



BUSINESS PAPER
ORDINARY MEETING OF COUNCIL

To be held on

Wednesday, 28 July 2021

Commencing at

3:00pm

at

Walcha Council Chambers

Members:

Mayor – Councillor Eric Noakes
Deputy Mayor – Councillor Jennifer Kealey
Councillor Peter Blomfield
Councillor Kevin Ferrier
Councillor William Heazlett
Councillor Scott Kermode
Councillor Clinton Lyon
Councillor Rachael Wellings

Quorum – 5 Members to be Present

AGENDA

Submitted to Council: 28 July 2021


..... General Manager Mayor



Dear Mayor & Councillors

You are requested to attend the Ordinary Meeting of the Walcha Council to be held in the Council Chambers, Hamilton Street, Walcha on **Wednesday, 28 July 2021** commencing at **3:00pm**.

Yours sincerely



Barry Omundson
General Manager

NOTICE:

The Ordinary, Extra Ordinary and Committee open meetings of Council will be audio recorded for community transparency and minute taking purposes. The audio recording of all Ordinary and Extra-Ordinary Meetings of Council will be uploaded to Council's website.

ACKNOWLEDGEMENT OF COUNTRY:

We acknowledge the Dughutti people as the traditional owners of the land that we meet on. We pay our respects to the Elders, past, present and emerging. We acknowledge and recognise their continuing connection to the land, water and community of which we are a part.

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 - 6.3 Development Application 10.2021.25 – Garage – 151W Fitzroy Street Walcha WO/2021/03082
 - 6.4 Walcha Central School Request for Discounted Gym Membership Fees for School Program WO/2021/03065
 - 6.5 Local Government Remuneration Tribunal Annual Review WO/2021/03071
 - 6.6 Proposed Advocacy and Leadership Request WO/2021/03072



7. Notice of Motion

Nil

8. Matters of Urgency

(Resolution to admit matters of urgency before being further considered by Council).

9. Management Review Reports

9.1 Office of the General Manager	WO/2021/02999
9.2 Infrastructure	WO/2021/02778
9.3 Environment & Development	WO/2021/02610
9.4 Community & Tourism	WO/2021/02842

10. Committee Reports

Nil.

11. Delegate Reports

Nil

12. Questions with Notice

Nil.

13. Reports to be Considered in Closed Council

13A Referral to Closed Council – Acquisition of Land for Off-Creek Water Storage AND Ancillary Conditions Related to Off-Creek Water Storage	WO/2021/03011
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Resolution to adjourn the Ordinary Meeting and to move into Closed Council Meeting and to exclude the Press and the Public from the entire proceedings of the Closed Meeting.

13.1 Acquisition of Land for Off-Creek Water Storage	WO/2021/02946
13.2 Ancillary Conditions Related to Off-Creek Water Storage	WINT/2021/06332

Resolution to move into Open Council.

The Mayor publicly declares the Closed Council Meeting Resolution/s.



Present:

Leave of Absence:

Confirmation of the Ordinary Meeting Minutes held on Wednesday, 30 June 2021:

Matters arising from the Minutes of the Ordinary Meeting held on Wednesday, 30 June 2021:



Item 2: Previous Minutes



ORDINARY MEETING OF COUNCIL

held on

Wednesday, 30 June 2021

at

3:03pm

at

Walcha Council Chambers

The *Audio Recording Statement* and the *Acknowledgement of Country* was read by the Chairman, Mayor Noakes.

PRESENT: Clr EH Noakes (Chairman) Mayor together with Councillors PR Blomfield, WJ Heazlett, JM Kealey, SJ Kermode and CM Lyon.

IN ATTENDANCE: Mr BW Omundson – General Manager, Mr CM Weber, Mrs LJ Latham – Director Environment & Development and Mr PR Murray – Director Infrastructure.

1. LEAVE OF ABSENCE:

259 **RESOLVED** on the Motion of Councillors Heazlett and Lyon that the Leave of Absence submitted by Clr Ferrier, due to medical appointment, and Clr Wellings, due to family matters be **ACCEPTED**.

MINUTES



2. CONFIRMATION OF THE ORDINARY MEETING MINUTES HELD ON WEDNESDAY, 26 MAY 2021:

260 **RESOLVED** on the Motion of Councillors Kealey and Kermode that the Minutes of the Ordinary Meeting held on Wednesday, 26 May 2021 copies of which have been distributed to all members, be taken as read and confirmed a **TRUE** record.

3. BUSINESS ARISING

Nil.

4. DECLARATIONS OF INTEREST

Nil.

5. MAYORAL MINUTE

Nil.

6. SENIOR OFFICERS REPORT

261 **RESOLVED** on the Motion of Councillors Heazlett and Kealey that the Senior Officers' Reports be **RECEIVED** for further consideration.

6.1 Adoption of 2021-2022 Operational Plan WO/2021/02261

262 **RESOLVED** on the Motion of Councillors Lyon and Kermode that:

1. In accordance with the provisions of Section 405 and 406 of the *Local Government Act 1993*, Council **ADOPT** the 2021-2022 Draft Operational Plan which includes the 2021-2022 Revenue Policy and 2021-2022 Fees & Charges as Final; and
2. In accordance with Section 494 of the *Local Government Act, 1993*, Council **MAKE** and **LEVY** the Rates and Charges for 2021-2022 for the General, Water and Sewerage Funds, and Waste Management Charges as detailed in the Report; and
3. Council **AUTHORISE** the General Manager to arrange for the preparation and the service of the 2021-2022 Rate notices.

6.2 Referendum Question WO/2021/02364

Councillor Heazlett moved a Motion to amend point three to Option 3 in the report, the Motion **FAILED** to get a Secunder and **LAPSED**.



263 **RESOLVED** on the Motion of Councillors Kealey and Blomfield that in relation to the report “Pathway to Abolish Wards in the Walcha Local Government Area (LGA)” Council;

1. **RECEIVE** and **NOTE** the report;
2. **ENDORSE** the decision to hold a referendum in the September 2021 NSW Local Government elections to abolish wards in the Walcha LGA; and
3. **ENDORSE** the referendum question identified as Option Two (2) in the body of the report as the question to be presented to voters.

Question: Do you favour the removal of the current ward based system so that all voters select all eight (8) Councillors that represent the Walcha Council area?

6.3 Development Application 10.2021.15 – Change of Use from Dwelling to Health Consulting Rooms – G Freer WO/2021/02399

264 **RESOLVED** on the Motion of Councillors Kealey and Kermode that Council refuse Development Application 10.2021.15 for the change of use from a dwelling to health consulting rooms on Lot 9 Section 33 DP 759035 known as 63W Hill Street, Walcha, as:

1. Not enough information has been submitted to adequately assess the application. In particular:
 - a. Access into and throughout the building is compliant with the *Disability (Access to Premises - Buildings) Standards 2010*.
 - b. On-site parking design meets the relevant Australian Standards (AS 2890.1 and 2890.2 2004).
 - c. No detail has been provided in regards to access construction, and in particular the entry and exit point.
 - d. No detail has been provided in regards to the carpark construction and in particular constructed surface, line-marking and sign-posting and drainage to Council’s stormwater system.
 - e. Free and uninterrupted access to the site and car parking area at all times has not been demonstrated.
 - f. The safety of the exit and entry to the site has not been demonstrated.
 - g. Accessible bathroom does not show compliance with AS 1428.
2. The carpark is not compliant with the *Disability (Access to Premises - Buildings) Standards 2010*.

Being a Planning matter a **Division** was called prior to voting on this matter and the result was as follows:

For: Councillors: Noakes, Lyon, Kermode and Kealey.

Against: Heazlett and Blomfield.

Absent: Ferrier and Wellings.

Declared Interest: Nil



6.4 Development Application 10.2021.17 – Shed with attached Carport – Middle Street Walcha WO/2021/02149

265 **RESOLVED** on the Motion of Councillors Lyon and Kermode that Council approve Development Application 10.2021.17 for the construction of a shed and attached carport on Lot 4 Section 20 DP 759035 known as 59S Middle Street, Walcha, as per the development conditions listed within the Development Assessment Report.

Being a Planning matter a **Division** was called prior to voting on this matter and the result was as follows:

For: Councillors: Lyon, Heazlett, Blomfield, Kermode, Kealey and Noakes

Against: Nil.

Absent: Ferrier and Wellings.

Declared Interest: Nil

6.5 Request for Financial Assistance – Two Wheel Tours WO/2021/02207 Motion

Moved Councillor Kealey **Seconded** Councillor Blomfield that Council **APPROVE** the request to support the establishment of a Walcha Two Wheel Tour event to the value of:

1. \$5,000 for an event in 2022 to be paid on confirmation the event is to be held; and
2. \$5,000 for an event in 2023 to be paid on confirmation the event is to be held.

