



ORDINARY MEETING AGENDA

16 April 2024

**Hillston District Office
139-145 High Street, Hillston**

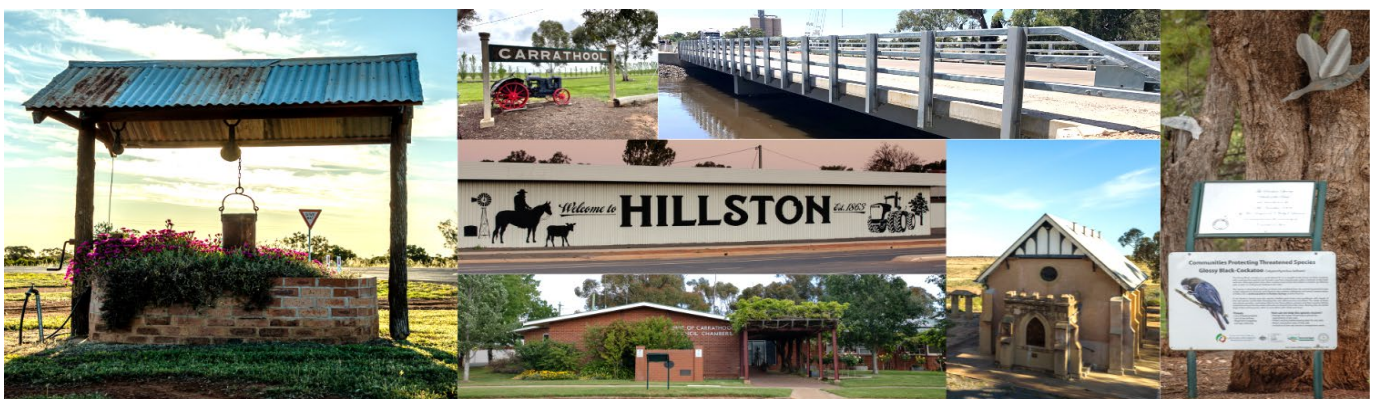


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Definitions

Author:	Officer who prepared the report
Purpose:	Brief reason for report
Attachment:	Document appended to report
Information Item:	Document provided as background information (not part of report)
Separately Circulated:	Document provided as background information (separate document/booklet)

Council's Vision & Goals

Motto

Council's Motto is:

"Promoting our future through diversity"

Vision

Council's vision reflects what we are trying to achieve:

"Carrathool Shire Council's VISION is to have a connected and thriving community enjoying active and fulfilling lives while protecting and appreciating our environment and unique way of life."

The vision is the long term planning focus of Council.

Mission

Council's mission reflects what we will do to achieve the vision:

"Council's MISSION is to provide the community of Carrathool Shire with cost effective works, services and planning."

Council's mission is Council's medium term planning focus.

Values

We value:

- Honest, open, objective and accountable decision making;
- Our diverse communities;
- Responsiveness to community needs
- Open, fair and practical business relationships;
- Cost effective and commercially competitive service delivery, and
- Continuous improvement and best value in everything we do

ORDINARY COUNCIL MEETING AGENDA
OF THE CARRATHOOL SHIRE COUNCIL TO BE HELD
AT THE HILLSTON DISTRICT OFFICE
TUESDAY, 16 APRIL 2024 COMMENCING AT 10.00 AM

Recording of Meeting

This Council Meeting is being recorded. By speaking at the Council meeting you agree to being recorded. Please ensure that, if and when you speak at this meeting, you are respectful to others and use appropriate language at all times. Carrathool Shire Council accepts no liability for any defamatory or offensive remarks or gestures made during the course of this Council Meeting. A recording will be made for administrative purposes and will be available on Council's website.

Please ensure that mobile phones and other electronic devices are turned off or are in silent mode for the duration of the meeting.

1. Present

2. Apologies

3. Declaration of Pecuniary and Conflicts of Interest

Section 451 of the *Local Government Act 1993* requires that if a Councillor or member of a Council or committee has a pecuniary interest in any matter before the Council or committee, he/she must disclose the nature of the interest to the meeting as soon as practicable and must not be present at, or in sight of, the meeting, when the matter is being discussed, considered or voted on.

A pecuniary interest is an interest that a person has in a matter because of a reasonable likelihood or expectation of financial gain or loss (see sections 442 and 443 of the *Local Government Act 1993*).

A non-pecuniary interest can arise as a result of a private or personal interest which does not involve a financial gain or loss to the Councillor or staff member (eg friendship, membership of an association, or involvement or interest in an activity). A Councillor or staff member may elect to leave the Council Chambers during consideration of the matter.

4. Confirmation of the Previous Minutes

Ordinary Council Meeting 19 March 2024

5. Business Arising

6. Motions & Questions (notice given)

7. Presentations/Public Addresses (where scheduled)

9.45 am for 10 am start – Citizenship Ceremony

Jean-Baptiste Pierre COPIN

Parts of the Meeting that can be Closed to the Public

Section 10A of the *Local Government Act 1993* states that a Council, or a Committee of the Council of which all the members are Councillors, may close to the public so much of its meeting as comprises:

- a) The discussion of any of the matters listed below, or
- b) The receipt or discussion of any information so listed

Matters & Information

- (a) *Personnel Matters concerning particular individuals (other than Councillors).*
- (b) *Personal hardship of any resident or ratepayer.*
- (c) *Information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.*
- (d) *Commercial information of a confidential nature that would, if disclosed:*
 - (i) *Prejudice the commercial position of the person who supplied it, or*
 - (ii) *Confer a commercial advantage on a competitor of the Council, or*
 - (iii) *Reveal a trade secret.*
- (e) *Information that would, if disclosed, prejudice the maintenance of law.*
- (f) *Matters affecting the security of the Council, Councillors, Council Staff or Council property.*
- (g) *Advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.*
- (h) *Information concerning the nature and location of a place or an item of aboriginal significance on community land.*
- (i) *Alleged contraventions of any code of conduct requirements applicable under section 440.*

A Council or Committee of the Council may allow members of the public to make representations to or at a meeting, before any part of the meeting is closed to the public, as to whether that part of the meeting should be closed.

A meeting is not to remain closed during the discussion of anything referred to in the above list except for so much of the discussion as is necessary to preserve the relevant confidentiality, privilege or security, and if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret - unless the Council or Committee concerned is satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest.

The grounds on which part of the meeting is closed must be stated in the decision to close that part of the meeting and must be recorded in the minutes of the meeting. The grounds must specify the relevant provision of Section 10A(2), the matter that is to be discussed during the closed part of the meeting, and the reasons why part of the meeting is being closed.

8. Mayoral Report

8.1 Mayors Report

GOV:MCCC:MRPC

Author: Mayor Darryl Jardine

Purpose: To inform Council of the Mayor's activity since the meeting held 19 March 2024.

Background

There is not a lot of activity to report since the last meeting of Council.

I have spoken with our local members office regarding water for Lake Woorabinda and issues surrounding the common. I have instructed the General Manager to provide information to the Minister for Water, Rose Jackson as a follow up from representations made by the local member in late 2023.

Unfortunately the Hillston races were abandoned on Saturday 6 April, however I was informed that although there were no races the social gathering was still well attended.

Work has commenced on the mural for the water tower, albeit with some rain delays, I look forward to seeing the artwork develop over the coming weeks.

During the month I also inspected some potential sites for possible residential land that may be available at minimal expense. I will provide further information on this when the report is dealt with by Council

Recommendation:

That Council note the Mayors report to the April 2024 meeting.

9. Delegates Report

10. General Managers Report

10.1 Ongoing Action from Previous Business Papers

GOV:MCCC:CR

Author: General Manager

Purpose: To update Council on ongoing action from previous Business Papers

Background

1045/20.08.19 – Hillston Common

Responsible Officer: GM

DECISION	ACTION TAKEN
Council renegotiate with the Department of Industry regarding the water licence of 972ML currently held by the Hillston Common Trust, being transferred to Council should it resolve to become the land manager of the land under the <i>Crown Lands Act 2016</i> .	Advised by Minister for Lands, water licence will not be transferred. (August 2023). Local Member seeking assistance from Minister, has had some discussion further information to be provided to minister.

0483/ 18.04.23 – Electric Vehicle Destination Feasibility Assessment

Responsible Officer: GM

DECISION	ACTION TAKEN
2. request Council staff provide a further report and submission on the installation of EV charging stations at Goolgowi and Hillston when funding opportunities are available.	Report May 2024.

0508/ 16.05.23 – Umbrella Creek Bridge (Motions & Questions)

Responsible Officer: DIS

DECISION	ACTION TAKEN
1. Council increase the width of the culvert bridge over the Umbrella Creek on the Mossgiel Road by two culvert widths being approximately 2.5 metres.	Update this meeting.

0619/ 15.08.23 – Creation of Shovel Ready Project List

Responsible Officer: CDO

DECISION	ACTION TAKEN
Council determined that all projects listed in the report be developed, costed and scoped for an inclusion in a “Shovel Ready” List.	Work in progress. Project costing being developed.

0766/ 20.02.24 – Ongoing Action Additional Resolution

Responsible Officer: MWS

DECISION	ACTION TAKEN
2. investigate the possibility of topping up the lake from the abandoned bore on Lachlan River Road using solar power.	Pending – report to be provided.

0773/ 20.02.24 – Application for Road Closure – Event

Responsible Officer: GM

DECISION	ACTION TAKEN
3. request the proponent to discuss with the General Manager alternate proposals that may be acceptable to Council that do not involve such a degree of restriction on traffic movement.	DIS provide verbal report.

0780/ 20.02.24 – Hillston Eastern Levee Feasibility Study – Update

Responsible Officer: DIS

DECISION	ACTION TAKEN
3. staff bring a further report to Council in relation to the scope of the new grant application.	Pending – report to be provided.

0781/ 20.02.24 – Hillston Boat Ramp Options

Responsible Officer: DIS

DECISION	ACTION TAKEN
2. approve staff to further develop costs and design to bring back to Council for consideration.	Report Pending.

0712/ 21.11.23 – Local Unsealed Road Pavement Stabilisation Trial

Responsible Officer: DIS

DECISION	ACTION TAKEN
Note the report on the stabilisation trial and a further report be presented to Council after further monitoring has occurred.	Pending – report to be provided.

0829/ 19.03.24 – Real Café – Cordatos Building Status

Responsible Officer: CD&PM

DECISION	ACTION TAKEN
1. Staff provide a cost of the demolition of the building beyond the rear of the two smaller shops.	Quotes and estimates being sought.
2. Obtain prices for additions to provide for shop space on the original footprint of the larger shop, steel and lined construction.	

That Council note the update on action report for April 2024.

10.2 Precis of Correspondence

GOV:MCCC:MRPC

Author: General Manager

Purpose: Matters for consideration by Council.

Information Items: 10.2.1 – Hillston Central School

10.2.3 – Hillston Hook Line & Sinker Fishing Festival

10.2.1 Hillston Central School

Writing to Council to inform that after consultation with students they have determined the splash pad to be a priority should the opportunity present itself in the future. Also stating that should the splash pad be not feasible a pump track would be well received.

Also thanking Council for the opportunity to be a part of the decision making process and informing Council the assistant principal is happy to be the contact for future discussion or proposals..

Recommendation:

That Council note the input from students of Hillston Central School regarding possible future construction of a splash pad or pump track and consider this request when suitable future funding opportunities are available.

10.2.2 Telstra Satellite Home Internet Service

Informing Council of the launch of their home internet service powered by Starlink. Stating this service will provide better opportunity for remote areas of the country not suited to NBN services. The stated level of service is 50Mbps download and 10Mbps upload.

The cost of the service is \$125 per month with a \$599 upfront cost for the standard Starlink kit.

Recommendation:

That Council note the introduction of the Starlink Satellite Home Internet Service.

10.2.3 Hillston Hook Line and Sinker Fishing Festival

Informing Council of the 2024 festival will be held Thursday 22 August to Sunday 25 August. This year will be the 31st year of the event.

Requesting Council provide sponsorship or a donation.

GM Note: Council in the past has provided assistance with the garbage truck at the end of the event and also provided a \$500 donation. Councils donation vote currently has an unexpended balance of \$1,800 for the remainder of the 2023/24 Financial year.

Recommendation:

That Council:

1. **assist the Hillston Hook, Line and Sinker Fishing Festival as in previous years.**
2. **provide \$500 sponsorship for the event.**

10.2.4 Active Farmers – Assistance with Stan Peters Oval Fees

Requesting Council waive or reduce the fees for use of lights at the Stan Peters Oval. The organisation uses the netball courts twice a week on Mondays between 6pm and 7pm and on Fridays between 6am and 7am.

Council has set no fee for use of the netball courts and as such Active Farmers were told they could use the courts as it was in the beginning on an ad hoc basis. In the 2024/25 draft fees and charges a recommended fee of \$30 has been proposed. Flood light usage is at 60 cents per kilo watt hour and anticipated to be approximately \$12 per hour to use.

Active farmers Organisation has requested Council waive the fee for the lights or reduce the rate charged. Should Council adopt a fee for use of the netball courts it would be appropriate to consider this in the request for assistance.

Recommendation:

For Council determination.

10.2.5 Rankins Springs P & C Donation – Thank You

Thanking Council for the recent donation towards the P & C Golf Day fundraiser. Further stating Councils funds will go towards provision of bucket golf and jumping castle.

Recommendation:

That Council note the appreciation of the Rankins Springs P & C for the donation towards the fundraising golf day.

10.3 Infrastructure Report

RD:IR

Author: Director Infrastructure Services

Purpose: To Summarise Infrastructure Services Activities for March 2024

Attachment: Register of Roads Maintenance

Background

Reporting Period 2 March 2024 to 29 March 2024

The Infrastructure Report is provided for Council’s information.

Maintenance Reporting

Local Roads

A summary of the capital works and maintenance activities on Council Local Roads is listed below:

Potholes (ea)		Maintain Unsealed Shoulders (shldr kms)		Maintenance Grading (cl kms)	
Lachlan River Road	8	Booligal Road	2.5	Cannards Road	4.3
Murrumbidgee River Road	20	Cannards Road	18.2	Ilkadoon Road	11.5
TOTAL	28	Melbergen Road	507.5	Lowlands Road	24.5
Temporary Pavement Repair (m ²)		TOTAL		TOTAL	
Billings Road	20		528.2		40.3
Lachlan River Road	30	Replace Signs (ea)		Gravel Resheeting (m ²)	
Mitchells Road	20	Milton Street	1	Booligal Road	4800
Murrumbidgee River Road	365	TOTAL	1	Melbergen Road	5000
Roto Road	30	Guide Posts (ea)		TOTAL	9800
Milton Street	170	Cahills Road	17		
TOTAL	635	TOTAL	17		

Regional Roads

A summary of the capital works and maintenance activities on Council Regional Roads is listed below.

