by bringing a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control and governance processes¹.

The mission of Internal Audit is to enhance and protect organisational value. This is achieved by providing an independent and objective review and advisory service to the Council, General Manager and ARIC about the Council's governance processes, risk management and control frameworks and its external accountability obligations. It also assists Bland Shire to improve its business performance.

Internal Audit services may include:

- Assurance Services – objective examination of evidence for the purpose of providing an independent assessment of risk management, control and governance processes.
 - Advisory Services – advisory and related client activities, the nature and scope of which are agreed upon with the client and which are intended to add value and improve business operations.

Independence

Council's internal audit function is to be independent of Bland Shire Council so it can provide an unbiased assessment of the Council's operations and risk and control activities.

The internal audit function reports functionally to the Council's ARIC on the results of completed audits, and for strategic direction and accountability purposes, and reports administratively to the Director Corporate and Community Services to facilitate day-to-day operations. Internal audit activities are not subject to direction by the Bland Shire Council and Council's management has no role in the exercise of the internal audit activities.

The ARIC is responsible for communicating any internal audit issues or information to the Council. Should the Council require additional information, a request for the information may be made to the chair by resolution. The chair is only required to provide the information requested by the Council where the chair is satisfied that it is reasonably necessary for the Council to receive the information for the purposes of performing its functions under the Local Government Act. Individual Councillors are not entitled to request or receive information from the committee.

The General Manager must consult with the chair of the ARIC before appointing or making decisions affecting the employment of the Internal Audit Coordinator. If the Internal Audit Coordinator is dismissed, the General Manager must report the reasons for their dismissal to the Council.

¹ As defined by the International Standards for the Professional Practice of Internal Auditing (2017)

Where the chair of the ARIC has any concerns about the treatment of the Internal Audit Coordinator, or any action taken that may compromise their ability to undertake their functions independently, they can report their concerns to the Council.

The Internal Audit Coordinator is to confirm at least annually to the ARIC the independence of internal audit activities from the Bland Shire Council.

Authority

Bland Shire Council authorises the internal auditor to have full, free and unrestricted access to all functions, premises, assets, personnel, records and other documentation and information that the Internal Audit Coordinator considers necessary for the internal auditor to undertake its responsibilities.

All records, documentation and information accessed while undertaking internal audit activities are to be used solely for the conduct of those activities. The head of internal audit function and individual internal audit staff are responsible and accountable for maintaining the confidentiality of the information they receive when undertaking their work.

All internal audit documentation is to remain the property of Bland Shire Council, including where internal audit services are performed by an external third-party provider.

Information and documents pertaining to Internal Audit are not to be made publicly available. The Internal Audit Coordinator may only release Bland Shire Council information to external parties that are assisting the internal auditor to undertake its responsibilities with the approval of the General Manager, except where it is being provided to an external investigative or oversight agency for the purpose of informing that agency of a matter that may warrant its attention.

Role

The Internal Audit Coordinator is to support the Council's audit, risk and improvement committee to review and provide independent advice to the Bland Shire Council in accordance with section 428A of the *Local Government Act 1993*. This includes conducting internal audits of Bland Shire Council and monitoring the implementation of corrective actions.

The Internal Audit Coordinator is to also play an active role in:

- developing and maintaining a culture of accountability and integrity
- facilitating the integration of risk management into day-to-day business activities and processes, and
- promoting a culture of high ethical standards.

The Internal Audit Coordinator has no direct authority or responsibility for the activities it reviews. The Internal Audit Coordinator has no responsibility for developing or implementing procedures or systems and does not prepare records or engage in Bland Shire Council functions or activities (except in carrying out its own functions). Where the Internal Audit Coordinator has the responsibility for a function of Council, the Internal Audit will be conducted by a suitable third party contractor managed by a more senior member of staff than the Internal Audit Coordinator.

Internal Audit Function

Council's internal audit function is to be led by a member of Bland Shire Council's staff with sufficient skills, knowledge and experience to ensure it fulfils its role and responsibilities to the Bland Shire Council and the ARIC. The head of internal audit function (known as Internal Audit Coordinator) must be independent, impartial, unbiased and objective when performing their work and free from any conflicts of interest.

Responsibilities of the Internal Audit Coordinator include:

- contract management
- managing the internal audit budget
- ensuring the external provider completes internal audits in line with the audit, risk and improvement committee's annual work plan and four-year strategic work plan
- forwarding audit reports by the external provider to the audit, risk and improvement committee
- acting as a liaison between the external provider and the audit, risk and improvement committee
- monitoring the Council's implementation of corrective actions that arise from the findings of audits and reporting progress to the audit, risk and improvement committee, and
- assisting the audit, risk and improvement committee to ensure the Council's internal audit activities comply with the *Guidelines for risk management and internal audit for local government in NSW*.

As the internal audit function will be provided on behalf of the six Audit Alliance Councils, the Internal Audit Coordinator will be required to liaise with the general manager and senior staff for the Councils of Bland, Coolamon, Cootamundra-Gundagai, Junee, Lockhart and Temora during the establishment and delivery of each internal audit process.

Bland Shire Council, on behalf of the Audit Alliance, is to contract an external third-party provider to undertake its internal audit activities. To ensure the independence of the external provider, the Internal Audit Coordinator is to ensure the external provider:

- does not conduct any audits on specific Council operations or areas that they have worked on within the last two years
- is not the same provider conducting the Councils' external audit
- is not the auditor of any contractors of the Councils that may be subject to the internal audit, and
- can meet the Councils' obligations under the Guidelines for risk management and internal audit for local government in NSW.

The Internal Audit Coordinator must consult with the General Manager regarding the appropriateness of the skills, knowledge and experience of any external provider before they are engaged.

Performing internal audit activities

The work of the internal audit function is to be thoroughly planned and executed. The ARIC must endorse a strategic work plan every four years to ensure that the matters listed in Schedule 1 are reviewed by Internal Audit when developing the program of internal audits. The strategic work plan must be reviewed at least annually to ensure it remains appropriate.

The ARIC must endorse an annual work plan to guide the work of the internal audit function over the forward year.

All internal audit activities are to be performed in a manner that is consistent with relevant professional standards including the International Standards for the Professional Practice of Internal Auditing issued by the Institute of Internal Auditors and Australian risk management standards.

The internal auditor is to provide the findings and recommendations of internal audits to the audit, risk and improvement committee at the end of each audit. Each report is to include a response from the relevant staff member responsible for the function.

The Internal Audit Coordinator is to assist each Council to establish an ongoing monitoring system to follow up progress in implementing corrective actions. The Internal Audit Coordinator will report these matters to the ARIC at each regular meeting.

The General Manager, in consultation with the ARIC, is to develop and maintain policies and procedures to guide the operation of the Council's internal audit processes.

The Internal Audit Coordinator is to ensure that the audit, risk and improvement committee is advised at each of the committee's meetings of the internal audit activities completed during that quarter, progress in implementing the annual work plan and progress made implementing corrective actions.

Conduct and Standards

Internal audit personnel must comply with the Council's code of conduct. Complaints about breaches of Council's code of conduct by internal audit personnel are to be dealt with in accordance with the *Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW*. The General Manager must consult with the audit, risk and improvement committee before any disciplinary action is taken against the Internal Audit Coordinator in response to a breach of the code of conduct.

Internal auditors must also comply with the Code of Ethics for the Professional Practice of Internal Auditing issued by the Institute of Internal Auditors.

Administrative arrangements

Audit, Risk and Improvement Committee meetings

The Internal Audit Coordinator will:

- Will attend ARIC meetings as an independent non-voting observer. The Internal Audit Coordinator can be excluded from meetings by the committee at any time.
- Must meet separately with the ARIC at least once per year.
- Can meet with the Chair of the ARIC at any time, as necessary, between committee meetings.

Relationship with external audit

Internal and external audit activities will be coordinated to help ensure the adequacy of overall audit coverage and to minimise duplication of effort.

Periodic meetings and contact between internal and external audit shall be held to discuss matters of mutual interest and to facilitate coordination.

External audit will have full and free access to all internal audit plans, working papers and reports.

Dispute resolution

Internal Auditors and the Internal Audit Coordinator should maintain an effective working relationship with Council, Council Staff and ARIC and will seek to resolve any differences they may have in an amicable and professional way by discussion and negotiation.

In the event of a disagreement between the Internal Audit and Bland Shire Council, the dispute is to be resolved by the General Manager and, if required, by the ARIC. Disputes between Internal Audit and the ARIC are to be resolved by the Council.

Unresolved disputes regarding compliance with statutory or other requirements are to be referred to the Departmental Chief Executive in writing.

Review arrangements

The Council's ARIC must review the performance of the Internal Audit function each year and report its findings to the Council. A strategic review of the performance of the internal audit function must be conducted each council term that considers the views of an external party with a strong knowledge of internal audit and reported to the Council.

This charter is to be reviewed annually by the committee and once each council term by the Council. Any substantive changes are to be approved by the Council.

Further information

(NB. Sections to be updated following Council endorsement and recruitment to specified positions)

For further information on Council's internal audit activities, contact Joshua Jongma on council@blandshire.nsw.gov.au or by phone 6972 2266

Reviewed by Internal Audit Coordinator

[sign and date]

Reviewed by chair of Council's audit, risk and improvement committee

[sign and date]

Reviewed by General Manager

[sign and date]

Reviewed by Bland Shire Council in accordance with a resolution of the governing body

[sign and date]

[resolution reference]

Schedule 1 – internal audit function responsibilities

Audit

Internal audit

- Conduct internal audits as directed by Bland Shire's audit, risk and improvement committee.
- Implement the Council's annual and four-year strategic internal audit work plans.
- Monitor the implementation by the Bland Shire Council of corrective actions.
- Assist the Bland Shire Council to develop and maintain a culture of accountability and integrity.
- Promote a culture of high ethical standards.

External audit

- Review external plans and reports in respect of planned or completed audits and monitor Council's implementation of audit recommendations.

Risk

Risk management

Review and advise:

- if Bland Shire Council has in place a current and appropriate risk management framework that is consistent with the Australian risk management standard
- whether the Council's risk management framework is adequate and effective for identifying and managing the risks Bland Shire faces, including those associated with individual projects, programs and other activities
- if risk management is integrated across all levels of the Bland Shire Council and across all processes, operations, services, decision-making, functions and reporting
- of the adequacy of risk reports and documentation, for example, the Council's risk register and risk profile
- whether a sound approach has been followed in developing risk management plans for major projects or undertakings
- whether appropriate policies and procedures are in place for the management and exercise of delegations
- if the Bland Shire Council has taken steps to embed a culture which is committed to ethical and lawful behaviour
- if there is a positive risk culture within the Bland Shire Council and strong leadership that supports effective risk management
- of the adequacy of staff training and induction in risk management
- how Council's risk management approach impacts on its insurance arrangements
- of the effectiveness of Council's management of its assets, and
- of the effectiveness of business continuity arrangements, including business continuity plans, disaster recovery plans and the periodic testing of these plans.

Internal controls

Review and advise:

- whether the Council's approach to maintaining an effective internal audit framework, including over external parties such as contractors and advisors, is sound and effective
- whether the Bland Shire Council has in place relevant policies and procedures and that these are periodically reviewed and updated
- whether appropriate policies and procedures are in place for the management and exercise of delegations
- whether staff are informed of their responsibilities and processes and procedures to implement controls are complied with
- if the Council's monitoring and review of controls is sufficient, and
- if internal and external audit recommendations to correct internal control weaknesses are implemented appropriately.

Compliance

Review and advise of the adequacy and effectiveness of the Council's compliance framework, including:

- if the Bland Shire Council has appropriately considered legal and compliance risks as part of Council's risk management framework
- how the Bland Shire Council manages its compliance with applicable laws, regulations, policies, procedures, codes, and contractual arrangements, and
- whether appropriate processes are in place to assess compliance.

Fraud and corruption

Review and advise of the adequacy and effectiveness of Council's fraud and corruption prevention framework and activities, including whether the Bland Shire Council has appropriate processes and systems in place to capture and effectively investigate fraud-related information.

Financial management

Review and advise:

- if the Council's financial management processes are adequate
- the adequacy of cash management policies and procedures
- if there are adequate controls over financial processes, for example:
 - appropriate authorisation and approval of payments and transactions
 - adequate segregation of duties
- timely reconciliation of accounts and balances
 - review of unusual and high value purchases
- if policies and procedures for management review and consideration of the financial position and performance of the Bland Shire Council are adequate
- if the Council's grants and tied funding policies and procedures are sound.

Governance

Review and advise of the adequacy of the Bland Shire Council governance framework, including the Council's:

- decision-making processes
- implementation of governance policies and procedures
- reporting lines and accountability
- assignment of key roles and responsibilities
- committee structure

- management oversight responsibilities
- human resources and performance management activities
- reporting and communication activities
- information and communications technology (ICT) governance, and
- management and governance of the use of data, information and knowledge.

Improvement

Strategic planning

Review and advise:

- of the adequacy and effectiveness of the Councils integrated, planning and reporting (IP&R) processes
- if appropriate reporting and monitoring mechanisms are in place to measure progress against objectives, and
- whether Bland Shire Council is successfully implementing and achieving its IP&R objectives and strategies.

Service reviews and business improvement

Review and advise:

- if the Bland Shire Council has robust systems to set objectives and goals to determine and deliver appropriate levels of service to the community and business performance
- if appropriate reporting and monitoring mechanisms are in place to measure service delivery to the community and overall performance, and
- how the Bland Shire Council can improve its service delivery and the Council's performance of its business and functions generally

Performance data and measurement

Review and advise:

- if the Bland Shire Council has a robust system to determine appropriate performance indicators to measure the achievement of its strategic objectives
- if the performance indicators the Bland Shire Council uses are effective, and
- of the adequacy of performance data collection and reporting.

6.8 Seniors Festival 2025



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

DP1 – Ensure health and support services address the needs of the community

Author: Community Development Officer

Seniors Festival 2025

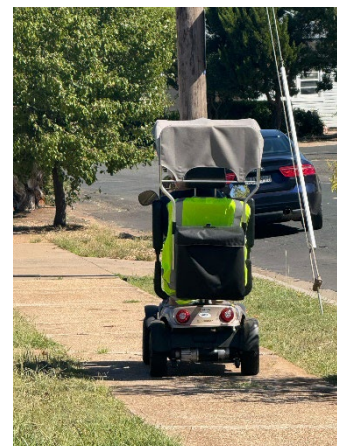
Seniors Festival 2025 'Time to Shine' was celebrated within the Bland Shire from Monday 3 March up-to and including Friday 14 March 2025.

Monday 3 March 2025: Re-launch of Mornings, Melodies and Memories Program, with the first location being held in Ungarie. A total of 16 participants attended the first session of the year. All participants enjoyed a morning tea and the topic of conversation for this session was around holiday destinations when they were young.



Tuesday 4 March 2025: 'Blokes' trip Lake Cowal Conservation Centre. Participants enjoyed morning tea on arrival, followed by a presentation from Lake Cowal Conservation Staff and enjoyed lunch by the Lake. This event was booked out with 12 men enjoying their day, with two staff members from Bland Community Care providing transport and assistance.

Thursday 6 March: The Road Ahead: Free Workshop for Seniors was held at the Youth Centre. Transport for NSW provided information to help people aged 65+ make safer choices when driving, walking, using a mobility scooter, or catching public transport. Morning tea was also provided.



Participants were provided with 'high-vis' vests to wear whilst out on their mobility scooter and also one for the boot of their vehicle to ensure they are seen, should they ever be waiting on the side of the road.

Wednesday 12 March 2025: Community Expo held at the West Wyalong Services and Citizens Club Auditorium. Service providers throughout the Shire furnished valuable information to community members on services available and where to seek the appropriate help if required.

Open Mobility were at the expo providing maintenance checks on assistive equipment such as checking brakes on wheelchairs, walkers and even mobility scooters.

Friday 14 March 2025: Seniors Lunch 2025 was held at the West Wyalong Sports Club. Once again, this event was offered free of charge to Seniors. Jamie Agius provided entertainment, performing a variety of songs. This event was booked out with 100 Senior Community Members attending.

2025 Seniors Festival Recognition Award: This year, Bland Shire Council recognised two Senior Community Members for their efforts made to assist the quality of life for elderly residents of the Shire. Recognition was awarded to both Rosemary Adler and Vicki Barber. Deputy Mayor, Cr Lisa Minogue announced and presented the awards at the 2025 Seniors Lunch.

Recommendation:

That Council receive and note the report on the “Time to Shine” Seniors Festival 2025 for Bland Shire’s senior community members.

Section 3 – Technical Services

6.9 Girral Road Upgrade



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

DP 9.1 Responsibly manage asset renewal and maintenance for current and future generations

Author: Manager, Operations

Introduction

That Council considers the recommendations outlined in the attached Technical Services Report, giving an update on the progress of the Girral Road Upgrade.

Financial Implications

Following the extraordinary meeting of Council on 28 January 2025, Council approved the increase of the Girral Road project budget to \$8,500,000 (excl. GST) for completion of this project. These additional funds have been sourced via a combination of Council's own reserves and Roads to Recovery funding.

Summary

Scope

The original scope relating to the upgrade of Girral Road, included establishment, clearing, bulk earthworks, installation of pipes and culverts (note pre-cast and cast in situ elements), grading, minor realignment, infill and seal, as per approved designs. The seal consisted of a double/double coat seal being a 14mm with a 7mm coat.

It should be noted that some materials were to be supplied by Council, such as pre-cast pipes, culverts and gravel.

Given the unaccounted-for costs relating to works pertaining to realignment, pavement depth and remediation of the existing pavement material, it was also necessary to make some adjustments to the project scope in order to align with the allowable budget.

This led to development of a surface model based on the assumptions formed by the observations noted on site, being:

- Horizontal alignment to match the existing alignment of Girral Road.
- Vertical alignment to match the existing alignment of Girral Road, with a nominal 0.2m increase to allow for overlay. The only exception to this is at the new culvert locations, where the pavement has been raised over the culverts to provide 250mm nominal cover over the crown units.
- Pavement to be 8m wide, consisting of 3.5m travel lanes and 0.5m shoulders.
- Construction of trapezoidal swale drains with a 2m wide invert to improve the road's ability to deal with rain events; the exception to this is at the new culvert locations, where the drains will fall to match the design culvert inlets & outlets; and
- Construct the 14/7mm C170 Two Coat Seal as provided in the approved design.

Budget

The project is tracking in line with the amended budget, allowing for variations including some latent conditions pertaining to amelioration of unsuitable, existing pavement material and additional clearing. A total of nine (9) variations have been approved to date.

BUDGET STATUS	Budget (\$)	Spend to Date (\$)	Committed Funds (\$)	Total (\$)	Remaining Funds (\$)
Girral Road – TOTAL	8,500,000	1,003,133.68	8,500,000	8,500,000	7,496,866.32
Funded by FLR- 4	5,373,671	1,003,133.68	5,373,671	5,373,671	4,370,537.32
Funded by R2R	2,000,000	0	0	0	2,000,000
Funded by BSC	1,500,000	0	0	0	1,500,000

Schedule

The project remains on track to reach practical completion by 30 June 2025.

Vegetation and tree clearing (approx. 4 km) is continuing on site, with preparation of the sub grade and road base importation to continue. Sealing from Wamboyne Road to Sullivans Lane intersection is scheduled for the end of March 25.

Council's project management team is holding weekly project update meetings and below is 3 weeks look ahead provided by the Contractor.

Girral Road Upgrade

				Mar 2025												Apr 2025															
Task No	Task Title/Description	Start Date	End Date	Tu	W	Th	Fr	Sa	Su	M	Tu	W	Th	Fr	Sa	Su	M	Tu	W	Th	Fr	Sa	Su	M	Tu	W	Th	Fr	Sa	Su	M
* Stage 2B - Ch. 9200 to Ch. 11200																															
	Final Trim FL - Road & Drains	11-Mar-25	12-Mar-25																												
* Stage 2B - Ch. 9200 to Ch. 11200																															
	Final Trim FL - Road & Drains	13-Mar-25	15-Mar-25																												
* Stage 2C - Ch. 7200 to Ch. 8800																															
	Final Trim FL - Road & Drains	16-Mar-25	18-Mar-25																												
* 14/7mm Seal - Ch. 8850 to Ch. 14730																															
	Initial Seal Visit	19-Mar-25	20-Mar-25																												
* Stage 3A - Ch. 6500 to Ch. 8800																															
	Mechanical Mix Pavement	25-Mar-25	28-Mar-25																												
	Cut & Shape Drains	25-Mar-25	28-Mar-25																												
	Import Road Base	25-Mar-25	28-Mar-25																												
* Stage 3B - Ch. 4200 to Ch. 6500																															
	Mechanical Mix Pavement	29-Mar-25	01-Apr-25																												
	Cut & Shape Drains	29-Mar-25	01-Apr-25																												
	Import Road Base	29-Mar-25	01-Apr-25																												
* Stage 3C - Ch. 2000 to Ch. 4200																															
	Mechanical Mix Pavement	02-Apr-25	09-Apr-25																												
	Cut & Shape Drains	02-Apr-25	09-Apr-25																												
	Import Road Base	02-Apr-25	09-Apr-25																												
* Sullivans Lane to West Wyalong Condobolin Road - Full Road Closure																															
	Clear trees & shrubbery to extent of works	11-Mar-25	18-Mar-25																												

Stakeholder Engagement

The meeting on-site with local residents, Councillors and staff was productive and extremely valuable in gaining insight into the issues affecting local residents, particularly the experiences that were shared by those with long associations with the land, along Girral Road.

Not discounting the feedback and input provided by residents, it is strongly recommended that given the constraints relating to the budget and the need to complete works within a defined set of cost parameters and a definite timeframe, no further changes or additions to scope should be considered at this time.

It is recommended that overland flow and general drainage issues be monitored post construction and that if required, a limited hydrological study be undertaken to support the feasibility of any future drainage remediation works. The exception to this would be any specifically identified issue, which may be considered of a nature that requires implementation to be undertaken concurrently with scheduled construction.



Figure 1 Road Base installed ready for compaction



Figure 2 Road base installed and ready for compaction



Figure 3 Road base being spread ready for compaction



Figure 4 Road base installed, compacted and ready for final trim and sealing

Recommendation:

That Council receive and note the progress report on the Girral Road upgrade project

6.10 Animal Shelter Construction Report



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

DP13. Ensure that public places and facilities are well maintained and easily accessible.

Author: Senior Design and Assets Engineer

Introduction

At the December 2025 Meeting of Council, the General Manager was delegated authority to sign a contract for the delivery of the Animal Shelter Project on the completion of a public procurement process. He was further requested to report back to Council when this had been done. This report is to explain the process undertaken to award the contract to a successful tenderer and steps taken since award.

Financial Implications

The successful tenderer has offered a contract price within existing budget allocations while also allowing sufficient funds for service connections which will be carried out separately.

Risk

At this juncture no contract risk is anticipated.

Summary

The Project was advertised before Christmas and the tender selection process for the Animal Shelter project was finalised in January 2025.

Council received ten compliant tenders from both local and statewide contractors. The various tenders were reviewed both technically and commercially by an internal Tender Evaluation Panel and scored against a range of selection criteria. A short list of four contractors was then requested to submit their Best and Final Offers including a firm commitment to meet the project timeframe.

The outcome of this process resulted in Technical Services recommending MICSON Construction Pty Ltd, a local company, as the successful tenderer.

The contract has been finalised and accepted, with construction commencing on February 24, 2025. The first key milestone has been achieved, with the concrete slab now in place.

Temporary power installation is ongoing, while the water connection to the worksite has been completed. The concrete slab is currently curing, and external drainage construction is scheduled to begin in Week 3 of the project.

The scope of the original tender did not include power connection to the building or sewer discharge from the shelter site to the sewer pump station. A quotation for the site's power connection has been received and is under review. This includes a sub-board designed to accommodate future cattle and sheep pens. The contract price and power connection costs remain within the project's allocated budget.

At this stage of development, securing a power connection to the site has become a critical priority.

Recommendation:

Council receives this report and note the report on the tender evaluation process for the Animal Shelter and the contract award to Micson Construction Pty. Ltd to the value of \$544,477.70 excl. GST.

6.11 Parking & Enforcement



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

5.1 Facilitate the delivery of accessible services and infrastructure

Author: Manger of Development & Regulatory Services

Introduction

Over the past six (6) months Councillors have made some enquiry about the undertaking and need for parking enforcement in Main Street and immediately adjoining areas of the West Wyalong town centre.

A review of Council records has confirmed that all current parking signs in Bland Shire, have been subject to the assessment and endorsement of the Local Traffic Committee and its recommendations have been formally adopted by Council from time to time at a Council Meeting.

Parking in the Main Street was presented at the Bland Shire Traffic Advisory Committee Meeting on Tuesday 7 August 2012, where it was noted that the Committee had no objections to the proposal. The parking layout, including signage was approved at in the ordinary meeting of the Council on Tuesday 21 August 2012 (please see attached approved plan).

Council is the appropriate regulatory authority to enforce (issue fines) for non-compliance with parking sign restrictions.

Parking signage reflects NSW parking rules and is used for both safety reasons and to ensure availability of parking for customers throughout the day.

The '2 hours Parking' signs were erected along Main Street as part of the implementation of the High Pedestrian Activity (40km/h) zone in order to encourage turn over and enable fair access to businesses.

Without enforcement, the signs are ignored, and the purpose of the signs is meaningless.

Financial Implications

None. Council currently employs a full-time Ranger, and it forms part of the Ranger duties to enforce parking in the shire.

Summary

Parking signs provide direction to customers, visitors and residents. Enforcement of parking signs is a regular and regulatory function of all Councils.

Recommendation:

That Council re-endorse the enforcement of existing parking signage in West Wyalong.

6.12 DA2024/0058 - Multi Dwelling Housing (9 dwellings) and Consolidation of 2 lots into 1 lot



Our Prosperity - Growing our population and jobs

DP16.1 Ensure 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: Town Planner - Contractor

Introduction

The Applicant is seeking consent to construct Multi-Dwelling Housing comprising - Nine (9) x Two (2) bedroom attached Dwelling Houses. The multi-dwelling housing is proposed to be constructed in two (2) separate buildings with a central driveway located between the buildings.

The subject site is known as 79 Main Street, West Wyalong and comprises Lot 376 DP 753135 and Lot 735 DP 753135 with a combined area of approximately 1376 m². The proposal also includes the consolidation of these lots. The site is located within close proximity of the town centre of West Wyalong.

The site is zoned E1 - Local Centre pursuant to the Bland Local Environmental Plan (BLEP) 2011. Development for the purposes of Residential Accommodation, including multi dwelling housing is permissible with development consent within the E1 Zone.

The current use of the site is vacant land. Land use in the vicinity of the site is a mix of commercial and residential accommodation. Immediately adjoining the site are Tattersalls Hotel on the western side and Vinnies on the eastern side of the site. On the opposite side Main Street are a mix of commercial developments and residential accommodation, being Aberline Apartments. At the rear of the site and on the opposite side of Gladstone Lane are a series of garages and high fences associated with residential dwellings located on Gladstone Street.

The proposed Multi-Dwelling Housing development has been amended throughout the Development Application phase. The original proposal was for the construction of ten (10) x one (1) bedroom dwellings with two-way access at either end of the site. The revised plans include a reduction in the number of units on the site to nine (9) units and a one-way access arrangement throughout the site. The new design was initiated in response to neighbour concerns and Council advice. In broad terms, the revised iteration of plans are considered to be preferred and have design merit particularly in the reference to the impact on the adjoining Item of Environmental Heritage being Tattersalls Hotel.

Council's Heritage Advisor visited the site and reviewed the current design. The Advisor described the revised proposal as consisting of single storey "traditional" style accommodation, with the units facing Main Street being described as "house and verandah typology".

Various recommendations relating to openings, fencing and entrances were made by the Heritage Advisor to ensure that the new work responds to the heritage context through an informed analysis of the area's character, quality and heritage value. These recommendations were marked up on the plans, sent to the Applicant and the plans were subsequently revised. As amended, Council's Heritage Advisor considers the proposed development to be appropriate within the heritage context of the area.

The proposed development, as amended, has utilised design cues that allow the development to be read as positively contributing to the streetscape and the adjoining buildings on Main Street. The amended design of the development as presented to Main Street draws on the Federation era, with single gable ends, vertically oriented fenestration, verandas and finial detailing. Materials specified for the external walls are prefinished and painted an off white to grey cladding. The palette selected for the external finishes will compliment rather than interrupt the streetscape. Pleasingly, no parking areas or garages/carports are visible from the primary road frontage, being Main Street. New landscaping will visually soften the development in the streetscape. The proposed redesigned fencing is of an open design and will attain a maximum height of 1.2 metres above existing natural ground level, thereby providing a residential scale and allowing the landscaping beyond to be viewed from the street alignment.

The revised site layout and one way driveway will potentially ameliorate traffic issues associated with the development and the provision of undercover parking for each dwelling is considered to be an improvement to the original open car park.

Upon assessment, one non-compliance was apparent. Chapter 11 of the Bland Shire Development Control Plan requires that a multi-unit dwelling containing 2 bedrooms is required to provide one covered and one uncovered parking space. Visitor parking is to be provided at a rate of one (1) space per three dwellings or part thereof (may be uncovered). One (1) car parking space is proposed per unit in each of the proposed carports, being a total of nine (9) spaces. Three (3) visitor parking spaces are proposed.

It is acknowledged that one uncovered space per unit is not provided per unit. However, the proposed shortfall is considered to be acceptable for the following reasons:

- One (1) undercover space is available for the use of each dwelling.
- The second bedrooms in each unit are small and may only ever be used as a study.
- Vehicles will be able to move on and off the property in a forward direction to ensure safe ingress and egress to the property. Adequate sight distances are available in both directions for both crossovers.
- With a street frontage of 27.46m and a wide road width on Main Street, there is sufficient space to also accommodate overflow parking off-site along Main Street.
- There are no covered or uncovered parking spaces forward of the building line. Therefore, garages and carports are not visually dominating in the streetscape.
- Adequate visitor parking has been provided to comply with the DCP.
- Dual-occupancy development only require 1 space for a 2 bedroom unit, as per the DCP. As such, there is a potential inconsistency in Council policy.
- Rear lane access is only used for egress.