Councillor Lyon **MOVED** a **Foreshadowed Motion** that Council does not approve the funding and that Council develop Event Funding Guidelines prior to approving funds in support of any further events

The **Original Motion** was put to the **Vote** and was **LOST**.

266 **RESOLVED** on the Motion of Councillors Lyon and Kermode that Council does not approve the funding and that Council develop Event Funding Guidelines prior to approving funds in support of any further events.

6.6 Youth Advisory Committee Gaming Hub Proposal WO/2021/02269

267 **RESOLVED** on the Motion of Councillors Lyon and Heazlett that Council:

1. **RECEIVE** and **NOTE** the report;
2. **NOT** approve the gaming hub proposal; and
3. **PRIORITISE** the review of the existing Youth Activity Program.

6.7 Review and Update of Investment Policy WO/2021/02296

268 **RESOLVED** on the Motion of Councillors Lyon and Kealey That in relation to the report “Review of Investment Policy” Council:

This is page 4 of 7 of Ordinary Council Meeting Minutes held 30 June 2021

.....General ManagerMayor



1. **RECEIVE** and **NOTE** the report;
2. **AMEND** Item 11.3 – Overall Portfolio Maturity Table, line 2 first column to read “Portfolio % >1 year <5 years.”
3. **PLACE** the Investment Policy on public exhibition for 28 days;
4. subject to no objection based community feedback **ADOPT** the policy as presented; and
5. If objections are received, **REQUEST** a further report outlining the objections and how they will be managed.

7. NOTICES OF MOTION

Nil.

8. MATTERS OF URGENCY

Nil.

9. MANAGEMENT REVIEW REPORTS

269 **RESOLVED** on the Motion of Councillors Lyon and Kealey that the Management Review Reports be **RECEIVED** for further consideration.

9.1 Office of the General Manager

WO/2021/02297

270 **RESOLVED** on the Motion of Councillors Lyon and Kealey that items included in the Office of the General Manager Management Review Report be **NOTED** by Council.

9.2 Infrastructure

WO/2021/02109

271 **RESOLVED** on the Motion of Councillors Kealey and Kermode that items included in the Infrastructure Management Review Report be **NOTED** by Council.

9.3 Environment & Development

WO/2021/02032

272 **RESOLVED** on the Motion of Councillors Kermode and Lyon that items included in the Environment & Development Management Review Report be **NOTED** by Council.

9.4 Community & Tourism

WO/2021/02246

273 **RESOLVED** on the Motion of Councillors Heazlett and Lyon that items included in the Community & Tourism Management Review Report be **NOTED** by Council.



10. COMMITTEE REPORTS

274 **RESOLVED** on the Motion of Councillors Kermode and Blomfield that Council **RECEIVE** and **NOTE** the following Committee Reports.

10.1 Minutes of the Tourism Advisory Committee Meeting held at Walcha Council Chambers on Thursday, 20 May 2021 WO/2021/01992

10.2 Minutes of the Walcha Motorcycle Rally Committee Meeting held at Walcha Council Chambers on Tuesday 25 May 2021. WO/2021/02109

10.3 Minutes of the Walcha Mountain Festival Committee Meeting held at the Walcha Library on Thursday 03 June 2021. WO/2021/02083

10.4 Minutes of the Walcha Council Gym Advisory Committee Meeting held at the Walcha Council Chambers on Monday 21 June 2021. WO/2021/02338

Item 5.3 Group Fitness & Equipment Storage

275 **RESOLVED** on the Motion of Councillors Lyon and Kermode that Council permit the ongoing orderly storage of gym equipment used in group fitness sessions in the Group Fitness Room **FURTHER THAT** correspondence be sent advising the Submission maker of Council's decision.

10.5 Minutes of the Walcha Preschool Advisory Committee Meeting held at the Walcha Preschool on Monday 21 June 2021. WO/2021/02369

11. DELEGATE REPORTS

276 **RESOLVED** on the Motion of Councillors Blomfield and Kermode that Council **RECEIVE** and **NOTE** the following Delegate Report/Minutes.

11.1 Minutes of the Walcha & District Historical Society Inc Meeting held at the Pioneer Museum on Saturday 22 May 2021. WI/2021/009655

12. QUESTIONS ON NOTICE

12.1 Clr Kealey – Community Recovery Officer Grant Position – ‘unclaimable’ items.

12.2 Clr Noakes – Walcha Council Community Gym Advisory Committee – Request formal follow up on previous resolution from March 2021 Meeting:

2. *Community Gym Advisory Committee review and consider how persons under 16 can access and use the equipment in a safe manner.*



13. CLOSED COUNCIL

13A Referral to Closed Council Meeting – Evaluation of Tenders for the Supply of Road Safety Barriers WO/2021/02405

277 **RESOLVED** on the Motion of Councillors Kermode and Lyon that, in accordance with the provisions of Section 10A (2)(c) of the Local Government Act 1993, the matter of Evaluation of Tender for the Supply of Road Safety Barriers be referred to be discussed in Closed Council and close the meeting to the public for the reason that the report relates to information that would if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

278 **RESOLVED** on the Motion of Councillors Kermode and Lyon that Council resolve into Committee of the Whole and that the press and public be excluded from the entire proceedings of the Meeting of the Closed Council for the reason that it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

279 The Meeting resumed in **OPEN** Council on the Motion of Councillors Kermode and Kealey.

PRESENT: Present and IN Attendance were the same as listed in the Minutes of the Ordinary Meeting with the exception of the press and the public.

The Chairman publicly declared the recommendations passed by the Council whilst in Closed Council.

13.1 Tender for the Supply and Installation of Road Safety Barriers

WINT/2021/05306

CC56 20212022 **RESOLVED** on the Motion of Councillors Kermode and Kealey that Council **ENDORSE** the evaluation outcome of the tender for Road Safety Barriers of adopting Guardrail Systems, RDK Pty Ltd and Wester Safety Barriers as the preferred suppliers for the Panel Contract for the period 01 July 2021 to 30 June 2025.

Mayor Noakes thanked Interim General Manager, Chris Weber, for his time working here at Walcha Council.

THERE BEING NO FURTHER BUSINESS THE CHAIRMAN DECLARED THE MEETING CLOSED AT 4:00PM.



Item 3:
Business
Arising from
Previous
Minutes



Item 4:

Declarations of Interest



Item 5: Mayoral Minute



There was no Mayoral Minute available for
July 2021 at time of print.



Item 6:

Senior Officers' Reports



Item: 6.1 **Ref:** WO/2021/03064
Title: Review of Development Application 10.2021.15 – Change of Use from Dwelling to Health Consulting Rooms – G Freer
Author: General Manager
Previous Items: Not Applicable
Attachment: Peer Review of Development Assessment by Six Hills Group

Community Strategic Plan Reference:

Goal 3.1 – Health services and facilities will be provided and where appropriate managed locally to meet the needs of the community.

Goal 3.2 – The public health and wellbeing of the community will be protected and enhanced.

Goal 6.1 – Walcha’s distinct and diverse natural and built environment will be protected and enhanced.

Goal 6.6 – The character of Walcha and its surrounding villages will be maintained while protecting the productivity of our rural land.

RECOMMENDATION: **That Council:**

- 1. Note the peer review of Development Application 10.2021.15 for a change of use from a dwelling to health consulting rooms at 61W Hill Street, Walcha undertaken by Six Hills Group**
- 2. Acknowledge that the development assessment undertaken was appropriate and supported Council’s decision,**
- 3. Advise the applicant that the development application as submitted to Council for consideration was deficient in the information required to complete a full assessment under Section 4.15 of the *Environmental Planning & Assessment Act 1979*, and**
- 4. Provide the applicant with a copy of the review and welcome another development application that fully addresses the proposed development.**

Background:

Council considered Development Application 10.2021.15 for a change of use from a dwelling to health consulting rooms at 61W Hill Street, Walcha at its Ordinary Meeting held 21 June 2021. Council resolved:

264 ***RESOLVED*** on the Motion of Councillors Kealey and Kermode that Council refuse Development Application 10.2021.15 for the change of use from a dwelling to health consulting rooms on Lot 9 Section 33 DP 759035 known as 63W Hill Street, Walcha, as:

1. *Not enough information has been submitted to adequately assess the application. In particular:*
 - a. *Access into and throughout the building is compliant with the Disability (Access to Premises - Buildings) Standards 2010.*
 - b. *On-site parking design meets the relevant Australian Standards (AS 2890.1 and 2890.2 2004).*
 - c. *No detail has been provided in regards to access construction, and in particular the entry and exit point.*
 - d. *No detail has been provided in regards to the carpark construction and in particular constructed surface, line-marking and sign-posting and drainage to Council’s stormwater system.*



- e. *Free and uninterrupted access to the site and car parking area at all times has not been demonstrated.*
- f. *The safety of the exit and entry to the site has not been demonstrated.*
- g. *Accessible bathroom does not show compliance with AS 1428.*

2. *The carpark is not compliant with the Disability (Access to Premises - Buildings) Standards 2010.*

Being a Planning matter a Division was called prior to voting on this matter and the result was as follows:

For: Councillors: Noakes, Lyon, Kermode and Kealey.