Description	244R Tabbita Lane	321R Rankins Springs Rd	368R The Springs Rd	501R Lachlan Valley Way	80R Mossgiel Rd	371R Lake Cargelligo Rd
Pothole (each)				5		
Temporary Pavement Repair (m ²)		8		600	70	80
Litter and Amenity Maintenance (job)				4		
Replace Signs (ea)			4			
Heavy Patching (m ²)				1070		
Maintenance Grading (cl kms)					15	

Urban Maintenance

Parks and Garden Maintenance ongoing as required and as permitted due to wet weather. Aerodrome Inspections have been completed.

The following table represents the total man hours spent on each of the listed activities in each town.

Description	Activity	Carrathool	Goolgowi	Hillston	Merriwagga	Rankins Springs	Total Hours per Activity
Patching	1110/1150		5	11		5	21
Footbridge Maintenance	1200						0
Drainage & S/Water	1510						0
Sign Maintenance	1610						0

Sign Replacement	1620	4					4
Resealing	4000						0
Mowing	5100		115	89.50	11	80	295.50
Slashing	5200	32	3	18	4	24.50	81.50
Spraying	5300			7.50		10.50	18
Tree Maintenance	5400		17.50	23.50			41
Tree Removal	5410						0
Watering	5500	11	31	69.50	1	15.50	128
Weeding	5600		11.50	21		16	48.50
Mowing – Stan Peters Oval	5710			19.50			19.50
Slashing – Stan Peters Oval	5720						0
Spraying – Stan Peters Oval	5730						0
Watering – Stan Peters Oval	5740			41			41
Weeding – Stan Peters Oval	5750			27.50			27.50
Playground Equipment	5800						0
Litter Collection	6100	12	11	11.50	5.50	20	60
Street Sweeper	6200			49			49
Hand Broom Gutters	6300						0
Toilets	6400	7.50	16	23	9.50	4	60
Footpath Maintenance	7100						0
Clear Culverts	7100			11			11
Street Maintenance	7200	6.50				23.50	30
Miscellaneous Items	7500						0
Playground Inspection	7510						0
Office	7520						0
Town Improvements	7530						0
Graffiti Removal	7540						0
Park Furniture/Fences	7540			17			17
Total Hours per Town		73	210	439.50	31	199	952.50
Town % of Total Hours		7.66%	22.05%	46.14%	3.25%	20.89%	

Sewer Maintenance

Description	Mainline Choke	Service line Choke	Pump Station Fault	Pressure Sewer Fault	STW – Screen Unit Fault
Hillston	2		6		
Goolgowi					
Rankins Springs Sullage					
Totals	2	0	6	0	0

Water Maintenance

Description	Mainline Breaks	Service line Breaks	Water Meter/Tap Leaking	Pump Station Faults	Telemetry Faults	Replaced Meter	New Connection
Hillston		4	7				
Langtree (Langtree Bore/Merriwagga/Goolgowi)							
Yoolaroi/Goolgowi Rural (Palmyra to Y4 & Y5/Y6)		2	1	1		1	
Bunda/Goorawin	1		1	1		1	
Carrathool					2		

Merriwagga Village		1					
Goolgowi Village Raw							
Goolgowi Village Potable	1						
Rankins Springs Potable		1					
Rankins Springs Raw Town						2	
Rankins Springs Rural	2			1		2	
Melbergen	1			1			
Total	5	8	9	4	2	6	0

Project Updates:

Flood Recovery:

TfNSW staff are still progressing the flood submissions made by Council. The final claim has been reduced to \$8,064,008 because of revised unit rates. Approvals to the value of \$5,488,996 has been received. Projects totalling \$1,691,206 have been denied, with the remainder \$1,002,050 still being assessed.

- Lachlan Valley Way (east) repairs has commenced,
- Erigolia Road repairs are scheduled to commence,
- Booligal Road repairs has commenced,
- Lowlands Road repairs has commenced.

Hillston River Bank Stabilisation:

Still awaiting linemarking and wheel stop installation at the Council Office carpark.

Camerons Road:

Works still progressing on the Camerons Road resheet.

Umbrella Creek Widening:

- The contractor has commenced on site with the traffic controls set in place.
- The concrete base slabs for the crown units and the apron have been poured.
- The precast crown units are in place.
- The formwork for wingwalls and retaining wall for the widened road will be concreted next.
- Some curing time will be required before constructing the widened road section.
- Guardrail quotes have been assessed and a booking for the installation is to be arranged when all the backfilling and road pavement works completed.

This allows for all works to be completed before the end of financial year as per Block Grant funding requirements.

The Springs Road and Lachlan Valley Way (West):

Linemarking scheduled for the 15 April.

Regional Leakage Reduction Program:

The Council received correspondence from the Department of Primary Industry and Environment (DPIE) under the NSW Government Water Efficiency Program to reduce leakage and losses from the water supply systems.

The Council is eligible for 75% of the maximum grant money of \$150,000, with the remaining 25% (\$37,500) co-contribution to be funded under the 2024-25 budget.

The initial discussion was held with DPIE's appointed consultant from REID Environmental to create an understanding of the current system's work. Items included under this funding program are the installation of additional flow meters, pressure monitoring devices, upgrades to Pressure Reduction Valves (PRV), transfer pump stations flow meters onto telemetry, leak detection devices, and training.

A report will be provided to the May 2024 Council meeting detailing expectations.

IWCM strategy:

The Manager of Water & Sewer reviewed and provided feedback on various water and sewer scenarios for Public Works Advisory (PWA) to consider. Draft IWCM Strategy expected late April.

Telemetry Replacement:

A team meeting was held with Aquamonix to discuss some cosmetic changes proposed for the new telemetry system, awaiting the draft for review and finalisation during May.

Additional water storage tanks at Hillston Aerodrome (Bore-4):

Tank base levelling and positioning tanks on site are underway, with pipework to join and commissioning additional tanks will follow. The project is now expected to be completed late May.

Rankins Springs WTP Generator:

Some minor work still underway to test and commission the newly installed generator near Rankins Springs depot. Ventilation screen and exhaust pipework currently being manufactured. Project now expected to be completed during May

Hillston Water Mains Construction:

The Council has submitted a Geo-Tech investigation report with updated drawings to UGL and is awaiting final approval. Hopeful to receive approvals by end of April to allow construction to be completed this financial year.

Yoolaroi Water Mains Replacement:

Planning is underway to commence Yoolaroi water main replacement work. Construction still on track to be completed this financial year, subject to contractor availability.

Bunda Water Mains Replacement and Vegetation Clearing:

This project is approved under the Local Roads and Community Infrastructure Program. Work to clear vegetation will commence during April, followed by water mains replacement, which is expected to be completed by June 2024.

Rankins Springs Urban Water Mains Replacement:

The contractor still waiting for an in-line filter to be delivered due to international supply issues. This work is expected to be completed by May 2024.

Issues

Nil

Financial implications

Nil

Statutory implications (Governance including Legal)

Nil

Policy implications

Nil

Risk implications

Nil

Community Strategic Plan

Goal 2 – Accessible and Connected

Recommendation:





That Council note the Infrastructure Report for the period 2 March 2024 to 29 March 2024.

ATTACHMENT

Register of Local Road Maintenance					
Road Hierarchy Number	Road Name	Road No.	Date Last Maintenance Grading Carried Out	Quantity (cl km)	Total Length of Road
2	Alexanders Road	102	21/08/2023	3.00	3.08
6	Altys Road	103	27/06/2023	4.50	4.46
6	Andersons Lane	105	31/10/2023	3.00	12.46
6	Andersons Road	104	8/09/2020	1.50	6.32
7	Arcadia Lane	106	16/10/2023	15.43	15.43
6	Audrey Lea Road	107	22/08/2019	22.60	30.79
6	Avondale Road	108	4/08/2023	31.00	31.56
2	Back Hillston Road	109	29/05/2023	71.80	71.14
4	Bakers Road	110	3/01/2023	4.40	4.46
	Bales Avenue	101	23/10/2019	4.00	1.54
2	Bandys Road	204	17/07/2023	2.00	2.22
6	Barrys Road	112	31/08/2023	3.00	4.83
4	Barrys Scenic Drive	113	23/11/2023	4.80	8.05
7	Belaley Road	114	22/07/2023	4.00	7.55
7	Berangerine Road	115	25/01/2023	2.80	8.39
4	Billings Road	116	3/04/2023	16.00	9.85
3	Black Stump Road	118	19/10/2021	35.00	15.60
6	Blackgate Road	117	10/11/2023	6.50	7.92
3	Booligal Road	119	1/09/2023	3.00	36.43
4	Boorga Road	120	26/07/2023	6.00	15.39
7	Bretags Road	122	4/04/2023	4.00	15.04
7	Brewer Road	123	4/09/2023	1.20	5.81
6	Bunda North Road	125	17/06/2023	4.50	6.60
2	Bunda Road	126	24/08/2023	14.40	13.04
6	Burchers Road	127	7/11/2023	7.00	7.69
7	Burgess Lane	128	22/07/2020	3.00	2.71
3	Cameron Road	130	18/04/2023	12.00	15.51
7	Campbell Lane	240	2/09/2021	0.80	7.08
6	Cannards Road	133	6/03/2024	4.30	20.39
6	Carnells Road	132	29/08/2023	17.00	7.32
7	Carrego Lane	135	22/07/2019	9.00	8.20
	Chedburgh Road	136	19/12/2022	1.00	1.08
6	Clare Road	111	1/08/2023	25.00	7.49
7	Coates Lane	137	29/09/2020	1.40	1.85
6	Coombie Road	138	28/09/2023	56.00	40.26
2	Crows Nest Road	139	6/12/2023	5.00	17.60
5	Darts Road	140	12/08/2023	8.90	5.56
6	Dirrung Road	141	18/05/2023	7.20	7.79
6	Dumossa Road	142	23/10/2023	2.00	18.62
6	Eight Mile Tank Road	143	12/01/2023	14.50	5.74
6	Euratha Road	146	10/08/2023	10.00	9.66
7	Five Oaks Road	147	22/08/2022	12.50	12.29
6	Flanagans Lane	148	14/02/2024	1.10	5.18
2	Foys Road	149	15/07/2023	3.00	3.24
7	Gandys Road	150	24/10/2023	1.46	1.46
2	Garrong Road	151	31/10/2022	3.00	7.87
7	Girdlers Road	153	13/12/2022	3.00	7.08
6	Goorawin East Road	154	9/09/2023	10.40	12.75
6	Goorawin Road	155	8/08/2023	11.10	10.22
5	Greenhills Road	156	13/10/2023	11.60	18.66
6	Grieves Road	157	6/12/2023	6.00	5.67
2	Gullifers Road	158	19/10/2023	4.00	23.99
7	Gunbar Road	159	11/08/2023	18.00	34.62

7	Halcyon Park Road	160	9/03/2022	3.00	3.28
6	Heaths Road	161	28/09/2023	0.30	6.14
5	Higgins Lane	162	22/08/2023	10.50	8.02
6	Hillmans Lane	163	9/05/2023	15.40	5.23
6	Holdens Road	164	19/06/2023	9.00	9.51
6	Huxleys Road	165	28/04/2023	17.00	8.55
2	Ilkadoon Road	166	21/03/2024	11.50	11.66
6	Jardines Road	167	2/08/2023	12.00	24.08
6	Jennings Road	168	25/05/2023	10.60	8.33
6	Johnstons Road	169	4/01/2023	4.00	11.30
5	Jones Road	170	28/07/2023	10.00	12.99
6	Killara Road	171	5/09/2023	2.30	2.30
6	Kites Road	172	13/11/2023	5.60	5.48
2	Langtree Road	174	3/05/2023	29.70	12.14
2	Lowlands Road	175	28/03/2024	24.50	44.68
6	Luelfs Road	176	7/02/2023	9.90	78.00
2	Mallee Downs Road	177	15/02/2023	8.40	11.32
7	Mallee Point Road	178	23/11/2017	1.50	8.32
6	Matakana Road	179	3/12/2020	10.90	18.11
2	McDonalds Road	180	15/06/2023	7.50	12.16
7	McGills Road	181	8/11/2022	1.00	4.25
7	McKays Road	182	27/04/2023	16.00	6.25
	McKenzies Lane	183	8/06/2021	1.00	7.42
2	McKinley Road	184	30/08/2023	48.50	61.39
2	McMasters Road	185	17/07/2023	9.10	16.19
7	McRaes Road	186	24/01/2018	4.00	2.42
2	Melbergen Road	187	22/01/2024	2.00	43.95
	Mena Road	266	20/03/2012	1.00	0.87
6	Merri Road	152	26/08/2023	52.00	39.77
5	Merriwagga Road	190	3/04/2023	10.50	12.53
4	Merrondale Lane	188	20/09/2022	6.00	8.02
6	Merungi Road	191	16/11/2023	2.00	19.07
2	Merungle Road	192	3/10/2023	2.00	65.47
7	Mitchell Track	189	10/11/2023	3.50	8.30
2	Mitchells Road	193	22/06/2023	31.00	34.22
6	Monia Gap Road	202	5/09/2023	3.90	6.11
7	Moores Road	195	25/09/2023	4.55	4.55
2	Motts Road	196	11/07/2023	4.20	4.20
4	Mount Bingar Road	197	7/11/2023	8.50	4.20
3	Mount Daylight Road	198	8/09/2023	6.00	8.77
5	Mount Grace Road	145	25/05/2023	2.00	32.92
7	Muirheads Road	199	11/09/2023	2.13	2.13
4	Munros Road	200	21/03/2022	7.00	13.42
	Murrumbidgee River Road	201	4/02/2023	2.50	73.97
6	Nancarrows Lane	203	15/02/2023	7.70	3.75
	Norwood Lane	205	13/02/2024	2.80	8.82
6	OBriens Road	206	17/11/2022	3.50	4.20
7	ODonnells Road	207	20/03/2018	4.00	3.97
6	OKeeffes Road	208	27/03/2023	7.10	14.74
7	Old Gunbar Road	209	22/08/2023	9.50	9.72
2	Parkers Road	210	13/07/2023	12.50	13.81
3	Parrs Road	211	27/07/2023	11.80	18.29
6	Parslows Road	212	28/11/2023	2.50	1.21
7	Parsons Road	213	12/01/2018	1.20	0.84
7	Paton Road	214	9/09/2021	1.80	1.12
2	Peters Road	215	17/05/2023	9.90	10.66
3	Pintebakana Road	216	12/01/2023	18.00	25.31
6	Pleasant Valley Road	217	8/11/2023	13.40	14.83
5	Prestage Road	218	1/06/2023	6.00	6.05
7	Pulletop Road	219	24/08/2022	1.50	9.23