For these reasons, the proposal is considered to be satisfactory in this regard.

Furthermore, it is recognised that the proposal will provide housing to accommodate for the current growth and housing demands within the LGA. The proposal may be described as infill housing, which is one of the key outcomes defined as a need from the Bland Housing Strategy.

Six (6) submissions were received for the original design however on the second notification following the changed design, one (1) written submission was received in relation to the revised development proposal. No further consideration is considered necessary for the matters raised in the submission.

Financial Implications

Council has received payment of Development Application fees totalling \$3,439.60.

Summary

Under the *Bland Local Environmental Plan 2011*, multi dwelling housing is permitted with consent within the subject zone, E1 Local Centre. The proposed development is consistent with the objectives of the zone, by providing variety by way of multi dwelling housing to accommodate the current housing demands of the community. The site is located in close proximity to the CBD, medical and sporting facilities, schools and early childcare centre, offering a variety of conveniences to the community. The proposed development is consistent with Council's Bland Shire Development Control Plan 2011 (DCP). Proposed variations to any acceptable solutions of the DCP are justifiable and have planning merit. The development achieves the performance outcomes sought under the plan. A section 4.15 assessment of the proposal indicates that the development is acceptable in this instance and, as such, the proposal is recommended for conditional approval.

Recommendation:

That Council approve DA2024/0058 - Multi Dwelling Housing (9 dwellings) and Consolidation of 2 into 1 lots, subject to development consent conditions.

CONDITIONS

PART A - ADMINISTRATIVE CONDITIONS

General

1. This consent relates to **Multi Dwelling Housing (9 dwellings) and Consolidation of Two (2) lots into One (1) lot** as illustrated on the plans, specifications and supporting documentation stamped with reference to this consent, as modified by the following conditions. The development shall be carried out in accordance with this consent.

Notes:

- *Any alteration to the plans and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s4.55 of the Act, or a fresh development application. No works, **other than those approved under this consent**, shall be carried out without the prior approval of Council.*
 - *Where there is an inconsistency between the documents lodged with this application and the following conditions, the conditions shall prevail to the extent of that inconsistency.*
2. The **Multi Dwelling Housing (9 dwellings)** is not to be occupied, or the use is not to commence until all relevant conditions of development consent have been met or unless other satisfactory arrangements have been made with council (i.e. a security).

Building Code of Australia

3. All building work must be carried out in accordance with the requirements of the Building Code of Australia.

Note: *This condition is prescribed under the Environmental Planning and Assessment Regulation 2021.*

Erection of signs

4. A sign must be erected in a prominent position on site:
 - a) showing the name, address and telephone number of the principal certifying authority for the work, and
 - b) showing the name of the principal contractor for any building work and a telephone number on which that person may be contacted outside working hours, and
 - c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Documents

5. A copy of the stamped plans and development consent is to be available on site and available for inspection at the request of an authorised officer for the duration of the development.

PART B - REQUIREMENTS PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

Construction Certificate Application

6. A Construction Certificate application is required to be submitted to and issued by Council/Accredited Certifier prior to any excavation or building works being carried out on the site.

Engineering Plans

7. Engineering plans, showing details of all proposed work and adhering to any conditions of development consent are to be submitted to, and approved by Bland Shire Council or an Accredited Certifier prior to issuing of the Construction Certificate.

Stormwater Management Plan

8. The peak stormwater runoff from the site for all rainfall events is not to be greater than the current stormwater runoff from the site. A Stormwater Management Plan including hydrological modelling of both the predevelopment and post development conditions is to be submitted prior to issuing of the Construction Certificate.

Section 94A Contribution Condition

9. Pursuant to section 4.17(1) of the *Environmental Planning and Assessment Act 1979*, and the Bland Section 94A Development Contributions Plan 2011, a contribution of \$1,437.50 shall be paid to Council.
The amount to be paid is to be adjusted at the time of the actual payment, in accordance with the provisions of the Bland Section 94A Development Contributions Plan. The contribution is to be paid before a Construction Certificate is issued.

Section 68

10. A Section 68 Approval under the *Local Government Act 1993* is required prior to the issue of a Construction Certificate for the development for:
 - Sewerage work, and
 - Stormwater drainage work.

Water Supply – Goldenfields Water County Council

11. Developer to submit an application to Goldenfields Water County Council (GWCC) for water supply, and obtain a Certificate of Compliance prior to the Construction Certificate being issued.

Sewer Headwork's Charge

12. Headwork's charge for the new connections shall be paid to Council, being a fee of \$46,845.00. Payment shall be paid to Council prior to any sewer services works being carried out.

Please contact Council's sewer services for an inspection.

Car Park Layout Standards

13. Prior to the release of the Construction Certificate a revised parking plan shall be submitted that demonstrates compliance with the following standards. Swept path analysis is to be included in the revised parking plan.
 - (a) AS2890.1 2004
 - (b) AS2890.2 2002
 - (c) AS2890.3 2003
 - (d) AS/NZS2890.6.2009

Garbage Area

14. Prior to the issue of the Construction Certificate, details of the proposed garbage/bin storage area at the rear of the development must be submitted for assessment and approval by the Director Technical Services. The development shall be carried out in accordance with the approved details.

Landscaping - Construction

15. Prior to the release of the Construction Certificate, detailed construction plans for the landscape treatments as documented in this Development Application shall be submitted for approval.

Detailed plans are to show all landscape treatments that include but are not limited to: Entry treatments, signage, tree planting, carparks, shrub planting, turfing, signage, paths, pavement treatments etc. A Plant Schedule indicating all plant species, pot sizes, spacings and numbers to be planted within the development shall be submitted. Plant species are to be identified by full botanical name. All plants proposed are to be detailed in the plant schedule. The detailed landscape construction plans are to include the quantity and location of any and all Street Trees proposed for installation as part of this development.

Essential Energy and Telecommunications

16. Prior to the issue of Construction Certificate, satisfactory arrangements for Essential Energy and the relevant telecommunications authority, for both the provision of electrical power and telecommunications lines respectively, to fully service the development, shall be made. The developer must furnish documentary evidence that such arrangements have been made. The services of a Level 2 Electrician/Accredited Service Provider (ASP) are required to be engaged in order to disconnect the existing service from the network and then remove the private pole. The Applicant is required to contact Essential Energy in this regard.

Relocate Services

17. If the development is likely to disturb or impact upon telecommunications, power or water infrastructure, written confirmation from the service provider that they have agreed to the proposed works must be submitted to the Principal Certifying Authority prior to the issue of a

Construction Certificate. The arrangements and costs associated with any adjustment to infrastructure shall be borne in full by the applicant/developer.

Check Underground Services

18. No works are to take place to any services without prior written approval from the relevant authority.

NOTE: Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Before you dig at www.byda.com.au or telephone on 1100 before excavating or erecting structures.

PART C - REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK

Notice of Commencement

19. Notice of commencement (at least 48 hours' prior) is to be given to Council in writing.

Erosion and Sediment Control

20. Erosion and sediment control measures shall be installed and maintained until all disturbed areas have revegetated in accordance with the Bland Development Control Plan 2012.

Note: *On the spot fines may be imposed for non-compliance with this condition.*

Residential Building Work

21. Any licensed contractor(s) **performing residential building work valued at \$20,000 or more** must obtain indemnity insurance as required by the *Home Building Act 1989*. Evidence of such insurance must be provided to the Principal Certifying Authority (PCA) before building works commence.

Notes:

- *This condition is prescribed under the Environmental Planning and Assessment Regulation 2021.*
- *If appointment as PCA, **Bland Shire Council WILL NOT INSPECT any building work unless evidence of indemnity insurance has been provided.** A copy of the Certificate of Insurance will suffice.*

Temporary Onsite Toilet

22. A temporary on-site toilet is to be provided and must remain throughout the project or until an alternative facility meeting Council's requirements is available on-site.

Damage to Public Assets

23. The developer or their agent must undertake a site inspection of the adjacent kerbs, gutters, footpaths, walkways, carriageway, reserves and the like, prior to commencement of work and document evidence of any damage to existing assets. Failure to identify existing damage will result in all damage detected after completion of the building work being repaired at the applicant's expense.

Public Infrastructure Fronting the site

24. Prior to works commencing on site, Council must be notified of any damage to kerb and gutter and footpath fronting the site. The absence of such notification shall indicate that no damage exists and the applicant shall be responsible for the repair of any damage to kerb and gutter or footpath fronting the site. Satisfactory protection for existing public infrastructure must be provided and maintained throughout the construction period.

Access Levels

25. If a vehicular crossing over the footway must be constructed, access levels must be confirmed from Council's Technical Services Department. The vehicular crossing must be constructed in accordance with Council's Engineering Guidelines.

Soil and Water Management Plan

26. No building, engineering, or excavation work, or topsoil stripping or vegetation removal, is to be carried out in relation to this development until a Soil and Water Management Plan for the site shall is submitted to the appointed certifier confirming compliance with Council's Engineering Guidelines and Soils and Construction Volume 1, Managing Urban Stormwater. Once approved, the measures in the Soil and Water Management Plan are to be implemented during the course of the development.

Clearance from Powerlines

27. Prior to the commencement of any works, a letter from Essential Energy indicating that satisfactory clearances and minimum distances from power lines will be maintained during and after all construction works must be provided to Council.

PART D - REQUIREMENTS DURING WORKS

Approved Hours of Construction

28. Construction work may only be undertaken in accordance with the provisions of the Environmental Protection Authority – Interim Construction Noise Guideline as identified below:

DAY	HOURS
Monday to Friday	7:00am to 6:00pm
Saturday	8:00am to 1:00pm
Sunday & Public Holidays	Nil

Uncovering relics or Aboriginal objects

29. All works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and report the finding to the Local Aboriginal Land Council (LALC) in the area or to Northern Tablelands Local Land Services for an aboriginal object.

In this condition:

- “relic” means any deposit, artefact, object or material evidence that:

- a. relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- b. is of State or local heritage significance; and
 - “Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.

Call West Wyalong LALC on 02 6972 3493 or Northern Tablelands Local Land Services on 02 6728 8020 to be directed to someone who can help with your enquiry.

Vehicular Access

30. Any upgrades to Vehicular access within the road reserve must be constructed to Council standards, at full cost to the developer, Driveway design and grades shall comply with AS2890.1: 2004 (or as amended). All vehicles are to enter and leave the site in a forward direction, to ensure traffic and pedestrian safety. Wayfinding signage is required to be erected to enforce the one-way traffic arrangement on site.

Fencing

31. Fencing forward of the front building setback of Unit 1 shall not exceed a height of 1.2 meters.

Installation of Smoke Alarms

32. A smoke alarm complying with Part 3.7.2 of the Building Code of Australia and AS 3786 is to be installed between the remainder of the dwelling, be connected to the consumer mains power where consumer power is supplied to the building and be interconnected where there is more than one alarm.

Ponding to Neighbours

33. All earthworks, filling, building, driveways or other works, must be designed and constructed (including stormwater drainage if necessary) so that at no time, will any ponding of stormwater occur on adjoining land as a result of this development.

Onsite Water Storage

34. Any proposed Water Storage Tanks shall be no closer to side and rear boundaries than 900mm and if adjacent to the dwelling it is servicing, not on the north side of the dwelling.

Stormwater Drainage Constructed and Maintained

35. Stormwater drainage must be constructed and maintained so as to provide a satisfactory overland flow path and not adversely affect adjacent properties. Overland flow path shall be directed to Main Street only. No stormwater shall be directed to the Rear Lane.

Collect and Convey Surface Runoff

36. All storm water runoff from the proposed development must be collected on site and conveyed to Main Street, in a manner consistent with AS 3500.

Building Waste

37. The provision of a metal waste skip with self-closing lid or secure covering on-site for the duration of the construction to ensure that all wastes are contained on the site. The receptacle is to be emptied periodically to reduce the potential for rubbish to leave the site.

Note: *On the spot fines may be imposed by Council for Pollution incidents.*

Building Materials, Plant and Equipment

38. All building materials, plant and equipment are to be placed wholly within the development site so as to ensure that pedestrian and vehicular access in public places is not restricted and also so that the road reserve is not damaged.

Note: *On the spot fines may be imposed for non-compliance with this condition.*

Soil and Water Management

39. All practical measures must be taken to ensure erosion and subsequent sediment movement off-site does not occur.

In particular, a silt fence or equivalent must be provided downhill from the cut and fill area (or any other disturbed area). The fence must be regularly inspected and cleaned out and/or repaired as necessary and all collected silt must be disposed of to the satisfaction of the Principal Certifying Authority (PCA).

Unnecessary disturbance of the site (e.g. excessive vehicular access) must not occur.

All cuts and fills must be stabilised or revegetated as soon as possible after the completion of site earthworks.

Upgrade Council Infrastructure

40. Any upgrades or alterations to existing Council infrastructure required as a result of the development shall be at the full cost of the applicant. Contact Council's Development Engineer to confirm what approval is required prior to commencing work on any Council infrastructure. Such work includes (but is not limited to) upgrade or connection to sewer or stormwater mains, and alteration of stormwater pits and sewer manhole levels, amendments to kerbing or drainage channels or roads.

Disturbed Areas Stabilised

41. All disturbed development areas shall be progressively stabilised and/or revegetated so that no development areas remain exposed to potential erosion damage for a period of greater than 14 days.

Public Road Maintained Clean

42. The developer is to maintain all adjoining public roads to the site in a clean and tidy state, free of excavated "spoil" material.

Overhead Wires

43. The new entrance and exit are to have adequate clearance from the top surface of the footway crossings as constructed to the underside of any overhead electricity or telephone wires, to the satisfaction of Essential Energy and/or relevant telecommunications authority respectively. Written evidence of compliance with the authorities' requirements must be provided to Council.

Trees

44. Trees indicated on the submitted plans for removal, shall be removed from the site in accordance with the proposed development. The approved works shall be executed so as to comply with the NSW Work Cover Code of Practice – amenity tree industry 1998 No. 034. Any works associated with tree removal shall be carried out in Accordance with Australian Standards - AS 4373-2007, Pruning of Amenity Trees. All tree stumps shall be removed below ground level and the surface area reinstated to prevent potential injury. All waste material from the subject tree/s shall be removed from site in conjunction with clearing. Any trees removed from site will be replaced with a suitable species of similar height and size.

PART E - REQUIREMENTS PRIOR TO OCCUPATION CERTIFICATE

Occupation Requirements

45. No person is to use or occupy the building or alteration that is the subject of this approval without the prior issuing of an Occupation Certificate.

Evidence of Consolidation

46. The applicant shall demonstrate that Lot 376 DP 753135 and Lot 735 DP 753135 have been consolidated, prior to the issue of the Occupation Certificate.

Public Infrastructure

47. The applicant shall rectify any damage to public infrastructure (including roads, gutters, footpaths, street trees, etc.) prior to the issue of the Occupation Certificate at no cost to Council.

Replace Redundant Kerb Layback

48. Prior to issue of occupation certificate the redundant kerb layback in Main Street shall be replaced with conventional barrier kerbing, and Council's footway rehabilitated, in accordance with Council's Engineering Guidelines.

Paving of Vehicular Movement Areas

49. Prior to the issue of Occupation Certificate, the paving of all vehicular movement areas must be either a minimum of 150mm thick flexible pavement and sealed or 150mm thick reinforced concrete.

Entrance and Exit Signs

50. Prior to the issue of Occupation Certificate, signs must be erected that clearly indicate to drivers of vehicles, both on and off the subject land, the driveway by which they are to enter or leave the subject land.

Provision of Formal Address Number

51. The person having the benefit of this consent is to contact Bland Shire Council and request formal property address numbers for each dwelling. The property number is to be provided in a visible place on or near the entrance for the convenience of visitors, emergency services and postal services prior to the issue of a Final Occupation Certificate. Numbers shall be

100mm high x 50mm wide (minimum) and of a colour contrasting with the surface to which they are affixed.

Smoke Alarms

52. A Compliance Certificate certifying the installation of smoke alarms in every dwelling is to be provided to Council.

BASIX Certificate

53. Commitments listed in BASIX Certificate number 1746120M relating to the development must be fulfilled prior to the issue of an Occupation Certificate.

Ground Levels

54. Finished ground levels are to be graded away from the buildings and adjoining properties must achieve natural drainage. The concentrated flows are to be dispersed down slope or collected and discharged to the stormwater drainage system.

Letterboxes

55. Letterboxes are to be installed fronting Main Street prior to the issuing of an Occupation Certificate.

Completion Requirements

56. All of the foregoing conditions are to be at the full cost of the developer and to be completed prior to the issuing of an Occupation Certificate, unless stated otherwise.

Landscaping Completion

57. Prior to the issue of an Occupation Certificate for the dwellings, the proposed development is to be landscaped to enhance the development's appearance within the streetscape and provide shade and environmental benefits in accordance with the approved landscaping plan for the development.

Outdoor Lighting

58. Any lighting used on site in connection with the development is to comply with AS 4282 – Control of the Obtrusive Effects of Outdoor Lighting (current version), to protect the amenity of the locality.

PART G – REASONS FOR CONDITIONS

Conditions of consent have been imposed to:

59. Ensure the proposed development:
- a) achieves the objectives of the *Environmental Planning and Assessment Act 1979*;
 - b) complies with the provisions of all relevant environmental planning instruments;
 - c) is consistent with the aims and objectives of Council's Development Control Plan, Codes and Policies.

60. Ensure that the relevant public authorities and the water supply authority have been consulted and their requirements met or arrangements made for the provision of services to the satisfaction of those authorities.
61. Meet the increased demand for public amenities and services attributable to the development in accordance with Section 7.11 of the *Environmental Planning and Assessment Act 1979*.
62. Ensure the protection of the amenity and character of land adjoining and in the locality of the proposed development.
63. Minimise any potential adverse environmental, social or economic impacts of the proposed development.
64. Ensure that all traffic, carparking and access requirements arising from the development are addressed.
65. Ensure the development does not conflict with the public interest.

PART G – OTHER COUNCIL APPROVALS

Section 68 *Local Government Act 1993* and Section 138 *Roads Act 1993*

Section 138 Roads Act

66. For all construction work required on Council road reserves (e.g. vehicular footpath crossings utilities and stormwater work, footpath paving, kerb and gutter etc.), the Applicant is to submit an Application to Council as the roads authority pursuant to s138 of the *Roads Act 1993* and obtain approvals for all such proposed work. These Application(s) must be approved prior to the issue of a Construction Certificate, to ensure that pedestrian and vehicular safety during construction has been addressed and that the work meets Council's relevant Engineering Code and other design standards for work in road reserves.

The proposal which will involve work/activity over public land, is to be protected by public liability insurance with a minimum cover of \$10 million, or such other amount as may be advised by Council.

Notification of Final Restoration Works

67. The applicant is responsible for undertaking final restoration of the work area as soon as practicably possible, but within 14 days after work has been completed. Council must be notified of the final restoration works.

Pedestrian Access

68. Pedestrian Access past the site is to be available at all times. Access past the site must be no less than 1.5 metres wide of footpath and must be maintained and free of obstruction to pedestrians at all times. Traffic Controllers must be on site and available to escort pedestrians as required.

Comply with all Conditions of Consent

69. The applicant is responsible for complying with ALL conditions of consent. It is the Applicants responsibility to note the expiry date and ensure the approval is extended and appropriate fees paid if the work must continue. Extension of approval must be arranged prior to expiry of current approval. Failure to renew the approval may result in issue of infringement notice.

Contractors Require Public Liability Insurance

70. The Applicant/Principal Contractor of this road occupancy consent must ensure all sub-contractors working within the approved area have current public liability insurance to the value of 20 million dollars. The public liability insurance must be valid for the duration of the work.

Restoration of Nature Strip / Footpaths

71. Any area within the road reserve disturbed by trenching / installation works must be filled and suitably compacted. The areas shall be levelled with suitable debris free topsoil. Topsoil fill must be flush with existing footpaths and top of kerbs and returfed to ensure area is immediately stabilised. Note: Topsoil and seeding is not supported unless express approval is given by Council.

Any hardstand footpaths disturbed by works shall be restored to Council standard. Restoration of paths must incorporate complete segments. Partial restoration is not permitted.

Note: The roadway must be reopened at the end of each shift. The work shall be arranged to ensure all trenching is backfilled at the end of each shift and / or slip-free steel plates are placed over the work area to provide safe, hazard free passage past the work site. In situations where work is incomplete due to emergency or unforeseen circumstance, traffic control must remain in place and the worksite must be supervised under 24hr traffic control personnel.

Environmental Sediment Controls

72. Environmental sediment controls must be in place prior to work commencing and maintained as required to ensure compliance with current Environmental Standards and Legislation.

Before you dig

73. Beware: Damage to cables and conduits can disrupt services and cost YOU money. For prompt location of cables and conduits, please ring 1100. Calls to this number are free.

PART H – GENERAL ADVICE

BOUNDARY ENCROACHMENTS

Consent given to build in close proximity to the allotment boundary is in no way to be construed as permission to build on, or encroach over, the allotment boundary. Your attention is directed to the provisions of the *Dividing Fences Act 1991*, which gives certain rights to adjoining owners, including use of the common boundary. In the absence of the structure standing well clear of the common boundary, it is recommended that you make yourself aware of your legal position. This may necessitate a survey to identify the allotment boundary.

LAPSING OF DEVELOPMENT CONSENT

Development consent does not lapse if the approved use has actually commenced or the proposed work is physically commenced before the consent lapse date, except where a condition specifies a limit to the duration of the consent.

RIGHT OF APPEAL

If you are the applicant:

You can appeal against this decision in the Land and Environment Court within twelve (12) months of the date of this notice (section 8.7 of the *Environmental Planning and Assessment Act 1979*). You cannot appeal, however, if a Commission of Inquiry was held and the development is designated development or state significant development.

REVIEW OF DETERMINATION

An applicant may request the Council to review this determination within one (1) year after the date the applicant received this notice. The prescribed fee must be paid with the request for a review. Once the review is completed the Council may confirm or change the determination.

If there is an appeal, the period of time within which Council may undertake a review is extended up to the time the Court hands down its decision.

A Review cannot be requested for:

- a determination to issue or refuse to issue a complying development certificate, or
- a determination in respect of designated development, or
- a determination in respect of integrated development, or
- a determination in respect of integrated development, or a determination made by Council under Section 116E in respect of an application by the Crown.

DEVELOPMENT ASSESSMENT REPORT		
DA Number:	DA2024/0058 & PAN-433267	
Address:	79 Main Street, West Wyalong NSW 2671	
Legal Description:	Lot 376 DP 753135 & Lot 735 DP 753135	
Development Description:	Multi Dwelling (9 dwellings) and Consolidation of 2 lots into 1 lot.	
PROJECT OVERVIEW		
<p>The Applicant is seeking consent to construct Multi-Dwelling Housing comprising - Nine (9) x Two (2) bedroom attached Dwelling Houses. The multi-dwelling housing is proposed to be constructed in two (2) separate buildings with a central driveway located between the buildings.</p> <p>The subject site is known as 79 Main Street, West Wyalong and comprises Lot 376 DP 753135 and Lot 735 DP 753135 with a combined area of approximately 1376 m2. The proposal also includes the consolidation of these lots. The site is located within close proximity of the town centre of West Wyalong.</p> <p>The site is zoned E1 - Local Centre pursuant to the Bland Local Environmental Plan 2011. Development for the purposes of Residential Accommodation, including multi dwelling housing is permissible with development consent within the E1 Zone.</p> <p>The current use of the site is vacant land.</p> <p>Land use in the vicinity of the site is a mix of commercial and residential accommodation. Immediately adjoining the site are Tattersalls Hotel on the western side and Vinnies on the eastern side of the site. On the opposite side Main Street are a mix of commercial developments and residential accommodation, being Aberline Apartments. At the rear of the site and on the opposite side of Gladstone Lane are a series of garages and high fences associated with residential dwellings located on Gladstone Street.</p> <p>The proposed Multi-Dwelling Housing development has been amended throughout the Development Application phase. The original proposal was for the construction of ten (10) x one (1) bedroom dwellings with two-way access at either end of the site. The revised plans include a reduction in the number of units on the site to nine (9) units and a one-way access arrangement throughout the site. The new design was initiated in response to neighbour concerns and Council advice. In broad terms, the revised iteration of plans are considered to be preferred and have design merit particularly in the reference to the impact on the adjoining Item of Environmental Heritage being Tattersalls Hotel. The revised site layout and one way driveway will potentially ameliorate traffic issues associated with the development and the provision of undercover parking for each dwelling is considered to be an improvement to the original open car park.</p> <p>Furthermore, it is recognised that the proposal will provide housing to accommodate for the current growth and housing demands within the LGA.</p> <p>One (1) written submission was received in relation to the revised development proposal. The matters raised in the submission are discussed below.</p>		
PROPERTY DETAILS/HISTORY		
	Checked	Comments

File History	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	No relevant site history.
Title Plan	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Ownership	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Ali Tunckin, as the legal owner of the land, has provided written consent for the lodgement of the application.			
APPLICATION TYPE			
Does this application require referral for decision by Council?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is this application an Integrated Development Application?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this application a Designated Development Application?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this application for State Significant Development?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this application submitted by/on behalf of a Public Authority?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this application a staged Development?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Stage Detail:			
Is this application a section 4.55 amendment?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Does this application require concurrence referral?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Does this application require courtesy comment?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Department	Date Requested	Date Received	Comments/Issues Raised
Golden-fields Water County Council	4.7.2024 and 19.2.2025	4.7.2024 and 19.2.2025	<p>Gold fields Water have indicated that they are able to supply water to the proposed development. They have recommended conditions of consent as follows:</p> <ul style="list-style-type: none"> ➤ The developer is to submit an application to GWCC for water supply; ➤ A Certificate of Compliance is required prior to the release of a Construction Certificate for the development; and ➤ Developer Infrastructure Charges are applicable.

		Applicable
SEPP (Biodiversity and Conservation) 2021 <i>This SEPP protects the biodiversity values of trees and other vegetation in areas of the State, and to preserve the amenity of areas of the State through preservation of trees and other vegetation.</i> No proposed clearing or loss of native or significant vegetation. The site is not mapped on the Biodiversity Values Map. No further consideration necessary.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
SEPP (Building Sustainability Index: BASIX) 2004 <i>The SEPP provides for the implementation of BASIX throughout the State.</i> As the value of the proposed works is estimated to be in excess of \$50,000, the proposed development is defined as BASIX affected. Basix Certificate for Multi Unit housing has been submitted with the application and is attached to the file. A suitable condition requiring compliance with the submitted BASIX Certificate prior to the release of the Occupation Certificate for the dwellings has been included as a part of the determination documentation.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
SEPP (Exempt and Complying Development Codes) 2008		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

<i>The SEPP provides exempt and complying development codes that have State-wide application.</i>		
SEPP (Housing) 2021 <i>The SEPP aims to encourage provision of housing for seniors, including residential care facilities. The SEPP provides development standards.</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Industry and Employment) 2021	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Planning Systems) 2021	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Precincts – Central River City) 2021	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Precincts – Eastern Harbour City) 2021	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Precincts – Regional) 2021	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Precincts – Western Parkland City) 2021	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Primary Production) 2021 <i>This SEPP facilitates the orderly economic use and development of lands for primary production; reduce land use conflict and sterilisation of rural land.</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Resilience and Hazards) 2021 - Remediation of Land <i>The SEPP provides a systematic approach to the assessment of development proposals for potentially hazardous and offensive industry or storage.</i>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<p>Clause 4.6 of the SEPP states that:</p> <p>1) A consent authority must not consent to the carrying out of any development on land unless:</p> <ol style="list-style-type: none"> It has considered whether the land is contaminated, and If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose. <p>The subject site is not listed on Council's Geographic Information System as being potentially contaminated as a result of any past or present uses of the land. A further search of Council's files for the subject property has not identified any previous use of the land that may have led to potential contamination. The site is located within the E1 – Local Centre zone and has not been previously developed for any specific use, other than for a carpark associated with Tattersall's Hotel. There was no indication during the site inspection of the property, of any potential contamination of the land.</p> <p>As such, it is considered that the subject site is suitable for the proposed development.</p>		
SEPP (Resources and Energy) 2021 <i>The SEPP aims to provide proper management of mineral, petroleum and extractive material resources and ESD</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Transport and Infrastructure) 2021 <i>The SEPP provides a consistent approach for infrastructure and the provision of services across NSW, and to support greater efficiency in the location of infrastructure and service facilities.</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

LOCAL ENVIRONMENTAL PLAN	
The subject land is zoned:	<p>E1 Local Centre pursuant to <i>Bland Local Environmental Plan</i> 2011.</p> <p>The objectives of the E1 zone are as follows:</p> <ul style="list-style-type: none"> ➤ To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.