Against: Heazlett and Blomfield.

Absent: Ferrier and Wellings.

Declared Interest: Nil

Introduction:

Under the provisions of Sections 8.2, 8.3, 8.4 and 8.5 of the *Environmental Planning and Assessment Act 1979*, an applicant may request the Council to review the determination. The request for a review must be made within six (6) months of the date of determination, or if there is an appeal to the Land and Environment Court, up to the time when the court hands down its decision.

A review has been requested by the applicant, Dr G Freer.

A peer review of the development assessment was undertaken by Nathan Bartlett, Manager Town Planning at the Six Hills Group as an independent party.

Consideration of the review is required by Council.

Report:

This application was for the conversion of a 3 bedroom residence to a medical practice. It would consist of a single consulting room, observation room, waiting room, reception area and private carpark, disabled access map at the rear of the building and a separate disabled toilet.

A full development assessment was undertaken with the recommendation of refusal due to the lack of information for a complete assessment of impact and non-compliance.

A peer review was undertaken by the Six Hills Group of the development assessment and information submitted to support the development application. It reviewed the information submitted to support the development application and detailed the applicable state and local legislative development controls and concludes:

Recommendation: The Development Application is deficient, and refusal of the Proposal is justified. It is recommended that correspondence is forwarded to the proponent advising that a Planning Consultant should be engaged to resubmit the Development Proposal. The written advice should include all matters addressed in the above table.

Note: Whilst the proposal appears to be simple in design the legislation is complex, and a change of use that intensifies an existing use requires information (as detailed in this review). Officers of Council are delegated to undertake assessments against legislation and are unable



to ignore that legislation or provide reports on behalf of the applicant. The applicant is therefore obligated to satisfy these minimum requirements.

A copy of the review is attached to this report.

Council is able to advise the applicant that consideration will be given to a new application which is supported by legible plans and supporting documentation addressing those deficient items of information provision as listed within the review.

Legal Implications:

Consideration under the provisions of *Environmental Planning and Assessment Act 1979*, *Walcha Local Environmental Plan 2012*, *Walcha Development Control Plan 2019* and the *Walcha Community Participation Plan 2020* has been undertaken.

Under the provisions of Sections 8.2, 8.3, 8.4 and 8.5 of the *Environmental Planning and Assessment Act 1979*, an applicant may request the Council to review the determination.

If the applicant is dissatisfied with this decision to refuse, Sections 8.7 and 8.10 of the *Environmental Planning and Assessment Act 1979* gives them the right to appeal to the Land and Environment Court within six (6) months after the date on which they receive their notice of determination.

Financial Implications:

Nil

Environmental Implications:

There are environmental implications, and in particular, noise and dust from traffic generation, with particular impact on 65W Hill Street. No information regarding traffic generation nor the mitigation measures have been provided that will reduce the environmental impact to a minimum, therefore an assessment of impact has not been able to be made.

Social Implications:

The provision of the health consulting room for the community is a positive impact for the community.

Policy Implications:

This review affirms that the development application was assessed correctly against all relevant state and local development control provisions, and further that Council made an informed decision based on that assessment.

The General Manager
Walcha Shire Council
council@walcha.nsw.gov.au

Dear Sir

**INDEPENDENT ASSESSMENT OF DEVELOPMENT APPLICATION NO.10.2021.15
PROPOSED CHANGE OF USE TO HEALTH SERVICES FACILITY AND ALTERATIONS, LOT
9, SECTION 33, DP 759035, 63W HILL STREET, WALCHA NSW 2340**

I refer to the abovementioned and provide the following information.

Sixhills Group has been engaged by Walcha Shire Council to undertake an independent assessment of a Development Application (DA No.10.2021.15) for a proposed change of use of an existing residential dwelling to a health services facility, inclusive of building alterations.

In our professional assessment it is recommended the subject Development Application submitted to Walcha Shire Council is deficient, and refusal of the Proposal is justified. It is suggested correspondence be forwarded to the proponent advising a Planning Consultant should be engaged to prepare and resubmit the Development Proposal. The written advice should include all matters addressed in the table attached to this correspondence.

Whilst the proposal appears to be simple in design the legislation is complex, and a change of use that intensifies an existing use requires information as detailed in the review. Officers of Council are delegated to undertake assessments against legislation and are unable to ignore that legislation or provide reports on behalf of the applicant. The applicant is therefore obligated to satisfy these minimum requirements.

If you have any further questions regarding this assessment, please do not hesitate to contact me on the details below.

Yours faithfully

Nathan Bartlett
TOWN PLANNING MANAGER

B. Urban and Regional Planning (UNE), MPIA.
Contact: (02) 6762 0177 or 0436 312 926

13 July 2021

Requirements for the Proposed Development	Included (YES/NO/NA)	Comment	Action
Walcha Local Environmental Plan 2010 (WLEP 2012) - S4.15(1)(a)(i)			
Definitions of LEP	No	A Statement of Environmental Effects Report (SoEE) has not been submitted and confirmation of the Land Use definition has not been addressed providing a background and description of the proposed development. The proposed land use is permissible within the R1 General Residential zone, but this needs to be addressed as part of the submission.	Further action required
LEP Objectives	No	Objectives are not clearly defined, and proposed development does not address the Walcha LEP.	Further action required
Demolition Works	No	The proponent must address whether any demolition works will be undertaken as part of any upgrade works to the building, in accordance with the provisions of Clause 2.7 of the LEP and if there are asbestos removal works.	Further action may be required
Essential Services	No	Clause 6.3 of the LEP is not addressed. Service utilities are present on site; however the proponent should address potential upgrades to services for the development (i.e. Stormwater, sewer, water, electricity, access etc.).	Further action required
State Environmental Planning Policies (SEPPs)			
SEPP 55 (Remediation of Land)	No	A preliminary contamination analysis has not been undertaken. In the very least this needs to be addressed as part of SEPP 55 requirements. Council may also require the proponent to address the possibility that asbestos may be present, given the potential upgrades proposed within the building (i.e. During construction/demolition).	Further action may be required
SEPP No. 64 - Advertising and Signage	NA	It appears the applicant is not proposing any signage. However, should any signage not meet the requirements of exempt development this Policy will need to be considered.	Further action may be required
SEPP Infrastructure 2007	No	No details are provided regarding traffic and access. Given the capacity of the proposed development it should not generate more than 200 vehicle movements per day. However, the development must provide further details on potential traffic movement daily/weekly, vehicle types (delivery) etc. Although the development does not have a direct link to a classified road, the provisions of the SEPP require consideration and need to be addressed in the Report. It is possible the egress/ingress paths can be accommodated by the development. A Traffic Impact Assessment (TIA) is also considered to be appropriate to confirm the potential impacts from the development on the residential area.	Further action required
Walcha Development Control Plan 2019 (WDCP 2019) S4.15(1)(a)(iii)			
Chapter 2 – Notification Procedures	No	Suitable Plans will need to be submitted to facilitate notification in accordance with the provisions of this chapter (i.e. Site 1:200, Elevation, Sections Floor etc. at 1:100).	Further action required
Setbacks	No	The proposed development being a Health Services Facility appears to meet all DCP and BCA requirements for setbacks. But it is recommended that an amended site plan be submitted at 1:200 scale which confirms compliance with setbacks for all boundaries.	Further action required
Landscaping	No	A proposed Landscaping Plan must be included as part of the site plan and meet Council's requirements. The proponent must provide details regarding tree, shrub species (drought tolerant/low maintenance recommended) and size of species etc.	Further action required
Privacy	No	The proponent must address this section of the DCP and confirm that impacts will be negligible.	Further action required
Access	No	The front of the subject allotment appears to be suitable for access (SixMaps Aerial View) and existing access will require upgrades. However, Walcha Council's Engineering department will need to provide comment. A scaled site plan is required to be submitted demonstrating appropriate ingress/egress points in accordance with Council's guidelines.	Further action required
Design	No	Consideration should be given to the surrounding residences in relation to the refurbished building and this is to be included as part of the Report (i.e. Color scheme, materials etc.). Further comments are needed regarding the design in relation to low scale building elements and consistency with existing development.	Further action required
Utilities and Services	No	A servicing strategy (i.e. sewer, water, stormwater etc.) is to be provided to address the intensified use of the land as a result of the development. Council's Engineers may also require further information depending on the improvements to the subject land and the information provided.	Further action required
Traffic and Parking	No	A TIA should be provided as per the requirements of the infrastructure SEPP to address matters in relation to potential traffic within the residential area (Schedule 3 and Clause 101). Car parking is required at a rate of 3 per surgery, consultation or treatment room. Proposed car parking appears to be satisfactory, however an amended site plan at scale 1:200 must be provided clearly delineating these requirements. Hard sealed treatment for carparking and access must be as per Council's requirements and addressed in the Report.	Further action required
Vehicular Crossover and Driveway Width	No	Upgrades to both will be required in accordance with Council's requirements and this must be appropriately addressed in the report.	Further action required