7	Ravenshaw Road	220	4/09/2023	3.50	9.44
5	Redbank Road	221	23/06/2023	15.70	23.64
6	Reids Road	222	22/02/2024	4.20	
6	Richards Road	223	9/08/2023	4.70	4.05
7	Roberts Road	224	14/02/2022	3.00	5.86
PRV	Rothdene Lane	242	8/09/2022	1.60	9.42
2	Roto Road	225	9/08/2023	1.00	50.78
6	Ryans Road	226	25/09/2023	4.10	10.33
	Saleyard Lane	194	12/08/2015	3.00	0.96
6	Sawmill Road	227	12/10/2022	1.00	1.72
6	Schmetzers Lane	228	6/10/2021	6.50	6.36
2	Schneiders Road	229	14/07/2023	8.00	4.16
	Simpkins Lane	231	2/05/2023	4.50	2.00
6	Sloanes Road	232	2/09/2022	7.70	8.00
7	Square Well Lane	233	12/01/2023	1.40	4.17
7	Stackpoole Road	234	22/08/2018	7.00	1.42
7	Stewarts Lane	235	17/06/2023	15.90	13.29
6	Streats Road	236	20/09/2021	8.90	6.23
6	Swansons Road	237	29/08/2023	3.50	3.44
5	Taylors Road	238	22/06/2023	18.00	6.10
6	The Bluff Road	239	4/12/2023	4.40	11.95
6	Trida Road	241	12/10/2023	13.00	34.42
6	Tijsons Road	243	22/02/2022	2.00	2.60
7	Vaggs Road	244	30/07/2019	7.70	7.71
6	Vearings Road	245	20/07/2023	8.50	13.21
6	Wakefield Road	246	8/09/2023	6.40	6.48
2	Wallanthery Road	247	20/07/2023	25.50	27.80
7	Wandella Road	248	NIL	0.00	4.53
7	Wantwood Road	249	23/11/2023	4.00	3.76
6	Warburtons Lane	230	15/06/2023	3.90	3.83
6	Watkins Road	250	5/09/2023	5.00	15.36
7	Watsons Road	251	19/09/2023	12.20	11.83
6	Weavers Road	252	27/05/2023	22.60	10.00
6	Wee Elwah Road	253	7/02/2022	15.50	23.26
6	Wells Road	254	3/08/2023	11.20	17.97
7	West's Road	255	10/10/2023	6.50	6.50
4	Whealbah Road	256	13/12/2023	18.80	85.32
6	Whitton Stock Route Road	257	14/11/2023	6.20	50.24
7	Wild Horse Tank Road	258	20/09/2023	11.40	9.06
6	Wiltshires Road	259	16/02/2024	2.00	12.68
5	Wollarma Road	260	12/05/2023	63.70	33.79
7	Wongalea Road	261	24/11/2023	4.00	4.92
6	Woods Lane	262	28/09/2021	5.00	4.98
7	Wrights Lane	263	NIL	0.00	0.92
7	Youngs Road	264	24/09/2020	2.30	11.27

	> 5 Years Since Last Mtce Grading
	1-5 Years Since Last Mtce Grading
	1 Year Since Last Mtce Grading
	Nil Record for Mtce Grading
Road Hierarchy	
1	Regional Roads
2	School Bus Routes
3	Link Roads
4	Strategic Link Roads
5	Collector Roads
6	Local Roads
7	Local Roads - Maintenance as Required

10.4 Plant Report

PES:MTN:PR

Author: Manager Fleet & Town Services

Purpose: Plant Report as per 4 April 2024

Background

PLANT NO	HOURS KMS	TYPE	DETAILS
2077	528,746 kms	Kenworth Prime Mover	Replace air conditioning compressor and regas.
3527	6,041 hrs	Cat Motor grader	6,000 hr service and readjust circle. Replace blade slide bushes. Replace alternator.
3052	6,717 hrs	938 Cat Loader	Replace transmission temperature sensor.
2067	207,416 kms	Isuzu Water Tanker	Replace broken air tank drain valve. Repair left hand door latch. Replace water delivery hose at tank.

Issues

Nil

Financial implications

Repairs made from existing budget.

Statutory implications (Governance including Legal)

Nil

Policy implications

Nil

Risk implications

If repairs are not made safety issues would remain.

Community Strategic Plan

Nil

Recommendation:

That Council note the Plant Report as at 4 April 2024.

10.5 Plant Replacement

PES:AD:CRRPD

Author: Manager Fleet & Town Services

Purpose: Plant Replacement Report for April 2024

Background

The following vehicles were replaced during April as per the adopted replacement schedule for 2023/2024.

Plant No.1594 Ford Ranger 4x2 dual cab utility approximately (50,000km) 2 years old – Project Engineers Vehicle

Budget \$7,816.46 under 2023/2024 budget estimates.

		Amount \$ (excl GST)
Successful Supply		
Leo Franco Motors	Isuzu 4x2 dual cab utility	35,365.64
Successful Purchase		
Pickles Auctions	36 Nagle Street, Wagga NSW	30,909.10
Changeover cost (after GST adjustment)		4,456.54

Issues

Nil

Financial implications

Nil

Statutory implications (Governance including Legal)

Nil

Policy implications

Nil

Risk implications

Nil

Community Strategic Plan

Nil

Recommendation:

That Council note the Plant Replacement report for April 2024.

10.6 Development Applications – April 2024

GOV:MTG:CR

Author: Manager Building & Regulatory Services

Purpose: Development Applications & Determinations – March 2024

Background

Lodgements

Type/No.	Name	Address	Development
DA2024/031	Muriel and Darrell Macbeth	14 Grattan Street Hillston NSW 2675	Attached carport and demolish existing carport
DA2024/032	Craig McKeon	39 Lachlan Street Hillston NSW 2675	Alteration and addition to existing dwelling
DA2024/033	Anthony and Julia Fielder	20 Stipa Street Goolgowi NSW 2652	Alteration and addition to an existing dwelling
Total Estimated Value of Works			\$377,860.00

Determination: Approved

Type/No.	Name	Address	Development	Processing Time
DA2024/021	James Watkin	63-65 Lachlan Street Hillston NSW 2675	Install Manufactured dwelling and demolish existing dwelling	30
DA2024/028	Peter and Meegan McCarten	14 Forest Street Rankins Springs NSW 2669	Garage with carport	29
DA2024/030	Carrathool Shire Council	61 Burns Street Hillston NSW 2675	Alterations and additions to an existing preschool	28
DA2024/031	Muriel and Darrell Macbeth	14 Grattan Street Hillston NSW 2675	Attached carport and demolish existing carport	21
DA2024/033	Anthony and Julia Fielder	20 Stipa Street Goolgowi NSW 2652	Alteration and addition to an existing dwelling	16

Issues

Nil

Financial implications

Nil

Statutory implications (Governance including Legal)

Nil

Policy implications

Nil

Risk implications

Nil

Community Strategic Plan

Nil

Recommendation:

That the Determinations for Development Applications received for March 2024 be noted.

10.7 DA2021/035-MOD1 – Alterations and Additions to Poultry Production Facilities

DA2021/035-MOD1

Author: Manager Building and Regulatory Services

Purpose: To inform Council of Development Application 2021/035-MOD1 for Determination by Council

Attachment: Site Plan, Development Consent Conditions

Background

On 24 January 2024, Council received a Development Application (DA) and supporting documentation, modify an existing DA approved by Council 15 February 2022. The proposed site is located on Lot 12-14, DP 756073 “Springdale” Carrathool Road CARRATHOOL NSW 2711.

Issues

The subject site is Zoned RU1-Primary Production and is not listed as a heritage item in Schedule 5 of Carrathool LEP 2012 (LEP).

The Development Application was notified to adjoining landowners and relevant Government agencies for a period of 28 days, with 1 submission received from the public during the notification period.

Description of Proposed Development

The proposal consists of the following;

- Re-orient the sheds to run East-West to improve climatic performance and consequential amendments to the farm layout including staff amenities, workshop and pump shed.
- Change the size from 176.2m x 17.2m (3030m²) to 172m x 18m (3096m²).
- Increase the population of birds on the farm from 1.2 million to 1.596 million to enable compliance with the maximum allowable stocking densities under the relevant Animal Welfare Guidelines.
- Relocation of supporting infrastructure including water treatment infrastructure.
- Obtain approval for the gas tanks and solar farm, which were excluded in the original approval due to the provisions of insufficient information.
- Allow for the farm to be accessed by vehicles up to A-Double Road Train

Objection

We have issues with potential restrictions on our neighbouring land for future development or subdivision.

Applicant Response

Under the *Carrathool Local Environmental Plan 2012 (LEP)*, the subject site and surrounding lots are located in the RU1 Primary Production Zone. This zone is specifically designated to encourage sustainable primary industry production while minimizing conflicts with adjoining land uses. The objectives outlined for this zone are clear in promoting agricultural activities and supporting facilities that enhance the natural resource base, while minimizing fragmentation of resource lands.

This application relates to the modification and alteration of an approved poultry facility (DA 2021/035) and is aimed at improving the approved operations. The site is located within an active agricultural area and the approved and modified poultry facility is considered to be complementary to the surrounding rural land uses and zones. Further, the development of the farms will support expansion of primary industry enterprises across the region, and accordingly maintains alignment with the zone objectives.

It is also noted that further development or subdivision of land surrounding the site would be subject to development consent and would need to address the relevant considerations under the Carrathool LEP 2012, including compliance with the Rural Zone Objectives.

Staff Response

The approved farm remains permissible with consent in the RU1 zone under the CLEP, it is consistent with the zone objectives and compatible with surrounding rural activities.

Subject Site and Locality Description

The subject site is lot 12-14, DP 756073 "Springdale" Carrathool Road CARRATHOOL NSW 2711.

Financial implications

Nil

Statutory implications (Governance including Legal)

The application has been assessed in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979 and associated Regulations.

Policy implications

Nil

Risk implications

The applicant has appeal rights to the Land & Environment Court should they be dissatisfied with the determination or conditions applied to the consent.

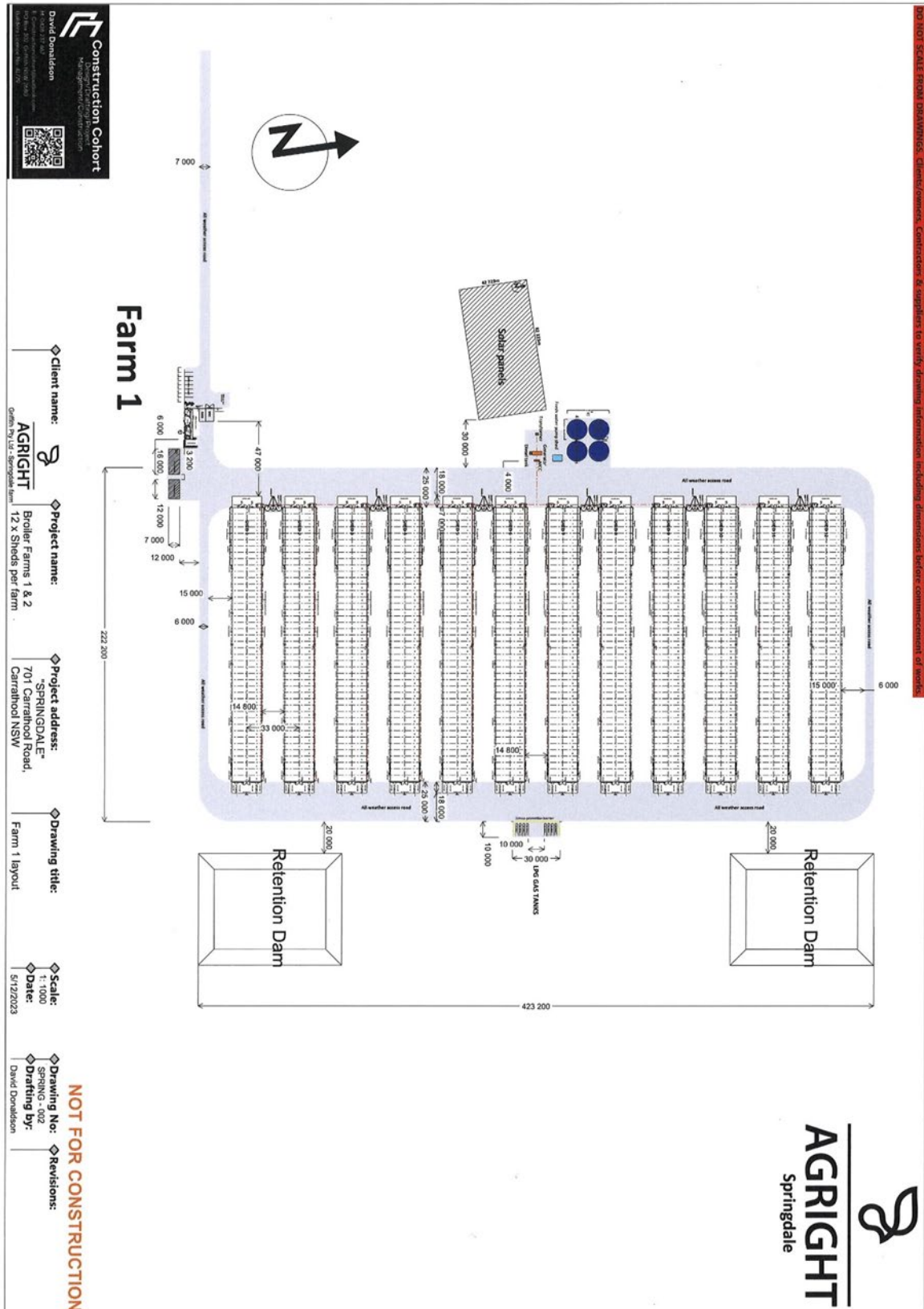
Community Strategic Plan

Nil

Recommendation:

That Council resolves to grant Development Consent for DA2021/035-MOD1 for alterations and additions to an existing poultry production facility subject to the conditions imposed.

ATTACHMENT – SITE PLAN



DRAFT CONDITIONS DA2021/035-MOD1

GENERAL – AMENDED

1. Development Consent is issued subject to the conditions stated hereunder, in accordance with Section 4.17 of the *Environmental Planning and Assessment Act 1979*. Consent is granted for the construction and use of a **Livestock Intensive Agriculture (Poultry Production Facility)** development, generally entailing:

- Twenty-four (24) poultry sheds;
- Thirty-six (36) free-standing silos;
- one (1) amenities/workshop/storage building;
- stormwater dam;
- construction of internal driveways, parking areas and stormwater works.
- Two (2) 250KW Solar Farms (One on Farm 1 and one on Farm 2)

To confirm and clarify the terms of consent, the development must be carried out in accordance with the following, unless where amended by Council in red and as modified by any conditions of this development consent:

1. Environmental Impact Statement, titled Lot 12-14 DP756073 701 Carrathool Road Carrathool NSW 2711 Proposed Poultry Broiler Farm, dated 18 May 2021 including appendices 1-7;
 2. Geotechnical Investigation – Proposed Poultry Farms Development, Lot 12, 13 & 14 DP756073, Carrathool Road Carrathool NSW by Aitken Rowe Geotechnical Engineers dated 26 July 2021;
 3. Response to further Information Requested by WaterNSW prepared by Kelley Covey Group Pty Ltd dated 2 September 2021 and Response to further Information Requested by Department of Primary Industries – Agriculture prepared by Fairglen Farms dated 27 August 2021.
2. The applicant must comply with all prescribed conditions of development consent relevant to the proposed development as contained within division 8A of the *Environmental Planning and Assessment Regulation 2000* (as detailed within this consent).