	<ul style="list-style-type: none"> ➤ To encourage investment in local commercial development that generates employment opportunities and economic growth. ➤ To enable residential development that contributes to a vibrant and active local centre and is consistent with Council's strategic planning for residential development in the area. ➤ To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. ➤ To promote the heritage character of West Wyalong and Wyalong. ➤ To encourage tourism opportunities in West Wyalong and Wyalong. <p>The proposed development is considered to be consistent with the applicable objectives of the zone for the following reasons:</p> <ul style="list-style-type: none"> ➤ In general, residential land uses which are located within close proximity to a local centre contribute to the vibrancy and activity within a town. The potential future occupants would have the opportunity to access employment, retail and community services within walking distance of their home. ➤ As revised, it is not believed that the proposed development will detract from the heritage character of West Wyalong. The heritage aspects of the proposal are expanded upon later in the report. ➤ The proposal also presents a potential opportunity to provide tourist accommodation in West Wyalong. ➤ The proposed development is consistent with the zone objectives and is permissible with consent. <p>The consolidation of land does not require development consent to be obtained from Council. It is however considered to be prudent, that the consolidation is enforced by a recommended condition of any consent.</p>	
Definition from BLEP	<p><i>multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.</i></p>	
Permissibility:	<p>Multi dwelling housing is permitted with development consent in the E1 Local Centre Zone, by virtue of being for an innominate purpose described as <i>"any other development not specified"</i> as permitted in the land use table.</p>	
Clause		Compliance
Part 4 Principal Development Standards		
4.1	Minimum subdivision lot size	Not Applicable
4.1AA	Minimum subdivision lot size for community title schemes	Not Applicable
4.1A	Minimum subdivision lot size for strata plan schemes in certain rural and environmental zones	Not Applicable
4.2	Rural Subdivision	Not Applicable

4.2A	Erection of dwelling houses on land in certain rural and environmental protection zones	Not Applicable
4.2B	Erection of rural workers' dwellings	Not Applicable
4.3	Height of buildings	Not adopted
4.4	Floor space ratio	Not adopted
4.5	Calculation of floor space ratio	Not adopted
4.6	Exceptions to development standards	Not Applicable
Comment: No further consideration of the above matters if considered to be necessary.		
Part 5 Miscellaneous Provisions		
5.1	Relevant acquisition authority	Not Applicable
5.2	Classification and reclassification of public land	Not Applicable
5.3	Development near zone boundaries	Not Applicable
5.4	Controls relating to miscellaneous permissible uses	Not Applicable
5.5	Controls relating to secondary dwellings on land in a rural zone	Not adopted
5.6	Architectural roof features	Not adopted
5.7	Development below mean high water mark	Not applicable
5.8	Conversion of fire alarms	Not Applicable
5.9	Dwelling house or secondary dwelling affected by natural disaster	Not adopted
5.9AA	Repealed	Repealed
5.10	Heritage conservation – Refer to discussion below.	Complies
5.11	Bushfire hazard reduction	Not Applicable
5.12	Infrastructure development and use of existing buildings of the crown	Not Applicable
5.13	Eco-tourist facilities	Not Applicable
5.14	Siding spring Observatory – maintaining dark sky	Not adopted
5.15	Defence communications facility	Not adopted
5.16	Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	Not Applicable
5.17	Artificial water bodies in environmentally sensitive areas of operation of irrigation corporations	Not Applicable
5.18	Intensive livestock agriculture	Not Applicable
5.19	Pond-based, tank based and oyster aquaculture	Not Applicable
5.20	Standards that cannot be used to refuse consent—playing and performing music	Not Applicable
5.21	Flood planning	Complies
5.22	Special flood considerations	Not adopted
Comment: 5.10 Heritage Conservation		

<p>Clause 5.10(4) of the <i>Bland Local Environmental Plan (BLEP) 2011</i>, requires, <i>inter alia</i>, a consent authority to consider the effect of the proposed development on the heritage significance of the area within the vicinity of land on which a heritage item is located.</p> <p>The proposed development is located adjacent to the “Tattersalls Hotel” building, at 83-87 Main Street, West Wyalong, which is listed as an Item of Environmental Heritage (I19) under Schedule 5 of the BLEP. As such, any application on the site is required to consider the impact of the development on the heritage significance of the adjoining item. The Bland Mainstreet Heritage Study and Inventory from 2005 describes the Tattersalls Hotel as follows...”<i>The site has historic significance as an early hotel and visual prominence on a corner location. The property has a long association with the Tierney family and the hotel has a social and community esteem as a centre of public meetings and a hotel with dining and function room</i>”.</p> <p>Council’s Heritage Advisor visited the site and reviewed the current design. The Advisor described the revised proposal as consisting of single storey “traditional” style accommodation, with the units facing Main Street being described as “house and verandah typology”.</p> <p>Various recommendations relating to openings, vertically emphasised fenestration, fencing and entrances were made by the Heritage Advisor to ensure that the new work responds to the heritage context through an informed analysis of the area’s character, quality and heritage value. These recommendations were marked up on the plans, sent to the Applicant and the plans were subsequently revised. As amended, Council’s Heritage Advisor considers the proposed development to be appropriate within the heritage context of the area.</p> <p>5.21 Flood Planning OUTER Flood Plain The subject land is not identified on the Flood Planning Map. However, Council recently carried out a flood study for the Wyalong & West Wyalong Area. Design Flood Modelling (Preliminary Results) map, which was provided as party of the flood study, was reviewed. In relation to the subject land, no overlays of water inundation were visible on the map, therefore, the subject land is not likely to be significantly impacted by flood.</p>		
Part 6 Additional local provisions		
6.1	Essential services	Complies
6.2	Earthworks	Complies
6.3	Terrestrial biodiversity	Not Applicable
6.4	Riparian land and watercourses	Not Applicable
6.5	Wetlands	Not Applicable
6.6	Groundwater vulnerability	Not Applicable
6.7	Repealed	Not Applicable
6.8	Airspace operations	Not Applicable
6.9	Location of sex services premises	Not Applicable
Comment:	<p>6.1 Essential Services Council is satisfied that essential services for the proposed development are available, or adequate arrangements can be made to ensure that the below services are readily available on the site.</p>	

	<p><u>Sewer:</u> According to Councils GIS Program, Council's reticulated sewer infrastructure is available in the rear lane and can service the site.</p> <p><u>Water:</u> Goldenfields Water have indicated that they are able to supply water to the proposed development. They have recommended conditions of consent as follows:</p> <ul style="list-style-type: none"> ➤ The developer is to submit an application to GWCC for water supply; ➤ A Certificate of Compliance is required prior to the release of a Construction Certificate for the development; and <p>Developer Infrastructure Charges are applicable - \$42,120.00</p> <p><u>Electricity:</u> Essential Energy have no objection to the proposed development. There is electricity infrastructure available to the site. Minor augmentation may be required. Essential Energy have advised that an existing service pole located on the site is a private pole and is not owned by Essential Energy. They have further advised that the developer will require the services of a Level 2 Electrician/Accredited Service Provider (ASP) in order to disconnect the existing service from the network and then remove the private pole. The Applicant will be required to liaise with Essential Energy in this regard.</p> <p><u>Access:</u> Suitable road access from Main Street and Gladstone Lane is available to service the proposed development. The revised one-way access arrangements respond to initial engineering concerns and are considered to be preferable to the original design.</p> <p><u>Stormwater:</u> Roof and surface stormwater from paved and impervious areas is to be collected and directed to a legal point of discharge, namely the kerb and gutter on Main Street, to protect the site and adjoining property from effects of flooding. Relevant work is to be carried out immediately after the roof and guttering is installed. A Stormwater Management Plan is required as a recommended Condition of the Development Consent.</p> <p>6.2 Earthworks The application includes earthworks to accommodate the proposed development. Appropriate conditions will be recommended on any consent to ensure that adequate erosion and sedimentation controls and dust mitigation measures are in place during site works.</p>
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DEVELOPMENT CONTROL PLAN

PART 1.3 DEVELOPMENT APPLICATION NEIGHBOUR NOTIFICATION POLICY		
Is the proposal Advertised Development?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Comment The proposed development is not listed as one of the prescribed uses contained in Clause 1.3.9 of the Bland Shire Development Control Plan and accordingly, was not required to be advertised in a local newspaper.		
Did the application require Neighbour Notification?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Comment In response to the original plans, neighbour notification was sought between the following dates: 4 July 2024 and 22 July 2024.		

In response to the notification of the proposal, a total of 6 submissions were received from four (4) nearby properties being:

- 64 Gladstone Street, West Wyalong;
- 68 Gladstone Street, West Wyalong;
- 70 Gladstone Street, West Wyalong; and
- 72 Gladstone Street, West Wyalong.

Neighbour notification was again sought for the revised plans between the following dates: 5 February 2024 and 19 February 2025.

In response to the notification of the proposal, one (1) submission was received from a property on the opposite side of Main Street being:

- 88 Main Street, West Wyalong (Aberline Apartments).

The matters raised in this submission are addressed later in the report.

PART 4 DUAL OCCUPANCY AND MULTI-DWELLING RESIDENTIAL DEVELOPMENT

The proposed multi-unit development whilst not being located in a residential zone has been assessed under Section 4 of the Bland Shire Development Control and with regard to the additional specific policy relating to the E1 – Local Centre zone. The overarching objective of Chapter 4 aims to ensure that residential development is of a high visual quality and amenity, while minimising impacts on surrounding development. The proposed design of the development, as revised, is considered to be of high visual quality. The new plans have also reduced the impact on the surrounding properties as evidenced by the reduced number of submissions received in response to the notification of the development. Furthermore, Council's Heritage Advisor is satisfied the proposal will not adversely impact on the heritage significance of the adjoining heritage item. Accordingly, the proposal satisfies this objective.

Development respects the character of the neighbourhood by:

PMD1.1	Being respectful of, without necessarily imitating the style and character of adjoining houses and gardens including the scale, materials, roof forms and types of trees.	Meets Acceptable Solution
PMD1.2	Providing attractive streetscapes, comprising trees, gardens, building facades, fences and walls.	Meets Acceptable Solution
PMD1.3	Preserving established trees and gardens.	Not Relevant

Comment

The proposed development, as amended, has utilised design cues that allow the development to be read as positively contributing to the streetscape and the adjoining buildings on Main Street. The amended design of the development as presented to Main Street draws on the Federation era, with single gable ends, vertically oriented fenestration, verandas and finial detailing. Materials specified for the external walls are prefinished and painted an off white to grey cladding. The palette selected for the external finishes will compliment rather than interrupt the streetscape.

Pleasingly, no parking areas or garages/carports are visible from the primary road frontage, being Main Street. New landscaping will visually soften the development in the streetscape.

The proposed redesigned fencing is of an open design and will attain a maximum height of 1.2 metres above existing natural ground level, thereby providing a residential scale and allowing the landscaping beyond to be viewed from the street alignment.

Development takes advantage of the attributes of the site, by:

PDM2.1	Using its slope, its orientation to the sun, and its established landscape quality to create useable outdoor spaces and views.	Meets Acceptable Solution
PDM2.2	Combining neighbourhood gardens to maintain the landscape character of the area.	Not Relevant
PDM2.3	Minimising paved areas.	Meets Acceptable Solution

PDM2.4	Keeping the floor area of the new building to a minimum through efficient planning so as to retain as much of the existing backyard and garden as possible and to minimise site coverage and maximise setbacks from the boundaries.	Meets Acceptable Solution
PDM2.5	Ensuring setbacks from the street alignment do not vary dramatically from those in the rest of the street.	Meets Acceptable Solution
Comment The proposed development, as amended, creates open space for each individual unit that is preferable in terms of usability and privacy than the original iteration of plans. Paved areas are minimised as much as is physically possible. The one-way driveway design, as amended, has allowed for less hard stand areas in the development. The gross floor areas of each unit are at a minimum. The proposed setback from Main Street ranges from 2.28m to 3.14m which is appropriate within the context of the E1 Local Centre zone given that both buildings on the adjoining properties have zero setbacks. Again, it is considered that a reduced setback is preferable to parking areas and structures being visible from Main Street.		
Development is of appropriate building height, bulk and form by:		
PDM3.1	Being respectful of the predominant surrounding building forms, roof forms and building heights.	Meets Acceptable Solution
PDM3.2	Minimising building bulk and height on or near boundaries to avoid overshadowing and overlooking of neighbours.	Meets Acceptable Solution
These considerations are more relevant to the Residential zones and less relevant to the E1 Local Centre zone, nonetheless the matters have been considered. The front facade of the development is articulated so that the height, bulk and scale is appropriate to the prevailing scale of the street and the surrounding buildings and; as such, the proposed development is not expected to detract from the character of the street. The proposed development has been redesigned so as not to detract from the heritage significance of the Tattersall's Hotel. The proposal attains a maximum height of 5.54m to the apex of the ridgeline, thereby complying with the 8m height limit. The outlooks from dwellings do not overlook the POS of any adjoining properties.		
Development protects the heritage qualities of the area by:		
PDM4.1	Respecting existing heritage buildings, streetscapes or gardens close to the development.	Meets Acceptable Solution
Refer to consideration under Clause 5.10 of the <i>Bland Shire Local Environmental Plan 2011</i> and Part 10 – Heritage Conservation below.		
Development provides good environmental performance access by:		
PDM5.1	Providing good sunlight to living areas and avoiding overshadowing of neighbours and established garden areas.	Meets Acceptable Solution
PDM5.2	Planning the internal layout of a dwelling to ensure good daylight to living areas.	Meets Acceptable Solution
PDM5.3	Locating parking in the shadow of the buildings.	Meets Acceptable Solution
Comment Siting and configuration of the dwellings and internal layouts of each dwelling ensure sufficient sunlight to living areas and high occupancy habitable rooms. The proposed development is oriented for optimum sunlight to living rooms. All dwellings have predominantly east and west facing windows. Private open space is available to each unit on either the eastern or western sides of the dwellings. Main living areas open directly onto the private open space via large sliding doors, which allow adequate sunlight, natural light and ventilation into the dwellings. Cross ventilation for the dwellings is considered to be suitable. Shadow diagrams submitted with the proposal demonstrate that private open space areas will achieve at least 2 hours of sunlight between 9am and 3pm on June 21. The		

position of the proposed carports is considered appropriate in this instance in terms of not compromising solar access to the private open space or habitable rooms of the dwellings.		
Development creates clear address and access by:		
PDM6.1	Ensuring dwellings adjoining the street frontage address the street.	Meets Acceptable Solution
PDM6.2	Providing each dwelling with clear and distinct access, preferably visible from a public street.	Meets Acceptable Solution
Comment The two (2) dwellings adjoining the street frontage address the street. The front façades of these units incorporate windows and doors to habitable rooms that address the street frontage. The remainder of the units are accessed from their carports via central driveway which is acceptable in this instance. On balance, it is considered that the overall development satisfies the majority of the DCP considerations and, as such, the proposed access arrangements are considered to be satisfactory.		
Development provides access and parking by:		
PDM7.1	Providing adequate parking for the number and type of dwellings.	Meets Acceptable Solution
PDM7.2	Ensuring that access driveways and garage frontages do not visually dominate development.	Meets Acceptable Solution
PDM7.3	Ensuring vehicle access to and from the site is safe.	Meets Acceptable Solution
PDM7.4	Minimising the number and width of access driveways consistent with the traffic function of those driveways.	Meets Acceptable Solution
Comment Chapter 11 of the Bland Shire Development Control Plan requires that a multi-unit dwelling containing 2 bedrooms is required to provide one covered and one uncovered parking space. Visitor parking is to be provided at a rate of one (1) space per three dwellings or part thereof (may be uncovered). Vehicle crossovers are required for both the Main Street entrance to the property and the Gladstone Lane entrances to the property. One (1) car parking space is proposed per unit in each of the proposed carports, being a total of nine (9) spaces. Three (3) visitor parking spaces are proposed. It is acknowledged that one uncovered space per unit is not provided per unit. However, the proposed shortfall is considered to be acceptable for the following reasons: <ul style="list-style-type: none"> ➤ One (1) undercover space is available for the use of each dwelling. ➤ The second bedrooms in each unit are small and may only ever be used as a study. ➤ Vehicles will be able to move on and off the property in a forward direction to ensure safe ingress and egress to the property. Adequate sight distances are available in both directions for both crossovers. ➤ With a street frontage of 27.46m and a wide road width on Main Street, there is sufficient space to also accommodate overflow parking off-site along Main Street. ➤ There are no covered or uncovered parking spaces forward of the building line. Therefore, garages and carports are not visually dominating in the streetscape. ➤ Adequate visitor parking has been provided to comply with the DCP. ➤ Dual-occupancy development only require 1 space for a 2 bedroom unit, as per the DCP. As such, there is a potential inconsistency in Council policy. ➤ Rear lane access is only used for egress. For these reasons, the proposal is satisfactory in this regard.		
Development provides facilities consistent with the residential use of the land including:		
PDM8.1	Letterboxes.	Meets Acceptable Solution

PDM8.2	Clothes drying facilities - All dwellings are provided with anexternal clothes drying area, which are positioned so that they are capable of being concealed from the street.	Meets Acceptable Solution
PDM8.3	Garbage bin storage.	Meets Acceptable Solution
PDM8.4	Outdoor service areas.	Meets Acceptable Solution
Comment Letter boxes for each dwelling have been provided on Main Street and garbage bin storage is proposed on Gladstone Lane and is concealed from the street. Drying areas are located within the individual POS. POS greater than the prescribed will allow for a 6m3 outdoor storage area, see Ground Floor Plan A101.		
Development is served by necessary utilities and services including:		
PDM9.1	Telephone/data, water, sewer, power and gas.	Meets Acceptable Solution
PDM9.2	Onsite water storage.	Not Relevant
PDM9.3	Drainage <i>Note: Headwork's and/or development servicing plan charges may be applicable to the development. Applicants are advised to contact Council's Engineering Services Department to determine these charges, which are payable prior to the release of any Construction Certificate.</i>	Meets Acceptable Solution
Comment Council is satisfied that essential services for the proposed development are available and/or adequate arrangements can be made, to make them available. DSP charges will be levied via a condition of consent. Stormwater will be directed to Main Street. Conditions relating to drainage will be applied.		
B2 Local Centre Zone		
PDM10.1	Using its slope, its orientation to the sun, and its established landscape quality to create useable outdoor spaces and views.	Meets Acceptable Solution
PDM10.2	Minimising paved areas	Meets Acceptable Solution
PDM10.3	Keeping the floor area of the new building to a minimum through efficient planning so as to retain as much of the existing backyard and garden as possible and to minimise site coverage and maximise setbacks from the boundaries.	Meets Acceptable Solution
Comment The design of the proposed development adequately reflects the topography of the site and minimises the need for cut and fill associated with dwellings, landscaping and driveway construction. Paved areas are minimised as much as is physically possible. The one-way driveway design, as amended, has allowed for less hard stand areas in the development. Secluded private open space is provided for each dwelling at a rate of in excess of 30m2 and is able to attain a minimum dimension of 3m x 5m. Site coverage (gross building area) does not exceed 75% of the site.		

PART 10 HERITAGE CONSERVATION		
PH1	New development (including the replacement of existing buildings) achieves a future character that provides for one or two	Meets Acceptable Solution

	storey development, but does not directly copy or imitate past architectural styles. It is respectful of existing development both directly adjoining and in the immediate area.	
PH2	Changes and modifications are respectful of the original architectural design of the building, unless that design is incompatible with buildings in the immediate vicinity, in which case the design is to be respectful of those buildings.	Not Relevant
Development in the vicinity of a heritage item		
PH6	Encourage development in the vicinity of a heritage item to be designed and sited to protect the significance of the heritage item.	Meets Acceptable Solution
Comment Chapter 10 of the DCP requires that new development in the vicinity of a heritage item is encouraged to be designed and sited to protect the significance of the heritage item. The proposed development, as revised, respects the adjoining characteristic Tattersalls Hotel building in terms of scale, bulk and roof form. The proposed 28 degrees roof pitch is an acceptable heritage pitch. Refer to the detailed discussion under Clause 10 of the BLEP above.		

PLANNING AGREEMENT Section 4.15(1)(a) (iia) – EP & A Act		
Is there a planning agreement in force under section 7.4 of the EP&A Act	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Has a Planning Agreement been offered under this development?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

PLANNING STRATEGIES/LOCAL POLICY		
Is there a Planning Strategy or Local Policy that requires notation?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Has the applicant submitted any supporting planning assessments?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Comment: Bland Shire Council Local Strategic Planning Statement (LSPS): The LSPS sets the framework to guide future economic, social and land use planning decisions for Council for the next 20 years. As a 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. Housing opportunities and choice are highlighted as being a priority to cater for changing demographics and population needs. The proposed development provides choice and variety by way of multi dwelling housing to accommodate the current and future housing demands of the community.		
Bland Housing Strategy – BHS (October 2022): The Bland Housing Strategy establishes the strategic framework for residential growth within the Bland Shire for the next 20 years. The “Housing Vision” of the Strategy states that... <i>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</i> ”. The housing vision was drawn from extensive community consultation and strategic planning work undertaken by Council.		
It is considered that the proposed development aligns with the intent of the Strategy for the following reasons:		

- The BHS highlights that there is a housing supply gap for smaller dwellings. Lone person household currently make up 33% of the total households living in the Bland Shire. This figure is likely to expand with the expansion of the Cowal Gold Mine and a general trend towards smaller household sizes and an ageing population. In response, one and two bedroom dwellings currently only make up 4% of the total housing stock, indicating a mismatch in the range of housing choice. Furthermore, it is recognised that lone persons living in larger homes would be incurring greater housing costs than required.
- The BHS also recognises that 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 located close to town to allow residents to “age in place”.

The proposal satisfies the intent of these documents. In essence, multi-unit dwelling houses located within walking distance of the centre provides a housing type that is diverse and affordable. Smaller dwellings offer a sustainable way of encouraging more homes without placing additional demands on infrastructure. Focussing housing in locations that already have access to services to meet the everyday needs of the residents helps to avoid undesirable impacts such as traffic congestion and a lack of street parking. The proposal may be described as infill housing, which is one of the key outcomes defined as a need from the BHS.

ENVIRONMENTAL IMPACTS Section 4.15(1)(b) – EP & A Act			
	Impact		Comment
Social	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Satisfactory.
Economic	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Satisfactory.
Siting & Configuration	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	See comments under DCP
Setbacks	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Complies.
Privacy	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Satisfactory.
Overshadowing	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	See comments under DCP
Solar Access	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	See comments under DCP
Visual	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	See comments under DCP
Amenity	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Satisfactory.
Water	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Refer to discussion earlier in the report.
Air	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Satisfactory.
Noise	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	It is noted that any noise generated by the proposed development will be residential in nature and noise associated with residential development

			is considered to be acceptable given the zoning of the land. A standard condition will be recommended in relation to construction hours in order to preserve surrounding amenity.
Land Degradation	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	The site does not contain any land mapped as being of Biodiversity Value by the Office of Environment and Heritage (OEH) Biodiversity Values Map. There are no threatened species mapped as recorded by BioNet, as occurring on or near the site. The site is highly modified and devoid of vegetation through the previous use of the site as carpark for the adjoining Tattersall's Hotel and as a result of unauthorised tree clearing. Based on this, it is not expected that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposed development.
Vegetation Loss	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Flora	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Fauna	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Has a Threatened Species Impact Assessment been prepared?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the proposed development require approval under the EPBC Act?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Heritage	Impact		Comment
European	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	The subject site is not identified as being of European heritage significance.
Aboriginal	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	The site has been heavily modified. Creek lines/watercourses (even if ephemeral) n/a Shoreline of water body (past or present) n/a Cliff lines/boulders (higher than 1m) n/a Overhangs in any of the cliff lines/boulders n/a Deep sandy deposits n/a Old growth trees n/a No further investigation considered necessary. Standard Advising to be included on any consent regarding obligations of developer should items of significance be identified during construction.
Is the land classified as containing and item of environmental heritage?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is there an impact on a heritage item in the vicinity of the proposal?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Comment Refer to comments above.			
Is this proposal in a heritage conservation area?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is this proposal in an adjoining or in close vicinity to a conservation area?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Has a Heritage Impact Statement been prepared for the proposal?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Has an Archaeological Survey been prepared for this proposal?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

FLOODING Section 4.15(1)(b) – EP & A Act		
Is this property flood affected?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Comment The subject land is not identified on the Flood Planning Map. However, Council recently carried out a flood study for the Wyalong & West Wyalong Area. Design Flood Modelling (Preliminary Results) map,		

which was provided as part of the flood study, was reviewed. Overlays of water inundation are not visible on the map in relation to the subject land, therefore, the subject land is not likely to be significantly impact by flood.

BUSHFIRE PRONE LAND
Section 4.15(1)(b) – EP & A Act

Is this property bushfire prone as per the Bush Fire Prone Land Map?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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CONTAMINATED LAND
Section 4.15(1)(b) – EP & A Act

Has this land been identified as being contaminated land by Council?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does this land require remediation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Has a Contaminated Land Site Investigation been completed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is it possible that this land may be contaminated?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is this land in the close vicinity or adjoining a known contaminated site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

INFRASTRUCTURE
Section 4.15(1)(b) – EP & A Act

Is an engineering assessment required?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Has an engineering assessment been completed?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Who completed the engineering assessment?	Zibby Wrobel
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Comment

- Sewer Headworks Charges.
- One –way access design is positive.
- Stormwater is to be directed to the street.
- A Stormwater Management Plan is required as a condition of the recommended Development Consent.
- Swept path analysis is required as a condition of the recommended Development Consent.
- Minor augmentation may be required to accommodate the vehicular access.

Does this proposal have any potential impact on:

	Impact		Comment
Sewer	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Council's reticulated sewer is located within the rear lane adjacent to the site. A section 68 Application will be required for the connection.
Water	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Goldenfields Water have indicated that they are able to supply water to the proposed development. They have recommended conditions of consent as follows: <ul style="list-style-type: none"> ➤ The developer is to submit an application to GWCC for water supply; ➤ A Certificate of Compliance is required prior to the release of a Construction Certificate for the development; and ➤ Developer Infrastructure Charges are applicable - \$42,120.00
Drainage	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Stormwater drainage must be constructed and maintained so as to provide a satisfactory overland

			flow path and not adversely affect adjacent properties. Stormwater shall be directed to the Main Street. A Stormwater Management Plan is required as a Condition of Consent.
Access	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Suitable road access from Main Street and the rear lane can accommodate the proposed development. The revised design to allow for one way access, with ingress from Main Street and egress onto Gladstone Lane came about in a request for additional information from Council's Engineering Department which stated as follows:</p> <p>1. <i>I would request a redesign of the layout – with a drive through arrangement from Main Street Entry to Gladstone Lane Exit</i></p> <p>a. <i>due to tight confines of Gladstone Lane if the parking spaces in the rear are overparked then there will be unnecessary vehicular movements in the laneway – refer to DCP which does highlight laneway access arrangements</i></p> <p>The revised design satisfies these initial concerns.</p>
Kerb & Gutter	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Existing kerb and gutter exists along the primary street frontage. Minor augmentation may be required to accommodate the vehicular access.
Upgrade Existing Road	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Suitable road access is available from Main Street and Gladstone Lane, which are sealed Council managed roads. No road upgrades are required.
Road Network	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	The existing road network is capable of serving the additional demands created by the proposed development. Suitable road access is available from Main Street and the Gladstone Lane, which are sealed Council managed roads.
Existing Easements	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	No known easement.
Electricity	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Electricity infrastructure is available along Main Street to service the site. Minor augmentation may be required to accommodate servicing all nine (9) dwellings. Essential Energy have advised that an existing service pole located on the site is a private pole and is not owned by Essential Energy. They have further advised that the developer will require the services of a Level 2 Electrician/Accredited Service Provider (ASP) in order to disconnect the existing service from the network and then remove the private pole.
Telecommunications	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NBN is available at the subject address. Plans indicate NBN & telephone/data outlets will be provided to each dwelling.
Pedestrian Access	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Council footpath exists along the primary street frontage of Main Street. All dwellings have pedestrian access from the primary street frontage by way of designated internal access paths or the internal driveway.