Fencing	No	If any new proposed fencing does not meet the requirements of exempt development this should be addressed in the SoEE Report.	Further action may be required
Loading and unloading	No	Loading/unloading bay, if applicable, must be addressed on the amended Site Plan.	Further action may be required
Outdoor lighting	No	Must be addressed in the SoEE Report.	Further action required
Noise	No	This has not been adequately addressed in the submission. Further details must be provided in relation to the potential impact of noise in the existing residential setting. The proponent must address such things as, but not be limited to, hours of operation, traffic, number of employees etc.	Further action required
Chapter 9 - Heritage	No	There are no items of heritage significance, and the development is not in a heritage conservation area, however the proponent must address this in the statement.	Further action required
Chapter 11 - Advertising Structures	No	The proponent must provide a statement in relation to any signage proposed.	Further action required
Flooding	NA	Land is not flood affected.	Not Applicable
Waste Management	No	A secure storage area for contaminated waste will need be provided to service the proposed development. This must be addressed on the plans and in the SoEE Report.	Further action required
Development on land adjoining land zoned R1 General Residential	No	The proposed Health Services Facility should be designed and orientated to reduce adverse amenity to surrounding residential land uses. The applicant must address the following in the SoEE Report: <ul style="list-style-type: none"> ▪ Noise associated with the amount of traffic generated by the development. ▪ The type of traffic generated by the development (cars, delivery vehicles etc). ▪ Location of car parking and loading/unloading areas ▪ Hours of operation. ▪ Headlight glare from vehicles within the site. ▪ Odour ▪ Nuisance caused by illumination of the development for advertising and/or security reasons. ▪ Visual impact associated with the setback of the development from the common property boundary and the design and scale of the development. Possible adverse impacts on the locality, including the above factors, should be considered when choosing the site and designing the development. 	Further action required
Chapter 13 - SoEE Requirements	No	This must be attached addressing components of the planning legislation. A Statement of Environmental Effects has not been included. Other comments in the report must also include but not be limited to erosion and sediment Control (including proposed plans), details of construction work, addressing potential conflicting land uses, and impacts of the development on the existing environment.	Further action required
Provisions of any Planning Agreement – S4.15(1)(a)(iia)			
Any Planning Agreement (VPA) entered into or any draft planning agreement the developer has offered under Section 7.4 of the Act	NA		Not Applicable
Matters Prescribed by the Regulations – S4.15(1)(a)(iv)			
EP&A Regulations 2000 Clauses 92, 93 and 94	No	The SoEE Report must address the following provisions of the Regulation:- <i>Clause 92 Demolition Works</i> Comments are required regarding demolition works (if applicable) and potential for asbestos in relation to renovating existing structures. <i>Clause 93 Fire safety and other considerations</i> Upgrades to fire safety is required for the development and this must be considered in the proposed development (e.g. the dwelling is unlikely to have fire extinguishers, which are required in a health services facility). <i>Clause 94 Upgrade of existing buildings</i> The existing building will be required to be upgraded to comply with current BCA Requirements. Adequate provision is to be made to enable persons with disabilities to gain access to the development and to the land on which the development is proposed to be carried out. The development is to comply with the relevant Australian Standard for access for disabled persons. (i.e. Wheelchair accessible toilet, accessible from front entrance of building, suitable disabled parking etc.). A suitable Floor Plan at scale 1:100 and Site Plan at scale 1:200 confirming such information is required to assess the appropriate requirements.	Further action required.
The Likely Impacts of the Development – S4.15(1)(b)			
Built and Natural Environment	No	Comments are required and the Statement must address all requirements relevant to this section of the legislation.	Further action required

Context and Setting	No	Comments are required and the Statement must address all requirements relevant to this section of the legislation.	Further action required
Traffic & Transport Considerations - Local traffic	No	Comments are required and the Statement must address all requirements relevant to this section of the legislation. Specifically traffic impacts and capacity of existing road network is to be considered.	Further action required
Public Domain	No	Comments are required and the Statement must address all requirements relevant to this section of the legislation.	Further action required
Heritage	No	Even though this does not apply to the subject land comments are still required and the Statement must address all requirements relevant to this section of the legislation.	Further action required
Other Land Resources	No	Comments are required and the Statement must address all requirements relevant to this section of the legislation.	Further action required
Soils	No	Comments are required and the Statement must address all requirements relevant to this section of the legislation.	Further action required
Air and microclimate	No	Comments are required and the Statement must address all requirements relevant to this section of the legislation.	Further action required
Flora and Fauna	No	Comments are required to confirm no native species (Flora & Fauna) will be threatened by the development.	Further action required
Safety, security & crime prevention	No	Comments are required and the Statement must address all requirements relevant to this section of the legislation.	Further action required
Technological Hazards	No	Comments are required and the Statement must address all requirements relevant to this section of the legislation.	Further action required
Social & Economic impact in the locality	No	Comments are required in relation to short term / long term benefits to the Community.	Further action required
Site Design and Internal Design	No	The proponent must confirm how the design is consistent with the existing environment, and how it will have negligible impact or conflict.	Further action required
Construction	No	Comments are required and the Statement must address all requirements relevant to this section of the legislation.	Further action required
Cumulative impacts	No	Comments are required (i.e. consistency, no level of conflict, is it a good development for the site etc.).	Further action required
Suitability of the Site for the Development – S4.15(1)(c)			
Appropriately address the suitability of the Site for the development under this section of the Act	No	The proposal must consider whether the site is suitable for the proposed development and provide comment as per these requirements.	Further action required
The Public Interest - S4.15(1)(d)			
Federal, State and Local Government or community interests		The potential detrimental visual, social and environmental impacts must be discussed in relation to these tiers.	Further action required
Biodiversity Conservation Act 2016			
Address matters relating to impacts on the land considered under the Act	NA	Not Applicable. Site is highly developed and there are no areas of biodiversity values identified. However, a comment is required in the SoEE Report addressing how the development will have no impact as per the requirements of the Act.	Not Applicable
Other matters			
Scaled Plans of the Proposal (including site analysis, site plan, floor plan, elevation plan, landscape plan) include Notification Plans, Landscape Plan	Yes	The information submitted is not sufficient or in accordance with Council's requirements and the planning legislation.	Further action required
Section 68 Approval	No	The proponent must confirm whether connections are required (i.e. upgrade works) and if so, complete the appropriate forms and make payment in accordance with Council's current Operation Plan.	Further action required
Fire Safety Schedule	No	A list of proposed fire safety measures applicable to the building are required to be submitted with the Proposal.	Further action required

Recommendation: The Development Application is deficient, and refusal of the Proposal is justified. It is recommended correspondence be forwarded to the proponent advising that a Planning Consultant should be engaged to resubmit the Development Proposal. The written advice should include all matters addressed in the above table.

Note: Whilst the proposal appears to be simple in design the legislation is complex, and a change of use that intensifies an existing use requires information (as detailed in this review). Officers of Council are delegated to undertake assessments against legislation and are unable to ignore that legislation or provide reports on behalf of the applicant. The applicant is therefore obligated to satisfy these minimum requirements.



Item: 6.2 **Ref:** WO/2021/03010
Title: Review of Credit Card Policy
Author: General Manager
Previous Items: Not Applicable
Attachment: DRAFT Credit Card Policy – WO/2021/03009

Community Strategic Plan Reference:

Strategy 8.1.2: Provide a framework for the efficient and effective administration of Council.

RECOMMENDATION: That Council **ADOPT** the Draft Credit Card Policy as presented.

Introduction:

Council's current Credit Card Policy has not been updated since 2016. Walcha Council is committed to open transparent and effective procurement processes. This policy covers the use of any card provided by Council for general purchase and payment requirements.