3. CONDITION DELETED

~~In accordance with section 4.16(4) of the *Environmental Planning and Assessment Act 1979*, the following parts and/or aspects of the development are **not approved** via this development consent:~~

- ~~a) The 12 x 7,500L LPG Bulk tanks as shown on plan and as described in the EIS.~~
- ~~b) The proposed solar panels as referred to on page 33 of the EIS.~~

~~Parts and aspects in a) and b) above are subject to **separate approval** and must be accompanied with appropriate & relevant supporting information & documentation.~~

4. The proposed development must take place in accordance with Murrumbidgee Irrigation's relevant Water Delivery Contract applicable to the subject site and their Development Rules. Further information regarding these requirements can be obtained from Murrumbidgee Irrigation and at www.mirrigation.com.au/Customers/Contracts-Rules.
5. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.

6. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the subject site are to be complied with.
7. Any activities, located near any electricity infrastructure, within the location 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.

NSW ENVIRONMENT PROTECTION AUTHORITY – GENERAL TERMS OF APPROVAL – CONDITION AMENDED

The applicant is required to submit a licence application to the EPA for livestock accommodation, prior to any construction works. Any licence issued and its conditions will not be consistent with the general terms of approval issued for the original development application (DA2021/035).

WATER NSW – GENERAL TERMS OF APPROVAL



General Terms of Approval

for proposed development requiring approval under s89, 90 or 91 of the Water Management Act 2000

Reference Number:	IDAS1139282
Issue Date of GTA:	17 December 2021
Type of Approval:	Water Supply Work
Description:	120ML Storage Dam
Location of work/activity	Lot 12-14 DP 756073, 701 Carrathool Road Carrathool
DA Number:	DA 2021/035 CNR-23016
LGA:	Carrathool Shire Council
Water Sharing Plan Area:	Murrumbidgee Unregulated River Water Sources

The GTA issued by WaterNSW do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to WaterNSW for the relevant approval **after** development consent has been issued by Council **and before** the commencement of any work or activity.

Condition Number:	Details
GTA00001	A. This General Terms of Approval (GTA) only applies to the proposed water supply work(s) described in the plans and associated documents found in Schedule 1, relating to development application DA 2021/035 provided by Council to WaterNSW. B. Any amendments or modifications to the proposed water supply work(s) may render the GTA invalid. If the proposed water supply work(s) is amended or modified, WaterNSW, Deniliquin Office must be notified in writing to determine if any variations to the GTA will be required.
GTA00002	Before constructing or carrying out any proposed water supply work(s), an application must be submitted to WaterNSW, and obtained, for a new or amended water supply work(s) approval under the Water Management Act 2000.
GTA00003	A. The application for a water supply work(s) approval must include the document(s) listed in Schedule 1.

GTA00004	Any water management work(s) must comply with the conditions of the rules of the Water Sharing Plan where the work is to be constructed and used.
GTA00005	Water NSW reserves the right to apply discretionary conditions to any approval granted, from time to time as required.
GTA00006	The water supply work must be constructed and maintained in a way that will: <ul style="list-style-type: none"> A. Ensure the work's safe construction and operation, and B. Prevent the possibility of damage being caused by the work resulting from the work, to any public or private interest
GTA00007	Monitoring piezometers must be installed to monitor the groundwater levels and quality. If monitoring shows adverse changes or impacts on groundwater levels, remedial work will be required.
GTA00008	The application for a water supply work(s) approval must include the following: The location proposed of monitoring piezometers; <ul style="list-style-type: none"> a) The proposed sampling regime of proposed monitoring piezometers. b) Proposed mitigation measures should dam leakage be identified.
GTA00009	a) The water management work must be constructed in accordance with the document listed in Schedule 1.
GTA10	The water supply work authorised by this approval must be used in accordance with Murrumbidgee Irrigation Ltd's Guidelines and Rules

SCHEDULE 1

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by WaterNSW for integrated development associated with DA 2021/35 as provided by Council:

Development Application for proposed 120 Storage Dam, Lot 12-14 DP 756073
(Land to be developed) 701 Carrathool Road Carrathool NSW dated 18 May 2021.

TRANSPORT FOR NSW CONDITIONS

1. As a minimum the existing driveway shall be upgraded to meet the requirements of a “Rural Property Access” type treatment in accordance with the Austroads Guide to Road Design. The layout of the intersection shall be designed for the turning path of an A-double.
2. The driveway shall be sealed for at least 20 metres from its intersection with the carriageway of Carrathool Road to the satisfaction of Council.
3. Any entry gate to the subject site from Carrathool Road shall be located at least 40m from the edge of seal of the carriageway or at the property boundary whichever is the greater to allow for the standing of large vehicles when gates are to be opened.
4. Any driveway shall be designed and constructed to prevent water from proceeding onto, or ponding within, the carriageway of Carrathool Road. If a culvert is required to be installed and is to be located within the clear zone for the posted speed zone it shall be constructed with a traversable type headwall.

NSW RURAL FIRE SERVICE CONDITIONS – CONDITION AMENDED

General Conditions

1. The development proposal is to generally comply with the design plans prepared by Construction Cohort, numbered Spring 001, dated 05/12/2023.

Asset Protection Zones

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:

2. From the start of building works, and in perpetuity to ensure ongoing protection from the impact of bush fires, the property around any structures and associated buildings/infrastructure must be managed an inner protection area (IPA) for a distance of 10 metres. When establishing and maintaining an IPA the following requirements apply in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*:

- Tree canopy cover should be less than 15% at maturity;
- Trees at maturity should not touch or overhang the building;
- Lower limbs should be removed up to a height of 2m above the ground;
- Tree canopies should be separated by 2 to 5m;
- Preference should be given to smooth barked and evergreen trees;
- Create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided;
- Shrubs should not be located under trees;

- Shrubs should not form more than 10% ground cover;
- Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- Grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- Leaves and vegetation debris should be removed.

3. At the commencement of building works and in perpetuity the property around the existing dwellings and LPG Gas storage areas to a distance of 50 metres, shall be maintained as an inner protection area (IPA) as outlined within section 7.4 and Appendix 4 of *Planning for Bush Fire Protection 2019* and the NSW Rural Fire Service's document *Standards for Asset Protection Zones*.

Construction Standards

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

4. Essential equipment should be designed and housed in such a way as to minimise the impact of bush fires on the capabilities of the infrastructure during bush fire emergencies. It should also be designed and maintained so that it will not serve as a bush fire risk to surrounding bush.

Access – Property Access

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:

5. With the exception of providing alternative egress, access to the site shall comply with the provisions for Property Access Roads as detailed in section 7.4 of *Planning for Bush Fire Protection 2019*.

6. To allow for emergency service personnel to undertake property protection activities a perimeter road shall be provided surrounding each Poultry farm and solar farm and shall comply with the following requirements in accordance with *Planning for Bushfire Protection 2019*;

- Two-wheel drive, allweather roads;
- The capacity of road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes), bridges and causeways are to clearly indicate load rating.
- There is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available;
- Minimum 4m carriageway width;
- In forest, woodland and heath situations, rural property roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m, at the passing bay;
- A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;
- Property access must provide a suitable turning area in accordance with Appendix 3 of PBP 2019;
- Curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress;
- The minimum distance between inner and outer curves is 6m;
- The crossfall is not more than 10 degrees; and,
- Maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads.

Water and Utility Services

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:

7. The provision of water, electricity and gas services to comply with the following in accordance with Table 7.4a of *Planning for Bush Fire Protection 2019*:

- A 20,000 litre static water supply must be provided on-site for each farm;

- An outlet for firefighting purposes is located within the IPA or non-hazard side and away from the structure, (5-20 metres);
- 65mm Storz connection with a ball valve is fitted to the outlet;
- The ball valve, pipes and tank penetration are adequate for the full 50mm inner diameter water flow through the Storz fitting and are constructed of a metal material;
- Underground tanks have an access hole of 200mm to allow tankers to refill, direct from the tank;
- A hardened ground surface for truck access is supplied within 4m of the water outlet or access hole;
- above-ground tanks are manufactured from concrete or metal;
- Raised tanks have their stands constructed from non-combustible material or bush fire-resisting timber. The bush fire-resisting timbers are Silvertop Ash, Blackbutt, Red or River Gum, Spotted Gum, Red Ironbark, Kwila (Merbau) or Turpentine;
- Unobstructed access can be provided at all times;
- Underground tanks are clearly marked;
- Tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters;
- All exposed water pipes external to the building are metal, including any fittings;
- Where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack; any hose and reel for firefighting connected to the pump shall be 19mm internal diameter; and
- Fire hose reels are constructed in accordance with AS/NZS 1221:1997, and installed in accordance with the relevant clauses of AS 2441:2005;
- A Static Water Supply (SWS) sign shall be obtained from the local NSW Rural Fire Service (RFS) and positioned for ease of identification by RFS personnel and other users of the SWS. In this regard:
 - Markers must be fixed in a suitable location so as to be highly visible; and
 - Markers should be positioned adjacent to the most appropriate access for the water supply.
- Where practicable, electrical transmission lines are underground;
- Where overhead, electrical transmission lines are proposed as follows:
 - Lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
 - No part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.
- Reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- All fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- Connections to and from gas cylinders are metal;
- Polymer-sheathed flexible gas supply lines are not used; and
- Above-ground gas service pipes are metal, including and up to any outlets.

Emergency Management Planning

The intent of measures is to provide suitable emergency and evacuation arrangements for occupants:

8. A Bush Fire Emergency Management and Operations Plan shall be prepared for the site and shall identify all relevant risks and mitigation measures associated with the construction and operation of the Poultry farms and solar farms. This should include:

- Detailed Measures To Prevent Or Mitigate Fires Igniting;
- Work That Should Not Be Carried Out During Total Fire Bans;
- Availability Of Fire-Suppression Equipment, Access And Water;
- Storage And Maintenance Of Fuels And Other Flammable Materials;
- Notification Of The Local NSW Rural Fire Service Fire Control Entire For Any Works That Have The Potential To Ignite Surrounding Vegetation, Proposed To Be Carried Out During A Bush-Fire Fire Danger Period To Ensure Weather Conditions Are Appropriate; And
- Appropriate Bush Fire Emergency Management Planning.

9. A Bush Fire Management Plan (BFMP) shall be prepared in consultation with NSW RFS District Fire Control Centre. The BFMP shall include:

- 24/7 contact details including alternative telephone contact;
- Site infrastructure plan;
- Fire fighting water supply plan;
- Site access and internal road plan;
- Construction of asset protection zones and their continued maintenance;
- Location of hazards (Physical, Chemical and Electrical) that will impact on fire fighting operations and procedures to manage identified hazards during fire fighting operations;
- Such additional matters as required by the NSW RFS District Office (Plan review and update).

CARRATHOOL SHIRE COUNCIL

- a) Developer to erect 2 x Truck Turning signs on the Carrathool Road either side of their private entrance and in accordance with Australian Standards.
- b) Developer to construct 2 x 375mm min (double cell) culvert across their private access – adjacent to Carrathool Road. Culvert to be complete with rock rip-rap at both ends with fully constructed headwalls. Culverts to be constructed in a lean mix concrete, fully surrounding the pipes. Culverts to be suitably located in the table drain to allow for both low floods and flash floods to pass uninterrupted.
- c) Private access to be a double sealed bitumen (10mm/14mm stone) from the Carrathool Road and terminate 50m inside the private boundary. This will reduce potential dust hazards crossing the Carrathool Road and improve road user safety.
- d) Private access is to be of suitable width and radius for turning movements of A-Double vehicles.
- e) Payment of \$190 be made payable to Council (as outlined in Council's Fees & Charges) for working in Council's road reserve during construction activity.
- f) Submission of a traffic control plan for signage and culvert works to be submitted to Council (from a suitably qualified person) for approval.
- g) Council to be given reasonable notification for inspection prior to works commencing in Council's road reserve.
- h) Construction photos (before, during and after) of the culvert works to be submitted to Council for their records.

PRIOR TO THE ISSUE OF ANY CONSTRUCTION CERTIFICATE

8. Prior to the issue of a Construction Certificate, a contribution in the amount of **\$259,000.00** is payable to Council in accordance with the Carrathool Shire Council Section 7.12 Fixed Levy Plan. This figure is subject to increase under the consumer price index (CPI) and the final amount payable will be calculated by Council at the date of payment.
9. In relation to the proposed dams, details and justification of the developments stock water requirements and water management arrangements must be provided to Council for approval prior to the issue of a Construction Certificate. Geotechnical and any other associated design information supporting the suitability of soils for the proposed dams must also form part of documentation provided to a certifying authority for a Construction Certificate.
10. Prior to the issue of a Construction Certificate, a suitably qualified and experienced environmental consultant/ecologist is to be appointed to provide advice and monitoring throughout the development, specifically in relation to the felling of trees approved for removal and potential fauna impacts. Details of the consultant/ecologist are to be provided to Council and the certifying authority.

11. Prior to the issue of a Construction Certificate, a Construction Management Plan is to be submitted to Council for approval that details at minimum the following information:
- a) Traffic management, including safe access to and from the site, including heavy equipment, plant, materials delivery and the like. It must include proposed methods and locations of loading and unloading excavation machines within the site.
 - b) The proposed areas within the site to be used for a site office and amenities, the storage of excavated material, construction materials and waste containers during the construction period.
 - c) How it is proposed to ensure that soil/excavated material is not transported on wheels or tracks of vehicles or plant and deposited on the roadway.
 - d) Proposed dust suppression measures during construction.
 - e) Construction noise control measures recommended within the noise impact assessment prepared by Reverb Acoustics, document ref: 20-2534-R1, dated March 2021.
 - f) A Soil and Water Management Plan detailing all necessary erosion and sedimentation controls.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

12. No activity is to be carried out on site until a Construction Certificate has been issued by a certifying authority, other than:
- a) Site investigation for the preparation of the construction, and/or
 - b) Implementation of environmental protection measures, such as erosion control etc that are required by this consent.

13. The Construction Certificate for the work is to be issued and the person having the benefit of the development consent must appoint a Principal Certifier prior to the commencement of any building works.

The Principal Certifier (if not the Council) is to notify Council of their appointment and notify the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work no later than 2 days before the building work commences.

14. Approval is to be obtained from Council in accordance with section 68 of the *Local Government Act 1993* for the installation of all proposed on-site sewerage management systems. Plans and specifications of the type of system, including any required geotechnical reports are to be included with the application.
15. A Section 138 approval pursuant to the *Roads Act 1993* is required to be obtained from Council for any required works to be undertaken within Council's road reserve(s) in relation to the provision of a water supply pipeline to the development. The proponent will also be required to enter into an agreement with Council for the occupation of the road reserve. This agreement must be established prior to the commencement of works.
16. Erosion and sediment control measures shall be undertaken and maintained in respect to any part of the land where the natural surface is disturbed or earthworks are carried out. Measures are to be installed in accordance with the details specified in the Soil and Water Management Plan which forms part of the approved Construction Management Plan.
17. A Waste Management Plan is to be submitted to Council. The plan must detail estimated construction waste generation, on-site storage during construction and proposed disposal.
18. Prior to carrying out any works, a "Dial Before you Dig" enquiry must be undertaken in accordance with the requirements of *Part 5E (Protection of Electricity Power Lines) of the Electricity Supply Act 1995 (NSW)*.