Loading and Unloading	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	During construction, loading and unloading of machinery, building materials and the like will take place. Site access is available from both the primary street frontage and rear lane. The land is of a size that plant and machinery may be accommodated on-site during construction. Any consent shall be conditioned with approved hours of construction to minimise any potential impacts on adjoining/surrounding neighbours.
Parking	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Refer to discussion above.
Energy Consumption	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	As the value of the proposed works is estimated to be in excess of \$50,000, the proposed development is defined as BASIX affected. A Basix Certificate 1746120M for Multi Unit housing has been submitted with the revised Application and is attached to the file. A suitable condition requiring compliance with the submitted BASIX Certificate prior to the release of the Occupation Certificate for the dwellings has been included as a part of the recommended determination documentation.
Does the development require any new easements?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Has an Erosion and Sedimentation Control Plan been submitted?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

CONSTRUCTION ASSESSMENT

Is a construction certificate required?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is a subdivision works certificate required?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Was a construction certificate application submitted with this application?		No <input checked="" type="checkbox"/>
Has Council been appointed as the Principal Certifying Authority?		To be determined
Is an annual Fire Safety Certificate required?		No <input checked="" type="checkbox"/>

SECTION 68 ASSESSMENT

Is a Section 68 assessment required?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Has a Section 68 assessment been completed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Was a Section 68 application submitted with this application?		No <input checked="" type="checkbox"/>
What type of Section 68 approval is required? To be conditioned.	<input checked="" type="checkbox"/>	Sewer
	<input checked="" type="checkbox"/>	Stormwater

DEVELOPER CONTRIBUTIONS

Does this proposal require any Developer Contributions	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Amount	\$1,437.50	

ADVERTISING SIGNAGE

Does this application include advertising signage?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Has an assessment under SEPP (Industry and Employment) 2021 been carried out?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

NOTIFICATION

Does this application required neighbour notification?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is this application advertised development under the EP & A Act?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Was this application notified/advertised as per the provisions of:		DCP	
Was this application notified/advertised for public interest purposes only?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Dates notification undertaken:			
Commenced:	4/07/2024	Finished:	22/07/2024
Were there any written submissions received?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<p><i>Traffic matters, congestion in and around the site in Main Street. Increased traffic will potentially lead to conflict with pedestrian users.</i></p> <p><i>The objection states as follows:</i></p> <p><i>Traffic from this site will make the congestion in that part of the Main St a lot worse and more dangerous to both pedestrians and vehicular traffic movement when combined with traffic entering and leaving the IGA car park , Monash St , Davies Automotive , Stribley Lane and Operator St , an area that gets more and more congested daily particularly at School drop of and leaving times , not to mention mine pick up and drop off and lunch times . This area is becoming quite a hot spot and with already suggested problems at Operator Street intersection with the inability to see traffic coming from the east along Main Street it will now with this development this will all compound even more with the ability for the new development to generate another 18 or so cars and maybe more car movements it will be a dangerous area. With the sudden of the gutter at this site quite pronounced it will certainly slow the traffic in and out of the property greatly. Perhaps entering only to the new development in Main St will alleviate some of the problem, but now is the time to address it not afterwards. I can see problems with the rear adjoining residents complaining about congestion and noise as well The only problem I can see in this scenario is that it will put much more traffic into Gladstone Lane.</i></p>		<p><u>The Applicant's response is as follows:</u></p> <p><i>The revised design does not allow for cars to exit onto Main Street. The revised design also addresses this by reducing the number of townhouses from 10 to 9 and by reconfiguring the site layout to facilitate a one-way traffic flow. Vehicles will now enter from Main Street and exit onto the rear lane, minimising disruptions to Main Street traffic flow. This revised design, which includes a central, one-directional driveway, is intended to manage traffic flow within the development and mitigate potential traffic impacts.</i></p> <p><u>Council's response is as follows:</u></p> <p>Suitable road access from Main Street and Gladstone Lane can accommodate the proposed development. Traffic is able to enter/exit the site via a one-way access arrangement in a forward direction and it is considered that the existing road network is capable of supporting the additional traffic generated by the development. The revised design to allow for a one-way access design, with ingress from Main Street and egress onto Gladstone Lane came about in a request for additional information from Council's Engineering Department which stated as follows:</p> <ol style="list-style-type: none"> 1. I would request a redesign of the layout – with a drive through arrangement from Main St Entry to Gladstone Lane Exit <ol style="list-style-type: none"> a. due to tight confines of Gladstone Lane if the parking spaces in the rear are overparked then there will be unnecessary vehicular movements in the laneway – refer 	

	<p><i>to DCP which does highlight laneway access arrangements</i></p> <p>The proposed development represents a minor contribution to the overall traffic movements within the locality. It is not considered that the proposal will impact the ability of other road users to utilise the surrounding road network. The revised design satisfies these initial concerns.</p> <p>To ensure that pedestrian safety is recognised, a Condition of Consent has been included on the recommended Development Consent as follows: All vehicles are to enter and leave the site in a forward direction, to ensure traffic and pedestrian safety. Wayfinding signage is required to enforce the one-way traffic arrangement on site.</p> <p>The proposal is satisfactory in this regard.</p>
<p>Lack of quality design of the development, small size of the units, over development of the site and lack of landscaping to soften the development.</p> <p>The objection states as follows: <i>The size of these units is quite a worry to me and others as the potential look of the units is not great to say the least and not much thought has been given to the outlook . When I built my flats across the road at 88 Main St, I was required to plant trees/ bushes and heaps of greenery to soften my development against the harshness of the Main St and improve their overall looks . I notice that virtually no allowance has been granted or designed into these new units. One rule for one and another for someone else? With the stark looks of the architecture of the new units and a lack of greenery it is going to look quite “slummy” in my opinion.</i></p> <p><i>Maybe this development needs less units on the block and a bit more thought put into its design and layout. It seems like BSC will approve any units of any tiny size just to fill blocks of land and give “miners cottages “ instead of proper sized units , something that should be urgently discussed as the standards BSC are adhering to are obviously slipping .</i></p>	<p>The Applicant’s response is as follows:</p> <p><i>The development has been significantly revised following community consultation and Council review, incorporating many suggestions from neighbours, Council Officers, and Council's Heritage Officer. We have placed strong emphasis on improving the design aesthetic and overall quality of the development, and considerable care and time have been taken to achieve this outcome. Concerns regarding the proposal when compared with 88 Main Street, particularly in relation to aesthetics and landscaping, are unfounded. 88 Main Street features minimal landscaping, consisting primarily of two patches of artificial turf and a few small planter boxes. Furthermore, it's facade design largely reflects its previous use as a mechanic's workshop. In contrast, the revised development at 79 Main Street fully complies with Council's landscaping requirements. Images highlighting this comparison are attached for your reference as a pdf...(attached to the file).</i></p> <p><u>Council's response is as follows:</u></p> <p>The subject land is zoned E1 which permits multi-unit housing with the consent of Council. The proposal largely complies with all of Council's codes and policies relating to the proposed development. The zoning allows for a greater density in housing stock in the area. It is considered that the proposed development thoughtfully responds to the adjoining properties</p>

	and locality. There are no density or floor area controls prescribed in Council's DCP that would prohibit the proposed development. Multi-unit dwelling houses located within walking distance of the centre provides a housing type that is diverse and affordable. Smaller dwellings offer a sustainable way of encouraging more homes without placing additional demands on infrastructure. Refer to discussion under the Bland Shire Housing Strategy above. A Landscape Plan has been submitted with the proposal, the plan allows for deep rooted plantings to be located within the front building setback of the site. By comparison, the landscaping at the development of 88 Main Street property features planter boxes sited on a concrete slab which will invariably restrict the height of their plantings by virtue of the limited soil depth. The proposed plantings will be required to be installed by condition in the recommended Development Consent, prior to the issue of an Occupation Certificate.
Lack of rainwater tanks	There is no requirement under the Council's Bland Shire Development Control Plan 2011 (DCP) to install rainwater tanks. Clause PMD9.2 of the policy only relates to the siting of the tanks and not the provision of onsite water storage. Developers can however nominate to supply water tanks in order to attain compliance for a BASIX Certificate.

SECTION 88B INSTRUMENT

Does Council require a Section 88b instrument to be prepared?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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PUBLIC INTEREST

Does this proposal have any construction or safety issues?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are there any public health issues associated with the proposal?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are there any other public interest issues?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

SITE SUITABILITY

Is the site suitable for the development?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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ASSESSING OFFICER COMMENT

Comment:	Under the <i>Bland Local Environmental Plan 2011</i> , multi dwelling housing is permitted with consent within the subject zone, E1 Local centre. The proposed development is consistent with the objectives of the zone, by providing variety by way of multi dwelling housing to accommodate the current housing demands of the community. The site is located in close proximity to the CBD, medical and sporting facilities, schools and early childcare centre, offering a variety of conveniences to the community. The proposed
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	development is consistent with Council's Bland Shire Development Control Plan 2011 (DCP). Proposed variations to any acceptable solutions of the DCP are justifiable and have planning merit. The development achieves the performance outcomes sought under the plan. A section 4.15 assessment of the proposal indicates that the development is acceptable in this instance and, as such, the proposal is recommended for conditional approval.
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RECOMMENDATION	
Approved	
Comment:	The proposal is recommended for a conditional approval.

6.13 DA2025/0023 – Dual Occupancy (Detached) under State Environmental Planning Policy (Housing) 2021, Division 1 In-fill affordable housing



Our Prosperity - Growing our population and jobs

DP16.1 Ensure 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 of Development & Regulatory Services

Introduction

Development Application, DA2025/0023, was submitted to Council by Toner Design Pty Ltd, seeking consent for Dual Occupancy (detached), being two (2) detached dwelling houses on one (1) Lot at 63 Church Street, West Wyalong. Each dwelling is a single storey, 2 bedroom, 2 bathroom, 1 carport unit. Neighbour notification was undertaken and no submissions were received.

Please note the application was assessed under Chapter 2 Affordable housing of the *State Environmental Planning Policy (Housing) 2021 (Housing SEPP)*. Residential development carried out by or on behalf of the Aboriginal Housing Office (the landowner) is taken to be used for the purposes of affordable housing. The objective of *Division 1 In-fill affordable housing* of the *Housing SEPP* is to facilitate the delivery of new in-fill affordable housing to meet the needs of very low, low and moderate income households.

The Bland Housing Strategy identified there is an undersupply of Social and Affordable Housing in our LGA. This proposed development will increase housing supply and reduce waiting times for those who need it.

The subject site (the site) is known as Lot B DP 349272, street address 63 Church Street, West Wyalong. The site is approximately 540.2 meters square and located within 400m of the town centre of West Wyalong.

The site is zoned R1 General Residential (R1) under the Bland Local Environmental Plan 2011. Development for the purposes of Residential Accommodation, including Dual Occupancy (detached) is permissible with development consent within the R1 Zone.

The previous existing dwelling house was demolished under DA2018/0034. The subject site is currently vacant with no structures on it.

The site is located amongst other residential dwelling houses, with other unit developments along Stranger Street and England Street. The site is located in close proximity to the CBD, sporting facilities and schools, offering a variety of conveniences to different demographics.

The position of the proposed dwellings retains the single dwelling character of the streetscape along Church Street and utilises the narrow nature of the site. The style and character of the development is consistent with existing surrounding dwelling houses.

The proposed development is consistent with Council's Bland Shire Development Control Plan 2011 (DCP). Proposed variations to any acceptable solutions of the DCP have been reasonable and have planning merit. The development achieves the performance outcomes sought under the plan.

Financial Implications

Council has received payment of Development Application fees totalling \$2,792.12.

Summary

The development application for Dual Occupancy (detached), assessed under *Chapter 2 Affordable housing* of the *State Environmental Planning Policy (Housing) 2021*, is consistent with the Bland Shire Development Control Plan 2011 (DCP) and the objectives of the R1 zone, providing variety by way of affordable housing and will assist with the current growth and housing demands within the LGA.

Recommendation:

That Council approves DA2025/0023 – Dual Occupancy (detached) subject to the conditions of consent.

CONDITIONS OF CONSENT

PART A - ADMINISTRATIVE CONDITIONS

General

74. This consent relates to **Dual Occupancy (detached)** as illustrated on the plans, specifications and supporting documentation stamped with reference to this consent, as modified by the following conditions. The development shall be carried out in accordance with this consent.

Notes:

- *Any alteration to the plans and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s4.55 of the Act, or a fresh development application. No works, **other than those approved under this consent**, shall be carried out without the prior approval of Council.*
- *Where there is an inconsistency between the documents lodged with this application and the following conditions, the conditions shall prevail to the extent of that inconsistency.*

75. The **Dual Occupancy (detached)** shall not be occupied or the use shall not commence until all relevant conditions of development consent have been met or unless other satisfactory arrangements have been made with council (i.e. a security).

Building Code of Australia

76. All building work must be carried out in accordance with the requirements of the Building Code of Australia.

Note: *This condition is prescribed under the Environmental Planning and Assessment Regulation 2021.*

Erection of signs

77. A sign must be erected in a prominent position on the site:

- a. showing the name, address and telephone number of the principal certifying authority for the work, and
- b. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- c. stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

PART B - REQUIREMENTS PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

Construction Certificate Application

78. A Construction Certificate application is required to be submitted to, and issued by Council/Accredited Certifier prior to any excavation or building works being carried out on site.

Engineering Plans

79. Engineering plans, showing details of all proposed work and adhering to any conditions of development consent are to be submitted to, and approved by Bland Shire Council or an Accredited Certifier prior to issuing of the Construction Certificate.

Section 68 Local Government Approval

80. A Section 68 Local Government Approval Application is required to be submitted to and issued by Council under Section 68 of the *Local Government Act 1993* - Part B Water supply, sewerage, and stormwater drainage work prior to issuing of the Construction Certificate.

Water Supply – Goldenfields Water County Council

81. A Certificate of Compliance is required to be obtained from Goldenfields Water County Council for the new water service prior to the issue of a Construction Certificate.

PART C - REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK

Approval for Works within the Road Reserve

82. Prior to any works commencing within the road reserve of Church Street, the applicant must apply for and obtain approval under Section 138 of the *Roads Act 1993* from the road authority (Council). The developer is responsible for all public utility adjustment/ relocation works, necessitated by the proposed development and as required by the various public utility authorities and/or their agents.

Notice of Commencement

83. Notice of commencement (at least 48 hours' prior) is to be given to Council in writing.

Erosion and Sediment Control

84. Erosion and sediment control measures shall be installed and maintained until all disturbed areas have revegetated in accordance with the Bland Development Control Plan 2012.

Note: *On the spot fines may be imposed for non-compliance with this condition.*

Residential Building Work

85. Any licensed contractor(s) **performing residential building work valued at \$20,000 or more** must obtain indemnity insurance as required by the *Home Building Act 1989*. Evidence of

such insurance must be provided to the Principal Certifying Authority (PCA) before building works commence.

Notes:

- *This condition is prescribed under the Environmental Planning and Assessment Regulation 2021.*
- *If appointment as PCA, **Bland Shire Council WILL NOT INSPECT any building work unless evidence of indemnity insurance has been provided.** A copy of the Certificate of Insurance will suffice.*

Temporary Onsite Toilet

86. A temporary on-site toilet is to be provided and must remain throughout the project or until an alternative facility meeting Council's requirements is available on-site.

Damage to Public Assets

87. The developer or their agent must undertake a site inspection of the adjacent kerbs, gutters, footpaths, walkways, carriageway, reserves and the like, prior to commencement of work and document evidence of any damage to existing assets. Failure to identify existing damage will result in all damage detected after completion of the building work being repaired at the applicant's expense.

PART D - REQUIREMENTS DURING WORKS

Approved Hours of Construction

88. Construction work may only be undertaken in accordance with the provisions of the Environmental Protection Authority – Interim Construction Noise Guideline as identified below:

DAY	HOURS
Monday to Friday	7:00am to 6:00pm
Saturday	8:00am to 1:00pm
Sunday & Public Holidays	Nil

Plans

89. A copy of stamped plans and development consent is to be available on site and available for inspection at the request of an authorized officer for the duration of the development.

Vehicular Access

90. Any upgrades to Vehicular access within the road reserve must be constructed to Council standards, at full cost to the developer, Driveway design and grades shall comply with AS2890.1: 2004 (or as amended).

Refer to Councils standard drawing for more information.

Fencing

91. Fencing forward of the front building setback of Unit 1 shall not exceed a height of 1.2 meters.

Installation of Smoke Alarms

92. A smoke alarm complying with Part 3.7.2 of the Building Code of Australia and AS 3786 is to be installed between the remainder of the dwelling, be connected to the consumer mains power where consumer power is supplied to the building and be interconnected where there is more than one alarm.

Ponding to Neighbours

93. All earthworks, filling, building, driveways or other works, must be designed and constructed (including stormwater drainage if necessary) so that at no time, will any ponding of stormwater occur on adjoining land as a result of this development.

Stormwater Drainage Constructed and Maintained

94. Stormwater drainage must be constructed and maintained as to provide a satisfactory overland flow path and not adversely affect adjacent properties. Overland flow path shall be directed to Church Street only. No stormwater shall be directed to the Rear Lane.

Collect and Convey Surface Runoff

95. All storm water runoff from the proposed development must be collected on site and conveyed to Church Street, in a manner consistent with AS 3500.

Building Waste

96. The provision of a metal waste skip with self-closing lid or secure covering on-site for the duration of the construction to ensure that all wastes are contained on the site. The receptacle is to be emptied periodically to reduce the potential for rubbish to leave the site.

Note: *On the spot fines may be imposed by Council for Pollution incidents.*

Building Materials, Plant and Equipment

97. All building materials, plant and equipment are to be placed on the site of the development so as to ensure that pedestrian and vehicular access in public places is not restricted and also so that the road reserve is not damaged.

Note: *On the spot fines may be imposed for non-compliance with this condition.*

Soil and Water Management

98. All practical measures must be taken to ensure erosion and subsequent sediment movement off-site does not occur.

In particular, a silt fence or equivalent must be provided downhill from the cut and fill area (or any other disturbed area). The fence must be regularly inspected and cleaned out and/or repaired as necessary and all collected silt must be disposed of to the satisfaction of the Principal Certifying Authority (PCA).

Unnecessary disturbance of the site (e.g. excessive vehicular access) must not occur.

All cuts and fills must be stabilised or revegetated as soon as possible after the completion of site earthworks.

Upgrade Council Infrastructure

99. Any upgrades or alterations to existing Council infrastructure required as a result of the development shall be at the full cost of the applicant. Contact Council's Development Engineer to confirm what approval is required prior to commencing work on any Council infrastructure. Such work includes (but is not limited to) upgrade or connection to sewer or stormwater mains, and alteration of stormwater pits and sewer manhole levels.

Disturbed Areas Stabilised

100. All disturbed development areas shall be progressively stabilised and/or revegetated so that no development areas remain exposed to potential erosion damage for a period of greater than 14 days.

Public Road Maintained Clean

101. The developer is to maintain all adjoining public roads to the site in a clean and tidy state, free of excavated "spoil" material.

Uncovering relics or Aboriginal objects

102. During construction, all works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and report the finding to the Local Aboriginal Land Council (LALC) in the area or to Northern Tablelands Local Land Services for an aboriginal object.

In this condition:

- "relic" means any deposit, artefact, object or material evidence that:
 - a. relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
 - b. is of State or local heritage significance; and
- "Aboriginal object" means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.

Call West Wyalong LALC on 02 6972 3493 or Northern Tablelands Local Land Services on 02 6728 8020 to be directed to someone who can help with your enquiry.

PART E – ESSENTIAL ENERGY CONDITIONS

103. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.

104. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with.

105. Any activities in proximity to electrical infrastructure must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure.

106. Prior to carrying out any works, a “Before You Dig Australia” enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW); and
107. It is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.

PART F - REQUIREMENTS PRIOR TO OCCUPATION CERTIFICATE

Occupation Requirements

108. No person is to use or occupy the building or alteration that is the subject of this approval without the prior issuing of an Occupation Certificate.

Public Infrastructure

109. The applicant shall rectify any damage to public infrastructure (including roads, gutters, footpaths, street trees, etc.) prior to the issue of the Occupation Certificate at no cost to Council.

Provision of Formal Address Number

110. The person having the benefit of this consent is to contact Bland Shire Council and request formal property address numbers for each dwelling. The property number is to be provided in a visible place on or near the entrance for the convenience of visitors, emergency services and postal services prior to the issue of an Occupation Certificate. Numbers shall be 100mm high x 50mm wide (minimum) and of a colour contrasting with the surface to which they are affixed.

Smoke Alarms

111. A Compliance Certificate certifying the installation of smoke alarms is to be provided to Council.

BASIX Certificate

112. Commitments listed in BASIX Certificate number 1770288M relating to the development must be fulfilled prior to the issue of an Occupation Certificate.

Ground Levels

113. Finished ground levels are to be graded away from the buildings and adjoining properties must achieve natural drainage. The concentrated flows are to be dispersed down slope or collected and discharged to the stormwater drainage system.

Letterboxes

114. Letterboxes are to be installed fronting Church Street prior to the issuing of an occupation certificate.

Completion Requirements

115. All of the foregoing conditions are to be at the full cost of the developer and to be completed prior to the issuing of an Occupation Certificate, unless stated otherwise.

PART G – REASONS FOR CONDITIONS

Conditions of consent have been imposed to:

116. Ensure the proposed development:
- a) achieves the objectives of the *Environmental Planning and Assessment Act 1979*;
 - b) complies with the provisions of all relevant environmental planning instruments;
 - c) is consistent with the aims and objectives of Council's Development Control Plan, Codes and Policies.
117. Ensure that the relevant public authorities and the water supply authority have been consulted and their requirements met or arrangements made for the provision of services to the satisfaction of those authorities.
118. Meet the increased demand for public amenities and services attributable to the development in accordance with Section 7.11 of the *Environmental Planning and Assessment Act 1979*.
119. Ensure the protection of the amenity and character of land adjoining and in the locality of the proposed development.
120. Minimise any potential adverse environmental, social or economic impacts of the proposed development.
121. Ensure that all traffic, carparking and access requirements arising from the development are addressed.
122. Ensure the development does not conflict with the public interest.

PART H – OTHER COUNCIL APPROVALS

Section 68 *Local Government Act 1993*, Section 138 *Roads Act 1993*

Section 68 Local Government Act

Refer LG2025/0041

Section 138 Roads Act

Refer RA2025/0010

PART I – GENERAL ADVICE

ADVISORY NOTE

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets, please contact Before You Dig Australia at www.byda.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW).

If alterations are required to the configuration, size, form or design of the development upon contacting the Before You Dig Australia service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets on the relevant property. Contact the Before You Dig Australia service in advance of any construction or planning activities.

BOUNDARY ENCROACHMENTS

Consent given to build in close proximity to the allotment boundary is in no way to be construed as permission to build on, or encroach over, the allotment boundary. Your attention is directed to the provisions of the *Dividing Fences Act 1991*, which gives certain rights to adjoining owners, including use of the common boundary. In the absence of the structure standing well clear of the common boundary, it is recommended that you make yourself aware of your legal position. This may necessitate a survey to identify the allotment boundary.

LAPSING OF DEVELOPMENT CONSENT

Development consent does not lapse if the approved use has actually commenced or the proposed work is physically commenced before the consent lapse date, except where a condition specifies a limit to the duration of the consent.

RIGHT OF APPEAL

If you are the applicant:

You can appeal against this decision in the Land and Environment Court within twelve (12) months of the date of this notice (section 8.7 of the *Environmental Planning and Assessment Act, 1979*). You cannot appeal, however, if a Commission of Inquiry was held and the development is designated development or state significant development.

REVIEW OF DETERMINATION

An applicant may request the Council to review this determination within one (1) year after the date the applicant received this notice. The prescribed fee must be paid with the request for a review. Once the review is completed the Council may confirm or change the determination.

If there is an appeal, the period of time within which Council may undertake a review is extended up to the time the Court hands down its decision.

Under Division 8.2 Reviews of the *Environmental Planning and Assessment Act, 1979*, a determination or decision in connection with an application relating to the following is not subject to review-

- a) a complying development certificate,
- b) designated development,
- c) Crown development (referred to in Division 4.6).

DEVELOPMENT ASSESSMENT REPORT

DA Number:	DA2025/0023
Address:	63 Church Street, West Wyalong NSW 2671
Legal Description:	Lot B DP 349272
Development Description:	Dual Occupancy (Detached) and retaining wall

PROJECT OVERVIEW

Applicant is seeking consent to Dual Occupancy (detached), two (2) detached dwelling houses on one (1) Lot. Each dwelling is a single storey, 2 bedroom, 2 bathroom, 1 carport unit. Development includes a small retaining wall.

The subject site (the site) is known as 63 Church Street, West Wyalong and comprises Lot B DP 349272 with an area of approximately 540.2 meters square. The site is located within 400m of the town centre of West Wyalong.

The site is zoned R1 General Residential (R1) pursuant to the Bland Local Environmental Plan 2011. Development for the purposes of Residential Accommodation, including Dual Occupancy (detached) is permissible with development consent within the R1 Zone.

It should be noted; the application is being assessed under *Chapter 2 Affordable housing of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP)*. Residential development carried out by or on behalf of the Aboriginal Housing Office (the applicant) is taken to be used for the purposes of affordable housing. The objective of *Division 1 In-fill affordable housing* of the Housing SEPP is to facilitate the delivery of new in-fill affordable housing to meet the needs of very low, low and moderate income households.

Current use of the site is vacant land. There are no existing dwelling houses or buildings on the subject lot as, with consent, the previous existing dwelling house was demolished under DA2018/0034.

Land use in the vicinity of the site is predominantly residential accommodation, dwelling houses. There are a couple of existing unit developments along Stranger Street, Railway Road and England Street, all in close proximity to the site. To the North of the site is the catholic primary school and church.

The development will look like a single dwelling house from the primary street frontage which is consistent with the predominant surrounding land uses.

The proposed Dual Occupancy (detached) will provide affordable housing to meet the needs of very low, low and moderate income households and the current growth and housing demands within the LGA.

PROPERTY DETAILS/HISTORY

	Checked		Comments
File History	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	A search of Council's records revealed Development Consent was issued under DA2018/0034 for the Demolition of Dwelling, determined 30 October 2017.
Title Plan	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Ownership	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Signed land owners consent has been provided by the applicant which is consistent with Council's Records.

APPLICATION TYPE			
Does this application require referral for decision by Council?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is this application an Integrated Development Application?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this application a Designated Development Application?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this application for State Significant Development?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this application submitted by/on behalf of a Public Authority?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this application a staged Development?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Stage Detail:	NIL		
Is this application a section 4.55 amendment?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Does this application require concurrence referral?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Does this application require courtesy comment?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Department	Date Requested	Date Received	Comments/Issues Raised
Goldenfields Water County Council (GWCC)	31.10.2024	05.11.2024	<p>GWCC does not object to the proposal.</p> <p>The property has an existing meter located in the rear lane. The proposed development will require an additional meter in the rear lane to service Unit 1.</p> <p>Condition required that the developer is to obtain a Certificate of Compliance prior to the release of a Construction Certificate.</p>
Essential Energy	15.01.2025	22.01.2025	<p>Essential Energy has no comments to make as to potential safety risks arising from the proposed development.</p> <p>However, Essential Energy provided general comments.</p>

State Environmental Planning Policy		
		Applicable
SEPP (Biodiversity and Conservation) 2021		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>Comment</p> <p>Chapter 2 Vegetation in non-rural areas applies to the R1 General Residential zone under the Bland Local Environmental Plan 2011.</p> <p>The subject land is vacant land zoned R1 General Residential. The site has been cleared under approved DA2018/0034 for demolition of the dwelling house. It should be noted, the site is not mapped on the Biodiversity Values Map nor is it a heritage item, located in a heritage conservation area or Aboriginal place of heritage significance.</p> <p>A site inspection was carried out and there are no trees or significant vegetation visible on site required to be cleared. No further consideration necessary.</p>		
SEPP (Exempt and Complying Development Codes) 2008		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SEPP (Housing) 2021	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<p>Comment</p> <p>The application is being assessed under <i>Chapter 2 Affordable housing, Division 1 In-fill affordable housing</i> of the <i>State Environmental Planning Policy (Housing) 2021 (Housing SEPP)</i>. In this division, residential development including dual occupancies, carried out by or on behalf of the Aboriginal Housing Office (the land owners) is taken to be used for the purposes of affordable housing.</p> <p>The objective of <i>Division 1 In-fill affordable housing</i> of the Housing SEPP is to facilitate the delivery of new in-fill affordable housing to meet the needs of very low, low and moderate income households.</p> <p>15 Requirement for imposition of conditions—the Act, s 7.32(3)(a) Before imposing a condition under the Act, section 7.32, the consent authority must consider the following—</p> <ul style="list-style-type: none"> (a) affordable housing must aim to create mixed and balanced communities, (b) affordable housing must be created and managed so that a socially diverse residential population, representative of all income groups, is developed and maintained in a locality, (c) affordable housing must be made available to very low, low and moderate income households, or a combination of the households, (d) affordable housing must be rented to appropriately qualified tenants and at an appropriate rate of gross household income, (e) land provided for affordable housing must be used for the purposes of the provision of affordable housing, (f) buildings provided for affordable housing must be managed to maintain their continued use for affordable housing, (g) affordable housing must consist of dwellings constructed to a standard that, in the opinion of the consent authority, is consistent with other dwellings in the area. <p>Reference is made to <i>Section 15C Development to which division applies</i>. This division applies to the proposed residential development, dual occupancy (detached) as:</p> <ul style="list-style-type: none"> • the development is permitted with consent under the Bland Local Environmental Plan 2011; • the affordable housing component of the development is at least 10%. The proposed development provides 100% gross floor space ratio to affordable housing; and • the development is located within 800m walking distance of the Main Street (CBD) of West Wyalong being an E1 Local Centre zone (relevant zone). <p><i>Section 16 Affordable housing requirements for additional floor space ratio</i></p> <p>The minimum affordable housing component of the development must be at least 10%. The whole of the proposed development is to be used for affordable housing, therefore, provides 100% gross floor area towards affordable housing.</p> <p>Bland Shire Council have not adopted Principal Development Standards for Floor space ratio under the Bland Local Environmental Plan 2011.</p> <p>Furthermore, the proposed development is however consistent with the controls within the Bland Shire Development Control Plan 2012. Site coverage (gross building area) does not exceed 60% of the site.</p> <p>No additional floor space ratio or building height required under Section 17 & 18.</p>		

Reference is made to *Section 19 Non-discretionary development standards—the Act, s 4.15.*

The objective of this section is to identify development standards for particular matters relating to residential development under this division that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.

The following are non-discretionary development standards in relation to the residential development to which this division applies, refer table below —

(a) a minimum site area of 450m ²	The site has an area of 540.2m, therefore satisfies/exceeds the minimum site area.
(b) a minimum landscaped area that is the lesser of— (i) 35m ² per dwelling, or (ii) 30% of the site area,	15.94% - The proposal has however demonstrated consistency with the minimum landscaping requirements in Bland Shire Council's DCP
(c) a deep soil zone on at least 15% of the site area, where— (i) each deep soil zone has minimum dimensions of 3m, and (ii) if practicable, at least 65% of the deep soil zone is located at the rear of the site,	satisfied at 15.94%
(d) living rooms and private open spaces in at least 70% of the dwellings receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter,	75%
(e) the following number of parking spaces for dwellings used for affordable housing— (ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces,	Satisfied and also consistent with the Bland Shire DCP 2012 for number of Car Parking Spaces Required. Each dwelling is provided with a single carport on-site. Furthermore, each driveway may accommodate an additional stacked parking space on-site for visitors.
(f) the following number of parking spaces for dwellings not used for affordable housing— (ii) for each dwelling containing 2 bedrooms—at least 1 parking space,	Not Applicable, however satisfied. Refer parking spaces above.
(g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development,	Design Criteria requires a minimum internal floor area for a 2 bed dwelling of 90m ² . Unit 1 has a living space of 111.46m ² and Unit 2 has a living space of 110.06 m ² .
(h) for development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces)—the minimum floor area specified in the Low Rise Housing Diversity Design Guide,	Reference is made to the Bland Shire DCP 2012 which contains controls for Gross floor area. Gross building area does not exceed 60% of the site. Site Coverage (gross building area) has been calculated to be 41%. Therefore, DCP controls are satisfied.
(i) if paragraphs (g) and (h) do not apply, the following minimum floor areas— (ii) for each dwelling containing 2 bedrooms—90m ² ,	Not applicable. Addressed under (g) & (h) which are applicable.

20 Design requirements

- (1) Development consent must not be granted to development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces) under this division unless the consent authority has considered the Low Rise Housing Diversity Design Guide, to the extent to which the guide is not inconsistent with this policy.
- (2) Subsection (1) does not apply to development to which Chapter 4 applies.
- (3) Development consent must not be granted to development under this division unless the consent authority has considered whether the design of the residential development is compatible with—
 - (a) the desirable elements of the character of the local area, or
 - (b) for precincts undergoing transition—the desired future character of the precinct.

Council have considered the *Low Rise Housing Diversity Design Guide* for 2.1 Dual occupancy (side by side). It is considered that the proposed development satisfies each of the Objectives for 2.1 Dual occupancy (side by side) whilst still being consistent with Council's DCP.

The proposed development will be compatible with the character of the local area for the following reasons;

- The construction of a Dual Occupancy development is permissible within the prescribed R1 General Residential Zone,
- The proposal is of an appropriate scale with the surrounding development in the area.
- The proposed development is located within a well serviced area, with public transport options, parks, educational facilities and shops.