Report:

Council presents an updated Credit Card policy for review due to issues raised through the interim audit process. This policy provides clear guidelines on how credit cards should be used and how purchases should be reconciled, authorised and costed in a secure and diligent manner.

Corporate credit cards provide an efficient and convenient method of procurement in situations where the creation of a purchase order is neither relevant nor practical. These purchases and payments however still require a system of security, control and timely costing to ensure Council resources are used appropriately and budget control is maintained.

All procurement undertaken through Walcha Council issued credit cards must be made in compliance with Council's Procurement Policy and Procedures.

Legal Implications:

There are no legal implications arising from this report.

Financial Implications:

Financial delegations are listed in the report.

Environmental Implications:

There are no environmental implications arising from this report

Social Implications:

There are no social implications arising from this report

Policy Implications:

The Credit Card Policy will provide clear guidelines for cardholders.



WALCHA COUNCIL

ADMINISTRATION POLICY

DRAFT Credit Card Policy

Applicability

All Council Staff and Councilors

Publication Requirement

External

Assigned Responsible Officer

Manager Corporate & Finance

Document Status

Version	Date Reviewed	Prepared by	Endorsed	Approved
1.0	1/07/2021	Interim GM	Council	

Amendment Record

Amendment Version #	Date Reviewed	Description of Amendment



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1. POLICY OBJECTIVE

Walcha Council is committed to open, transparent and effective procurement processes. This policy covers the use of any card provided by Council for general purchase and payment requirements. It does not refer to specific purpose cards like store and fuel cards.

Corporate credit cards provide an efficient and convenient method of procurement in situations where the creation of a purchase order is neither relevant nor practical. These purchases and payments however still require a system of security, control and timely costing to ensure council resources are used appropriately and budget control is maintained.

This policy provides clear guidelines on how credit cards should be used and how purchases should be reconciled, authorised and costed in a secure and diligent manner.

2. POLICY SCOPE

This policy will apply to users of Council issued Corporate credit cards.

3. POLICY STATEMENT

All procurement undertaken through Walcha Council issued credit cards must be made in compliance with Council's Procurement Policy and Procedures.

Within this framework corporate credit cards provide an efficient method of procurement for:

- online purchases,
- purchases during travel, and
- low value purchases. Low value purchases allow convenience and efficiency where an immediate purchase is required and/or where it is a more cost-effective outcome for Council.

Card allocation, credit limits and authorisation

The following table sets the standard card allocation rules. Any variation to this must be approved by the General Manager and the total value of the cards cannot be greater than the limit set by Council's bank.

Position	Credit Limit (Maximum)	Authoriser
Mayor	\$5,000	General Manager
General Manager	\$10,000	Mayor
Directors	\$10,000	General Manager
Managers	\$7,500	Director
Other staff	\$1,000 - \$5,000	General Manager

The limits for other staff will be set on recommendation by the Manager Corporate and Finance based on normal purchase requirements.

Temporary increases to set limits will be provided where circumstances require and all policy requirements have been complied with.

Cards for other staff and specific purpose groups must be authorised by the General Manager based on a valid need that meets the purpose of this policy.

Cards having minimal use will be recommended for cancellation.



Conditions of Usage

Council officers are provided with a corporate credit card on the following conditions:

- all purchases comply with Council's Procurement Policy and Procedures;
- all purchases comply with other related Council Policies;
- the credit card is only used for approved Council expenditure, including entertainment expenses; and
- the credit card is not used for a cash advance.

Non-Approved Council Expenditure

If a Council issued credit card is inadvertently used for personal expenditure, this must be clearly marked on the reconciliation.

Any Personal expenditure must be reimbursed, either by invoice or cash provided with the reconciliation. If the personal expense is not paid within 30 days a payroll deduction will be processed for the full amount.

The Manager Corporate and Finance will determine if any expenditure not declared as personal does not qualify as a legitimate Council expense and have it processed as a personal expenditure item.

Cardholder Responsibilities

Cardholders are responsible for all transactions on their allocated card and for ensuring:

- the above conditions of usage are met;
- all credit card use instructions are followed;
- the card is kept in a secure manner and guarded against improper use;
- all documentation (receipts, evidence etc.) regarding transactions is obtained and provided with the reconciliation;
- the cardholder's financial delegation limit is not exceeded;
- lost, stolen or damaged cards are reported immediately;
- disputed transactions are reported immediately;
- transactions that attract Fringe Benefits Tax are avoided where possible;
- personal expenditures are reimbursed within 30 days; and
- monthly statement reconciliations are completed and returned to Finance within one working week of being issued.

Requirements for GST

Staff are required to provide a receipt/proof of purchase for all purchases made on a corporate credit card. GST legislation requires that a Tax Invoice/Receipt is required for purchases over \$82.50 (incl) to claim the GST credit.

[\(When you can claim\)](#)

Card holders will be responsible for the GST component of a purchase if a valid tax invoice/receipt is not provided.

Requirements for FBT

FBT legislation requires that any expenditure on entertainment must include a record of the total number of attendees and how many were staff. This must be provided for each applicable transaction.

Entertainment Expenses

Recognising the role and function of the Mayor, It is acknowledged that on occasion the Mayor and Senior staff will use their Council Corporate Credit card for reasonable Council entertainment expenses within approved Council expenditure. Such entertainment may or may not consist of the purchase of alcohol and/or the provision of meals in the course of furthering economic development and enhancement of the Walcha region

Disputed Transactions

In the case where a disputed transaction cannot be resolved with the merchant, the appropriate treatment of the



expense will be determined by the Manager Corporate and Finance or the General Manager.

Authoriser Responsibility

It is the responsibility of the cardholder's authoriser to ensure all reconciliations are checked for compliance with this Policy and approved for processing within one week of being notified.

Acknowledgement of Policy

New cardholders are provided with a copy of this Policy when they first receive their corporate credit card and following any changes to the policy.

An Acknowledgement Form regarding this Policy and card use instructions must be signed before a card is issued.

Card Suspension or Cancellation

Cards may be suspended by the Manager Corporate and Finance if the card holder is not meeting their responsibilities under this Policy.

Cards will be cancelled by the Manager Corporate and Finance in the following circumstances:

- termination of employment;
- continued breach of this Policy; or
- insufficient use; or
- where it is deemed that it is no longer required by the staff member.

Prior to departure or termination of duties, the cardholder must acquit all expenditures on their card. It is the responsibility of the departing employees to ensure that their corporate credit card is returned and their account is settled prior to their departure.

4. POLICY COMMITMENT

Walcha Council is committed to credit cards being utilised in manner that:

- Is appropriate to meet the Councils service requirements,
- is procured in a competitive and transparent manner in line with Councils procurement policy, and
- is reconciled, authorised and costed in a secure and diligent manner.

5. RELATED LEGISLATION, POLICIES AND REVIEW

5.1. Related Legislation and Policies

The following are relative to this policy:

- Local Government Act 1993 NSW;
- NSW Local Government (State) Award 2020;
- Fringe Benefit Tax Assessment Act 1986;
- ATO GST Thresholds guidelines (<https://www.ato.gov.au/business/gst/claiming-gst-credits/when-you-can-claim-a-gst-credit/>)
- *Walcha Council Procurement Policy*

5.2. Review

Council reserves the right to vary, replace or terminate this policy at any time. This policy will be reviewed every 2 years or earlier if there are relevant statutory or State Government policy changes.



APPENDIX 1: CORPORATE CREDIT CARD AGREEMENT

Use of Walcha Council Corporate Credit Card

AGREEMENT FOR USE OF COUNCIL ISSUED CREDIT CARD

I,, being an employee of Walcha Council hereby undertake to use a Council Credit Card in accordance with Council's Credit Card policy, procedures and all the terms and conditions detailed above.

Effective from:

.....

Employee

.....

General Manager



Item: 6.3 **Ref:** WO/2021/03082
Title: Development Application 10.2021.25– Garage – 151W Fitzroy Street, Walcha
Author: Contract Town Planner
Previous Items: Not Applicable
Attachment: Development Assessment Report, Statement of Environmental Effects, Elevations and Site Plan

Community Strategic Plan Reference:

Goal 6.1 – Walcha’s distinct and diverse natural and built environment will be protected and enhanced.
Goal 6.6 – The character of Walcha and its surrounding villages will be maintained while protecting the productivity of our rural land.

RECOMMENDATION:

That Council approve Development Application 10.2021.25 for the construction of a garage on Lot A DP398432 known as 151W Fitzroy Street, Walcha, as per the development conditions listed within the Development Assessment Report.