19. Prior to the commencement of any landscaping works, a detailed Landscaping Plan is to be submitted to Council for approval. The plans must include proposed species, planted and mature heights suitable for the development proposal.

DURING WORKS

20. All development activities and traffic movements must be carried out in accordance with the approved Construction Management Plan. All controls in the Plan must be maintained at all times. A copy of the Plan must be kept on site at all times and made available to the certifying authority and Council on request.
21. Prior to tree removal approved under this consent, the appointed environmental consultant/ecologist is to inspect the trees and provide a report to Council regarding the habitat value of the trees and any potential fauna impacts, specifically, the report must address the potential roosting habitat for microbats as identified by OEH along with any other native fauna. If any fauna is encountered (such as microbats) the report must detail proposed methods to be undertaken prior to tree felling to ensure the fauna population will not be adversely impacted upon.
22. All mature native vegetation to be retained within the vicinity of the proposed development must be suitably protected at all times during construction. Excess fill/spoil material resulting from the construction phase must also not be placed around any mature vegetation.
23. The internal driveway/road extension works to service the proposed development must be undertaken to as to not result in any tree removal or adverse impacts to condition and health of any existing trees.
24. Requirements of the Waste Management Plan shall be complied with during site preparation and throughout construction. Waste management and storage must not pose a threat to public health or the environment.
25. Appropriate dust monitoring and suppression in accordance with the approved Construction Management Plan is to be implemented on site. Dust suppression measures must also be implemented at the request of Council should any complaints be received.
26. A copy of the stamped approved plans must be kept on site for the duration of site works and be made available upon request to either the Principal Certifier or an officer of the Council.
27. The proposed development is to comply with the relevant requirements of the Disability (Access to Premises – Buildings) Standards 2010.
28. Any fill material which may be required to be brought onto site for the proposed development must be virgin excavated natural material (VENM) as defined under the *Protection of the Environment Operations Act 1997*. Any excess excavated material required to be removed from the site must be disposed of lawfully at a licenced landfill.
29. Given there is electricity infrastructure in the area, 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. There include the Code of Practice – Work Near Overhead Power Lines and Code of Practice – Work Near Underground Assets.
30. Recommendations contained within the Aboriginal Cultural Due Diligence Assessment, titled Proposed Poultry Farm Carrathool Road, Carrathool, prepared by Austral Archaeology, dated 26 April 2021 are to be complied with at all times.

31. If any Aboriginal object is discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the proponent must:
- Not further harm the object
 - Immediately cease all work at the particular location;
 - Secure the area so as to avoid further harm to the Aboriginal object;
 - Notify the Officer of Environment & Heritage (OEH) as soon as practical on 131555, providing any details of the Aboriginal object and its locations; and
 - Not commence any work at the particular location unless authorised in writing by OEH

In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and OEH contacted.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

32. Application is to be made to the Principal Certifier for an Occupation Certificate.
33. No use or Occupation of any component of the development proposal must occur until such time an Occupation Certificate is issued.
34. Council must be provided with written certification from the operators of the facility that the completed development complies with the requirements of applicable standards, guidelines, codes of practice and requirements of the NSW Department of Primary Industries – Agriculture, including but not limited to the Best Practice Management for Meat Chicken Production in NSW Guidelines, Manuals 1 and 2, Australian Animal Welfare Standards and Guidelines and relevant poultry industry authorities relating to Intensive Livestock Agriculture (Poultry Production Facility) developments.
- This must include but is not limited to animal health and welfare matters and must certify that required infrastructure/works for heating, cooling, water, air, food, lighting and other relevant animal health and welfare matters are completed/installed and commissioned prior to any use and the issue of any Occupation Certificate.
35. Certification is to be provided to the Principal Certifier that the development has been completed in accordance with the noise control recommendations as contained within the Noise Impact Assessment prepared by Benbow Environmental titled, Noise Impact Assessment for Carrathool Farm Carrathool NSW, document ref: 211033_NIA_Rev3, dated May 2021.
36. A weather station is to be installed at a suitable location to measure meteorology in the area around the farm units.
37. An Emergency Management Plan for the facility is to be provided to Council prior to the issue of any Occupation Certificate. The plan is to be prepared in accordance with any relevant SafeWork NSW guidelines and should address, biosecurity emergencies, natural hazards, bush and building fires, emergency training of staff and incident management.
38. Stormwater must be disposed of in a manner so as to not cause interference of nuisance to adjoining allotments, the public and internal road network or adjoining landowners generally. Works must be completed as per hydraulic details approved via the relevant Construction Certificate(s) and to the EPA's requirements.
39. An "Approval to Operate the Onsite Sewage Management Facilities" pursuant to Section 68 of the *Local Government Act 1993* must be applied for, and issued by Council, prior to the issue of any Occupation Certificate.
40. Internal roads, driveways and carparking areas must be completed and be of all-weather purpose for heavy vehicles prior to the issue of an Occupation Certificate.

41. All landscaping must be completed as per the approved Landscape Plan. A Landscape Management Plan must also be submitted to Council prior to the issue of an Occupation Certificate which details on-going landscaping management arrangements for the site.
42. A Biosecurity Management Plan and a Mortality Management Plan must be submitted to Council for approval prior to the issue of any Occupation Certificate. The plans must be prepared in accordance with any relevant Department of Primary Industry – Agriculture requirements, standards and/or guidelines.
43. Lighting installed in the open and/or public spaces must comply with AS1158 series-lighting for roads and public spaces. The design and placement must be so that lighting does not create a nuisance or negatively affect surrounding land owners or road users within the vicinity of the site. To this end, the lighting must also comply with Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.
44. If any imported fill material has been brought onto the site, the Principal Certifying Authority is to be provided with certification that it meets the requirements to be VENM as defined within the *Protection of the Environment Operations Act 1997*.
45. Full plans, details and specifications as follows are to be included in documentation for an application for a Construction Certificate to a certifying authority (note that the certifying authority may also seek information additional to that listed below):
 - a) Structural Engineering details for all structures proposed, prepared by a suitably qualified and practising structural engineer.
 - b) Hydraulic design details prepared by a suitably qualified and practising hydraulic engineer for the proposed disposal and drainage of stormwater from the development, including any system of on-site stormwater detention which may be required. The design must also take into account requirements of the EPA.
 - c) Civil design details for the proposed internal driveways/roads and parking areas. They are to be prepared by a suitably qualified and practising civil engineer.

Council requires the submission of Works as Executed (WAE) plans relating to civil works for both b) and c) above, prior to issue of an Occupation Certificate.

46. The applicant must submit to Council the following information prior to the issue of an Occupation Certificate:
 - a) Evidence that the proposed stormwater dam does not require a licence or approval under the *Water Management Act 2000*, or another Act, or
 - b) If a licence or approval is required under the *Water Management Act 2000*, or another Act, a copy of such licence or approval.

ON-GOING USE

47. The on-going use of the development must be undertaken in accordance with the requirements of applicable standards, guidelines, codes of practice and requirements of the NSW Department of Primary Industries – Agriculture, including but not limited to the *Best Practice Management for Meat Chicken Production in NSW Guidelines, Manuals 1 and 2*, Australian Animal Welfare Standards and Guidelines and relevant poultry industry authorities relating to Intensive Livestock Agriculture (Poultry Production Facility) developments.
48. The development must be operated in accordance with the recommendation contained within the Noise Impact Assessment prepared by Benbow Environmental titled, Noise Impact Assessment for Carrathool Farm Carrathool NSW, document ref: 211033_NIA_Rev3, dated May 2021 and the requirements of the EPA.

49. The storage of baits for pests, chlorine, chlorine dioxide, diesel and any other chemicals & fuels proposed to be stored on-site must not exceed the quantity thresholds as detailed within *State Environmental Planning Policy No. 33* and its relevant guidelines. They must at all times be kept in bunded areas and containers which comply with relevant and applicable Australian Standards for the storage of such materials.
50. Should the ownership of any of the allotments of land involved in this development consent change so as that they become owned by separate parties, and if any of these allotments contain one or more dwelling-houses, a Land Use Conflict Management Plan must be prepared in consultation with Council, the NSW Department of Primary Industries, the Environmental Protection Authority and any other relevant authorities, and be authorised by Council.

The plan must address how potential health, safety and amenity issues for any residents of the dwelling-houses and any on-going operational matters to protect the continued operation of the poultry farms will be managed. The title of the relevant allotment(s) must be amended to include a positive covenant in accordance with the *Conveyancing Act 1919* which enforces the requirements of the authorised Land Use Conflict Management Plan.

51. In the event of any mass mortality at the site Council will not accept carcasses or material from the site to any landfill. Alternate arrangements will need to be advised.
- 52. Upgrading or Refurbishment of Solar Panels and Ancillary Infrastructure**
Over time, the Applicant may upgrade or refurbish the solar panels and ancillary infrastructure on site provided these upgrades remain within the approved development footprint of the site, are in accordance with the approved scope and magnitude of the existing development and in accordance with the consent conditions herein. Prior to carrying out any such upgrades or refurbishments, the Applicant must provide revised layout plans and details of the development incorporating the proposed upgrades to the Council, for its prior written approval.
- 53. Operation of Plant and Equipment (Solar Farm only)**
The Applicant must at all times ensure that all plant and equipment used on site, or in connection with the development, is:
- (a) Maintained in a proper and efficient condition; and
 - (b) Operated in a proper and efficient manner.

PRESCRIBED CONDITIONS OF DEVELOPMENT CONSENT

54. For a development that involves any building work, that the work must be carried out in accordance with the requirements of the *Building Code of Australia*.
55. In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.
56. For development that involves any building work, subdivision work or demolition work, a sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- a) showing the name, address and telephone number of the principal certifier 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.

57. Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:

In the case of work for which a principal contractor is required to be appointed:

- (i) the name and licence number of the principal contractor, and
- (ii) the name of the insurer by which the work is insured under Part 6 of that Act,

In the case of work to be done by an owner-builder:

- (i) the name of the owner-builder, and
- (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (2) becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.

ADVICE

58. A future development application for the LPG storage tanks which exceed thresholds to not be considered potentially hazardous, must be accompanied by a Preliminary Hazard Analysis (PHA) and any other documentation/information required the relevant environmental planning instruments.
59. Any future developments upon the site must take into consideration the potential future traffic generation which may result. This in turn may require road network upgrades within Carrathool Road. Future development applications to Council must provide relevant information to support the development and details any road network upgrades required.
60. Notations will be made on Council's property system against allotments subject to this consent with regard to ownership of allotments containing a dwelling-house listed in this development consent to ensure such requirements are identified on any future Planning Information Certificates issued by Council under section 10.7 of the *Environmental Planning and Assessment Act 1979*.
61. It is the sole responsibility of the owner, builder and developer, to ensure that the proposed development meets requirements of the *Disability Discrimination Act 1992 (Cth)*.

NOTE: The *Disability Discrimination Act 1992* (the DDA) is a Federal anti-discrimination law. The DDA covers a wide range of areas including employment, education, sport and recreation, the provision of goods, services and facilities, accommodation and access to premises. The DDA seeks to stop discrimination against people with any form of disability including physical, intellectual, sensory, psychiatric, neurological, learning, disfigurement or presence in the body of a disease-causing organism. This development consent issued by does not indicate nor confirm that the application satisfies requirements of the DDA.

10.8 DA2024/022 - Rural Workers Dwellings (2), Rice Hull Shed, Dead Bird Storage and Temporary Concrete Batching Plant

DA2024/022

Author: Manager Building and Regulatory Services

Purpose: Development Application 2024/022 for Determination by Council

Attachment: Site Plan, Draft Development Consent Conditions

Background

On 24 January 2024, Council received a Development Application (DA) and supporting documentation for the installation of two (2) rural workers dwellings, the construction of a rice hull shed, the installation of a dead bird storage container and a temporary concrete batching plant to be located on a previously approved poultry production facility. The proposed site is located on Lot 12-14, DP756073 "Springdale" Carrathool Road CARRATHOOL NSW 2711.

The subject site is Zoned RU1-Primary Production and is not listed as a heritage item in Schedule 5 of Carrathool LEP 2012 (LEP).

The Development Application was notified to adjoining landowners and relevant Government agencies for a period of 28 days, with 1 submission received from the public during the notification period.

Description of Proposed Development

The proposal consists of the following;

- The addition of two (2) rural workers dwellings to enable 2 farm managers to be accommodated on site for each farm.
- The addition of ancillary support buildings (dead bird storage container and rice hull shed) on each farm.
- The use of a temporary mobile batching plant on the site to enable construction of the farms.

Objection

As mentioned above, Council received one (1) objection from a neighbouring property owner during the notification period. The neighbours' concerns are below, along with the applicants and staff response.

Objector

Our main residence is only a short distance from a property boundary, with the additions of a dead bird storage to the facility we express our deep concerns for the potential offensive odour across the district.

We also have issues with potential restrictions on our neighbouring land for future development or subdivision.

Applicants Response

The poultry sheds are inspected by on-site managers on a daily basis and any mortalities will be collected and stored in the proposed on-site freezers before removal from site. The dead bird storage will be two standard 12m long freezer storage containers. These freezers will temporarily hold the mortalities prior to collection, which occurs 3-5 times a week by a licenced contractor, which in turn will be transported to Griffith for rendering.

The daily inspection of the sheds and the use of the freezer storage containers ensure that the mortalities remain frozen and will not putrefy or produce any odour emissions. This is all undertaken in accordance with the relevant industry guidelines and contractual requirements aimed at ensuring operations are undertaken in accordance with best practice.

In addition, we note the existing General Terms of Approval (GTAs) issued by the EPA for the project require the provisions and use of on-site chillers for the collection and storage of mortalities. As such, the use of on-site freezer storage containers for the storage of dead birds will not introduce any additional odour sources or increase risks of unacceptable odour.

Staff Response

Council staff agree with the applicant’s response, the EPA has already approved the proposed odour modelling for the site and the addition of freezers will not increase the odour output. While the increase in bird numbers has been addressed by the updated air quality assessment undertaken by Astute Environmental Consulting, which indicates the proposal complies with all relevant guidelines, and demonstrates that predicted emissions at all sensitive receptors are at or below the relevant impact criteria and will not result in any unacceptable odour impacts.

Subject Site and Locality Description

The subject site is lot 12-14, DP756073 “Springdale” Carrathool Road CARRATHOOL NSW 2711.

Financial implications

Nil

Statutory implications (Governance including Legal)

The application has been assessed in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979 and associated Regulations.

Policy implications

Nil

Risk implications

The applicant has appeal rights to the Land & Environment Court should they be dissatisfied with the determination or conditions applied to the consent.

Community Strategic Plan

1.1 – Implement a consistent and strategic planning approach to the use and development of land

Recommendation:

That Council resolves to grant Development Consent for DA2024/022 for two (2) rural workers dwellings, rice hull shed, dead bird storage and temporary concrete batching plant subject to the conditions imposed.

ATTACHMENT – SITE PLAN

NOT SCALE FROM DIMENSIONS. CONCEPTS & SPLINES ONLY. DESIGN INFORMATION INCLUDING DIMENSIONS BEFORE COMMENCEMENT OF WORKS.