Refer below matters for consideration extracted from provided Statement of Environmental Effects:

RECREATION:

- 1 Parks and Reserves: West Wyalong has several parks where residents can enjoy outdoor activities, picnics, and sports. Notable parks include the West Wyalong Showground and the local sports fields.
- 2 Sports Facilities: The town has facilities for various sports, including cricket, football, soccer and netball. There are also walking and cycling tracks.
- 3 Swimming Pool: A public swimming pool is available for recreational swimming during the warmer months.

FACILITIES:

- 1 Community Centre: There are community centers that host events and activities for residents.
- 2 Library: The local library provides access to books, internet, and community programs.
- 3 Health Services: West Wyalong has medical facilities, including a hospital and general practitioners.

SHOPPING COMPLEXES:

- 4 Local Shops: The town features a mix of local shops, grocery stores, and services. There are supermarkets, specialty stores, and cafes.
- 5 Shopping Centre: While West Wyalong may not have large shopping malls, it has essential retail outlets that cater to the community's needs.

BUS SERVICES:

- 6 Public Transport: West Wyalong is serviced by bus routes that connect to nearby towns and cities. Local bus services may also operate within the town for residents.

SCHOOLS:

Primary Schools: There are primary schools in West Wyalong that provide education for younger children.

- 7 High School: The town has a high school that offers secondary education.
- 8 Early Childhood Education: Childcare and preschool facilities are also available for younger children.

It can be concluded from the details of the proposal and the existing context that the development will be compatible with the character of the local area.

21 Must be used for affordable housing for at least 15 years -

(2) This section does not apply to development carried out by or on behalf of the Aboriginal Housing Office or the Land and Housing Corporation.

The site is owned and the development will be managed solely by the Aboriginal Housing Office, therefore, Section 21 is not applicable.

22 Subdivision permitted with consent

Land on which development has been carried out under this division may be subdivided with development consent.

Not applicable as the proposed development does not include, nor is the applicant seeking consent for subdivision.

SEPP (Industry and Employment) 2021	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Planning Systems) 2021	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Precincts – Central River City) 2021	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Precincts – Eastern Harbour City) 2021	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Precincts – Regional) 2021	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Precincts – Western Parkland City) 2021	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Primary Production) 2021	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Resilience and Hazards) 2021	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

A search of Council's records and a site inspection were carried out on the subject site. Council's records indicate that an existing dwelling was demolished, with consent under DA2018/0034. A Clearance Certificate was received from Churchill Building who was engaged by J.Byrne, pursuant to Clause 473 NSW Work Health and Safety Regulations 2011, to conduct a Clearance Inspection. The inspection was carried out 17 March 2018. It was noted that asbestos cladding and ceiling sections had been removed/cleared from the site. The asbestos removal area, and the area immediately surrounding it were found to be free from visible asbestos contamination and the area may be re-occupied.

Council is satisfied from the records at hand and site inspection carried out that the land is suitable for the proposed use and development.		
SEPP (Resources and Energy) 2021	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Sustainable Buildings) 2022	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<p>Comment</p> <p>The proposed development, Dual Occupancy (detached) is considered BASIX development, as it involves the erection of 2 detached BASIX buildings, the value of the proposed works estimated to be in excess of \$50,000. The development application which was lodged 28/10/2024 and was accompanied by a valid BASIX Certificate, Certificate Number: 1770288M which was issued 25/10/2024.</p> <p>A suitable condition requiring compliance with the submitted BASIX Certificate prior to the release of the Occupation Certificate for the dwellings has been included as a part of the recommended determination documentation.</p>		
SEPP (Transport and Infrastructure) 2021	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<p>Reference is made to Subdivision 2 Development likely to affect an electricity transmission or distribution network of the SEPP.</p> <p>It was also noted from the site inspection that the neighbouring overhead service line burdens the subject land.</p> <p>The application was referred to Essential Energy under Section 2.48 Determination of development applications—other development as the development is carried out within or immediately adjacent to an easement for electricity purposes.</p> <p>A response was received from Essential Energy 22.01.2025 who had no comments to make as to potential safety risks arising from the proposed development. However, Essential Energy provided the following general comments:</p> <ul style="list-style-type: none"> • If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment; • Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with; • Any activities in proximity to electrical infrastructure must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure; • Prior to carrying out any works, a “Dial Before You Dig” enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW); and • It is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets. <p>Reference is also made to Division 4 Electricity generating works or solar energy systems. The development includes Min 3kw Solar Panel System to roof of each dwelling. The solar panel system is considered Exempt development under Section 2.41 Exempt Development (4) Solar energy systems.</p>		
SOCAL ENVIRONMENTAL PLAN		

The subject land is zoned:	R1 General Residential	
Definition from LEP	dual occupancy (detached) means 2 detached dwellings on one lot of land, but does not include a secondary dwelling. Note. Dual occupancies (detached) are a type of dual occupancy —see the definition of that term in this Dictionary.	
Permissibility:	The development is considered to be permissible with consent.	
Clause		Compliance
Part 4 Principal Development Standards		
4.1	Minimum subdivision lot size	Not Applicable
4.1AA	Minimum subdivision lot size for community title schemes	Not Applicable
4.1A	Minimum subdivision lot size for strata plan schemes in certain rural and environmental zones	Not Applicable
4.2	Rural Subdivision	Not Applicable
4.2A	Erection of dwelling houses on land in certain rural and environmental protection zones	Not Applicable
4.2B	Erection of rural workers’ dwellings	Not Applicable
4.3	Height of buildings	Not adopted
4.4	Floor space ratio	Not adopted
4.5	Calculation of floor space ratio	Not adopted
4.6	Exceptions to development standards	Not Applicable
Comment:	None of the above Principal Development Standards are considered applicable to this proposed development. The application does not include any proposed subdivision, erection of a dwelling in certain rural and environmental protection zones or a rural workers dwelling and does not propose a variation to a development standard.	
Part 5 Miscellaneous Provisions		
5.1	Relevant acquisition authority	Not Applicable
5.2	Classification and reclassification of public land	Not Applicable
5.3	Development near zone boundaries	Not Applicable
5.4	Controls relating to miscellaneous permissible uses	Not Applicable
5.5	Controls relating to secondary dwellings on land in a rural zone	Not adopted
5.6	Architectural roof features	Not adopted
5.7	Development below mean high water mark	Not applicable
5.8	Conversion of fire alarms	Not Applicable
5.9	Dwelling house or secondary dwelling affected by natural disaster	Not adopted
5.9AA	Repealed	Repealed
5.10	Heritage conservation	Not Applicable
5.11	Bushfire hazard reduction	Not Applicable

5.12	Infrastructure development and use of existing buildings of the crown	Not Applicable
5.13	Eco-tourist facilities	Not Applicable
5.14	Siding spring Observatory – maintaining dark sky	Not adopted
5.15	Defence communications facility	Not adopted
5.16	Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	Not Applicable
5.17	Artificial water bodies in environmentally sensitive areas of operation of irrigation corporations	Not Applicable
5.18	Intensive livestock agriculture	Not Applicable
5.19	Pond-based, tank based and oyster aquaculture	Not Applicable
5.20	Standards that cannot be used to refuse consent—playing and performing music	Not Applicable
5.21	Flood planning	Complies
5.22	Special flood considerations	Not adopted
5.23	Public bushland	Not adopted
5.24	Farm stay accommodation	Not applicable
5.25	Farm gate premises	Not applicable
Comment:	5.10 Heritage Conservation - The subject site is not identified under Schedule 5 Environmental Heritage of Bland LEP, nor is it located in close proximity to any identified Heritage Item. The closest Heritage Item is located approximately 200m away and is not visible from the development site due to other existing residential development between the two sites. The proposed development is consistent with existing residential development in the area. No further consideration necessary.	
	5.1 Flood planning – The subject land is not identified on the Flood Planning Map. However, Council recently carried out a flood study for the Wyalong & West Wyalong Area. Design Flood Modelling (Preliminary Results) map, which was provided as part of the flood study, was reviewed in consultation with Councils Design and Assets Engineer. Overlays of water inundation are not visible on the map in relation to the subject land, therefore, the subject land is not likely to be significantly impact by flood.	
Part 6 Additional local provisions		
6.1	Essential services	Complies
6.2	Earthworks	Not Applicable
6.3	Terrestrial biodiversity	Not Applicable
6.4	Riparian land and watercourses	Not Applicable
6.5	Wetlands	Not Applicable
6.6	Groundwater vulnerability	Not Applicable
6.7	(Repealed)	Repealed
6.8	Airspace operations	Not Applicable
6.9	Location of sex services premises	Not Applicable

Comment:	<p>6.1 Essential services – Council are satisfied that the services that are essential for the proposed development are available or adequate arrangements can be made, to make them available. Goldenfields Water County Council is able to supply water to the development and has no objection;</p> <p>There is electricity infrastructure available to the site to connect to. Minor augmentation may be required;</p> <p>Council's reticulated sewer system can service the site. Sewer main located along rear lane, Minor augmentation may be required;</p> <p>Within Council's urban area, therefore, stormwater can be diverted to the existing kerb and guttering; and</p> <p>Suitable road access off Church Street and the rear lane (Star Lane) can accommodate the proposed development.</p> <p>None of the other Additional local provisions are considered applicable to this proposed development. The site is not mapped or constrained by any of the other listed additional local provisions.</p>
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DEVELOPMENT CONTROL PLAN

PART 1.3 DEVELOPMENT APPLICATION NEIGHBOUR NOTIFICATION POLICY		
Is the proposal Advertised Development?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Comment The proposed development is not listed under 1.3.9 Notification – Advertised Development of the Bland Shire DCP. Therefore, advertisement was not required.		
Did the application require Neighbour Notification?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Comment Neighbour notification was required under the Bland DCP, as the proposed development is not identified under 1.3.3.1 Development that will not be notified of the Bland DCP. The application was notified from 31/10/2024 to 15/11/2024. Nil submissions were received.		

PART 4 DUAL OCCUPANCY AND MULTI-DWELLING RESIDENTIAL DEVELOPMENT		
All Residential Zones		
Development respects the character of the neighbourhood by:		
PMD1.1	Being respectful of, without necessarily imitating the style and character of adjoining houses and gardens including the scale, materials, roof forms and types of trees.	Meets Acceptable Solution
PMD1.2	Providing attractive streetscapes, comprising trees, gardens, building facades, fences and walls.	Meets Acceptable Solution
PMD1.3	Preserving established trees and gardens.	Meets Acceptable Solution
Comment The siting and configuration of the dwellings has been designed to be consistent with the existing streetscape. The one dwelling addressing the primary street frontage and one dwelling to the rear to retain the single dwelling character of the streetscape along Church Street. The development has also been designed and configured around the narrow nature of the site. The style and character of the development is consistent with existing surrounding houses.		

<p>Landscaping plans indicate each unit will be provided with sufficient landscaping, including a canopy tree to the street frontage, turf, shrubs and ground coverage species. Council is satisfied the proposed landscaping will provide an attractive streetscape.</p> <p>Plans indicate there will be a 1.8m high fence along the North and south boundaries, however, there is no proposed fencing forward of the front building line. Fencing commences at the front building line of unit 1 and continues to the rear boundary.</p> <p>Vacant residential land. No visible existing established canopy trees or gardens.</p>		
Development takes advantage of the attributes of the site, by:		
PDM2.1	Using its slope, its orientation to the sun, and its established landscape quality to create useable outdoor spaces and views.	Meets Acceptable Solution
PDM2.2	Combining neighbourhood gardens to maintain the landscape character of the area.	Meets Acceptable Solution
PDM2.3	Minimising paved areas.	Meets Acceptable Solution
PDM2.4	Keeping the floor area of the new building to a minimum through efficient planning so as to retain as much of the existing backyard and garden as possible and to minimise site coverage and maximise setbacks from the boundaries.	Meets Acceptable Solution
PDM2.5	Ensuring setbacks from the street alignment do not vary dramatically from those in the rest of the street.	Meets Acceptable Solution
<p>Comment</p> <p>Private open space is provided for each dwelling at a minimum rate of 48m² per dwelling. The yard of each dwelling contains a rectangle of more than 8m x 4 m, and which has a minimum useable width of 3 metres. Unit 1 also includes an alfresco area of 10.56m².</p> <p>Each dwelling accommodates for landscaping as per provided plans which is compatible with built scale and local landscaping character.</p> <p>More than 20% of the site are permeable areas. There is approximately 24% of the site grassed/landscaped areas.</p> <p>Paved areas are minimised as much as is physically possible and have been softened by low maintenance landscaped areas proving usable outdoor spaces.</p> <p>Gross building area does not exceed 60% of the site. Site Coverage (gross building area) has been calculated to be 41%.</p> <p>There are varying setbacks along the street frontage of Church Street. The proposed 5 meter setback satisfies the DCP and does not vary significantly from those existing along Church Street.</p>		
Development is of appropriate building height, bulk and form by:		
PDM3.1	Being respectful of the predominant surrounding building forms, roof forms and building heights.	Meets Acceptable Solution
PDM3.2	Minimising building bulk and height on or near boundaries to avoid overshadowing and overlooking of neighbours.	Meets Acceptable Solution
<p>Comment</p> <p>Single storey dwellings, not inconsistent with adjoining and surrounding building heights & roof forms. Building height does not exceed 8m.</p> <p>Building setbacks, fencing and layout of dwellings minimise the overlooking of private open spaces.</p>		

Windows of each dwelling are separated by a distance of at least 2 meters and 1.8m high fencing.		
Development protects the heritage qualities of the area by:		
PDM4.1	Respecting existing heritage buildings, streetscapes or gardens close to the development.	Meets Acceptable Solution
Comment Comment Reference is made to Chapter 10 – Heritage Conservation of the DCP. Whilst the subject site is not identified under Schedule 5 Environmental Heritage of Bland LEP, nor is it located in close proximity to any identified Heritage Item, consideration is given to Heritage Conservation within our LGA. The site had been disturbed from previous residential use/development. Furthermore, the proposed development is consistent with the previous residential use of the site. Whilst there is no known heritage or archaeological significance on the site or in close proximity, the proposed development is consistent with and respectful of existing adjoining buildings and buildings in the vicinity. Under AH1.2.1 of the DCP, to minimise visual intrusions from garages and carports, where possible, car access should be from a rear lane. The development proposes to utilise the rear lane to access the single carport of proposed unit 2. Unit 1 will be accessible directly from the primary street frontage. The carport is setback slightly from the front building line, not protruding forward.		
Development provides good environmental performance access by:		
PDM5.1	Providing good sunlight to living areas and avoiding overshadowing of neighbours and established garden areas.	Meets Acceptable Solution
PDM5.2	Planning the internal layout of a dwelling to ensure good daylight to living areas.	Meets Acceptable Solution
PDM5.3	Locating parking in the shadow of the buildings.	Meets Acceptable Solution
Comment Shadow diagrams indicating the shadow cast by this proposal during winter have been included as part of this application. It has been considered acceptable particularly given the position of the existing house on the site to the south side of any building during winter. The shadows cast by this proposal are not considered to be excessive. Siting and configuration of the dwellings and internal layouts of each dwelling ensure good sunlight to living areas and high occupancy habitable rooms.		
Development creates clear address and access by:		
PDM6.1	Ensuring dwellings adjoining the street frontage address the street.	Meets Acceptable Solution
PDM6.2	Providing each dwelling with clear and distinct access, preferably visible from a public street.	Meets Acceptable Solution
Comment All dwellings address the primary street frontage, Church Street. Direct access and parking to unit 1, front dwelling, is provided from the primary street frontage. Public access to all dwellings is accessible and visible from the primary street frontage, Church Street, via access paths and clearly labelled gates.		
Development provides access and parking by:		
PDM7.1	Providing adequate parking for the number and type of dwellings.	Meets Acceptable Solution
PDM7.2	Ensuring that access driveways and garage frontages do not visually dominate development.	Meets Acceptable Solution
PDM7.3	Ensuring vehicle access to and from the site is safe.	Meets Acceptable Solution

PDM7.4	Minimising the number and width of access driveways consistent with the traffic function of those driveways.	Meets Acceptable Solution
Comment <p>Consistent with Table 11.5 – Number of Car Parking Spaces Required of the DCP. One car parking space is required per each two bedroom unit. Each dwelling is provided with a single carport on-site. Furthermore, each driveway may accommodate an additional stacked parking space on-site for visitors.</p> <p>The open carports are more than the minimum 2.8m wide and equal to or more than the 5.5m long.</p> <p>The carport to unit 1 which directly addresses the street frontage of Church Street does not project in front of the dwelling. It is recessed behind the front façade of the dwelling.</p> <p>Positioning of the proposed carports ensure direct vehicular access to each dwelling, not via a consolidated driveway. Therefore, access driveways and garage frontages are not visually dominating the development and traffic manoeuvring on-site is minimised.</p> <p>Rear Lane access is only relied on by occupants of unit 2 to directly access their carport. This is not inconsistent with a number of adjoining properties who either have garages directly facing the lane for access or rely on the rear lane for access to their site. All visitor parking will be from/along Church Street.</p>		
Development provides facilities consistent with the residential use of the land including:		
PDM8.1	Letterboxes.	Meets Acceptable Solution
PDM8.2	Clothes drying facilities.	Meets Acceptable Solution
PDM8.3	Garbage bin storage.	Meets Acceptable Solution
PDM8.4	Outdoor service areas.	Meets Acceptable Solution
Comment <p>Letterboxes are provided for each dwelling, both located along primary street frontage of Church Street.</p> <p>Tilt type clothes lines are provided for each dwelling, located within the rear yard of each unit, screened from public areas and access areas by way of fencing.</p> <p>Garbage bin storage area is provided to each dwelling, located within the boundaries of each unit in a screened area and behind the primary dwelling front building line on Church Street. Concrete access paths provide access to the primary street frontage for both units, without passing through the dwelling or other properties.</p> <p>Outdoor service areas can be accommodated for within each lot.</p>		
Development is served by necessary utilities and services including:		
PDM9.1	Telephone/data, water, sewer, power and gas.	Meets Acceptable Solution
PDM9.2	Onsite water storage.	Meets Acceptable Solution
PDM9.3	Drainage <i>Note: Headwork's and/or development servicing plan charges may be applicable to the development. Applicants are advised to contact Council's Engineering Services Department to determine these charges, which are payable prior to the release of any Construction Certificate.</i>	Meets Acceptable Solution
Comment		

Council are satisfied that the services that are essential for the proposed development are available or adequate arrangements can be made, to make them available.

A catchment plan and Civil Stormwater Drainage Plan have been provided to support the proposed development. Rainwater tanks are provided to each dwelling to collect roof water and all discharge lines are diverted to the kerb and gutter of Church Street. Council's Design & Assets Engineer is satisfied with the drainage design.

PLANNING AGREEMENT

Section 4.15(1)(a) (iia) – EP & A Act

Is there a planning agreement in force under section 7.4 of the EP&A Act	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Has a Planning Agreement been offered under this development?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

PLANNING STRATEGIES/LOCAL POLICY

Is there a Planning Strategy or Local Policy that requires notation?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Has the applicant submitted any supporting planning assessments?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Comment

Reference is made to The Bland Shire Local Strategic Planning Statement which focuses on the vision and priorities for land use in the local area, the special character and values that are to be preserved and how change will be managed into the future. Housing opportunities and choice being a priority to cater for changing demographics and population needs.

The proposed development provides choice and variety by way of residential accommodation – Dual Occupancy (detached) to accommodate the current housing demands of the community.

The site is located in close proximity to the CBD, sporting facilities and schools, offering a variety of conveniences to different demographics.

Reference is also made to the Bland Housing Strategy which 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. Council has identified a need to ensure that housing supply can match demand. It was noted that there is an undersupply of Social and Affordable Housing which means relatively long wait times. Development of this housing stock will increase housing supply and reduce waiting times.

The applicant has referenced the above documents throughout their Statement of Environmental Effects.

SUBDIVISION

Does this application include subdivision?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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Comment

The proposed development does not include, nor is the applicant seeking consent for subdivision.

ENVIRONMENTAL IMPACTS

Section 4.15(1)(b) – EP & A Act

	Impact		Comment
Social	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	The development will provide affordable housing to meet the needs of very low, low and moderate income households within the LGA. The site is located in close proximity to the CBD, sporting facilities & schools, offering a variety of conveniences to different demographics.
Economic	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	During construction, the proposed development may generate employment for local builders & trades. Utilising existing residential land and infrastructure to service the site without requiring significant augmentation may minimise impact on the natural and built environment. New development may increase property values in the locality. The development will provide affordable housing to meet the needs of very low, low and moderate income households and the current growth and housing demands within the LGA.
Siting & Configuration	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	The dwellings have been designed to be consistent with the existing streetscape to retain the single dwelling character along Church Street. The site is narrow, therefore, the siting and configuration of the two dwellings is a suitable utilisation of the narrow block.
Setbacks	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unit 1 has over a 5m setback from the primary street frontage of Church Street, therefore, satisfying the controls of Councils DCP. Unit 2 also has over a 5m setback from the rear lane which allows good visibility for vehicles entering and leaving the site.
Privacy	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Privacy has been considered in the size, layout and placement of windows and the treatment of courtyard setbacks provided. The above considerations and proposed landscaping and fencing will ensure an appropriate level of privacy.
Overshadowing	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Shadow diagrams indicating the shadow cast by this proposal during winter have been included as part of this application. It has been considered acceptable particularly given the position of the existing house on the site to the south side of any building during winter. The shadows cast by this proposal are not considered to be excessive.
Solar Access	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Siting and configuration of the dwellings and internal layouts of each dwelling ensure good sunlight to living areas and high occupancy habitable rooms.
Visual	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	The dwellings have been designed to be consistent with the existing streetscape, retaining the single dwelling character of the streetscape along Church Street. The dwellings are consistent with the character, building forms, roofs and heights in the vicinity.

Amenity	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	The proposed residential development is consistent in nature with existing residential development in the R1 zoning and locality, therefore, is not likely to have an adverse impact on the existing amenity within the locality.
Water	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	The property has an existing meter located in the rear lane. The proposed development will require an additional meter in the rear lane to service Unit 1. GWCC does not object to the proposal. However, a condition is required that the developer is to obtain a Certificate of Compliance prior to the release of a Construction Certificate.
Air	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Construction works may present levels of air emissions during development of the site, however, will be limited to during construction works. Any post construction air emissions generated by the proposed development will be residential in nature, and is considered to be acceptable given the R1 zoning of the land.
Noise	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Construction works may present higher levels of noise disturbance during development, however, may be mitigated by way of restricted hours of construction. A standard condition will be recommended in relation to construction hours in order to preserve surrounding amenity. Any post construction noise generated by the proposed development will be residential in nature and noise associated with residential development is considered to be acceptable given the R1 zoning of the land.
Land Degradation	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Vacant residential land in Councils Urban area. Proposed development will not change use of land, therefore, not likely to significantly disturb the land.
Vegetation Loss	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Vacant residential land in Councils Urban area. Site has previously been disturbed from past residential development, and recent demolition with no visible significant vegetation currently on-site.
Flora	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	It should be noted, the site is not mapped on the Biodiversity Values Map or as a 'sensitive area' on the Terrestrial Biodiversity Map. Nor is it a heritage item, located in a heritage conservation area or Aboriginal place of heritage significance. The site is vacant residential land in Councils Urban area with no visible significant vegetation. The site has previously been disturbed from past residential development, and recent demolition. No further consideration necessary.
Fauna	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Has a Threatened Species Impact Assessment been prepared?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Does the proposed development required approval under the EPBC Act?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Heritage	Impact		Comment
European	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Council has no record of any European or Aboriginal Heritage being identified on the subject land. The subject site is located within an urban built-up area and has previously been used and disturbed for residential development. The proposed development is consistent with the previous use and existing surrounding uses. No further consideration necessary.
Aboriginal	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Is the land classified as containing and item of environmental heritage?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is there an impact on a heritage item in the vicinity of the proposal?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Comment The subject site is not identified under Schedule 5 Environmental Heritage of Bland LEP, nor is it located in close proximity to any identified Heritage Item. The closest Heritage Item is located approximately 200m away and is not visible from the development site due to other existing residential development between the two sites. The proposed development is consistent with existing residential development in the area. No further consideration necessary.			
Is this proposal in a heritage conservation area?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this proposal in an adjoining or in close vicinity to a conservation area?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Has a Heritage Impact Statement been prepared for the proposal?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Has an Archaeological Survey been prepared for this proposal?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

FLOODING <i>Section 4.15(1)(b) – EP & A Act</i>		
Is this property flood affected?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Comment The subject land is not identified on the Flood Planning Map. However, Council recently carried out a flood study for the Wyalong & West Wyalong Area. Design Flood Modelling (Preliminary Results) map, which was provided as part of the flood study, was reviewed in consultation with Councils Design and Assets Engineer, Zibby Wrobel. Overlays of water inundation are not visible on the map in relation to the subject land, therefore, the subject land is not likely to be significantly impact by flood.		

BUSHFIRE PRONE LAND <i>Section 4.15(1)(b) – EP & A Act</i>		
Is this property bushfire prone as per the Bush Fire Prone Land Map?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Comment The subject land is not mapped as Bushfire Prone Land on the Bushfire Prone Land Map.		

CONTAMINATED LAND <i>Section 4.15(1)(b) – EP & A Act</i>		
Has this land been identified as being contaminated land by Council?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does this land require remediation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Has a Contaminated Land Site Investigation been completed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is it possible that this land may be contaminated?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Is this land in the close vicinity or adjoining a known contaminated site?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
INFRASTRUCTURE Section 4.15(1)(b) – EP & A Act			
Is an engineering assessment required?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Has an engineering assessment been completed?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Who completed the engineering assessment?	Zibby Wrobel		
<p>Comment</p> <p>Sewer – Tony Carr, Sewer Treatment Works, inspected the mains upon my request 16.01.2025. There is an existing 6in shaft within the property boundary, located inside the rear boundary to the centre of the lot. No new connection required, both units can be plumbed into the existing shaft.</p> <p>Stormwater/Drainage – A catchment plan and Civil Stormwater Drainage Plan have been provided to support the proposed development. Rainwater tanks are provided to each dwelling to collect roof water and all discharge lines are diverted to the kerb and gutter of Church Street. Council’s Design & Assets Engineer is satisfied with the drainage design.</p> <p>Access – Vehicular crossover to be constructed in existing kerb and gutter in accordance with Council’s Engineering Specifications. Council’s Design and Assets Engineer accepts the vehicular manoeuvring plan for the rear lane provided with the application and the rear lane access. There is no existing vehicular crossover to unit 1, therefore, a new one will need to be constructed to accommodate the vehicular access to unit 1. A suitable condition requiring compliance with Council’s Engineering Specifications shall be included as a part of the recommended determination documentation.</p> <p>Retaining Wall – Provided plans reviewed by Council’s Design and Assets Engineer who was satisfied with retaining wall design and plans.</p>			
Does this proposal have any potential impact on:			
	Impact		Comment
Sewer	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Reticulated sewer available to the lot, mains located along rear lane. There is an existing 6in shaft within the property boundary, located inside the rear boundary to the centre of the lot. No new connection required, both units can be plumbed into the existing shaft. Advise received from Tony Carr, Sewer Treatment Works, inspected upon my request 16.01.2025.
Water	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>The property has an existing meter located in the rear lane. The proposed development will require an additional meter in the rear lane to service Unit 1.</p> <p>GWCC does not object to the proposal. However, a condition is required that the developer is to obtain a Certificate of Compliance prior to the release of a Construction Certificate.</p>
Drainage	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	A catchment plan and Civil Stormwater Drainage Plan have been provided to support the proposed development. Rainwater tanks are provided to each dwelling to collect roof water and all discharge lines are diverted to the kerb and gutter of Church Street. Council’s Design & assets Engineer is satisfied with the drainage design.
Access	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Suitable road access from Church Street and the rear lane can accommodate the proposed development.