Introduction:

Council has received a development application for 151W Fitzroy Street, Walcha, for the erection of a garage. This is permissible development under the *Walcha Local Environmental Plan 2012*.

Consideration by Council is required as there is a variation to the controls within the *Walcha Development Control Plan 2019*.

Report:

This application is for the construction of a 2 bay colorbond garage. The garage will be 6m x 6m (36m²). It will have a height of 2.4m to the eave and 2.963m to the ridgeline. It will consist of two bays, 2 roller doors and 1 personal access door.

The access to the property is off the secondary street being Thee Street with the primary street frontage being Fitzroy Street. All stormwater will be diverted to Thee Street. The garage is to be used for residential storage only. The plans and elevations are attached to this report.

The development application as submitted does not comply with the following provisions of the *Walcha Development Control Plan 2019*:

Clause 5.7(g) The width of garage doors must not be greater than 50% of the front elevation.

The shed doors are more than 50% of the front elevation, but they front the secondary street being Thee Street. The current access is off Thee Street.

A written request for the variation was not submitted. Any approval given would be a variation to the *Walcha Development Control Plan 2019*. A variation such as this to a development control

Submitted to Council: 28 July 2021

..... General Manager Mayor



plan is acceptable as development control plans contain controls that are not legally binding on decision makers, unlike local environmental plans.

It is appropriate in this instance to approve the variation due to:

1. the location of the garage being on the secondary street frontage,
2. the garage is quite small being only 36m²,
3. the garage will not be a dominant feature in Thee Street,
4. no dwelling will look straight into the garage, and
5. there is a precedent of similar development within the township of Walcha.

Neighbour notification was not required, as per the provisions of the *Walcha Community Participation Plan 2020*.

A full development assessment was undertaken and appropriate conditioning utilised to address any issues outstanding. All relevant plans and a full assessment report recommending approval subject to the appropriate use of conditioning are attached.

Alternative:

The alternative is to refuse the application.

Legal Implications:

Consideration under the provisions of *Environmental Planning and Assessment Act 1979*, *Walcha Local Environmental Plan 2012*, *Walcha Development Control Plan 2019* and the *Walcha Community Participation Plan 2020* has been undertaken.

Under the provisions of Sections 8.2, 8.3, 8.4 and 8.5 of the *Environmental Planning and Assessment Act 1979*, an applicant may request the Council to review the determination.

If the applicant is dissatisfied with this decision to refuse, Sections 8.7 and 8.10 of the *Environmental Planning and Assessment Act 1979* gives them the right to appeal to the Land and Environment Court within six (6) months after the date on which they receive their notice of determination.

If Council chooses to approve the application, the applicant may apply to modify the consent under Section 8.7 and 8.10 of the *Environmental Planning and Assessment Act 1979*.

Financial Implications:

Nil

Environmental Implications:

Nil

Social Implications:

Nil

Policy Implications:

Nil

Submitted to Council: 28 July 2021

..... General Manager Mayor

Development Assessment Report

DA Number: 10.2021.25 **Council:** Walcha
Location: 151W Fitzroy Street, Walcha
Development Description: Garage
Title Details: Lot A DP398432

Proposal Overview

The proposed development is a colorbond garage being 6m x 6m (36m²). It will be 2.4m to the eave and 2.963 to the ridgeline. It has two bays and 2 roller doors and 1 personal access door.

The access to the property is off the secondary street being Thee Street with the primary street frontage being Fitzroy Street.

Property Details/History

	Checked	Comments
File History	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	It is assumed this has been checked by Council administration staff at lodgement.
Title Plan	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Check Ownership	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

Application Type

- Is this application an Integrated Development Application? Yes No
- Is this application a Designated Development Application? Yes No
- Is this application for State Significant Development? Yes No
- Is this application submitted by/on behalf of a Public Authority? Yes No
- Is this application a staged Development? Yes No
- Is this application a section 96 amendment? Yes No

Concurrence/Referral

Section 4.13 – EP & A Act

- Does this application require concurrence referral? Yes No
- Does this application require courtesy comment? Yes No
- Does this application require referral for decision by Council? Yes No

Local Environmental Plan

Section 4.15(1)(a)(i) and Section 4.15(a)(ii) – EP & A Act

This land is zoned: R1 General Residential
Development as per Standard Definitions: This development is considered to be a garage.
 This development is considered to be ancillary development to a dwelling.
 As per the *NSW Planning Circular How to characterise development PS13-001*, an ancillary use is a use that is subordinate or subservient to the dominant purpose.
 The dominant development on this land is a **dwelling house**, which is defined as meaning a *building containing only one dwelling*.

List the relevant clause/clauses applicable under the LEP

Clause	Compliance	Comment
Land Use Table	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Permissible development

6.1 Earthworks	Yes <input type="checkbox"/> No <input type="checkbox"/>	A Soil & Erosion Control Plan has not been submitted, but it can be conditioned that one be submitted.
6.3 Essential Services	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Are not required.

Is there a draft LEP or draft LEP amendment which may affect this proposal? Yes No

Do 'existing use' provisions (Sections 4.65-4.70 of the EP&A Act) apply to this development? Yes No

Development Control Plan

Section 4.15(1)(a)(iii) & Section 4.15(3A) – EP & A Act

Is there a DCP which applies to this land/proposal? Yes No

List the relevant clause/clauses under the applicable DCP

Clause	Issue	Compliance	Comment
7.5(a)	Setback	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	900mm from the side and rear boundary.
7.5(b)	Setback behind front facade of dwelling	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
7.5(e)	Utility Services	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The proposed location is clear of utility services.
7.5(f)	Garage Doors	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The garage door widths are more than 50% of the front elevation
7.5(h)	Direct Views	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	There are no direct views into windows of dwellings or secluded private open space.

Has a variation to the DCP been requested? Yes No

Should a variation be recommended? Yes No

Comment: The shed is on the secondary street frontage and not the primary street frontage. There is precedent of the same thing in the immediate area.

Is there a draft DCP which may affect this proposal? Yes No

Regional Environmental Plan

There is no REP applicable to this area.

State Environmental Planning Policy

Is this proposal affected by a SEPP? Yes No

List all relevant SEPPs

SEPP	Compliance	Comment
SEPP 19 — Bushland in Urban Areas	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP aims to protect and preserve bushland within the urban areas because of its value to the community as part of the natural heritage, its aesthetic value, and its value as a recreational, educational and scientific resource.</i>
SEPP 21 – Caravan Parks	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted.</i>
SEPP 33 — Hazardous and Offensive Development	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP provides considerations for consent for hazardous & offensive development.</i>

SEPP 36 – Manufactured Homes Estates	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP helps establish well-designed and properly serviced manufactured home estates in suitable locations.</i>
SEPP 44 — Koala Habitat Protection	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP applies to land across NSW that is greater than one (1) hectare and is not a National Park or Forestry Reserve. The SEPP encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range.</i>
SEPP 47 – Moore Park Showground	Not Applicable <input checked="" type="checkbox"/>	<i>Applies to the land shown edged heavy black on the map marked “Moore Park Showground Amendment No 1.”</i>
SEPP 50 Canal Development	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP bans new canal estates from the date of gazettal, to ensure coastal and aquatic environments are not affected by these developments.</i>
SEPP 55 — Remediation of Land	Not Applicable <input type="checkbox"/> Applicable <input checked="" type="checkbox"/>	<i>This SEPP applies to land across NSW and states that land must not be developed if it is unsuitable for a proposed use because of contamination.</i>
Complies	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Comment Only <input type="checkbox"/>	<p>This SEPP requires consideration of whether there have been any activities carried out on land in the past that may have resulted in contamination. If contamination may be present, the proponent is required to undertake suitable investigation and, if necessary, remediation works.</p> <p>It is considered that there have been no prior contaminating land uses and the site is suitable for the proposed residential use.</p> <p>The property does not require an assessment for identification of contaminated sites, as the land-use would not significantly alter. The site has no history of use that would have involved chemical application or use.</p>
SEPP 64 — Advertising and Signage	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish.</i>
SEPP 65 — Design Quality of Residential Flat Development	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP relates to residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.</i>
SEPP 70 – Affordable Housing (Revised Schemes)	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP identifies that there is a need for affordable housing across the whole of the State and describes the kinds of households for which affordable housing may be provided and makes a requirement with respect to the imposition of conditions relating to the provision of affordable housing.</i>
Aboriginal Land 2019	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP provides for development delivery plans for areas of land owned by Local Aboriginal Land Councils to be considered when development applications are considered, and declares specified development carried out on land owned by Local Aboriginal Land Councils to be regionally significant development.</i>
Affordable Rental Housing 2009	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP provides for an increase in the supply and diversity of affordable rental and social housing in NSW.</i>
Building Sustainability Index: BASIX 2004	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP provides for the implementation of BASIX throughout the State.</i>