SITE PLAN

Client name: **Project name:** Brouler Farms 1 & 2
12 X Sheds per farm
Origin By: I.T. - Springdale farm

Project address: "SPRINGDALE"
707 Carrathool Road,
Carrathool NSW

Drawing title: Site plan

Scale: 1:3500
Date: 5/12/2023

Drawing No: SPRING-001
Drafting by: David Davidson

Revisions:

AGRIGHT

Springdale

Construction Cohort
Member of the David Davidson Group
1110 Northumberland Street
Sydney NSW 2009
Tel: 02 9589 8522
Email: david@constructioncohort.com.au
www.constructioncohort.com.au
Construction Cohort is an Equal Opportunity Employer

NOT FOR CONSTRUCTION

ATTACHMENT – DRAFT CONDITIONS DA2024/022

GENERAL CONDITIONS

1 Erection of Signs

1. This section applies to a development consent for development involving building work, subdivision work or demolition work.
2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out—
 - a. showing the name, address and telephone number of the principal certifier for the work, and
 - b. showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and
 - c. stating that unauthorised entry to the work site is prohibited.
3. The sign must be—
 - a. maintained while the building work, subdivision work or demolition work is being carried out, and
 - b. removed when the work has been completed.
4. This section does not apply in relation to—
 - a. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or
 - b. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.

Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.

2 NSW Environment Protection Authority

The applicant is required to submit a licence application to the EPA for livestock accommodation, prior to any construction works. Any licence issued and its conditions will not be consistent with the general terms of approval issued for the original development application (DA2021/035).

Condition reason: To satisfy the representations made by government departments.

BUILDING WORK

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

3 Construction Certificate

The applicant must obtain a CONSTRUCTION CERTIFICATE pursuant to Section 6.4 of the Environmental Planning and Assessment Act 1979, as amended from either Council or an accredited certifying authority certifying that the proposed works are in accordance with the Building Code of Australia PRIOR to any works commencing.

NOTE 1: No building, engineering, excavation work or food premises fitout must be carried out in relation to this development until the necessary Construction Certificate has been obtained.

NOTE 2: YOU MUST NOT COMMENCE WORK UNTIL YOU HAVE RECEIVED THE CONSTRUCTION CERTIFICATE, even if you made an application for a Construction Certificate at the same time as you lodged this Development Application.

NOTE 3: It is the responsibility of the applicant to ensure that the development complies with the provision of the Building Code of Australia in the case of building work and the applicable Council Engineering Standards in the case of subdivision works. This may entail alterations to the proposal so that it complies with these standards.

Condition reason: To ensure the design of the proposed work may be assessed in detail and complies with the appropriate construction standards before work commences.

4. Section 7.12 Contribution

Pursuant to Section 7.12 of the Environmental Planning and Assessment Act 1979 and Carrathool Shire Council Section 7.12 Fixed Levy Plan 2021, prior to the issue of the Construction Certificate, the applicant must pay to Council a levy in the amount of **\$12630** towards the cost of one or more of the public facilities specified in the Works Schedule to that Plan.

This amount must be indexed in accordance with Section 208 of the Environmental Planning and Assessment Regulation 2021 and Carrathool Shire Council Section 7.12 Fixed Levy Plan 2021. A copy of the Carrathool Shire Council Section 7.12 Fixed Levy Plan 2021, is available for inspection at Council Chambers, 9-11 Cobram Street, Goolgowi and on Council's website.

Condition reason: To ensure payment of relevant levies.

BEFORE BUILDING WORK COMMENCES

5. Appointment of Principal Certifier

Prior to the commencement of any works, the applicant must apply for a principal certifier (PC) appointment via the NSW Planning Portal. This can be Council or a private registered certifier. Council must be advised in writing, at least two (2) days prior to the commencement of any works, who has been appointed as the Principal Certifier, if it is not Council.

Condition reason: To ensure Council receives notification of works being undertaken

6. Onsite Sewer Management

Prior to the installation of any new onsite sewer management facility, an application under Section 68 of the Local Government Act 1993 must be submitted to Council for approval. The application must be submitted and approval obtained prior to the commencement of any external sanitary drainage work. The Application must be accompanied by the manufacturer's specifications of the proposed Septic Tank, an onsite Soil Assessment report carried out by a suitable Geotechnical Engineering Consultant and payment of the prescribed fees.

Condition reason: To ensure plumbing and drainage work is carried out in accordance with Australian Standards and the relevant provisions of the New South Wales Code of Plumbing Practice, Plumbing and Drainage

7. Section 68 Application For Transportable Dwelling

The applicant must obtain a 'Local Activity' approval to Install a Transportable Dwelling, pursuant to Section 68 of the Local Government Act 1993, as amended, from Council prior to the building being erected/established on the subject land.

NOTE 1: Council will determine the Section 68 Application and impose any relevant conditions. The applicant is advised to read the Approval and comply with the conditions as appropriate.

Condition reason: To ensure the design of the proposed work may be assessed in detail and complies with the appropriate construction standards before work commences on site.

8. Toilet facilities

Toilet facilities must be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

1. a standard flushing toilet connected to a public sewer, or
2. if that is not practicable, an accredited sewage management facility approved by Council, or
3. if that is not practicable, any other sewage management facility approved by Council.

NOTE 1: The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced and the toilet facility must not be removed without the prior written approval of Council.

NOTE 2: "Vicinity" in this condition is defined to mean within 50 metres of the subject building site.

NOTE 3: The toilet facilities are to comply with all WORK COVER NSW requirements.

Condition reason: To provide adequate sanitary facilities during the construction phase.

DURING BUILDING WORK

9. Building inspections

The applicant must obtain a Compliance Certificate pursuant to Section 6.16 of the Environmental Planning and Assessment Act 1979, as amended, from Council or an accredited certifying authority, certifying compliance with the Building Code of Australia for the stages of construction listed in Column 1. For the purposes of obtaining the Compliance Certificate the works must be inspected by the accredited certifying authority at the times specified in Column 2.

	COLUMN 1	COLUMN 2
A	Site Inspection	Prior to any works commencing on the site.
B	Footings	When the footings have been excavated and all steel reinforcement has been placed in position.
C	Slab	When reinforcement steel has been placed in position in any concrete slab, whether or not the slab is suspended, on the ground, or on fill.
F	Wall frame	When the brick veneer outer wall has been constructed and tied to the frame.
G	Roof frame	When external roof covering has been installed and prior to the installation of the ceiling lining and eaves soffit lining.
I	Drainage	When the stormwater and roof water drainage system has been completed.
J	Final	Required prior to <occupation/completion> of the building

NOTE 1: A Final Occupation Certificate in relation to the building cannot be issued by Council or an accredited certifying authority until all Compliance Certificates required by this condition have been issued by, or registered with Council.

NOTE 2: The above Compliance Certificates are required whether or not the work has been inspected by a Structural Engineer, a lending authority or any other person. If the Compliance Certificates are not issued Council may refuse to issue a Building Certificate under Section 6.26 of the Environmental Planning and Assessment Act 1979, as amended.

NOTE 3: Submission of the bracing plan and the Truss and Frame Certificate is required seven (7) working days before the frame inspection.

Condition reason: To ensure compliance with the Building Code of Australia.

10. Conform with approved plans

The development shall take place in accordance with the approved development plans as submitted with DA2024/022. Any alterations or additions marked by Council on the approved plans and/or the specifications must be carried into effect.

Condition reason: To ensure work is carried out in accordance with the approved plans

11. Development application record to be kept onsite

The Builder must at all times maintain, on the job, a legible copy of the plan and specification approved with the Construction Certificate.

Condition reason: To ensure compliance with the approved plans and specifications

12. Hours of Operation

The applicant must take all reasonable steps to minimise dust and noise generation during the demolition and/or construction process. No offensive noise must be emitted during either process. Such activities must only be undertaken Monday to Friday 7.00am to 6.00pm and Saturday 8.00am to 1.00pm, excepting public holidays.

Condition reason: To ensure building works do not have adverse effects on the amenity of the area.

13. Licensed plumber

All plumbing and drainage work must be carried out by a Licensed Plumber and Drainer and to the requirements of AS/NZS 3500 and New South Wales Code of Practice, Plumbing and Drainage

Condition reason: To ensure that all plumbing and drainage work is carried out in accordance with the requirements of the Local Government (General) Regulation 2005

14. Plumbing and drainage works

Any sewer or stormwater works associated with the development are to meet the requirements of the AS3500 and the New South Wales Plumbing Code of Practice. In this regard, it may be necessary for you to contact a Licensed Plumber and Drainer.

A Plumbing Permit must be obtained by a Licensed Plumber and Drainer, prior to any sewer or stormwater work being carried out on site. Further, a final inspection must be carried out upon completion of plumbing and drainage work and prior to occupation of the development.

Condition reason: To ensure that plumbing work is carried out in accordance with AS/NZS 3500 and New South Wales Code of Plumbing Practice, Plumbing and Drainage

15. Rubbish and debris

All building rubbish and debris, including that which can be wind-blown, must be contained on site in a suitable enclosure, approved by Council, at all times prior to disposal at Council's Landfill. The container must be erected on the building site prior to work commencing.

Materials and sheds or machinery to be used in association with the construction of the building must not be stored or stacked on Council's footpath, nature strip, reserve or roadway.

NOTE 1: No building rubbish or debris must be placed, or be permitted to be placed on any adjoining public reserve, footway, road or private land.

NOTE 2: The applicant must retain weighbridge certificates, receipts or dockets that clearly identify where waste has been deposited. Documentation must include quantities and nature of the waste. This documentation must be provided to Council prior to application for an Occupation Certificate for the development.

NOTE 3: The suitable container for the storage of rubbish must be retained on site until an Occupation Certificate is issued for the development.

Condition reason: To ensure that the building site and adjoining public places are maintained in a clean and tidy condition so as not to interfere with the amenity of the area.

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

16. Completion certificate

The applicant must obtain a Completion Certificate, pursuant to Clause 69 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 from Council, prior to occupation of the building.

Condition reason: To ensure all requirements are met prior to occupation

17. Occupation certificate

The applicant must obtain an Occupation Certificate, pursuant to Section 6.4(c) of the Environmental Planning and Assessment Act 1979, from either Council or an accredited certifying authority, prior to occupation of the building.

NOTE: The issuing of an Occupation Certificate does not necessarily indicate that all conditions of development consent have been complied with. The applicant is responsible for ensuring that all conditions of development consent are complied with.

Condition reason: To ensure all requirements are met prior to occupation

OCCUPATION AND ONGOING USE

No additional conditions have been applied to this stage of development.

10.9 Finance Report – Statement of Bank Balances – March 2024

FM:FR

Author: Director Corporate & Community Services

Purpose: Statement of Bank Balances – March 2024

Background

The reconciliation of Council's main bank account with the cash book controls within Practical (council finance software) for the month of March 2024 is complete as shown in the table below:

Statement of Bank Balances as at 31 March 2024				
CASHBOOK SUMMARY				Data for March 2024
Balance As at 01/03/2024 (Consolidated Funds)				\$98,898.86
		Add For March 2024	Total for 01/07/2023 to 30/06/2024	
Rates/Water/Debtor Receipts	\$6,719,697.88	\$277,773.20	\$6,997,471.08	
Investments Recalled	\$24,517,521.90	\$2,678,034.67	\$27,195,556.57	
RMS - RMCC, Block, Repair	\$3,139,373.60	\$0.00	\$3,139,373.60	
RMS - Bridge	\$0.00	\$0.00	\$0.00	
RMS - Flood Damage	\$17,600.00	\$0.00	\$17,600.00	
RMS - Regional Roads	\$0.00	\$0.00	\$0.00	
Grant - Roads to Recovery Program	\$61,940.00	\$0.00	\$61,940.00	
FAG - General & Local Roads	\$367,716.00	\$0.00	\$367,716.00	
All Other Misc Grant Payments	\$10,919,145.85	\$6,388.58	\$10,925,534.43	
Planning Receipts	\$191,286.00	\$15,651.00	\$206,937.00	
Plant / Property Trade-Ins & Sales	\$990,225.00	\$114,681.00	\$1,104,906.00	
Other Receipts	\$5,568,915.38	\$391,911.95	\$5,960,827.33	
Sub Total Receipts	\$52,493,421.61	\$3,484,440.40	\$55,977,862.01	\$3,484,440.40
LESS PAYMENTS				
		Add For March 2024	Total for 01/07/2023 to 30/06/2024	
Wages (Net of PAYG & Other Deductions)	(\$5,680,297.49)	(\$553,934.44)	(\$6,234,231.93)	
Plant Acquisitions	(\$2,288,418.25)	(\$91,544.20)	(\$2,379,962.45)	
Invested	(\$24,621,000.00)	(\$800,000.00)	(\$25,421,000.00)	
Other Creditors Payments	(\$20,347,109.62)	(\$1,869,182.16)	(\$22,216,291.78)	
Sub Total Payments	(\$52,936,825.36)	(\$3,314,660.80)	(\$56,251,486.16)	(\$3,314,660.80)
Cashbook Balance 31/03/2024				\$268,678.46
BANK STATEMENTS				
Opening Balance 01/03/2024 (CSC's CBA Main Transaction Account)				\$143,198.20
Less Bank Payments				(\$3,043,357.33)
Plus Bank Receipts				\$3,284,185.91
Total As Per Bank Statements				\$384,026.78
Plus Unpresented Deposits				\$411.00
Less Unpresented Cheques				(\$115,759.32)
Reconciliation Cash Book Balance to Bank Statements 31/03/2024				\$268,678.46

Issues

Nil

Financial implications

Nil

Statutory implications (Governance including Legal)

Local Government Act (1993)

Local Government General Regulation (2021)

Policy implications

Nil

Risk implications

Nil

Community Strategic Plan

Goal 5 – Civic Leadership and Governance

Objective 5.2 – Manage our resources to ensure that Council is financially sustainable over the long term.

Recommendation:

That Council note the Statement of Bank Balances as at 31 March 2024 and confirm payment of accounts as summarised in the reconciliation statement totalling \$3,314,660.80.