			<p>Positioning of the proposed driveways and carports ensure direct vehicular access to each dwelling.</p> <p>Rear Lane access is only relied on by occupants of unit 2 to directly access their carport. This is not inconsistent with a number of properties within the vicinity who either have garages directly facing the lane for access or rely on the rear lane for access to their site.</p> <p>Due to the narrowness of the site and configuration to best utilise the site, rear lane access is considered acceptable in this instance. This design also minimizes the area of hard paving required for vehicle manoeuvring and access.</p>
Kerb & Gutter	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Existing kerb and gutter along primary street frontage of Church Street. There is no existing vehicular crossover, therefore, a new one will need to be constructed to accommodate the vehicular access to unit 1. A suitable condition requiring compliance with Council's Engineering Specifications shall be included as a part of the recommended determination documentation.</p>
Upgrade Existing Road	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Suitable road access off Church Street and the rear lane, which are sealed Council managed roads which can accommodate the proposed development. No upgrades required.</p>
Road Network	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Suitable road access off Church Street and the rear lane (Star Lane), which are sealed Council managed roads. The roads can accommodate the proposed development as it is not likely to significantly increase traffic. Potentially 2 additional traffic movements from Church Street and 2 from the lane which are not likely to adversely impact on the existing road network.</p>
Existing Easements	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>No known easements.</p>
Electricity	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Existing electricity infrastructure available along Church Street to service the site. Minor augmentation may be required to accommodate servicing the 2 dwellings. Essential Energy has no comments to make as to potential safety risks arising from the proposed development. However, Essential Energy provided general comments.</p>
Telecommunications	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>The provided civil works plan indicates telecommunication lines are located along the primary street frontage of the site. Telecommunication infrastructure is available to the subject site.</p>
Pedestrian Access	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Council footpath existing along the primary street frontage of Church Street. All dwellings have pedestrian access from the primary street frontage by way of designated internal access paths.</p>
Loading and Unloading	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>During construction, loading and unloading of machinery, building materials and the like will take place. Site access is available from both the primary street frontage and rear lane. The land is of a size that</p>

			plant and machinery may be accommodated on-site during construction. Any consent shall be conditioned to minimise any potential impacts on adjoining/surrounding neighbours.
Parking	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Consistent with Table 11.5 – Number of Car Parking Spaces Required of the DCP. One car parking space is required per each two bedroom unit. Each dwelling is provided with a single carport on-site. Furthermore, each driveway may accommodate an additional stacked parking space on-site for visitors. Proposed parking will adequately accommodate the number of vehicles generated by this development.
Energy Consumption	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Proposal subject to compliance with a valid BASIX Certificates – Certificate Number: 1770288M. A suitable condition requiring compliance with the submitted BASIX Certificate prior to the release of the Occupation Certificate for the dwellings has been included as a part of the recommended determination documentation.
Does the development require any new easements?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Has an Erosion and Sedimentation Control Plan been submitted?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
CONSTRUCTION ASSESSMENT			
Is a construction certificate required?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is a subdivision works certificate required?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Was a construction certificate application submitted with this application?			No
Has Council been appointed as the Principal Certifying Authority?			Not at this stage
Is an annual Fire Safety Certificate required?			NA

SECTION 68 ASSESSMENT			
Is a Section 68 assessment required?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Has a Section 68 assessment been completed?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Was a Section 68 application submitted with this application?			Yes <input checked="" type="checkbox"/>
What type of Section 68 approval is required?			<input checked="" type="checkbox"/> Sewer
			<input type="checkbox"/> Onsite Waste Water
			<input checked="" type="checkbox"/> Stormwater

DEVELOPER CONTRIBUTIONS			
Does this proposal require any Developer Contributions			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
As per section 1.5 of Councils Section 94A Development Contributions Plan, the applicant is exempt as the development is for the sole purpose of providing affordable housing.			
Amount			\$NIL

ADVERTISING SIGNAGE

Does this application include advertising signage?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Has an assessment under SEPP 64 been carried out?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

NOTIFICATION

Does this application required neighbour notification?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is this application advertised development under the EP & A Act?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Was this application notified/advertised as per the provisions of:	DCP	
Was this application notified/advertised for public interest purposes only?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Dates notification undertaken:		
Commenced:	31/10/2024	Finished: 15/11/2024
Were there any written submissions received?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

SECTION 88B INSTRUMENT

Does Council require a Section 88b instrument to be prepared?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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PUBLIC INTEREST

Does this proposal have any construction or safety issues?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Comment:	<p>The public interest is best served by the consistent application of the requirements of the relevant planning controls and by Council ensuring that any adverse effects on the surrounding area and the environment are avoided.</p> <p>Furthermore, NIL objections were received in relation to the proposed developed and any proposed variations to acceptable solutions of the DCP have been reasonable and have planning merit. The development achieves the performance outcomes sought under the plan.</p>	
Are there any public health issues associated with the proposal?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are there any other public interest issues?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

SITE SUITABILITY

Is the site suitable for the development?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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ASSESSING OFFICER COMMENT

Comment:	<p>Under the Bland Local Environmental Plan 2011, Dual Occupancy (detached) is permitted with consent within the subject land zone, R1 General Residential. The proposed development is consistent with the objectives of the zone. Providing variety by way of affordable housing to meet the needs of very low, low and moderate income households and the current growth and housing demands within the LGA.</p> <p>The site is located in close proximity to the CBD, sporting facilities & schools, offering a variety of conveniences to different demographics.</p> <p>Whilst assessed under <i>Chapter 2 Affordable housing of the State Environmental Planning Policy (Housing) 2021</i>, the proposed development is still consistent with Council's DCP.</p>
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	Proposed variations to any acceptable solutions of the DCP have been reasonable and have planning merit. The development achieves the performance outcomes sought under the plan. A section 4.15 assessment of the proposal indicates that the development is acceptable in this instance and, as such, the proposal is recommended for conditional approval.
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RECOMMENDATION	
Approved	
Comment:	Recommended Approval, subject to conditions of consent

Section 4 – Reports for Information

Recommendation:

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

- 6.14 Economic Development & Tourism Report
 - 6.15 Community Development Report
 - 6.16 Bland Shire Library Monthly Update
 - 6.17 Children Services February Update
 - 6.18 Bland Community Care Services Update February '25
 - 6.19 Technical Services Report
 - 6.20 Development Services Activity Report – February 2025
-

6.14 Economic Development & Tourism Report



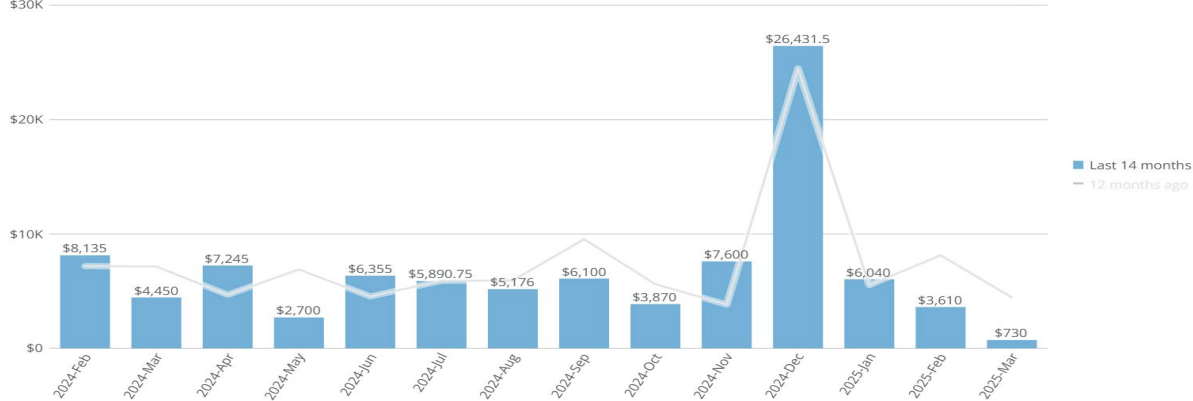
Our Prosperity - Growing our population and jobs

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

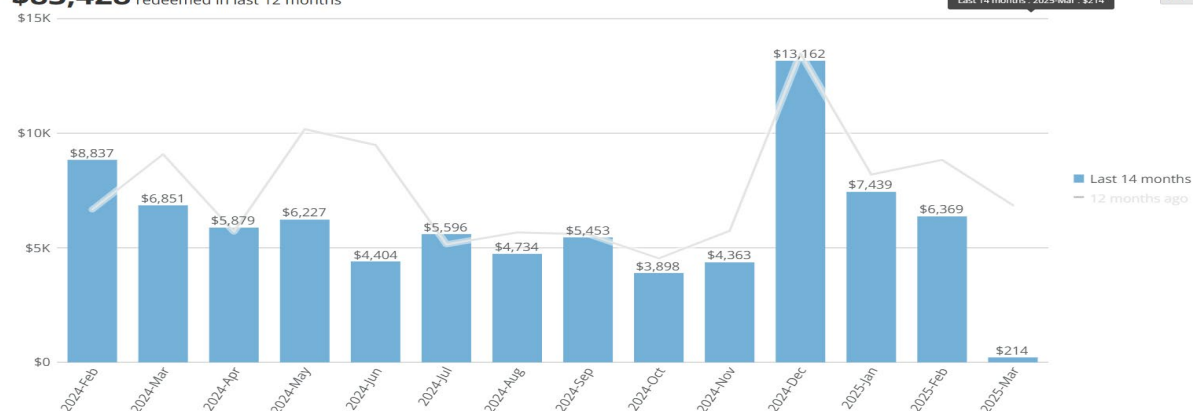
Economic Development



\$94,333 loaded onto cards in last 12 months



\$83,428 redeemed in last 12 months



Tourism

Bland Shire RSL Memorial Walk

Introduction

The Bland Shire RSL Memorial Walk is a significant project initiated and supported by the Bland Shire Council, aimed at celebrating the history and contributions of the people of Bland Shire to armed conflicts throughout Australian history. This project has evolved over several years, with various stages of funding received, including the most recent allocation from the Local Roads and Community Infrastructure (LRCI) Round 14. The Memorial Walk is a culmination of efforts from the Bland Shire Council and the Returned and Services League (RSL) which together have worked toward creating a meaningful tribute to those who served in conflicts from the Boer War through to Afghanistan.

Purpose and Scope

The RSL Bland Memorial Walk honors the service and sacrifice of individuals from Bland Shire who participated in military operations across multiple conflicts. The Memorial features elements that acknowledge each branch of the armed services, with metal cutouts of all Military Services and name plaques serving as a permanent reminder of their contributions.

This project not only pays tribute to the past but also contributes to the future by being an integral part of the Green Corridor walking and cycling track, making it accessible to both locals and visitors.

This Memorial Walk is a symbolic and educational asset, creating a space that promotes reflection, appreciation, and recognition of the region's military history while encouraging health and fitness through its location on the Green Corridor walking and cycling track.

Through each stage, funding has been secured for different elements of the Memorial Walk, ensuring that the vision continues to evolve and grow. The most recent stage, funded through the LRCI Round 14, provided the necessary support to finalise several critical aspects of the Memorial Walk's infrastructure.

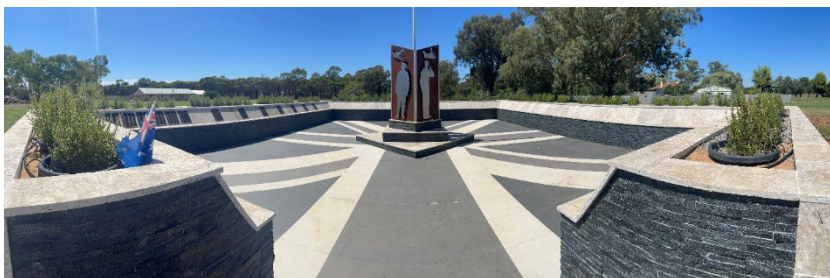
The following elements were covered under this funding:

1. **Signage:** Entry signage for the Memorial Walk on both ends at Clear Ridge Road and from Cooinda Reserve end were installed and provide historical context. The design and name were a combined effort of the RSL members and Bland Shire Council staff.
2. **Upgrade of the Walking Track Around the Memorial:** The walking track around the Memorial has been upgraded to improve accessibility for all visitors, including those with mobility challenges. The path through and around the Memorial is now safer, more durable, and more attractive, aligning with the Memorial's commemorative purposes.
3. **Wall Art on the Memorial Wall:** A new artistic addition to the Memorial wall showcases powerful and symbolic designs with 3D poppies on a red background that light up at night.
4. **Installation of Name Plaques on the Memorial Wall:** The name plaques that have been installed on the Memorial wall are a crucial aspect of the project. These plaques list the names of soldiers from Bland Shire who served in different conflicts, ensuring that their service is publicly recognized and remembered.
5. **Painting and Rendering of Brickwork:** The Memorial wall and surrounding structures have been freshly painted, and the brickwork has been rendered to improve the overall appearance of the Memorial site. These upgrades ensure the Memorial remains visually appealing and well-maintained for generations to come.
6. **Concreting Around the Memorial:** New concrete paths have been laid around the Memorial to enhance the accessibility and durability of the surrounding area. This work ensures that the Memorial is more user-friendly for visitors of all ages and abilities.
7. **Solar Lighting:** Solar-powered lighting has been installed around the Memorial site and over the metal cut-outs to allow for safe and accessible visits during the evening. The use of solar lighting is both environmentally friendly and cost-effective, ensuring that the Memorial can be appreciated at all times of day and night.
8. **Drainage:** Proper drainage systems have been implemented to ensure that the Memorial Walk remains functional and accessible, even during adverse weather conditions. This infrastructure helps to maintain the integrity of the walking track and surrounding areas.

Community and Regional Impact

The Bland Shire RSL Memorial Walk is a community-driven initiative that strengthens ties between the Bland Shire and its veterans, their families, and the broader community. This project is more than just a Memorial; it serves as a focal point for local history, community spirit, and public education. Visitors from both the local region and beyond will benefit from the improved infrastructure, with the Green Corridor walking and cycling track providing not only a place for reflection but also a space for healthy outdoor activities.

The Memorial Walk is also expected to boost local tourism, providing an additional point of interest for visitors to Bland Shire. It helps to tell the story of the Shire's participation in national defence efforts, preserving history while contributing to the region's economic and social vitality.

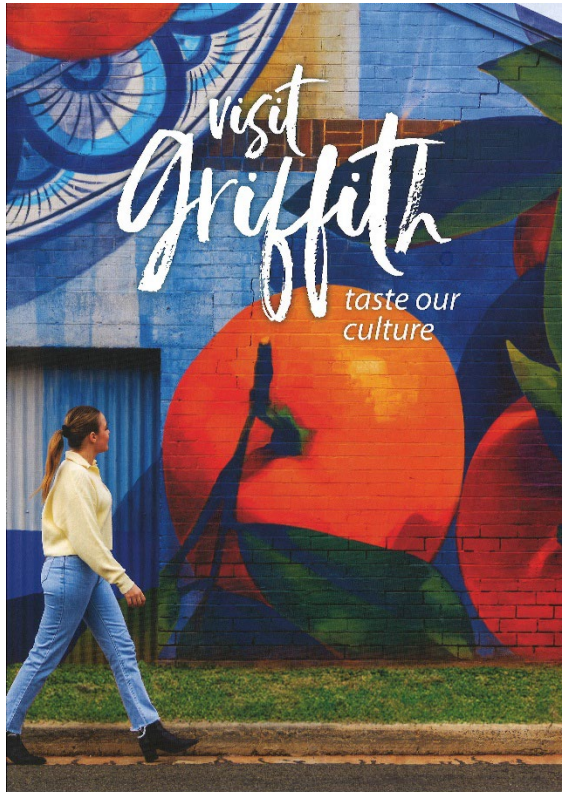




Advertisement

Bland Shire has proudly chosen to advertise with a full-page feature in the Griffith Tourist Guide, a popular resource for visitors exploring the region. With a substantial reach, the Griffith Tourist Guide provides valuable exposure to tourists and locals alike, highlighting key attractions, across the area. The Visit Griffith guide is a 2 yearly publication.

This strategic move by Bland Shire aims to boost tourism, attract visitors to local attractions, and promote the unique heritage and natural beauty of the region. The advertisement showcases Bland Shire's diverse offerings, ensuring that the Shire becomes a must-visit destination for travellers seeking authentic Australian experiences.



BLAND SHIRE COUNCIL
and beyond

BLAND SHIRE COUNCIL

West Wyalong, a gem within Bland Shire, offers an authentic country experience. Savour local hospitality, culinary delights, and breathtaking landscapes.

Immerse yourself in the area's vibrant history and culture as you meander through the Bland Art Trail at your leisure. The trail showcases an array of art forms, from murals to sculptures. For history enthusiasts, the Heritage Walls, paired with the I2 Travel App, provide a rich narrative experience.

Visit Weerhalls to admire the iconic silo painted by Heesco and continue to Ungarie for the evocative War Murals spanning 60 metres with 50 war-themed images and the unique spinning Globe, by Simon White. Artist, Heesco honoured West Wyalong's gold-mining and agricultural past with a stunning mural, further enriching the region's artistic landscape.

6 Shire Street, West Wyalong
02 6972 2266
blandshire.nsw.gov.au/visitor-information

6.15 Community Development 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

West Wyalong High School NSW Governor's Visit

On Friday 28 February 2025, Her Excellency the Honourable Margaret Beazley AC KC, Governor of NSW visited the West Wyalong High School. As Her Excellency is the patron for Clean Up Australia Day, students participated in a 'mini' clean up Australia Day activity, walking the streets surrounding the High School to collect rubbish.

Bland Shire Council's Community Development Officer and Youth Services Officer provided a free sausage sizzle to all students to energise them before they 'hit the streets'. A total of 290 sausage sandwiches were provided.

NRMA Driving School

Council has booked the NRMA Driving Instructor to provide free one hour driving lessons for L plate drivers who reside in the Bland Shire. These lessons will take place on Tuesday 22, Wednesday 23 and Thursday 24 April 2025. This has been made possible due to a successful grant application through the NSW Government Department of Communities and Justice.

Lions Youth of the Year Program

On Saturday 8 March 2025, the West Wyalong Lions Club hosted the regional Lions Youth of the Year Program, with interviews being conducted at the Bland Shire Youth Centre. This was a great opportunity to showcase the Youth Centre to visiting participants of this program.



Mornings Melodies and Memories

On Monday 3 March 2025, the first session of Mornings, Melodies and Memories was held in Ungarie. A total of 16 participants attended the first session of the year. All participants enjoyed a morning tea and the topic of conversation for this session was around holiday destinations when they were young.

A telephone survey has been conducted regarding the Mornings, Melodies and Memories Program to better understand the need to continue the program into the future. Twenty participants were randomly chosen to participate in the survey with the following questions being asked:

- Do you believe the program is assisting with the reduction of social isolation for senior members, particularly of our village communities?
- What do you enjoy about the program?
- Do you believe the program should continue?
- Do you think any changes need to be made to the program.

From this 100% of participants agreed that the program is assisting in getting the senior members of our communities out and about, with 20% of participants acknowledging that sometimes this program is the only social outing they have and look forward to.

Most participants stated that they love the friendship and ability to get out and meet with people, talking about the good old days and hearing about other people's lives. One participant stated that she absolutely loves going to the Barmedman sessions as it is where she is from originally and gives her a chance to catch up with old friends.

100% of participants surveyed, agreed that the program should continue and the only suggested changes noted were to provide more live music events.

Participants were given an opportunity to make any further comments, majority of comments were regarding Council staff and volunteers involved in running the program, *“really admire Vicki, who goes above and beyond to make us feel welcome and involved”* and *“Staff are very friendly and helpful and encourage participation for everyone. No one feels left out”*, were two of the comments received.

Program dates for March/April:

- Weethalle – 10 March
- Barmedman – 17 March
- West Wyalong – 24 March
- Mirrool – 31 March
- Ungarie – 7 April
- Weethalle – 14 April
- Barmedman – 28 April

6.16 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

NSWPLA Meeting

- Thursday, April 10, 2025 – NSW Public Libraries Association, South-West Zone meeting to be held at Junee Library, starting 10am. Attendance via teleconference also available.

Celebrating Library Lovers

Library Lovers Day, held each year on February 14, is dedicated to celebrating libraries, library personnel, and library enthusiasts, recognizing the indispensable roles libraries play in the lives of people and their communities.

To celebrate Library Lovers Day, Bland Shire Library launched its Blind Date with a Book. Adult members of the library were invited to participate in the Blind Date with a Book activity, which ran until the end of February. Participants had only to borrow an undisclosed book from the library's special display to be entered into a draw to win prizes. Prizes included a box of romantic treats courtesy of Thom, Dick, and Harry's (TDH), two pamper packs, TDH coffee & cake vouchers, Why Leave Town gift cards, and chocolates.

Names were drawn 5pm Friday 28th February 2025 with the winners announced via social media. A very successful campaign based on the number of books taken over the two-week period and the overwhelmingly positive feedback.

Additionally, three new members signed up during Library Lovers and received a voucher for a complimentary coffee & cake.



Blind Date with a Book



Program Update for February

February was a hectic month for library staff as all regular programs resumed. Regular programs include Book Club, GOLD Club, Tech Savvy Senior, Knit n Knatter, Lego Club, Storytime, and Baby Bounce. Regrettably, Pals of the Pen, which was introduced in 2014 and held every second Friday, has been discontinued due to low participation and difficulty in attracting new members.

On a positive note, over the past year, the remaining members of Pals of the Pen have gathered a collection of written works from both past and present members, with the goal of creating a publication to commemorate the group's 10th anniversary.

Student Work Placement

Bland Shire Library was pleased to welcome Ella Pope back in February for a work placement, continuing her experience from 2024. Currently completing Year 12 at West Wyalong High School, Ella attends the library every second Monday from 9:00 am to 12:00 pm and each Tuesday from 9:30 am to 3:00 pm for work experience. Her responsibilities include customer service, circulation tasks, creating displays, assisting with activities for programs, and other assigned duties.

The work placement is a collaborative initiative between the West Wyalong High School and the library, designed to support students with special needs.

Community Expo

It was a busy week for the library staff as author illustrator Gus Gordon toured the Bland Shire from March 10 to 14. Additionally, Bland Shire Library participated as an exhibitor at the Bland Shire Community Expo on Wednesday, March 12.

2024-25 Summer Reading Challenge Update

Due to library staff absences, the presentation and finale party, originally set for Wednesday, February 19, was rescheduled to Wednesday, March 19. In addition, due to the high number of participants completing the challenge required extra time to organise prizes.

Cowal Partnering Grant Application Submitted

Bland Shire Library has submitted a Cowal Partnering Grant application to host its Book with a Twist Photo Competition, again. Initially held in 2023 to celebrate Library and Information Week, the competition was a success, leading the library to establish it as a bi-annual event, pending the availability of funding.

April School Holiday Program

The library has another fun-packed school holiday program planned for April. Activities include Mug Decorating (kit supplied by RRL), STEM Construction, and No Bake Recipes for Kids. A limited number of take-home craft kits in the form of a drink holder to decorate will also be available. The library will also have available an Easter Activity Book for children. Cost is a gold coin with all proceeds donated to a local charitable organisation – yet to be determined.

Kurrajong Lifestyle to Visit

Bland Shire Library will host a visit from the carers and their clients at Kurrajong Lifestyle on Thursday, April 17, 2025. Lunch and an Easter themed activity have been organised for the group. Bland Shire Library encourages Kurrajong Lifestyle to visit regularly, promoting a positive community experience for individuals with disabilities.

Book Week Competition

Children's Book Week turns eighty in 2025. The theme for Children's Book Week 16 – 23 August is 'Book an Adventure'.

Before COVID-19 in 2020, Bland Shire Library hosted an annual Children's Book Week Competition, engaging children of all ages across the Bland Shire. With Children's Book Week marking a significant milestone this year and a theme that inspires endless creativity, Bland Shire Library will launch a competition in May, incorporating both art and writing.

Do It for Dolly Day

Bland Shire Library will again host a Dolly's Sleepover on Friday, May 9, to raise awareness of the Dolly's Dream Foundation, which is committed to changing the culture of bullying by addressing the impact of bullying, anxiety, depression and youth suicide, through education and direct support to young people and families.

Children and grown-ups can register their favourite doll, teddy, action figure or other toy for a sleepover at the library. Cost is a gold coin donation with all proceeds donated to Dolly's Dream.

National Simultaneous Storytime

Every year a picture book, written and illustrated by an Australian author and illustrator, is read simultaneously in libraries, schools, pre-schools, childcare centres, family homes, bookshops and many other places around the country.

This year, National Simultaneous Storytime will be held Wednesday, May 21, 2025, at 11am and feature the picture book titled 'The Truck Cat' by Deborah Frenkel.

Biggest Morning Tea

Bland Shire Library has registered to host a Biggest Morning Tea on Thursday, May 22, 2025. Councillors, Council staff, and residents of the Bland Shire are invited to attend. Funds raised will support the Cancer Council's cancer research, prevention and support services.

Children's Author Booked for September

Bland Shire Library is thrilled to announce that children's author Amelia McInerney will be visiting the library on Wednesday, September 10, 2025. Amelia, who lives in Canberra and writes humorous picture books including Mary Had a Little Lamb – What Really Happened, Who Fed Zed? and The Book Chook, will conduct three one-hour sessions on the day.

New Members in February

Seventeen new members were recorded in February 2025, bringing the total number of members up to 1744.

ALIA – Increase in Membership Fees

The Australian Library and Information Association (ALIA) has advised that annual membership fees will incur a 2.5 per cent increase from July 1, 2025. There will also be additional changes to ALIA's institutional membership fees, which will come into effect on July 1, 2026, across all bands. As an institutional member of ALIA, Bland Shire Library staff have access to a vast professional network, discounted rates for events and development opportunities, and free member only resources.

The new fee model will be based on the number of full time equivalent (FTE) staff employed at an institution, rather than on the total annual non-salary budget (as it is currently).

RRL Branch Collections – 2025-26 Funding Allocation

\$29,310 has been allocated towards Bland's library collection in 2025-26. The allocated funding is calculated on a per capita basis with Bland making up 5.8 per cent of Riverina Regional Library's total membership.

Budget allocations for specific genres are adjusted on a yearly basis. For 2025-26, Bland has allocated additional funding to its adult and junior standing orders, in response to the price of titles from RRL's main supplier, Peter Pal, increasing by one to two dollars.

A third of Bland's total budget allocation is divided between adult fiction and the more expensive large print.

It's important to note that Bland's total allocated funding includes e-Resources (20% of the total), discretionary purchases (10% of the total), and donation processing (2% of the total), each pre-calculated by RRL.

Allocations for audiobooks and magazines have been reduced slightly due to the increased uptake of free downloadable audiobooks and magazines.

DVD allocations have been reduced by a further 20 per cent overall on last year's budget. RRL's supplier has informed them that DVD production is decreasing and will be out of supply completely within the next three years. In the meantime, the titles being received are increasingly limited by production company and genre as media outlets are moving to digital releases and streaming services.

6.17 Children Services February 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, It Takes a Village and Toy Library services)

Author: Children Services Coordinator

February was amazing. Preschool and Mobile Resource Unit (MRU) families were welcomed with opened arms. The Educators and staff were excited to welcome to new and old children to the service. The month was spent settling our new children and assisting families finding their feet in the “world of Preschool”. My congratulations are extended to the Children’s Services Unit (CSU) team, these weeks are always challenging, but each Educator provided positive experiences and a can-do attitude.

The 2025 Parent Committee was elected and formed by parents enthused about providing quality resources and opportunities to the community.

Both Bland and Ungarie Preschool received a top up of beach sand in the sandpits to commence the year. The sandpit is a favourite place for children to explore and experience. They loved the quality and fullness of the sandpit.

Funding –

Annual Disability and Inclusion funding approval was received from the Department of Education to engage two educators to assist with additional needs children. These educators provide 1:1 education and care to children that require extra learning supports and assistance throughout their Preschool journey. A third application was submitted for a new enrolment that also requires further supports. Bland and Ungarie Preschool teachers and educators are passionate about inclusion and prides themselves in continually providing these support networks to families and children.

MRU compliance and operation information was submitted to Community Child Care Fund Restricted (CCCFR) as part of funding requirements. At this stage no feedback has been provided.

Staffing & Recruitment

CSU Coordinator, HR Coordinator and HR Officer met to discuss the LG Trainee initiative and advertised for a fulltime Diploma trainee. Sadly, there was only one applicant who unfortunately did not meet the requirements. The position was readvertised, if not successful second time round, the position may be changed to a Certificate III trainee.

A maternity relief position was also advertised, again with no applicants.

Bland Preschool – Senior Early Childhood Teacher

In February, Preschool commenced at full capacity, with a waitlist in place, reflecting strong demand for enrolment. The team of educators prioritized being present with the children, focusing on building positive connections to ensure each child's happiness and overall wellbeing. This approach contributed to a nurturing and supportive environment, fostering both emotional and social development.

The children actively engaged in projects inspired by their own ideas and interests. These projects, coupled with intentional teaching strategies and the incorporation of home-based goals, have further enriched their learning experience. Educators continued to implement individualised approaches, ensuring that the children's developmental needs and aspirations were met, promoting a strong sense of accomplishment and growth.

Additionally, the Parent Committee officially became an incorporated association, marking a significant milestone for the Preschool community. The committee has ambitious plans for the future, focusing on organising community fundraising events to support the Preschool's growth and initiatives. This development reflects the strong commitment of the Parent community to enhance the preschool experience for all.

Overall, February was a successful month, with positive outcomes for both the children and the Preschool community.



Mobile Resource Unit/Ungarie Preschool – Room Leader

Ungarie Preschool had a fantastic start to the year, welcoming back returning children and introducing some new friends to our growing Ungarie family.

Over February, we've thoroughly enjoyed connecting with the children and their families by engaging at their level, building meaningful relationships, and fostering a sense of belonging, with a focus on farming and farm animals, which is a significant area of interest for our Preschoolers. The tough tray farming environment was a standout activity, sparking curiosity and imaginative play.

Staff were busy setting up a variety of sensory activities outdoors, which proved to be excellent communication starters among the children, encouraged interaction and collaboration. Additionally, we've been practicing sitting at the table during lunchtime. The routine of staying seated while the candles are on and leaving the table to pack away lunchboxes when the candles are out has been instrumental in promoting self-help skills and fostering independence.



It Takes a Village (ITAV) – Service Leader

Playgroups: Tallimba, Ungarie and Children Services playgroup began. All playgroups either increased in numbers or stayed steady. Tallimba school now hosts the Tallimba playgroup at its school. They were very accommodating and visited our session with Tallimba students, which the playgroup children seemed to enjoy.

Toy Library: A staff member initiative of “Favourite Toy Friday” to post on Children Services social pages. The Toy Library is a wonderful service, which staff endeavour to promote as much as possible.

Facebook: Bland Shire it Takes a Village: Engagement increased to 320 followers and 303 likes.

TEI contact news: A decision was made on the future of the new TEI contracts, commencing from January 2026, for a term of 5.5 years. This decision followed the six month extension of the current contracts to 31 December 2025, which was announced in December 2024. This means the new contracts will be 12 months longer than had previously been announced, Minister Washington's decision following representations by FAMS about the importance of job security and funding certainty.



6.18 Bland Community Care Services Update February '25



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

February was a quiet month for Centre Based Activity Groups. A lot of clients opted to stay home again this month as a result of the extreme heat. Bland Community Care Service, in collaboration with the Community Development Officer, are busy preparing for the Seniors Festival next month.

Service Update

Intakes under Commonwealth Home Support Program (CHSP) have slowed down due to the large waitlist and staff restraints. Bland Community Care Services (BCCS) are currently accepting referrals for Community Packages – Out of Hospital Care (COMPACKS) and Transitional Aged Care Program (TACP) clients. These services are short term (six to twelve weeks) programs that aim to assist patients recovering from a hospital stay.

The My Aged Care portal continues to be closed for Domestic Assistance, Personal Care, Flexible Respite, Social Support, Goods & Equipment and Yard Maintenance. This is due to the large waitlists and Staff shortages.

Staff are currently working through the CHSP Yard Maintenance and Social Support Groups waitlists and are slowly onboarding new clients. The service waitlist is continually growing as clients are inquiring about services directly to us rather than through the My Aged Care portal. All clients on the waitlist are aware of the situation.

Staff Training

One Staff member continues her training in the Certificate III Individual Support. Bland Community Care Services Coordinator, and Team Leader, continue to attend the fortnightly People Leader Sessions to improve their management skills. Bland Community Care Services Team Leader continues to complete her Certificate III in Local Government.

Group Updates:

Bland Blokes

Bland Blokes continue to meet on a weekly basis – Tuesdays 9:30am. New members are welcome to attend and join in for Morning Tea and conversation with like-minded people. The Bland Blokes has five regular attendees.