Coastal Management 2018	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP promotes an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area.</i>
Concurrences 2018	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP allows the Planning Secretary to act as a concurrence authority.</i>
Educational Establishments and Child Care Facilities 2017	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP facilitates the effective delivery of educational establishments and early education and care facilities across the state.</i>
Exempt and Complying Development Codes 2008	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate.</i>
Gosford City Centre 2018	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP applies to the Gosford City Centre.</i>
Housing for Seniors or People with a Disability 2004	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP aims to encourage provision of housing for seniors, including residential care facilities. The SEPP provides development standards.</i>
Infrastructure 2007	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP provides a consistent approach for infrastructure and the provision of services across NSW, and to support greater efficiency in the location of infrastructure and service facilities.</i>
Kosciuszko National Park – Alpine Resorts 2007	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP applies to part of Kosciuszko national park, and to Kosciuszko Road and the Alpine Way. The part of Kosciuszko Park to which the policy applies is the land described as the ski resort area in Part 8A of Schedule 6 to the Act.</i>
Kurnell Peninsula 1989	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP applies to land within the Shire of Sutherland, known as Kurnell Peninsula, and adjacent waterways.</i>
Mining, Petroleum Production & Extractive Industries 2007	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>The SEPP aims to provide proper management of mineral, petroleum and extractive material resources and ESD.</i>
Miscellaneous Consent Provisions 2007	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity.</i>
Penrith Lakes Scheme 1989	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP applies to the land shown edged heavy black on the structure plan relating to Penrith Lakes.</i>
Primary Production and Rural Development 2019	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP facilitates the orderly economic use and development of lands for primary production; reduce land use conflict and sterilisation of rural land.</i>
State and Regional Development 2011	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP identifies development that is State significant development or State significant infrastructure and critical State significant infrastructure and to confer functions on joint regional planning panels to determine development applications.</i>

State Significant Precincts 2005	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP facilitates the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant precincts for the benefit of the State, and facilitates service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes.</i>
Sydney Drinking Water Catchment 2011	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP provides for healthy water catchments that will deliver high quality water while permitting compatible development.</i>
Sydney Region Growth Centres 2006	Not Applicable <input checked="" type="checkbox"/>	<i>This SEPP co-ordinates the release of land for residential, employment and other urban development in the Orth West Growth Centre, the South West Growth Centre and the Wilton Growth Area.</i>
Three Ports 2013	Not Applicable <input checked="" type="checkbox"/>	<i>This SEPP provides a consistent planning regime for the development and delivery of infrastructure on land in Port Botany, Port Kembla and the Port of Newcastle</i>
Urban Renewal 2010	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP establishes the process for assessing and identifying sites as urban renewal precincts, and facilitates the orderly and economic development and redevelopment of sites in and around urban renewal precincts,</i>
Vegetation in Non-Rural Areas 2017	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<i>This SEPP protects the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserves the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</i>
Complies	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Comment Only <input checked="" type="checkbox"/>	There is one tree to be removed. This is not considered to be significant vegetation.
Western Sydney Employment Area 2009	Not Applicable <input checked="" type="checkbox"/>	<i>This SEPP protects and enhances the land known as the Western Sydney Employment Area for employment purposes.</i>
Western Sydney Parklands 2009	Not Applicable <input checked="" type="checkbox"/>	<i>This SEPP puts in place planning controls that will enable the Western Sydney Parklands Trust to develop the Western Parklands into a multi-use urban parkland for the region of western Sydney.</i>

List all relevant Draft SEPPs		
SEPP	Compliance	Comment
SEPP 55 — Remediation of Land	Not Applicable <input type="checkbox"/> Applicable <input checked="" type="checkbox"/>	<i>The proposed SEPP will provide a state-wide planning framework for the remediation of land; require consent authorities to consider the potential for land to be contaminated when determining development applications; clearly list the remediation works that require development consent; and introduce certification and operational requirements for remediation works that can be undertaken without development consent.</i>
Complies	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Comment Only <input type="checkbox"/>	See Comment above.

SEPP - Environment	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>This consolidated SEPP proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland, and Willandra Lakes World Heritage Property. Changes proposed include consolidating the following seven existing SEPPs:</i></p> <ul style="list-style-type: none"> • <i>State Environmental Planning Policy No. 19 – Bushland in Urban Areas</i> • <i>State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011</i> • <i>State Environmental Planning Policy No. 50 – Canal Estate Development</i> • <i>Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment</i> • <i>Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No.2-1997)</i> • <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i> • <i>Willandra Lakes Regional Environmental Plan No. 1 – World Heritage Property.</i>
SEPP – Housing Diversity	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>This SEPP aims to facilitate the delivery of diverse and affordable housing to meet the needs of the State’s growing population and support the development of a build-to-rent sector. It introduces new definitions for build-to-rent housing, student housing and co-living;</i></p> <ul style="list-style-type: none"> • <i>amends some state-level planning provisions, particularly for boarding house and seniors housing development;</i> • <i>amends some state-level planning provisions to support social housing developments undertaken by the NSW Land and Housing Corporation (LAHC) on government-owned land; and</i> • <i>consolidates three housing-related SEPPs</i> <ul style="list-style-type: none"> ○ <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i> ○ <i>State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004</i> ○ <i>State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes).</i>
SEPP (State & Regional Development)	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>The proposed changes will:</i></p> <p><i>Remove the \$30 million capital investment value criteria for upgrades of water treatment facilities associated with an existing facility.</i></p> <ul style="list-style-type: none"> • <i>Fast-track the approval process so drought related water treatment facility upgrades can be delivered quicker.</i> • <i>Allow Sydney Water to respond to future drought conditions.</i> <p><i>The proposed changes will allow facilities unlikely to have a significant environmental impact on the environment to be assessed by water supply public authorities, instead of a longer State Significant Infrastructure assessment process.</i></p> <p><i>Any new water treatment facilities will still be assessed as State Significant infrastructure. The proposed changes won’t apply to desalination plants, new water treatment facilities or water storage facilities.</i></p>

SEPP (Infrastructure)	Not Applicable <input checked="" type="checkbox"/> Applicable <input type="checkbox"/>	<p><i>This amendment aims to clarify and streamline the planning assessment for the extension and maintenance of the Wild Dog Fence.</i></p> <p><i>The proposed amendment includes:</i></p> <ul style="list-style-type: none"> • Extension: amend Clause 132 to allow an extension of the fence to be considered as State Significant Infrastructure (subject to a detailed assessment) replacing the need to seek multiple government approvals for different parts of the fence. • Maintenance: include provisions under Clause 132 that permit routine maintenance of the fence to be carried out as exempt development.
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Planning Agreement
Section 4.15(1)(a)(iia) – EP & A Act

Is there a Planning Agreement in force under section 93F of the EP&A Act? Yes No

Has a Planning Agreement been offered under this development? Yes No

Local Strategic Planning Statement

PP 1 - Encourage diversification in grazing agriculture, horticulture and agribusiness to grow these sectors and respond to domestic and international opportunities Yes No

PP 2 -Foster resilience and diversification in the agricultural industry to respond to the ageing farming workforce and climate change Yes No

PP 3 -Expand nature-based adventure and cultural tourism places and enhance visitor experiences Yes No

PP 4 - Deliver a variety of housing options in Walcha and promote development that contributes to the unique character of Nowendoc, Walcha Road and Woolbrook Yes No

PP 5 - Raise the area’s profile and awareness of employment, business development and lifestyle opportunities, particularly for younger people and provide services for the ageing population Yes No

PP 6 -Continue to develop access and logistics infrastructure on appropriate sites to encourage new industry opportunities Yes No

PP 7 - Protect and celebrate our unique sense of place Yes No

PP 8 - Identify and promote wind, solar and other renewable energy production opportunities; manage and support the transition to renewable energy Yes No

Planning Assessments

Has the applicant submitted any supporting planning assessments? Yes No

Comment: Statement of Environmental Effects

Subdivision

Is this application for subdivision? Yes No

Environmental Impacts
Section 4.15(1)(b) – EP & A Act

Does this proposal have any potential impact on:

	Impact	Comment
Social	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Economical	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Siting & Configuration	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Setbacks	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Privacy	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Overshadowing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Solar Access	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Visual	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Views	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Amenity	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Water	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Air	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Noise	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land Degradation	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Loss	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Flora	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Fauna	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Has a Threatened Species Impact Assessment been prepared? Yes No

Are there any species/communities listed under the TSC Act? Yes No

Does the proposed development require approval under the EPBC Act Yes No

Heritage	Impact	Comment
European	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Aboriginal	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	An Aboriginal Heritage Information Management System (AHIMS) search was not carried out.