10.10 Finance Report – Investments Schedule – March 2024

FM:FR

Author: Director Corporate & Community Services

Purpose: Schedule of Investments – March 2024

Background

Details of Council’s investments as at 31 March 2024 are provided below:

CARRATHOOL SHIRE COUNCIL INVESTMENTS - 31 MARCH 2024								
Last Month @ 29/02/24	Financial Institution	Date Raised	Interest Rate	Duration (Days)	Maturity Date	Current Month @ 31/03/24	Change	
\$546,172.64	CBA	27-Feb-24	4.79%	90 Days	27-May-24	\$546,172.64	\$0.00	
\$537,536.39	CBA	19-Feb-24	4.80%	91 Days	20-May-24	\$537,536.39	\$0.00	
\$534,743.77	CBA	26-Feb-24	4.79%	91 Days	27-May-24	\$534,743.77	\$0.00	
\$1,035,573.48	CBA	Recall IBD \$1,035,573.48 + \$17,295.50						(\$1,035,573.48)
\$542,246.56	CBA	26-Feb-24	4.79%	91 Days	27-May-24	\$542,246.56	\$0.00	
\$538,907.26	CBA	31-Jan-24	4.91%	120 Days	30-May-24	\$538,907.26	\$0.00	
\$529,597.62	CBA	11-Mar-24	4.74%	92 Days	11-Jun-24	\$536,035.50	\$6,437.88	
\$516,822.89	CBA	Recall IBD \$516,822.89 + \$8,342.80						(\$516,822.89)
\$536,099.14	CBA	31-Jan-24	5.04%	180 Days	29-Jul-24	\$536,099.14	\$0.00	
\$529,904.27	CBA	27-Mar-24	4.73%	92 Days	27-Jun-24	\$538,736.98	\$8,832.71	
\$535,150.87	CBA	31-Jan-24	5.04%	180 Days	29-Jul-24	\$535,150.87	\$0.00	
\$533,309.69	CBA	27-Feb-24	4.79%	90 Days	27-May-24	\$533,309.69	\$0.00	
\$533,678.33	Bendigo Bank	07-Dec-23	4.80%	368 Days	09-Dec-24	\$533,678.33	\$0.00	
\$100,007.45	Bendigo Bank	03-Jan-24	4.05%	182 Days	03-Jul-24	\$100,007.45	\$0.00	
\$25,980.37	Bendigo Bank	12-Oct-23	4.20%	183 Days	12-Apr-24	\$25,980.37	\$0.00	
\$532,998.92	Westpac	04-Mar-24	4.94%	92 Days	04-Jun-24	\$539,603.29	\$6,604.37	
\$500,000.00	Westpac	29-Feb-24	5.06%	151 Days	29-Jul-24	\$500,000.00	\$0.00	
\$2,250,000.00	Westpac	30-Nov-23	5.17%	182 Days	30-May-24	\$2,250,000.00	\$0.00	
\$2,000,000.00	Westpac	19-Dec-23	5.05%	122 Days	19-Apr-24	\$2,000,000.00	\$0.00	
\$2,250,000.00	Westpac	30-Nov-23	5.15%	152 Days	30-Apr-24	\$2,250,000.00	\$0.00	
\$510,956.16	Westpac	27-Dec-23	5.01%	121 Days	26-Apr-24	\$510,956.16	\$0.00	
\$1,044,367.34	Westpac	29-Jan-24	5.00%	121 Days	29-May-24	\$1,044,367.34	\$0.00	
\$553,381.28	NAB	31-Jan-24	5.00%	90 Days	30-Apr-24	\$553,381.28	\$0.00	
\$532,052.41	NAB	01-Feb-24	5.00%	90 Days	01-May-24	\$532,052.41	\$0.00	
\$512,092.78	NAB	27-Feb-24	5.00%	90 Days	27-May-24	\$512,092.78	\$0.00	
\$505,917.81	NAB	11-Mar-24	5.00%	91 Days	10-Jun-24	\$512,155.16	\$6,237.35	
\$1,000,000.00	NAB	18-Mar-24	5.03%	122 Days	18-Jul-24	\$1,012,328.77	\$12,328.77	
\$2,000,000.00	NAB	18-Mar-24	5.07%	154 Days	19-Aug-24	\$2,024,657.54	\$24,657.54	
\$518,618.16	NAB	18-Mar-24	5.00%	92 Days	18-Jun-24	\$525,083.13	\$6,464.97	
\$500,000.00	NAB	26-Feb-24	5.00%	91 Days	27-May-24	\$500,000.00	\$0.00	
\$3,000,000.00	NAB	26-Feb-24	5.03%	121 Days	26-Jun-24	\$3,000,000.00	\$0.00	
\$500,000.00	NAB	29-Feb-24	5.03%	123 Days	01-Jul-24	\$500,000.00	\$0.00	
\$531,595.65	NAB	19-Mar-24	5.00%	90 Days	17-Jun-24	\$538,149.57	\$6,553.92	
\$2,057,962.89	NAB	29-Jan-24	5.03%	121 Days	29-May-24	\$2,057,962.89	\$0.00	
\$532,314.73	NAB	11-Mar-24	5.03%	122 Days	11-Jul-24	\$538,950.44	\$6,635.71	
\$542,482.26	NAB	13-Mar-24	5.00%	90 Days	11-Jun-24	\$549,170.40	\$6,688.14	
\$529,436.74	NAB	04-Mar-24	5.00%	92 Days	04-Jun-24	\$535,838.58	\$6,401.84	
\$1,592,545.53	IMB	01-Mar-24	4.85%	91 Days	31-May-24	\$1,618,942.52	\$26,396.99	
\$541,543.96	IMB	15-Dec-23	5.00%	122 Days	15-Apr-24	\$541,543.96	\$0.00	
\$500,000.00	IMB	19-Dec-23	5.00%	122 Days	19-Apr-24	\$500,000.00	\$0.00	
\$518,878.68	IMB	01-Dec-23	5.10%	124 Days	03-Apr-24	\$518,878.68	\$0.00	
\$2,058,561.27	IMB	29-Jan-24	4.90%	92 Days	30-Apr-24	\$2,058,561.27	\$0.00	
\$2,321,000.00	IMB	30-Nov-23	5.25%	182 Days	30-May-24	\$2,321,000.00	\$0.00	
\$551,999.98	IMB	13-Mar-24	4.85%	120 Days	11-Jul-24	\$563,263.80	\$11,263.82	
\$526,976.04	IMB	05-Mar-24	4.80%	93 Days	06-Jun-24	\$535,855.23	\$8,879.19	
\$528,240.07	IMB	20-Mar-24	4.90%	119 Days	17-Jul-24	\$536,923.47	\$8,683.40	
\$39,619,653.39						\$38,720,323.62	(\$899,329.77)	

ON CALL INVESTMENTS							
\$2,571,741.86	CBA	Variable	4.35%	N/A	On Call A/c	\$1,778,639.95	(\$793,101.91)
	Movements On Call Funds		CBA				
	01-Jan-24	Interest	\$6,898.09				
	During Month	From On Call	(\$1,100,000.00)				
	During Month	To On Call	\$300,000.00				
	On Call - Net Change for Month		(\$793,101.91)				
\$2,571,741.86						\$1,778,639.95	(\$793,101.91)
\$42,191,395.25						\$40,498,963.57	(\$1,692,431.68)
I certify that the above Investments have been made in accordance with the Local Government Act, the Regulations thereunder and Council's Investment Policy.							
Signed copy held in Council records			Robert Rayner				
			Director Corporate Services				

Analysis – Opening and Closing Balances:

INVESTMENT TYPE	OPENING 1/3/24	CLOSING 31/3/24	VARIATION MARCH
IBDs	39,619,653.39	38,720,323.62	(899,329.77)
On Call Funds	2,571,741.86	1,778,639.95	(793,101.91)
TOTAL	42,191,395.25	40,498,963.57	(1,692,431.68)

Analysis – Change During Month:

	VARIATION – MARCH 2024
ADD – Interest Incorporated in IBDs Rolled Over	153,066.60
ADD – New IBDs	500,000.00
LESS – IBDs recalled	(1,552,396.37)
ADD – Interest from On Call Funds	6,898.09
LESS – On Call Funds recalled	(1,100,000.00)
ADD – Funds applied to On Call Funds	300,000.00
TOTAL VARIATION	(1,692,431.68)

Funds Held on Behalf of Other Organisations:

The Schedule of Investments includes one separate deposit that Council is holding in trust.

- IBD with Bendigo Bank – Ref No. 173016924 (matures 04/2024) \$25,980.37

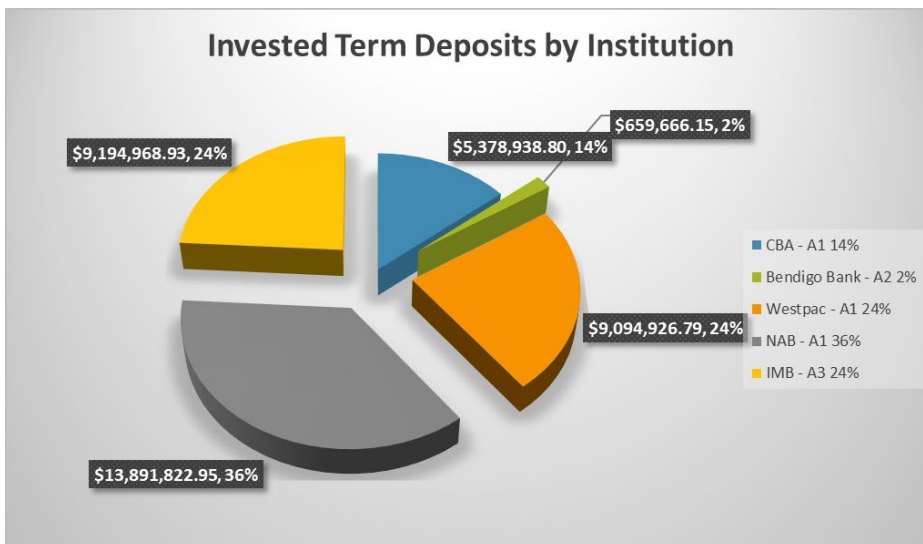
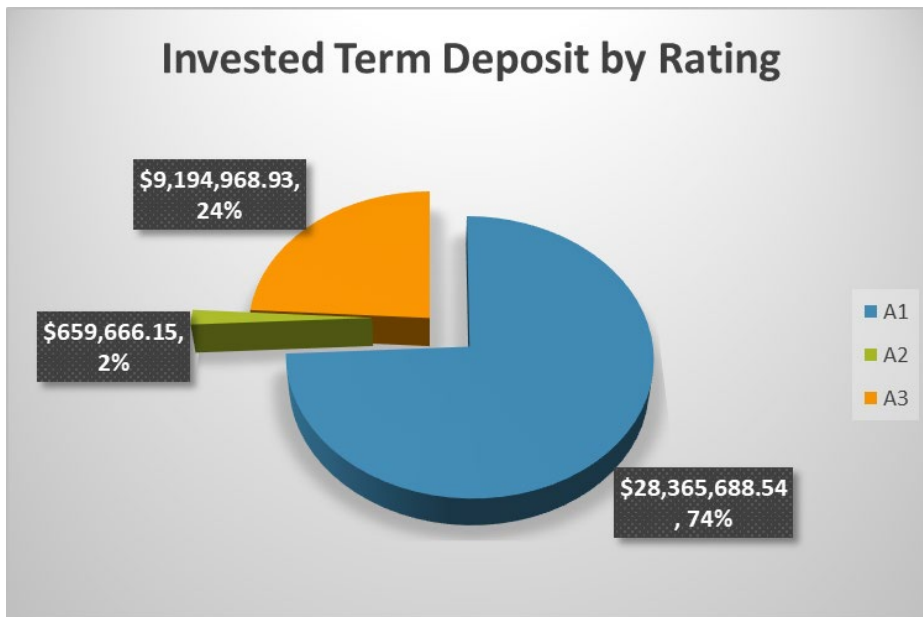
Compliance with Policy Limits:

Council Policy 019 – Investment of Surplus Funds limits the exposure of invested funds to an individual organisation by the credit rating of the organisation so that single entity exposure is limited as detailed in the table below:

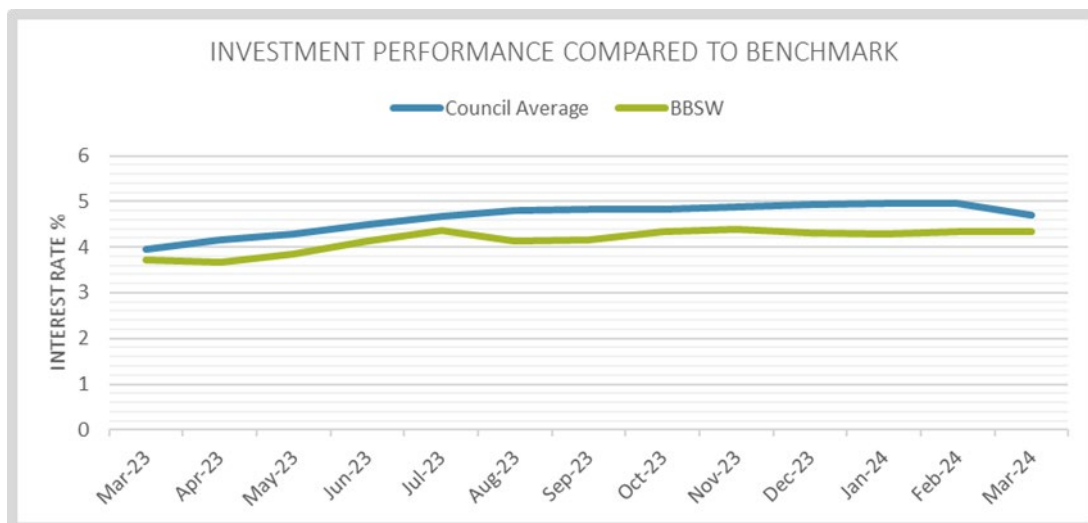
S&P Long Term Credit Rating*	S&P Short Term Credit Rating*	Portfolio Maximum
AAA Category	A1 +	50%
AA Category or Major Bank** (see note below)	A1	50%
A Category	A2	30%
BBB Category	A3	30%
NSW Treasury Corp Hour Glass Facility	Unrated	30%
Unrated Authorised Deposit Taking Institution	Unrated	10%

*Moody's/Fitch equivalent

** ANZ, Commonwealth Bank, National Australia Bank & Westpac including their subsidiaries and brands (eg St George). Where the institution is a major bank, the portfolio maximum may be increased to 70% should a significant benefit to Council be identified



The graph below details the performance of Council's investment portfolio against the standard comparative – the Bank Bill Swap Rate



Issues

Lack of diversification within the investment portfolio has the potential for higher risk to Council.

Financial implications

Council's investment portfolio provides funding for some projects identified in the Operational Plan.

Statutory implications (Governance including Legal)

Local Government Act (1993) s625

Local Government General Regulation (2021) Reg 205

Ministerial Investment Order (2011)

Policy implications

Council Policy 019 - Investment of Surplus Funds

Risk implications

Nil

Community Strategic Plan

Goal 5 – Civic Leadership & Governance

Objective 5.2 – Manage our resources to ensure that Council is financially sustainable over the long term

Recommendation:

That Council note the investment report as at 31 March 2024 and in accordance with clause 212 paragraph (1)(b) of the *Local Government (General) Regulation 2021*, it can be certified that the investments listed have been made in accordance with the Act, the Regulations and Council's Investment Policy.

10.11 Draft 2024/25 Fees and Charges

FM:REV:FC

Author: Director Corporate and Community Services

Purpose: To provide proposed fees and charges for inclusion in the 2024/25 Operational Plan.

Separately Circulated: [Proposed Fees & Charges 2024/25](#)

Background

Council charges fees for various goods and/or services. These fees are reviewed and adopted by Council annually as part of the Operational Plan. The legislative basis for these fees may be found in s608 of the *Local Government Act 1993* which provides that Council may charge and recover an approved fee for any service it provides, including the following:

- supplying a service, product or commodity
- giving information
- providing a service in connection with the exercise of Council's regulatory functions

Under the principle of 'user pays', fees are introduced to offset the cost of service provision, or in the case of commercial activities, to realise a reasonable rate of return on assets employed by the Council, in order to support the provision of services and to alleviate the burden that would otherwise be unfairly placed on ratepayers.