Wednesday Activity Group

Wednesday Activity Day continues weekly – Wednesdays 10am. Group numbers have been lower than usual this month. Clients have opted to stay at home in February due to the extreme heat.

Throughout Wednesday Activity Day participants enjoy a mix of cognitive and physical activities – such as trivia, quizzes, ‘The Price is Right’, hooky, bowls, quoits, magnetic darts, crafts etc – excursions, visiting groups – such as entertainers and school/daycare groups, and themed days – such as Valentines Day, Kings Birthday, Easter etc.

Attendance (excluding our volunteer):

- Wednesday 5th February 2025 – 5 attendees
- Wednesday 12th February 2025 – 10 attendees
- Wednesday 19th February 2025 – 9 attendees
- Wednesday 26th February 2025 – 7 attendees

Clients are provided with morning/afternoon tea and a “home cooked” meal for lunch. Sweets are also served after the main meal.

On Wednesday 12th February the Group celebrated Valentines Day. The dining table was decorated with love hearts and flowers, with all clients receiving a special chocolate. Clients took part in Valentines quizzes and games.

The weather was pleasant on Wednesday 26th February therefore morning tea and the morning activities were held outside. Clients commented that it was lovely being out in the fresh air.

Gentle Exercise Group

Gentle Exercise Groups are held each Monday 10am & Thursday x 2 groups – 11am & 1.30pm, with participants enjoying the gentle exercise program followed by Morning or Afternoon Tea and chat. The sessions include both seated and standing exercises. Various equipment is used during these sessions such as floor pedals, small hand weights, Pilates balls, Pilates step and pool noodles. Clients also go for a walk around the courtyard during the session. Client numbers have been low again this month due to clients opting to stay home in the extreme heat.

6.19 Technical Services Report



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

13. *Ensure that public places and facilities are well maintained and easily accessible*

Author: Acting Director – Technical Services

ROADS MAINTENANCE

Works Undertaken Feb 2025

Maintenance Wet Grading work was undertaken at the following locations:

Heatons Lane
Kneales Lane
Oaken falls Rd
Burtenshaw's Lane
Alkaville Rd

Flood Damage Repairs were undertaken at:

Sutcliffe's Lane
Charcoal Tank

Sealed Road Patching Works

Work has been on going on all Regional/Rural Sealed Roads (Jet Patcher)
Urban roads in West Wyalong & Wyalong

Gravel Re-sheeting

Sutcliffe's Lane F/D & RTR

The new program for heavy patching and re-sealing is to be released.

Works Planned March 2025

Flood Damage Repairs

Pursehouse Lane
Lemons Lane
Heath's Lane

Maintenance Grading/Wet Grade

Bradbury's Lane
Gibbons Lane
Wilga Plains Rd

Sealed Road Patching Works

On going.

Gravel Re-sheeting

Beattie's Lane
Martens Lane
Mud Hut Rd
Tyndall's Lane
Naradhan Rd

Villages / Works Undertaken – March

Monday's – Weethalle + Tallimba: Clean toilets; Mow and whipper snip town/parks and cemetery; Tree trimming; Spray drains.

Tuesday's – Ungarie: Mow and whipper snip sporting field; Push mow and whipper-snip park; Mow and whipper-snip town areas; Tree trimming; Spray for weeds; visual Park inspection. Remove the synthetic grass of Ungarie cricket pitch to get ready for cricket season.

Wednesday's – Barmedman: Mow and whipper snip parks and towns Tree trimming visual Park inspection.

Thursday's – Ungarie: Mow and whipper snip sporting field; Push mow and whipper-snip park; Mow and whipper-snip town areas; Tree trimming; Spray for weeds; visual Park inspection. Mow, whipper snip and trim trees at Naradhan (24th of February).

Friday's – Weethalle: Clean toilets; Mow whipper-snip, playground and town entrance.

Park Maintenance

Mow whipper-snip and edge all Parks
Check irrigation
Fixed valves (they were stuck on)
Park inspection
Trim trees
Fix water leaks
Spray weeds in park gardens
Mow whipper-snip pre-school
Fix irrigation at Toppy Museum
Picked up fallen branches around parks
Watered trees at McCann Park
Trim hedge at McCann Park
Fill up McCann Park dam

Cemetery Maintenance

Mow whipper snip and edge cemetery
Check graves once dug
Check backfills once back filled
Check irrigation
Back fill graves when they sink
Fix irrigation pipes when they have been hit
Move shelters for funerals
Attached plaques at the cemetery
Weeded Garden beds
Sprayed broad leaf
Grave Check Barmedman
Grave Check Ungarie

Sporting Fields Maintenance

Round up McAlister Oval surrounds
Mow McAlister Oval
Line mark cricket McAlister Oval, Perseverance and Redman Ovals
Weed garden bed at Ron Crowe Oval
Mow skate park
Mow McAlister Oval surrounds
Put new plants in McAlister Oval and Ron Crowe gardens
Mow Ron Crowe Oval

Mow Ron Crowe Oval surrounds
Mow Perseverance Oval surrounds
Mow Perseverance cricket Oval
Line mark for touch football
Line mark Ron Crowe Oval for rugby league
Broadleaf Ron Crowe Oval surrounds
Round up Ron Crowe Oval surrounds
Replace sprinklers at the McAlister Oval
Pressure wash shelter at Redman Oval
Pressure wash-grandstand at Ron Crowe Oval

Town Maintenance - General

Mow and whipper snip main street
Mow and whipper snip pre school
Spray weeds around town
Spray weeds up the main street
Blow down the main street once a week for the street sweeper
Took down old banners on light poles
Trim street trees
Mow and whipper snip council chambers
Airport inspection (Tuesday & Thursday)
Mow whipper snip Rotary Park
Trimmed around traffic islands
Deliver information brochures to information centre
Put mesh up at tatts carpark

Street Sweeper

New street sweeper turned up (staff got inducted on it)
West Wyalong and surrounding streets

Projects underway

Installed lights at Reg Rattey
Garden bed edging has started around Reg Rattey
Tank pads at the rugby union ground have been completed

Biosecurity Weeds/Environmental

The Murray River Encephalitis virus was detected recently by Bland Shire staff testing program. The program is part of Mosquito trapping and Blood testing of chickens is carried out in conjunction with Murrumbidgee Health on a weekly basis. This is part of the Arbovirus detection program.

Dust monitoring at West Wyalong Airport for the Department of Climate Change, Energy, The Environment and Water (monthly).

Biological Control – Biosecurity Staff continue to monitor release sites for cochineal on Wheel cactus, Pencil cactus and Velvet Tree Pair, with positive results with the Bio Agents spreading throughout each infestation. Two new sites have been selected and the release was conducted, one at Calleen and one in Ungarie, both showing positive results.

Cactoblastis has arrived in the shire and has spread throughout many varied species of cactus. *Lixus caRoadui* Onopordum stem-boring weevil) has arrived in the shire and spreading amongst the Scotch Thistle infestations along the Humbug Creek.

Weed of the Month is published monthly on the Council's social media page.
Meat Ants controlled around West Wyalong and Weethalle.

High Risk Pathway Inspection – , Mid-Western Highway, 57Nth, 231, Goldfields Way, Quandialla Road., MR368, MR371, Mary Gilmore, Newell Highway. Spraying of West Wyalong Cemetery, Saleyards and Council Depots

Mowing – Vegetation control- Staniforths Lane, Heaths Lane, Lucas Lane

The following Biosecurity weeds and other controls were undertaken.

- Cactus- Stem injection control conducted around West Wyalong and Ungarie
- Coolatai Grass- Pfeiffers Lane, Newell Highway, Mid-Western Hwy
- Spiny Burr Grass - West Wyalong Rail corridor, West Wyalong Show Ground, Abernethys Lane, Nielsons Lane, Kolkilbertoo Road, Sandy Creek Road, McDermott's Lane, Gunns Road, Sth Yalgogrin Road, Sprys Lane, Cottingley's Lane, Clear Ridge Road, Lonegans Lane, Youngs Lane, Wilsons Lane, Paton's Lane, Burtenshaw's Lane, Hatley's Lane, Marchman's crossing, McCarten's Lane, MR371, Lewes Lane, Mangelsdorf's Lane, Johns Lane ,Euratha Road, Andersons Lane.
- Silver Leaf Night Shade - Kikiora Road, Buddigower Road, Tallimba Road, West Wyalong saleyards.
- Mexican Poppy- Tallimba Silos.
- Town Spraying_- Barmedman, Weethalle, Ungarie, West Wyalong
- Euphorbia - Euroka Road
- Bathurst Burr- Tallimba Road, Williams Crossing Road, Nobbys Lane, Morangarell Road, Harris Lane, Brennans Tank Road
- Devils Claw - Gunn Road, Mirrool Road
- Thorn Apple - Grahams Lane

6.20 Development Services Activity Report – February 2025



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 of Development & Regulatory Services

Planning & Building Activities Update

The following DA applications were approved during February 2025:

Application No	Location	Description	Consent Authority	Approval Date
DA2025/0032	34 Shire Street West Wyalong	Demolition of Existing Structures + Removal of Four (4) Trees.	Staff	06/02/2025
DA2025/0034	Boundary Street West Wyalong	Depot - (Storage Shed)	Staff	07/02/2025
DA2025/0035	64 Queen Street Barmedman	Change of Use - Dwelling House to Food and Drink Premises	Staff	27/02/2025
DA2025/0037	3 Wootten Street West Wyalong	Residential Alterations & Additions - Storage Shed	Staff	13/02/2025
DA2025/0039	40 Ungarie Street Ungarie	Residential Alterations & Additions - Storage Shed (including amenities)	Staff	19/02/2025
DA2025/0040	36 Golden Street West Wyalong	Demolition of Existing Building - Removal of Two (2) Trees	Staff	18/02/2025
CDC2025/0010	183 Boltes Lane West Wyalong	Dwelling House	Staff	13/02/2025

Other applications approved during February 2025:

- Four (4) Construction Certificates
- Three (3) Local Government Act Applications
- One (1) Subdivision Certificates
- Five (5) Occupation Certificates

The following inspections were carried out during February 2025:

Type	Number
Swimming Pool Compliance	3
Building	26
On-site Sewer Management	1
Food	1
Overgrown & Untidy Blocks	4

Number of enquiries and meetings during February 2025:

Type	Number
Building and Planning	21
Public Health	4
Food	2
UPSS Providers	6
Swimming Pools	6
Complaints – overgrown and untidy land	4
Other	11
OSSM – AWTS follow up for quarterly service reports	69
Meetings	
Pre-Lodgement	3
Planning Portal Integration	4
Other	3

Environmental Health Update

The Biannual Food Safety Newsletter was completed and forwarded for distribution to the food providers. The Newsletter highlighted the following:

- Cooling potentially hazardous food
- Sanitation of food contact surfaces
- Disposal of waste oil

GIS Update

System Integration Improvements: Efforts are ongoing to resolve linkage issues between SSA and our TechOne systems.

Geospatial Data Transition: We are transitioning our geospatial data from the GDA94 coordinate system to the more current GDA2020 framework. This update includes integrating Rapid REST APIs in the new datum.

Telemetry System Changes: We are upgrading our telemetry systems and transitioning to new contractors as part of the preparatory steps for the new sewer treatment plant project.

Regulatory Activities Update

Companion Animal Seizure and Impound Activities February 2025

Seizure Activities:	Dogs	Cats
Seized	6	
Returned to Owner	5	

Impounding Activities:	Dogs	Cats
Animals in pound at start of month	1	6
Incoming Animals		
Transferred from Seizure Activities	5	
Surrendered		1
Total Animals in Pound	7	7

Outgoing Animals		
Released to Owner	5	
Rehoused (Rescued)	2	6
Total Animals Leaving Pound	7	6
Animals in Pound at end of Month		
	0	1

REPORTS OF COMMITTEES



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

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

Committees	Date/s	Minutes Attached
ARIC	3 December 2025	✓
CEMCC	25 January 2025	✓
RFS Bushfire Management Committee	23 September 2024	✓

Section 355 Committees	Date/s	Minutes Attached
Ungarie Advancement Group	19 February 2025	✓
Wyalong School of Arts & Hall Committee	17 February 2025	✓

Recommendation:

That Council endorse the Committee meeting minutes as presented.

1. WELCOME

The meeting was opened by the Chair, Nick Tobin at 12:02PM

ATTENDANCE:

Nick Tobin (Independent Chair), Chris Weber (Independent Member), Ray D'Angelo (Independent Member), Cr Lisa Minogue (Cr Observer), Grant Baker (General Manager), Leesa Bryant (A/Director Corporate and Community Services), David Wardell (Risk and Insurance Officer), Josh Jongma (Internal Audit Coordinator) and Dannielle MacKenzie, Associate Partner - External Audit (Crowe Australia)

2. APOLOGIES

No apologies were received.

3. CONFIRMATION OF MINUTES

Minutes from the Audit, Risk and Improvement Committee Meeting held 14 August 2024 and the Extraordinary Meeting held 19 September 2024.

RESOLVED on the motion of Chris Weber and seconded Ray D'Angelo that the minutes of the Audit, Risk and Improvement Committee meeting held 14 August 2024 and the Extraordinary Meeting held 19 September 2024 be confirmed.

CARRIED

4. MATTERS ARISING

Nil

5. GENERAL MANAGER UPDATE

The General Manager provided the Committee with an update on key matters for Council.

RESOLVED on the motion of Ray D'Angelo and seconded Chris Weber that the update provided by the General Manager be noted.

CARRIED

6. EXTERNAL AUDIT REPORTS

Danielle McKenzie provided an overview to the ARIC of the matters contained in the Final Management Letter.

RESOLVED on the motion of Chris Webber and seconded Ray D'Angelo that

- 1. The ARIC notes the external audit reports.**
- 2. The ARIC congratulates staff on the timely completion of statements and unqualified audit.**

CARRIED

7. INTERNAL AUDIT CHARTER

The Internal Audit Coordinator provided a brief overview of the proposed changes and thanked ARIC for their assistance at the August Meeting.

RESOLVED on the motion of Ray D'Angelo and seconded Chris Weber that the ARIC notes the revised Internal Audit Charter and recommends that Council adopt the amended Charter.

CARRIED

8. INTERNAL AUDIT REPORT – ACCOUNTS PAYABLE

The Internal Audit Coordinator provided a brief overview of the current progress of the audit.

RESOLVED on the motion of Chris Weber and seconded Ray D'Angelo that the ARIC notes the internal audit report on Accounts Payable will be submitted to the March 2025 ARIC meeting.

CARRIED

9. INTERNAL AUDIT ACTIONS UPDATE

The Internal Audit Coordinator provided a brief overview of the actions register.

RESOLVED on the motion of Ray D'Angelo and seconded Chris Weber that:

- 1. The ARIC notes the updated actions register.**
- 2. The ARIC requests that future reports contain a brief summary table outlining aged actions by risk rating.**
- 3. The ARIC requests that future reports contain the initial due date and revised due date for aged actions.**

CARRIED

10. ARIC STRATEGIC PLAN

The Internal Audit Coordinator provided an overview of the Strategic Plan updates following feedback received at the August Meeting.

RESOLVED on the motion of Chris Weber and seconded Ray D'Angelo that the ARIC endorses the Strategic Plan to for consideration by Council with the provided minor amendments to wording of 3.1, 5.2, 5.12, 11.1 and page 14 of the document.

CARRIED

11. INTERNAL AUDIT SCOPE

The Internal Audit Coordinator provided a brief overview of the scope document.

RESOLVED on the motion of Chris Weber and seconded Ray D'Angelo that the ARIC endorses the scope of the Workers Compensation Claim Processing Internal Audit.

CARRIED

12. ENTERPRISE RISK MANAGEMENT POLICY

RESOLVED on the motion of Ray D'Angelo and seconded Chris Weber that

- 1. The ARIC notes the revised Enterprise Risk Management Policy and Procedure.**
- 2. The ARIC notes minor suggested amendments that have been provided to staff for the Procedure document.**

CARRIED

13. RISK REPORT UPDATE

RESOLVED on the motion of Chris Weber and seconded Ray D'Angelo that the ARIC notes the risk and insurance update.

CARRIED

14. ARIC PROPOSED FUTURE MEETING DATES

RESOLVED on the motion of Nick Tobin and seconded Chris Weber that

- 1. That ARIC notes the future meeting schedule.**
- 2. That the ARIC notes that every effort will be made to align dates for ARIC Meetings to review financial statements prior to endorsement by Council for external audit amongst the Audit Alliance Councils.**
- 3. That the ARIC recommends to Council that where the timing of financial statements for the Audit Alliance Councils does not permit Audit Alliance ARIC meetings to be held on the same day, that 50% of the daily fee will apply for the Independent Chair and Independent Committee Members.**

CARRIED

15. NOTIFIABLE INCIDENTS

The Internal Audit Coordinator left the room for this item, noting the potential for a conflict of interest to arise due to additional responsibilities for Governance and Risk at Bland Shire.

No matters were reported

16. CLOSE OF MEETING

The Chair thanked the General Manager for his support during the commencement of the new ARIC and the Committee wished all present a restful break.

The meeting closed at 1:18PM.

MINUTES OF MEETING

Cowal Gold Operations Community Environmental Monitoring and Consultative Committee (CEMCC)

Extraordinary Meeting

Date: Wednesday 22 January 2025
Meeting Venue: Video Conference and Evolution Town Office, West Wyalong
Time: 9.00am

Attendees:

CEMCC Membership: David Ross (DR)*
 Evolution Representatives: Greg Coase (GC), Renee Pettit (RP), Mick Thomas (MT), Lynsey Reilly (LR)
 Community Members: Lucy Buttenshaw (LB), Angus Stitt (AS), Kate Dean (KD), Bruce Dent (BD)
 Wiradjuri Condobolin Corporation: Vicki Swadling (VS)*, Nicole Smith (NS)*
 Forbes Shire Council: Chris Roylance (CR)
 Bland Shire Council: Cr Holly Brooks (HB)
 Lachlan Shire Council: Cr Dennis Brady (DB)*
 Integrated Environmental Management Australia (IEMA): Chris Jones (CJ)* David Price (DP)*

Apologies: Cr Brian Matiske (BM), Ally Coe (AC).

**Attended meeting remotely*

ITEM	ACTION
<p>1. Welcome</p> <p>Meeting opened at 9.00am. DR welcomed everyone in attendance and introduced new attendees/guest to the CEMCC – MT and IEMA staff. DR gave his perspective on today's meeting and Evolution's intent based on the pre-reading supplied.</p> <ul style="list-style-type: none"> Legally obligated to prepare high level documentation around rehabilitation strategy of OPC in consultation with the CEMCC. Manage risks associated with transitioning from rehabilitation to final landform. Updated rehabilitation and final void management plans 	
<p>2. Declaration of Interest</p> <p>DR advised there were no changes to previous declarations by CEMCC members; as Independent Chair of the CEMCC, appointed by the Secretary of the NSW Department of Planning, DR receives payment via a Trust established by the Bland Shire Council.</p>	

3. Rehabilitation Strategy consultation

CJ provided the presentation which included:

- A recap and overview of the OPC
- Conditions of Consent and what issues need to be incorporated into the Strategy
- The final landform plan
- Related documents
- Next Steps (see attached presentation).

4. Feedback/ questions with responses given by Evolution and IEMA teams.

KD

- Could community organisations be involved in seed collection? Specialist contractor/skillsets would be required.
- Highlighted the need for Evolution to create/support new industry. Evolution gave discussion around Shared Value Projects.

DB

- Has Evolution budgeted for the expenditure associated with the rehab works and are costs of the rehab and community impact of mine closure being considered? Yes, management plans in place. Annual audits on rehabilitation provision are submitted to government. CGO currently have a bond held with the NSW Government to ensure all rehab objectives can be achieved.
- Evolution provided background on near closure of Mount Rawdon mine site and the pumped hydro strategy.
- Highlighted Evolution's high standard of safety and compliance record.

CR

- Acknowledges Evolution's excellence in safety.
- How long after mine closure does Evolution own site/relinquish tenancy? The government has to sign off on the rehabilitation of the land, this process can take a number of years.

LB

- Who's responsible for the closure of the mine site? Evolution as the owner and operator of the Cowal site are responsible for the rehab and closure of the mine. In the event that the mine was sold, the new owner would also need to provide the financial bond with the NSW Government.
- LB would appreciate updates on the environmental monitoring post closure.

<p>5. Close out</p> <p>DR observed that the strategy, while 40 or so pages in length, also reflects a significantly complex degree of cross-referencing with many other documents. That is, the Strategy must be aligned with a (to-be-developed) social impact assessment, biodiversity management plan, a rehabilitation management plan, the final void management plan, the strategic framework for mine closure, and finally, Bland Shire's Local Environmental Plan.</p> <p>In response, MT provided members with a summary of the critical takeaways from today's meeting:</p> <ul style="list-style-type: none"> • No new key pieces of infrastructure are proposed with the updated rehabilitation strategy. The closure strategy will see an extension to the current waste emplacement and IWL, with the addition of 2 new voids (GR pit and E46). • Opportunities are being explored to reduce our footprint from what is in the rehab strategy, specifically additional backfilling of pits and IWL design considerations. • The mine is very much still in the operational phase and closure concepts will continue to be investigated and refined. Beneficial uses of post mine closure are investigated on both environment and community aspects. 	
<p>7. Meeting Schedule for 2025:</p> <ul style="list-style-type: none"> • 25 January 2025 - Lake Cowal Conservation Centre 	
<p>8. Meeting closed: 10.45am</p>	

Minutes

Bland Temora Zone

BUSH FIRE MANAGEMENT COMMITTEE MINUTES

Meeting: 2024/2

Convened by: Trevor Penfold – Chairperson -NSW RFS Bland Temora

Location: Temora Fire Control Centre, 106 Vesper Street Temora

Date and time: Monday 23rd September 2024, 11am

Minutes by: Cheryl Noble – NSW RFS Bland Temora

Table 1: Attendance Record

Members (alternate)	Organisation	Present	Apology	Absent
Tom McDevitt	BTZ District Manager	X		
Melissa Boxall	Temora Shire Council	X		
Ray Graham	Bland Shire Council	X		
Grant Baker	Bland Shire Council	X		
Trevor Penfold	NSW RFS	X		
Jeff Gould	NSW RFS	X		
Tim O'Kelly	NPWS Riverina			X
Tim Hall	NSW RFS		X	
Hannah Burley	Crown Lands Temora		X	
Layne Holloway	Crown Lands Bland	X		
Paula Gilchrist	Crown Lands Riverina		X	
Brody Wickham	Forest Corp NSW			X
Peter Beal	Local Lands Services			X
Jonathan Berryman	Local Lands Services			X
Cr Leeanne Hampton	NSW Aboriginal Lands Council			X
Thomas McAlister	UGL Rail		X	
Sam Quinton	Essential Energy		X	
Justin Falkiner	NSW Police Temora	X		
Aaron Coddington	NSW Police Temora			X
Steven Evans	FRNSW		X	
Paul Billingham	Transport NSW			X
Michael Read	GWCC		X	
David Heinrich	Farmers Association		X	
John Minogue	NSW Farmers		X	

Observers / Support	Organisation	Present	Apology	Absent
Rob Fisher	Temora Shire Council		X	
Elizabeth Smith	Temora Shire Council		X	
Glenn Neyland	Bland Shire Council		X	
Shelia Lee	NPWS Riverina	X		
Frank Galluzzo	NSW Farmers			X
Brogan Murrie	NSW RFS BTZ	X		
Kelwyn White	NSW RFS Area Commander		X	
John Osmond	NSW RFS ACSW	X		
Mick Wilson	Forest Corp NSW			X
Susan Holbery	Local Lands Services	X		
Amanda Colwill	Temora Shire Council	X		

Table 2: Documents Referred to in the Meeting

Document title	Author	Date
Previous BFMC Meeting Minutes 13 th March 2024	Cameron Livolsi	September 2024
Agency Reports September	BFMC Agencies	September 2024
Seasonal Bushfire Outlook	AFAC	Spring 2024
BTZ Pre Season Exercise	RFS	September 2024

Minutes

Item 1 Welcome

- WELCOME - Chairperson**

Trevor Penfold Chairperson welcomed everyone to today's BFMC meeting.

- ACKNOWLEDGEMENT TO COUNTRY - Chairperson**

Trevor Penfold handed over to Tom McDevitt – Executive Officer to deliver the Welcome and Acknowledgement to Country.

All members present introduced themselves.

- APOLOGIES - Chairperson**

Trevor Penfold asked if there were any apologies for today's meeting. These were noted and recorded in the Minutes.

- DISCLOSURE OF INTEREST – Chairperson**

Trevor Penfold asked if any member had any disclosures of interest or invested interests. None were noted.

Item 2 Previous Minutes

- **CONFIRMATION OF MINUTES - Chairperson**

Trevor Penfold asked the BFMC members if they had received the previous BFMC Minutes 1/2024 – 13TH March 2024 held at Temora Fire Control Centre. All members confirmed they received the minutes.

Motion: Previous BFMC Minutes 1/2024 dated 13th March 2024 are a true and correct record of that meeting. Moved by: Ray Graham, seconded by Jeff Gould.

- **ANY BUSINESS ARISING FORM PREVIOUS MINUTES – Chairperson**

Michael Read from Goldfields Water advised that they investigated the pressure at Weethalle as raised at the previous BFMC Meeting and found that it was operating with GWCC Levels of Service.

Table 3. Outstanding Action Items from 13th March 2024 Meeting

Ref No.	Item Description	Responsible	Due Date	Status
13	Post Season/Pre Season Exercise	Executive Officer	September 2024	Pre-Season Exercise to be conducted at September 2024 BFMC Meeting for operational readiness.
10	FAFT Subcommittee comprising of the agencies with tenure in the FAFT plan	Executive Officer	September 2024	Agreed to hold off on subcommittee meeting for now.

Item 3 Agency Reports

TEMORA SHIRE COUNCIL

Amanda Colwill advised that Alex Dahlenburg no longer works for Temora Shire Council and she is filling in at the minute. Temora Shire Council has completed the roadside spraying on the majority of Councils roads. Resourcing is their biggest challenge at the moment, and their work teams have been busy completing their capital works program while the weather has been dry.

BLAND SHIRE COUNCIL

Bland Shire Council advised that have also been busy with their works program for roads in Bland LGA.

GOLDENFIELDS WATER – Mike Read

Goldenfields Water report was submitted by Michael Read prior to meeting, advising that they had looked into a reported issue in relation to water pressure at Weethalle. As previously discussed Goldenfields found that it was operating with their levels of service.

NATIONAL PARKS AND WILDLIFE SERVICES – Tim O’Kelly

Tim O’Kelly was absent from todays meeting and no agency report had been submitted.

FOREST CORPORATION – Shelia Lee

Sheila Lee advised she submitted their Progress Report last week.

In the Riverina they are still working through insurance claims for flood damage to assets. They have now graded Ingalba, Big Bush and Combaning Nature Reserves in June 2024 and are looking to do further works in other reserves. Their fire trails inspections and maintenance are ongoing, APZ work going well. They have proposed burn for autumn next year for Ingalba Nature Reserve.

CROWN LANDS – Layne Holloway

DPHI – Crown Lands Progress Report had been submitted prior to the meeting.

Layne Holloway advised that the commencement of their 2024-2025 APZ program will be undertaken in October for Quarter 2. Work will be undertaken by Soil Conservation Service.

Crown Lands are liaising with RFS on a SFAZ burn at a crown land reserve at Tara.

Their aerial inspections of crown lands fire trails will be undertaken in the coming weeks. They may be in touch with respective agencies following the outcomes of their statewide fire trail aerial inspections.

RFS have been notified that the following APZ's are no longer maintained by Crown Lands, and the land has left the Crown Estate. Their APZ's include – Oak Street APZ Wyalong & Snee Street APZ Wyalong.

Hannah Berle would normally sit in on this committee however she is on maternity leave and Layne Holloway will remain for now.

LOCAL LAND SERVICES – Susan Holbery

Susan Holbery is attending today's meeting. LLS Riverina are currently conducting assessments on the reserves that have been identified as high risk. Where possible they are looking at a 28 day grazing in some of these reserves to reduce that risk. Alternatively they are also looking at other measures such as cold burns or slashing.

Tom McDevitt also advised that the RFS are also looking at conducting treatments for Stitts Tank TSR on the Springs Road Rankins Springs/Naradhan, and Area Command assisting with the environmentalists.

LOCAL ABORIGINAL LAND COUNCIL

No representative in attendance. We did not get a reply from our invitation nor a Progress Report.

NSW FARMERS – David Heinrich

NSW Farmers representative David Heinrich was an apology for today's meeting and no agency report had been submitted.

UGL RAIL

No representative in attendance and no report other than they advised they were carrying out slashing and spraying works.

ESSENTIAL ENERGY – Sam Quinton

Essential energy representative Sam Quinton was an apology for today's meeting and no agency report was submitted.

NSW POLICE – Justin Falkiner

Justin Falkiner from NSW Police advised that they have some staffing issues that they are all experiencing across the state. This shouldn't affect Bland or Temora LGA's.

FIRE AND RESCUE NSW

FRNSW Region West 3 Progress Report had been submitted prior to the meeting.

Their operational responses for Bush/Grass fires in Temora was 43 and West Wyalong 46.

Stations will undertake the following training in September; Bushfire Preparedness, Safety and Fire Behaviors, Bushfire Response & Communications, Aviation Support, Mop Up Blackout and patrol.

They have also issued 15 Fire Permits for Temora

TRANSPORT for NSW

Transport for NSW submitted their Progress Report prior to today's meeting.

From April to June 2024 TfNSW have undertaken across regional NSW 35.3 million M2 of vegetation slashing, 4,246 trees trimmed, and 11,153 trees removed, plus 4 million m2 of weed spraying. They have also undertaken preventative maintenance activities in Bland Temora Zone of 820,040 m2 of vegetation slashing & 120 Trees trimmed and 260 trees removed.

Some Councils maintain sections of the state road network on behalf of TfNSW which are not reported in the above figures.

Some of their planned traffic management activities include Henty Machinery Field Days, Term 3 NSW Spring School Holidays, Deni Ute Muster and Temora Warbirds Downunder.