Council has given due consideration to the following factors in determining the appropriate price for each fee:

- the cost of providing the service
- whether the goods or service are supplied on a commercial basis
- the importance of the service to the community
- the capacity of the user to pay
- the impact of the activity on public amenity
- competitive market prices
- prices dictated by legislation

Legislative fees included in the schedule of Fees & Charges are either the last advertised charges available to Council at the time of preparing the schedule or marked as legislative. These fees are subject to change without public exhibition if and when relevant legislation changes or updated fees become available. Where a discrepancy exists between legislated and listed charges, then the legislated charge will prevail.

Issues

While every effort has been made to cover all fees and charges applicable to 2024/25, a need may arise to amend an existing charge or introduce a new fee or charge that is unforeseen at this time.

Financial implications

The draft 2024/25 Fees & Charges document as proposed includes some fees where the full cost of providing goods and/or service may not be recovered. User fees and charges comprise, on average, approximately 15% of Council's income from continuing operations annually (12% 2022/23 annual financial statements).

Statutory implications (Governance including Legal)

Local Government Act 1993 s608, s610

Policy implications

Nil

Risk implications

Nil

Community Strategic Plan

Theme 5 – Leadership and Governance

Recommendation:

That Council adopt the schedule of Fees & Charges for inclusion in the draft Operational Plan 2023/24.

10.12 Carrathool Memorial Hall and Sports Ground 355 Committee

GOV:MCCC:SEC355

Author: Director Corporate & Community Services

Purpose: To advise Councillors of the status of the Carrathool Hall and Sports Ground 355 Committee.

Background

Council was advised at its September 2022 meeting that the Carrathool 355 Committee was not operational. After the decision was made by the committee to close, it was requested all books and funds were to be given to Council. The committee was sent a number of letters and emails through 2023 chasing the committee for various information.

Finally, this month we were advised the funds from Carrathool were deposited into Council's bank account in January 2023 and that the books etc were destroyed. The funds of \$738.88 were deposited via the Hay branch of the Commonwealth Bank but no details were provided and a subsequent search for more details gave no indication who made the deposit. Council placed the funds in a holding account until the payee could be identified.

Issues

Council have already moved the electricity accounts to its name and the fees and charges will now be set by Council. All maintenance of the facility will also be Council's and the budgets for next year will be altered to accommodate the changes in expenditure and income.

Financial implications

The Hall budgets will be impacted and the budget will be revised for 2024/25.

Statutory implications (Governance including Legal)

Local Government Act 1993 s355

Policy implications

355 Committee Manual

Risk implications

Nil

Community Strategic Plan

Goal 5 – Civic Leadership and Governance

Recommendation:

That Council:

1. **note the section 355 Committee charged with the management of the Carrathool hall and sportsground has been disbanded and funds returned to Council.**
2. **staff will undertake management of these facilities.**
3. **staff make enquiries to see if another section 355 committee can be formed.**

10.13 Council Policy 163 – Rural Addressing

CM:POL:CWP

Author: Director Corporate and Community Services

Purpose: Review of the existing Council Policy 163 – Rural Addressing

Attachment: Draft Council Policy 163 – Rural Addressing

Background

This policy was last adopted by Council in September 2023. The policy requires amendment to align with the proposed schedule of fees and charges for 2024-25.

Issues

It is essential that policies remain consistent across all Council documentation to avoid creating community confusion.

Financial implications

Costs associated with the implementation of this policy are accommodated within the proposed schedule of fees and charges 2024/25.

Statutory implications (Governance including Legal)

Nil

Policy implications

It is standard practice to review Council policies regularly to ensure continuing functionality. This policy requires amendment to align with Council’s integrated planning and reporting suite of documents.

Risk implications

Nil

Community Strategic Plan

Goal 2 – Accessible and Connected

Recommendation:

That Council:

1. **approve the draft Council Policy 163 – Rural Addressing and place the draft policy on public exhibition for a period of 28 days.**
2. **adopt the policy after the exhibition period if no submissions are received.**

ATTACHMENT



Doc-Id: 362800
Council-Policy-163

Rural-Addressing-Policy

Application	Rural-Property-Owners
Responsible-Officer	Director-Infrastructure-Services
File-No	CM:POL:CWP
Authorised-by	Council
Effective-Date	19.09.2023
Distribution	Internet-/Intranet-/Public-Exhibition

Purpose

The purpose of this policy is to provide a unique and easy-to-identify address for each rural property located with the Carrathool Shire Council to facilitate emergency vehicle responses and enable prompt and efficient response from service providers.

Definitions

- Council: → → → Carrathool Shire Council
- Locality: → → → Officially-gazetted names as per Geographical Names Board

Reference

This policy complements other legislation and where it is silent on matters referred to in the following legislation such matters must be followed in accordance with the legislation.

- NSW-Address-Policy-and-User-Manual—May-2021
- AS/NZS-4819:2011—Rural-and-Urban-Addressing

Policy-statements

1. → Carrathool Shire Council will assign every rural property that has a dwelling/worksite (including shearing sheds, packing sheds etc) an address to assist in the identification of that property for service delivery, emergency assistance and otherwise.
2. → The road numbering is based on increments of 20m from the nominated start (datum) point of the road. The road number adopted is to be the number where the main access point to the property is, not where the post is installed or where any mailbox may be located. The number and post shall not obstruct services or traffic and should be visible from both directions.
3. → From the start of the road (datum point) odd numbers will be issued for properties on the left-hand side of the road and even numbers will be issued for properties on the right-hand side of the road.
4. → Properties with more than one dwelling which are accessed from the same access point shall have a rural address assigned to each dwelling. The numbers are to be displayed at the entrance to the properties as well as at each dwelling to facilitate identification. The subsequent number plates will be included in the original application, any replacements hereafter will be at the owners cost. See 12.
5. → Rural addressing is officially recognised by the Australian Electoral Commission, Emergency Services and in nominated areas, Australia Post. As such rural addressing must comply with the Australian Standard.
6. → If there is more than one access point to the property, the main access point is to be nominated for the address to be supplied for; however a secondary address point may also be requested.

Uncontrolled document when printed. Please refer to website or intranet for controlled documents	Effective-Date:	19.09.2023
	Version-No.:	2



Council Policy-163

- ¶ 7. → Only Council-issued rural-number plates are to be installed.¶
- ¶ 8. → Carrathool Shire Council shall maintain a system of rural addressing into the future.¶
- ¶ 9. → Council apply, as a condition of development consent to all new rural subdivisions, a requirement of the provision of property addresses in accordance with AS/NZS 4819:2011, including the payment of an appropriate fee for each new allotment created.¶
- ¶ 10. → Council apply, as a condition of consent for all new rural dwelling development applications, a requirement for the provision of a property address in accordance with AS/NZS 4918:2011, if one does not already exist and if not, include the payment of the appropriate fee.¶
- ¶ 11. → Requests for new Rural Addresses be committed through Council's "Rural Addressing – Request for New/Replacement/Secondary Number" form.¶
- ¶ 12. → ~~A Rural Address number plate and post (to be installed by the property owner) will be provided by Council. The first set of Rural Address Number Plate and post for each rural address are supplied by Council. Any further replacement of the items will be at the expense of the owner in accordance with Council's adopted Schedule of Fees and Charges.~~¶
- ¶ 13. → ~~Replacement addressing plates and posts will be installed by the Council upon receipt of the Landholder's application for a replacement number and payment of the required fee.~~¶
- ¶ 14.13. → Changes to rural addresses as a result of realignments or roads or rail crossings, shall be included in the cost of the road alignment or rail project. These costs may include the identification of new property access, calculation and population of addresses, supply and installation of posts and notification to service providers.¶
- ¶ 15.14. → As part of the allocation of a rural address Council will notify NSW Spatial Services and Australia Post.¶
- ¶ 16.15. → Where circumstances arise that is not covered by this policy the AS/NZS4918:2011 shall be referred to as it forms the basis of this policy.¶

Revision Table

Minute /Date	Amendment Summary (Reason or Reference)
0979 / 25.06.2019	Adoption
0654/19.09.2023	Review

Associated Documents

- Rural Addressing Procedure – Procedure IS003
- Rural Addressing – Request for New/Replacement/Secondary Number Form No.241

Review

This policy may be amended from time to time and will be reviewed within four years of its adoption (or latest amendment) with reference to any relevant legislation and best practice guides.

10.14 Interment Services Levy

FM:LEV:CIL

Author: Director Corporate & Community Services

Purpose: To advise councillors of the intent of Cemeteries & Crematoria NSW to introduce an interment services levy.

Separately Circulated: Interment Services Levy Information Package

Background

Council has been advised by Cemeteries & Crematoria NSW (CCNSW) that it intends to introduce an interment services levy commencing on 1 July 2024 after a two months consultation period over April and May 2024.

“The interment services levy (the levy) is a levy on interment services to fund the cost of Cemeteries and Crematoria NSW, the regulator, to support and regulate the sector appropriately.”

“The government has set out its strategic directions for the state’s cemeteries and crematoria in delivering strong consumer and community outcomes for Cemeteries and Crematoria in NSW. The aim is to ensure every person in NSW has accessible, sustainable, and affordable burial and cremation services into the future.”

An independent, skills-based board leads CCNSW. The Hon. Stephen Kamper MP, Minister for Small Business, Minister for Lands and Property, Minister for Multiculturalism, and Minister for Sport appoints the board, which reports to him.

The levy will be set at \$41 per cremation; \$63 per ash interment and \$156 per burial. Council would then pass this levy on as a separate charge for interment. The proposed fees and charges have been amended to accommodate this levy.

Council currently reports its burial information annually for each cemetery and is charged a \$400 licencing fee.

Issues

This levy appears to be an additional burden on Council’s ratepayers if costs are passed onto the families of the deceased, or another cost shifting exercise by the State Government if Council decides to absorb the costs.

It is recommended the Council write to the Minister and our local member objecting to the levy.

Financial implications

Based on last year’s burial data the levy fee would have been \$2,808.00

Statutory implications (Governance including Legal)

NSW Cemeteries and Crematoria Act 2013

Policy implications

Nil

Risk implications

Nil

Community Strategic Plan

Goal 5 Civic Leadership and Governance

Recommendation:

That Council write to the Premier of NSW and our local member objecting to the Interment Services Levy which is a financial impost not required, and is placed on people at a time of bereavement.

11. Committee Reports

11.1 Plant Committee Meeting 16 April 2024

GOV:MCCC:CC

Author: Director Infrastructure Services

Purpose: To formerly adopt the recommendations of the Plant Committee Meeting held today pre Council Meeting.

Background

The Plant Committee included The Whole of Council and staff General Manager Rick Warren, Director Infrastructure Services Barry Heins, Director Corporate & Community Services Robert Rayner, and Manager Fleet & Town Services Bert Breuling.

Issues

Nil

Financial Implications

Nil

Statutory Implications (Governance including Legal)

Nil

Policy Implications

Nil

Risk Implications

Nil

Community Strategic Plan

Goal 5 – Civic Leadership and Governance.

Objective 5.2 – Manage our resources to ensure that Council is financially sustainable over the long term.

Recommendation:

That Council note and adopt the recommendations of the Plant Committee held today before the Ordinary Council meeting.

11.2 Roads Committee Meeting 16 April 2024

GOV:MCCC:CC

Author: General Manager

Purpose: To formerly adopt the recommendations of the Roads Committee Meeting held today pre Council Meeting.

Background

The Roads Committee included The Whole of Council and staff General Manager Rick Warren, Director Infrastructure Services Barry Heins, Director Corporate & Community Services Robert Rayner, and Project Engineer Will Barr

Issues

Nil

Financial Implications

Nil

Statutory Implications (Governance including Legal)

Nil

Policy Implications

Nil

Risk Implications

Nil

Community Strategic Plan

Goal 2 – Accessible and Connected.

Recommendation:

That Council note and adopt the recommendations of the Roads Committee held today before the Ordinary Council meeting.

12. Closed Council Reports

12.1 Goolgowi Residential Land

LUP:PLN:LEP

Author: General Manager

Purpose: To inform Council of residential land that could be made available for sale in Goolgowi.

Background

Council is asked to consider this report Goolgowi Residential Land in Closed Council under the provisions of section 10A(c) of the *Local Government Act 1993*.

Financial implications

Nil

Statutory implications (Governance including Legal)

This item is classified CONFIDENTIAL under section 10A(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business in relation to the following:

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

Policy implications

Nil

Risk implications

Nil

Community Strategic Plan

Nil

Recommendation:

That Council resolve into closed Council pursuant to Section 10A(c) of the *Local Government Act 1993*.

12.2 Carrathool Shire Scholarship Scheme

PSL:ES:SCH

Author: Director Corporate & Community Services

Purpose: To determine the successful applicants under the 2024 Carrathool Shire Council Scholarship Scheme for Charles Sturt University.

Background

Council is asked to consider this report Carrathool Shire Scholarship Scheme in Closed Council under the provisions of section 10A(c) of the *Local Government Act 1993*.

Financial implications

Nil

Statutory implications (Governance including Legal)

This item is classified CONFIDENTIAL under section 10A(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business in relation to the following:

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

Policy implications

Nil

Risk implications

Nil

Community Strategic Plan

Nil

Recommendation:

That Council resolve into closed Council pursuant to Section 10A(c) of the *Local Government Act 1993*.

12.3 Water Issues – Purchase Additional Supply

WS:SP:WSD

Author: General Manager

Purpose: To inform Council of possible issues and opportunities to purchase water for Council operations.

Background

Council is asked to consider this report Water Issues – Purchase Additional Supply in Closed Council under the provisions of section 10A(c) of the *Local Government Act 1993*.

Financial implications

Nil

Statutory implications (Governance including Legal)

This item is classified CONFIDENTIAL under section 10A(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business in relation to the following:

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

Policy implications

Nil

Risk implications

Nil

Community Strategic Plan

Nil

Recommendation:

That Council resolve into closed Council pursuant to Section 10A(c) of the *Local Government Act 1993*.

12.4 Internal Audit & Risk Management

FM:AUD:INT

Author: General Manager

Purpose: To inform Council of the requirements of the Office of Local Government under the Internal Audit and Risk Management Guidelines that come into effect on 1 July 2024

Background

Council is asked to consider this report Internal Audit & Risk Management in Closed Council under the provisions of section 10A(c) of the *Local Government Act 1993*.

Financial implications

Nil

Statutory implications (Governance including Legal)

This item is classified CONFIDENTIAL under section 10A(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business in relation to the following:

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

Policy implications

Nil

Risk implications

Nil

Community Strategic Plan

Nil

Recommendation:

That Council resolve into closed Council pursuant to Section 10A(c) of the *Local Government Act 1993*.

13. Next Meeting

The next **Ordinary Meeting** of Council will be held at the **Goolgowi Council Chambers** on **21 May 2024** commencing at **10.00am**.