NSW RURAL FIRE SERVICE – Tom McDevitt

Tom McDevitt informed the committee that Bland Temora Zone completed the "Neighborhood Safe Places" in July and August 2024. It was identified that both Springdale and Naradhan required attention. Works Requests were scheduled for these. The work in Naradhan will commence this week and Springdale the following Fortnight.

The Bland Temora Zone Pre Season Checklist (Section 52 Plan) had been completed along with the Ignition Prevention plan.

RFS Mitigation works are ongoing, and the communications towers are going to be inspected by the mitigation crews.

RFS Bland Temora have not undertaken any burning in the last four months. We have two burns proposed, one at Stitts Tank on Rankin Springs Road Naradhan and are working with Area Command on the environmental assessments. We also have a small strategic burn planned for Tara Bectric Hall next year.

The RFS Fleet servicing for Bland Temora is all but complete for this year and we have several tankers being replaced as part of the RFS refurbishment program.

Our Group Captain elections are currently taking place. We have nine group areas and Tom advised they will commence the role from 1st October 2024 for a three year period.

Tom McDevitt advised that he will be stepping down as the Bland Temora Zone BFMC - Executive Officer as of 3rd October 2024. Area Command are currently in negotiations with someone at present, whether that is a temporary person or full time is yet to be identified. We currently have a full compliment of staff in the District at this time, however there are a few staff acting up into higher roles.

Item 4 Grant Funding

- **AGENCY UPDATE FY 24/25 – Agency Representative**

Unknown

- **RFFF FUNDING REQUIREMENTS FOR FY24/25 – Agency Representative**

Unknown

Item 5 2023/2024 Pre-Season

- **PRE-SEASON REVIEW 24/25 – Executive Officer**

Tom McDevitt gave all Committee members a copy of the AFAC Seasonal Bushfire Outlook Spring 2024 Edition. A majority of the committee member attended the preseason briefing held in Griffith or online.

The seasonal Bushfire Outlook shows increased risk of fire. As you are aware the BOMW is sitting on the fence and not giving anything away. For spring, there continues to be an increased likelihood of unusually high maximum temperatures across most of Australia. There could be rainfall coming in the spring and early summer. From the AFEAC seasonal outlook we have been experiencing above average temperatures for the year. August saw widespread above average temperatures and was the warmest August on record.

Operational readiness for the RFS perspective, all our servicing is almost complete, training is ongoing. We have identified some training gaps with our new incoming field officers, and they have been offered training to bring them up to speed and given the appropriate qualifications.

We have been working with the Operation Support Group and building their capacity, as well as assisting with logistics in the field. The Group Captains will be finalized shortly, so from an operational readiness perspective we are looking good.

- **BUSH FIRE DANGER PERIOD – COMMENCEMENT DATE – Executive Officer**

Tom McDevitt advised that the bush fire danger period for Bland Temora Zone will commence on 1st October 2024 and it will depend on the season as to whether that is extended or not.

The RFS has a new online Fire Permit System. Previously there were about 42 different versions of Fire Permits across NSW and we now have one. In Bland Temora we have started using the new system. The landowner requests a fire permit online and the district office receives these in their inbox, they have 72 hours to action the request, the request can then be sent to a Brigade Fire Permit Officers and they will have 72 hours to approve the request. In total it can take up to 6 working days at the most to have a Fire Permit approved. District staff will endeavor to monitor the system and turn them around as quickly as possible; it all depends on the time of year and the number of permits we've got coming in. The landowners are still required to notify 24 hours prior to conducting their burn.

Item 6 Fire Access Fire Trails

- **REVIEW OF FAFT PLANS ACROSS ALL AGENCIES TO DISCUSS BOTH COMPLETED AND ONGOING WORKS ON TRAILS - Agencies**

Tom McDevitt advised in the previous meeting we were looking into having a subgroup of the land management agencies come together to review the FAFT plan, which we didn't get around to.

Sheila Lee said she was happy to hold off and a little bit more planning would complement the next generation FAFT plan. It would also be helpful to have some understanding of the new guidelines and new standards. She heard that there might be differing standards for different landscapes, and whether that's actually going to come in. She also asked that if there was any further information on that if it could be shared with the agencies.

Tom McDevitt asked John Osmond if he had an idea as to when the next Gen FAFT plan will commence. John Osmond believes that two Districts will be trialing the new plan and he believes it should commence this year.

Tom McDevitt said that this is relatively new and advised that he would set this as a task for the incoming Executive Officer to fill in the blanks and come back to the respective agencies.

- **REVIEW OF FAFT PRIORITY LISTS – Agencies / Fire Trail Team**

It was agreed upon that we hold off on the subcommittee at this time.

Item 7 Interface Project

- **INTERFACE PROJECT OVERVIEW – Executive Officer**

Tom McDevitt advised that the BTZ Interface Project Inspections are being carried out, and respective work requests are being placed for mitigation crews to carry out any Hazard Reduction work identified.

- **HAZARD COMPLAINTS – Executive Officer**

Tom McDevitt explained to the committee that in the past if BTZ identified that works were required on agencies land, Jason Bortolazzo would pick up the phone and contact the respective agency, before going down the formal process of a Hazard Complaint, as nine times out of ten it can be resolved with the agencies. Tim Hall recently commenced work with BTZ in the role of community risk and replaced Jason Bortolazzo. Tom McDevitt advised that Tim overlooked this process, and Tom has informed the staff to approach the agency in the first instance before going down the Hazard Complaint process.

Item 8 Bush Fire Risk Management Plan

- **NEXT GENERATION BUSH FIRE RISK MANAGEMENT PLAN – WORKSHOP**

Tom McDevitt informed the committee members that he was looking at having a two-day workshop but thanks to the respective agencies and in consultation with John Osmond late last week, enough data had been supplied by each agency.

John Osmond said we've been working with all agencies to get the data into the portal and now have all the data they need, so we don't need to conduct the two-day workshop. From here we will continue to build a draught plan.

Once we have the Draft BFRMP and all the agencies are happy with the treatments, it will go on public exhibition for 42 days. After that the BFMC will meet again to review any comments or submissions that have been made by both the public and agencies. Agencies will also provide feedback through the public exhibition process. Once the plan has been finalised, it will be submitted to the Bush Fire Coordination Committee (BFCC) for approval.

Tom McDevitt wanted to thank the entire BFMC for all the work that has been put into the new Draft BFRMP. At the initial workshop there were of people turn up, and it seemed a bit painful for them at first, however we received a lot of data from that workshop, and Tom appreciated everyone's input.

Item 9 Pre-Season Exercise

- **PRE-SEASON EXERCISE - Executive Officer & Agencies**

Brogan Murrie delivered the 2024 Pre-Season presentation to the BFMC Committee Members. The members participated in an exercise/scenario for a fire that started on the Newell Highway Mirrool.

Table 4. Updated Action Items

Ref No.	Item Description	Responsible	Due Date	Status
6	FAFT Plan	New XO	March 25	To provide agencies with up update on the new FAFT plan guidelines and Standards

Table 5. Next meeting

Date	Start time	Finish time	Location
Wednesday 19 th March 2025	10:00am	12.00pm	Temora Fire Control Centre 106 Vesper Street Temora

UNGARIE ADVANCEMENT GROUP
ANNUAL GENERAL MEETING
WEDNESDAY 19th FEBRUARY 2025
held in the Ungarie C.W.A. Rooms

Meeting Opened: 7.05pm

Present: Vanessa Williams, Omer “Tayfun” Tulunay, Jackie Jansen, Robyn Sherd-McVey, Brony Mason, Rob Anderson, Alvian Tam, Nicole Lewis, Jason Lewis, Councillor Liz McGlynn, Sarah Hale, Pam Brewer.
Apologies: Peter Stanton

Minutes of the previous A.G.M. were read.

Moved that the Minutes be accepted as read: Vanessa Williams, 2nd: Robyn Sherd-McVey

ELECTION OF OFFICE BEARERS

All positions on the Committee were declared vacant.

Election of Office Bearers was chaired by Robyn Sherd-McVey

President

Nomination for President: **Robyn Sherd McVey (accepted)**

Moved by Vanessa Williams, 2nd Jason Lewis

Elected.

Vice President

Nomination for Vice President: **Jason Lewis (accepted)**

Moved by Rob Anderson, 2nd by Jackie Jansen

Elected.

Secretary

Nomination for Secretary: **Brony Mason (accepted)**

Moved by Nicole Lewis, 2nd by Robyn Sherd McVey **Elected.**

Treasurer

Nomination for Treasurer: **Vanessa Williams (accepted)**

Moved by Nicole Lewis, 2nd Jason Lewis

Elected.

Publicity Officer

Nomination for Publicity officer: **Vanessa Williams (accepted)**

Moved by Nicole Lewis, 2nd Jason Lewis

Elected

The Community Postal Agency is now a private enterprise, so there is no longer a need for a CPA Officer.

A.G.M. closed at 7.15pm

UNGARIE ADVANCEMENT GROUP GENERAL MEETING
WEDNESDAY 19th February, 2025
held in the Ungarie C.W.A. Rooms

Meeting Opened: 7.15pm

Present: Vanessa Williams, Omer “Tayfun” Tulunay, Jackie Jansen, Robyn Sherd-McVey, Brony Mason, Rob Anderson, Alvian Tam, Nicole Lewis, Jason Lewis, Councillor Liz McGlynn, Sarah Hale, Pam Brewer.

Apologies: Peter Stanton

Copies of Minutes of the Previous Meeting were shared around and read.

Moved that the Minutes be accepted as read: Brony Mason, 2nd Rob Anderson
Carried.

BUSINESS ARISING FROM THE MINUTES:

Discussion:

- Carols in the Park went well. Thanks to Jason for pressure washing the pigeon poo out
- Australia Day went extremely well. Liz McGlynn: best one she attended on the day.
 - Advancement Cttee received \$500 from Council and the total cost for the day was \$709.93). Donations of \$267.20 were received at the door.
- Bland Shire Forum:
 - Liz McGlynn said General Manager had said that nothing had been done since the 2023 forum as there were not enough staff
 - **Robyn Sherd-McVey to draft a letter expressing our disappointment at the failure to address issues raised at the 2023 forum (will forward a copy to Liz McGlynn when completed)**
 - Nicole Lewis said that the Water issues at the Showground were slowly being addressed. She mentioned that the Grounds Committee are also a 355 Committee and are getting the same treatment as the Advancement Committee. Need to keep following up to get things done.
 - General discussion on Council’s failure to act on requests
 - Bins for Blokes (CWA)
 - Security Cameras for the RSL Park – Liz McGlynn mentioned the possibility of getting funding from the Strengthening Communities grants (both Federal Govt and Council)
- **Welcome Packs – still to be done**
- **Bus Zone signs – still to be done (need to check with council)**
- **Defibrillator familiarisation course – to be done**
 - Nicole to liaise with Heart of the Nation to find suitable date for them
 - Nicole and Vanessa to work together (Vanessa to do a poll re when, preferred time, etc on Ungarie fb page)
 - Need to advertise as the West Wyalong Bowling (?) Club had a session last year at the Library that wasn’t well attended

TREASURER'S REPORT:

As at the end of January:

- Advancement Committee: closing balance of \$14,386.75
- Historical Society: closing balance of \$6821.56 (remains the same)
- Garden Club: closing balance of \$1044.86 (remains the same)

MOVED Brony Mason, 2nd Nicole Lewis that Treasurer's Report be accepted. Carried.

CORRESPONDENCE

- Omer Tulunay submitted letter he had sent to all Councillors and Steph Cooke regarding educating people in the community about safe, respectful behaviour.
 - Steph Cooke was the only person to reply.
 - Perhaps this could be brought up at the next Council forum
 - Liz McGlynn – the Youth Centre would be a good place to put signage
 - Rob Anderson mentioned the Traffic Offenders program and Safer Driving Courses
 - The Youth Centre's partnership with PCYC \$850K cost for 15 hours a week isn't really value for money for outlying towns.
 - Programs not advertised enough? Need transport for outlying kids who can't get in to activities?
 - PCYC type disco here in Ungarie?
 - **Robyn to include these issues in her letter to Council, and Liz to push for another Council Forum.**

GENERAL BUSINESS

- The Ungarie Street Railway Crossing has been left in a poor state, and needs re-sealing
- The burnt/collapsed house at 30 Ungarie Street has asbestos in it, which appears to be blowing around on windy, dusty days. Needs attention.
 - Contact Shire to get onto EPA
 - Liz McGlynn – Council should be contacting owner (details on rates notice)
 - The block to the east of the Memorial Hall needs to have the same action taken (long dry grass a fire hazard, and unsightly)
- Dogs on the street discussion – restriction on numbers (3 dogs, 3 cats per household) needs to be enforced.
- Jackie Jansen introduced herself and her new business, JBJ Creative Connections. Jackie is allowing access to art experiences through online Teams sessions with professional artists (locals can log on from home) and her studio across the road in Wollongough Street. Times, dates, etc will go on her website when it goes up shortly.
- Sarah Hale discussed the plans to purchase the Ungarie Uniting Church (owned by the Community Church in West Wyalong who are looking to sell the West Wyalong and Ungarie buildings)
 - \$12K for the Ungarie site
 - Sarah and Simon are looking at incorporating and running it as a non-denominational church with monthly meetings

- Possibility for a homework centre, movie nights
 - As a church there would be no rates paid (sewerage/garbage access only)
 - She has a rough constitution drafted up and is hoping for local support
- Possibility of a St Pat's Day Bush Dance discussion: 17th March is a Monday, and the weekend before is a bit busy (pool shuts 15/3/25 plus West Wedding)

NEXT MEETING : General Meeting 21/5/25

MEETING CLOSED at 8.30pm

WYALONG SCHOOL OF ARTS & HALL COMMITTEE

DATE OF MEETING: 17 FEBRUARY 2025

VENUE: WYALONG HALL

File: <u>Gov -3SS - WSA</u>	Action
Action Officer: <u>DCCS</u>	<input checked="" type="checkbox"/>
21 FEB 2025	
Copy to:	Bland Shire Council

Meeting opened at: 6.31pm

PRESENT: Gerard Payne, Des Lamb, Bev Fury, Michelle Lamb, Ron Good, Heather Good, Amanda Stitt

APOLOGIES: Chris Butcher

MINUTES OF PREVIOUS MEETING:

Moved: Des Lamb

Seconded: Bev Fury

BUSINESS ARISING FROM PREVIOUS MINUTES

Projector has been installed.

Bev Fury has spoken to both Allison Ballind and Brad Frost in relation to outstanding matters. Brad advised that finishing of painting of School of Arts would happen in the next few weeks, concrete work at front of hall is being looked at. Footpath next to School of Arts not able to be done as there are air vents that cannot be covered up near ground level. He suggested we put a road base tar there instead and I said that would be better than nothing. He to look into that with engineers. He advised that the new Council engineer would be in touch re sealing of back area but to date have not heard from him. Bev also waiting to hear from Council in relation to constrictions re air conditioning with heritage listing of building.

Quote has been received from CBR in relation to installation of air conditioning to stage area and kitchen. Des still to get quote from other supplier and he will chase up.

Des advised that vac blower has been ordered but is not yet at suppliers.

Discussion was had in relation to dishwasher and it was decided to purchase the smaller 505 model. Bev to advise Wagga Catering Equipment.

TREASURER'S REPORT:

Moved: Bev Fury

Seconded: Heather Good

CORRESPONDENCE :

No correspondence.

GENERAL BUSINESS:

Gerard now has Timetree calender for hall bookings and all committee able to access this calender if required.

Discussion was had re portable stairs and bain marie at side of hall. Des to move stairs to back of yard with forklift. Bev to request Chris Butcher to liaise with Ron Good in relation to putting bain marie back in School of Arts building.

Ron extended thanks to Jeremy Lamb for assistance in re-seeding of front lawn area.

Next hall hire is 15 March which is Council. Gerard advised that cleaning would not be necessary as Council were providing their own cleaning for this function.

Next meeting: May 2025

Meeting closed: 6.51 pm

Statement 302 (Page 1 of 2)

Account Number 06 2621 00902137

Statement
Period 1 Oct 2024 - 31 Dec 2024

Closing Balance \$20,932.81 CR

Enquiries 13 2221



016

THE TREASURER
SCHOOL OF ARTS HALL COMMITTEE
8 CONWAY ST
WEST WYALONG NSW 2671

Society Cheque Account

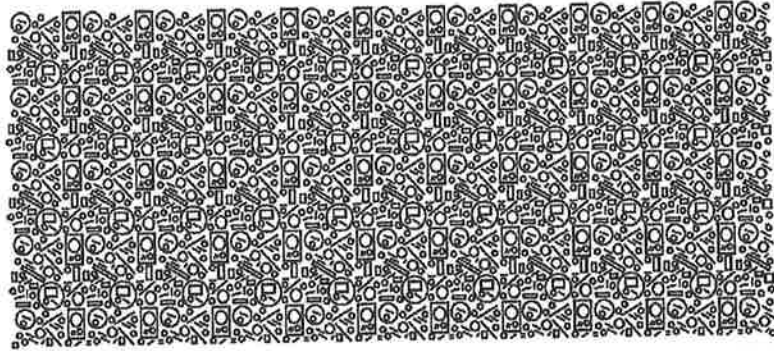
If this account has an attached overdraft limit or facility which is secured over your primary place of residence or over a residential investment property you should ensure that the property is insured in accordance with the terms and conditions of the mortgage. If you have any queries about your insurance cover you should contact your insurer. Information on property insurance can also be found on www.moneysmart.gov.au. 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 Oct 2024	OPENING BALANCE			\$19,238.31 CR
01 Oct	Direct Credit 049045 SWSCU COMMUNITY RADIO		60.00	\$19,298.31 CR
11 Oct	Direct Credit 075589 BLAND SHIRE COUN 037126		2,500.00	\$21,798.31 CR
01 Nov	Direct Credit 049045 SWSCU COMMUNITY RADIO		60.00	\$21,858.31 CR
20 Nov	Transfer to other Bank NetBank Security Light	365.00		\$21,493.31 CR
20 Nov	Transfer to other Bank NetBank Wyalong Public Hal	500.00		\$20,993.31 CR
20 Nov	Transfer to other Bank NetBank Wyalong Hall ALC	500.00		\$20,493.31 CR
01 Dec	Transfer from CBA NetBank TAX INVOICE 123		950.00	\$21,443.31 CR
02 Dec	Direct Credit 049045 SWSCU COMMUNITY RADIO		60.00	\$21,503.31 CR



Date	Transaction	Debit	Credit	Balance
09 Dec	Cashed Chq No. 067890 WEST WYALONG	570.50		\$20,932.81 CR
31 Dec 2024	CLOSING BALANCE			\$20,932.81 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$19,238.31 CR		\$1,935.50		\$3,630.00		\$20,932.81 CR

Important Information:

We try to get things right the first time – but if we don't, we'll do what we can to fix it.

You can fix most problems simply by contacting us.

Write to: CBA Group Customer Relations, Reply Paid 41, Sydney NSW 2001

Tell us online: commbank.com.au/support/compliments-and-complaints.html

Call: 1800 805 605 (free call)

You can also contact the Australian Financial Complaints Authority, AFCA, an independent external dispute resolution body approved by ASIC - time limits may apply, visit AFCA, afca.org.au, website for more information.

Write to: Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

Email: info@afca.org.au

Call: 1800 931 678, free call Monday to Friday 9am– 5pm, AEST

CBA # 2137							
OPENING BANK BALANCE AS AT 18/11/2024							\$21,858.31
INCOME							
Date	Received From	Description	Amount of Invoice	GST	Amount received/paid		
1/12/2025	Hall Hire	Hall Hire	\$950.00	\$86.36	\$950.00		\$22,808.31
2/12/2025	Community Radio	Rent	\$60.00	\$5.45	\$60.00		\$22,868.31
2/01/2025	Community Radio	Rent	\$60.00	\$5.45	\$60.00		\$22,928.31
3/02/2025	Community Radio	Rent	\$60.00	\$5.45	\$60.00		\$22,988.31
	Total GST received			\$102.73			
Total income 18/11/2024 - 17/02/2025						\$1,130.00	
EXPENDITURE							
20/11/2025	Steel Technology	Security Light	\$365.00	\$33.18	\$365.00		\$22,623.31
20/11/2025	Bond refund		\$500.00	\$45.45	\$500.00		\$22,123.31
20/11/2025	Austn Electoral Comission	Bond refund	\$500.00	\$45.45	\$500.00		\$21,623.31
9/12/2021	Petty Cash		\$570.50	\$51.86	\$570.50		\$21,052.81
	Total GST paid			\$175.95			
Total expenses 18/11/2024 to 17/02/2025						\$1,935.50	
BALANCE AS AT 17/02/2025							\$21,052.81

3/02/2025	60 Direct Credit 049045 SWSCU COMMUNITY RADIO	21052.81
2/01/2025	60 Direct Credit 049045 SWSCU COMMUNITY RADIO	20992.81



CENTRAL BEVERAGE
& REFRIGERATION

23 Ungarie Rd
West Wyalong NSW 2671
02 6979 2900
info@centralbeverage.com.au
AU53611

Quote

ABN: 22 644 402 228

Tax Invoice # 2765
12th February 2025

Ronny Good
Wyalong Hall
6-8 Shire street
West Wyalong, NSW 2671

DESCRIPTION

PRICE

Supply and install new 9kw Mitsubishi electric split system to rear stage area with outdoor unit to be located on roof similarly located to others. Kitchen 7kw Mitsubishi Electric split system to be located central to the room with condenser mounted on aerated concrete slab at rear of building. Power supplies from switchboard included and provided by Glasgow electrics. Fan above stage subject to further investigation due to existing ceiling construction etc. Suggest the operation of split system in FAN mode where required and if required we can investigate further the cost to install ceiling fan to stage.

\$10,233.00

SUBTOTAL: \$10,233.00
GST: \$1,023.30
TOTAL: \$11,256.30

TERMS AND CONDITIONS:

Quote is valid for 30 days from issue date. Works will commence after an initial 40% deposit has been received, with the remainder of the total to be paid within 7 days of completion of works. Central Beverage & Refrigeration reserves the right to remove any items not paid for within the time frame discussed in these terms.

How to Pay

Quote#2765

We accept payment by: Bank Deposit or Cash

BUY NOW PAY LATER WITH Laddrpay

For more info on how you can buy now pay later with Laddr pay please send us an email and reference your invoice number for us to sign you up today.

Westpac Central Beverage and
Refrigeration
BSB: 032-067
Acc No: 746102

Cheque 23 Ungarie Rd,
West Wyalong NSW
2671

Online payment Visit this link to pay your invoice online: <https://sm8.link/98qb8ht>

Thank you for your business, have a great day!

PETTY CASH - 09/12/2024					
DATE	DESCRIPTION	OUTGOINGS	GST	INCOME	BALANCE
	OPENING BALANCE			\$100.00	\$100.00
6/02/2024	Power boards	\$43.98	\$4.00		\$56.02
26/02/2024	Paper	\$10.95	\$1.00		\$45.07
27/08/2024	Funnell	\$22.95	\$2.09		\$22.12
28/08/2024	Toilet paper/paper towells	\$50.00	\$4.55		-\$27.88
1/11/2024	Printing supplies	\$98.58	\$8.96		-\$53.51
8/12/2024	Cleaning supplies	\$16.98	\$1.54		-\$70.49
	BALANCE AS AT 09/12/2024				-\$70.49
9/12/2024	Increase float to \$500				-\$500.00
9/12/2024	Cheque				\$570.49

Thanks for Shopping @ Discount Dollar
Discount Dollar
 102-106 Main St
 West Wyalong NSW 2671
 ABN : 86 610 956 486

Print Copy

Description	Qty	Price	Extend
ARLEC 1 OUTLET	1.00	28.99	28.99
4 OUTLET SURG	1.00	14.99	14.99
Subtotal			39.98
GST1 10.00%			4.00
Total			\$43.98
Paid Debit Card			\$43.98

Receipt# 165923
 Date: 02/02/2024, 12:07 PM
 Register: 1
 No returns / Refund after 7 days

WEST WYALONG NEWSAGENCY

ABN 67166068702
 159 MAIN STREET
 WEST WYALONG, NSW 2671
 westwyalongnewsagency@gmail.com
 Phone (02) 69722040 Fax (02) 69723428
 PH: (02) 69722040
 FAX: (02) 69723428
 email: westwyalongnewsagency@gmail.com

Tax Invoice / Receipt	
^ PAPER VICTORY A4 80GSM HI WHITE	\$10.95
Sub Total	\$10.95
Rounding	\$0.00
Total	\$10.95
Tendered Cash	\$50.00
Change	\$39.05
^ GST Total	\$1.00

26/02/2024 11:17:21 AM H POS3



Sale No. S0002282840

Thankyou for shopping
 at the newsXpress West Wyalong
 Please Call Again.....

R Enterprises Pty Ltd
As Hardware Home And Rural
 30 661 265 729
 Main Street
 West Wyalong
 NSW 2671
 : (02) 6972 2247

Invoice
 Ticket No: 18378
 Date: 27 Aug 2024 9:11

Account Code: CASH\$\$\$
 Cash Sales

Product Code Price
 03195
 Proquip Funnel Measure On/Off 1Lt
 FloTool
 1 @ 22.95 = 22.95

Total Due: \$22.95
 GST: 2.09
 Tendered: 22.95
 Rounding: 0.00

Outstanding: Paid In Full
 Tendered By:
 EFT EFTPOS \$22.95
 * Indicates Item Excludes GST

Served By: Anthony Bock
 R Enterprises Pty Ltd
 AB: 082 - 774
 AC: 80 - 765 - 1947

PETTY CASH VOUCHERS

DATE 26/18/2024



AMOUNT DOLLARS CENTS

DESCRIPTION	\$	¢	CHARGE TO
Toilet Paper			
Paper Towels	50	00	

APPROVED..... SIGNED.....

officeworks

www.officeworks.com.au

Officeworks Wagga Wagga

PH: (02) 6923 7600

Officeworks Ltd ABN 36 004 763 526

TAX INVOICE (Q2 2024/25) 01/11/2024

EP202XL4VP \$98.58

EPSON 202XL BLK & STD CLR 4PK

TOTAL \$98.58

GST Included in Total \$8.96

* GST Free item

Eft Purchase \$98.58

Officeworks

Wagga Wagga

01/11/24 10:48

***** 3407

CREDIT ACCOUNT

APSN 0001 ATC 0593

PURCHASE

RRN 003285667001

AUTH R82206

NO PIN OR SIGNATURE REQUIRED

Purchase

\$98.58

NSW AU

27894310 023803

MASTERCARD

Debit Mastercard

A00000000041C10

AUD\$ 98.58

(00)APPROVED

Flybuys 279*****4717

Please retain receipt for
return/exchange.

Team Member: Taylah

Back to School '23

**Looking for
BYOD tech?**

officeworks.com.au/BYOD



Transaction no: 9359238003285667

1/11/2024 10:47:46 AM



To provide feedback, go to
officeworks.com.au/238

PETTY CASH VOUCHERS

DATE 8 12 2024

AMOUNT DOLLARS CENTS

DESCRIPTION	\$	¢	CHARGE TO
Toilet Paper	7	00	
HL Wash Refill 2	8	95	
	16	95	

APPROVED SIGNED

PETTY CASH - 09/12/2024					
DATE	DESCRIPTION	OUTGOINGS	GST	INCOME	BALANCE
	OPENING BALANCE				\$500.00
10/12/2024	Kitchen supplies	\$12.65	\$1.15		\$487.35
8/02/2025	Volunteer lunch	\$447.00	\$40.64		\$40.35
17/02/2025	Office supplies	\$159.00	\$14.45		-\$118.65
	BALANCE AS AT 09/12/2024				-\$118.65
17/02/2025	Cheque				\$618.65



12-20 Barnardo Street
West Wyalong NSW 2671
Ph: 02 6972 2528

ABN: 84093421919

TAX INVOICE

ABN: 84093421919

TAX INVOICE

Slip: 000000WW01000183175
Staff: Sarah Trans: 182934
Date: 10/12/24 11:06

Description	\$
GLAD K/TIDY BAG WTOP RL MED 40	
2 pcs @ 3.90	7.80 B
MULTIX GARB BG DRW/T E/W	4.85 B
Total	\$12.65
Promotion Savings	-1.20
Cash	-50.00
Change	37.35
VAT% Net.Amt VAT Amount	
B 10 11.50 1.15 12.65	

Member Account 2722369840100.
Issued Points: 12.65
Used Points.: 0
Point Balance: 8,821.45
Total Dollar Value: \$44.05
Retain receipt for refund or return

THANK YOU FOR SHOPPING AT BERNARDIS



TAX INVOICE / RECEIPT

Top Town Tavern
74 Neeld St
Wyalong NSW 2671
41616309963
0269722024

toptown@murrellshospitality.com.au
murrellshospitality.com.au

Sale #: SP-2 2025-02-08 13:05:47
0208012239
Served by Emma L

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Description	Amount
Garlic Bread x 4	\$36.00
Barramundi	\$29.00
- Grilled	\$0.00
- Chips	\$0.00
Crispy Skin Chicken Breast	\$32.00
!Well done chicken	
- Vegetables	\$0.00
- Mash	\$0.00
- Garlic Sauce	\$4.00
Crispy Skin Salmon	\$36.00
- Vegetables	\$0.00
Rissoles w/ onion gravy	\$26.00
- Chips	\$0.00
Lamb Salad x 2	\$56.00
Carbonara	\$21.00
- Spaghetti	\$0.00
- prawns	\$9.00
Carbonara	\$21.00
- Spaghetti	\$0.00
- prawns	\$9.00
Drunk Beef Short Ribs	\$45.00
Crispy Skin Salmon	\$36.00
- Chips	\$0.00
- Salad	\$0.00
Steak Baguette	\$22.00
- Chips	\$6.00
Crispy Pork Belly	\$30.00
Barramundi	\$29.00
- Grilled	\$0.00
- Salad	\$0.00
Subtotal:	\$447.00
Total ex tax:	\$406.34
- GST	\$40.66

Total Inc Tax: \$447.00

PETTY CASH VOUCHERS



DATE 17/02/2025

AMOUNT DOLLARS CENTS

DESCRIPTION	\$	c	CHARGE TO
Office Supplies	15	00	
Microsoft			

APPROVED SIGNED