Is this land classified as containing an item of environmental heritage? Yes No

Is there an impact on and adjoining or in close vicinity to an item of environmental heritage? Yes No

Is this proposal in a heritage conservation Zone? Yes No

Is this proposal in an adjoining or in close vicinity to a conservation zone? Yes No

Has a Heritage Impact Statement been prepared for this proposal? Yes No

Has an Archaeological Survey been prepared for this proposal? Yes No

Flooding

Section 4.15(1)(b) – EP & A Act

Is this property flood affected? Yes No

Bush Fire Prone Land

Section 4.15(1)(b) – EP & A Act

Is this property bush fire prone as per the Bush Fire Prone Map? Yes No

Contaminated Land

Section 4.15(1)(b) – EP & A Act

Has this land been identified as being contaminated land by Council? Yes No

Does this land require remediation? Yes No

- Has a Contaminated Land Site Investigation been completed? Yes No
- Is a referral required to NSW Environment Protections Authority? Yes No
- Is it a possibility this land may be contaminated? Yes No
- Is this land in the close vicinity or adjoining a known contaminated site? Yes No

Infrastructure

Section 4.15(1)(b) – EP & A Act

- Is an engineering assessment required? Yes No
- Has an engineering assessment been completed? Yes No
- Who completed the Engineering Assessment?
- Engineering Department Assessing Officer Other

Does this proposal have any potential impact on:

	Impact	Comment
Sewer	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Water	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Drainage	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Drainage needs to go to Thee Street.
Access	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Kerb & Gutter	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Upgrade Existing Road	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Road Network	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Existing Easements	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Telecommunications	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Pedestrian Access	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Loading & Unloading	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Parking	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Energy Conservation	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

- Does the development require any new easements? Yes No
- Has an Erosion and Soil Control Plan been submitted? Yes No

Construction Assessment

- Is a Construction Certificate Required? Yes No
- Is the Construction Certificate required for a subdivision? Yes No
- Was a construction certificate submitted with this application? Yes No
- Has Council been appointed as the Principle Certifying Authority? Yes No
- Has a construction assessment been completed? Yes No
- Is an annual Fire Safety Measures certification required? Yes No

Is a public defects liability agreement required? Yes No

Section 68 Assessment

Is a section 68 assessment required? Yes No

Has a section 68 assessment been completed? Yes No

Was a section 68 application submitted with this application? Yes No

What type of section 68 application has been submitted? Stormwater

Does this system require connection to a Council maintained system? Yes No

Developer Contributions

Does this proposal require any Developer Contribution? Yes No

Signage

Does this proposal require signage? Yes No

Notification

Does this application require notification/advertising? Yes No

Is this application an advertised development application under the EP & A Act? Yes No

Was this application notified/advertised as per the provisions of?
 EP& A Act LEP CCP Yes No

Section 88b Instrument

Does Council require a Section 88b instrument to be prepared? Yes No

Matter Prescribed by the Regulations

Clause 92 - Demolition Yes No

Clause 93 – Fire Safety Yes No

Clause 94 – Buildings to be Upgraded Yes No

Clause 94A – Temporary Structures Yes No

Public Interest

Does this proposal have any construction or safety issues? Yes No

Is there any public health issues? Yes No

Is a Trade Waste Application required? Yes No

Are there any other public interest issues? Yes No

Site Suitability

Section 4.15(1)(c) – EP & A Act

Is this a suitable site for this development? Yes No

Assessing Officer General Comment

Comment: There are no outstanding issues that cannot be dealt with by the use of appropriate conditioning.

Recommendation

This development application be approved subject to the following conditions:

RELEVANT PRESCRIBED CONDITIONS
(under the Environmental Planning and Assessment Regulation 2000)

Compliance with Building Code of Australia & insurance requirements under the Home Building Act 1989

Please Note: A reference to the Building Code of Australia is a reference to that Code as in force on the date the application is made for the relevant:

- a) development consent, in the case of a temporary structure that is an entertainment venue, or
- b) construction certificate, in every other case.

1. The work must be carried out in accordance with the requirements of the Building Code of Australia.
2. 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 must be entered into and be in force before any building work authorised to be carried out by the certificate commences.

Erection of signs

Please Note: This does not apply in relation to:

- a) Building work, subdivision work or demolition work that is carried out inside an existing building, which does not affect the external walls of the building development consent, in the case of a temporary structure that is an entertainment venue, or
- b) Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws.
- c) A complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

3. 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 certifying authority for the work, and
 - b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - c) stating that unauthorised entry to the site is prohibited.
4. 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.

Please Note: Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100).

Notification of Home Building Act 1989 requirements

Please Note: This does not apply in relation to Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws.

5. 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:
 - a) 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,
 - b) 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.

Please Note: If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under the above 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.

Shoring and adequacy of adjoining property

Please Note: This does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

6. If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the person's own expense:
 - a) protect and support the adjoining premises from possible damage from the excavation, and
 - b) where necessary, underpin the adjoining premises to prevent any such damage.

GENERAL CONDITIONS

7. The development shall be implemented in accordance with:
 - (a) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application,
 - (b) the details set out on the plans approved and stamped by authorised officers of Council, except as amended by the conditions of this development consent.

Note: Any proposal to modify the terms or conditions of this consent, whilst still maintaining substantially the same development to that approved, will require the submission of a formal application under Section 4.55 of the Environmental Planning and Assessment Act 1979 for Council's consideration. If amendments to the design result in the development not remaining substantially the same as that approved by this consent, a new development Application will have to be submitted to Council.
8. A copy of all stamped approved plans, specifications and documents must be kept on site at all times so as to be readily available for perusal by any officer of Council or the Principal Certifying Authority.
9. All external lightning is to be positioned and directed so as to prevent the intrusion of light to the adjoining premises.

CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING

10. Council is to be given written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement, in accordance with cl 103 and 104 of the Environmental Planning and Assessment Regulation 2000. Such notice is given using the form enclosed with this consent.
Should Council be appointed the Principal Certifying Authority, the applicant must give at least 2 days' notice to enable inspections to be undertaken.
11. Before construction commences on the site and throughout the construction phase of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:
 - divert uncontaminated run-off around cleared or disturbed areas,
 - erect a silt fence to prevent debris escaping into drainage systems or waterways,
 - prevent tracking of sediment by vehicles onto roads,
 - stock pile topsoil, excavated material, construction and landscaping supplies and debris within the site.

Please Note: Failure to take effective action may render the developer liable to prosecution under the NSW Protection of the Environment Operations Act 1997.

12. A hoarding or fence must be erected between the work site and any public place if the work is likely to cause traffic (pedestrian or vehicular) in a public place to be obstructed or otherwise inconvenience. The erected hoarding is to be sufficient to prevent any substance from or in connection with the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. The hoarding, fence or awning is to be removed once the work has been completed.
13. Approval to carry out stormwater work must be obtained, in accordance with section 68 of the *Local Government Act 1993*, before works commence. All stormwater is to be drained to Thee Street to the satisfaction of Council..
14. The owner of the property is to ensure that any building is constructed:

- (a) to meet the setback requirements of the approved plans,
 - (b) to be located within the confines of the lot, and;
 - (c) so that it does not interfere with any easements or covenants upon the land.
15. Any building work must be carried out between 7.00am and 5.00pm Monday to Friday and 8.00am to 1.00pm Saturdays, excluding Sundays and public holidays. No audible construction is to take place outside these hours, to maintain the amenity of the locality.
 16. A garbage receptacle must be provided at the work site before works begin and must be maintained until works are completed. The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.
 17. Waste materials (including excavation, demolition and construction waste materials) must be managed on the site (and must not be burned on site) and then disposed of at a waste management facility, to protect the amenity of the area and avoid the potential of air pollution.
 18. Effective dust control measures are to be maintained during construction to maintain public safety/amenity. Construction activities are to be undertaken so as not to inconvenience the adjoining land owners and are to be restricted solely to the subject site.
 19. Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
 20. No material or equipment associated with the development is to be placed on public land without the written consent of the Council, and any activity located in close proximity to public areas is to be fenced to prevent damage to persons or property.
 21. Any earthworks (including any structural support or other related structure for the purposes of the development):
 - a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
 - b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
 - c) that is fill brought to the site—must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the Protection of the Environment Operations Act 1997, and
 - d) that is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the Protection of the Environment Operations (Waste) Regulation 2005.

Any excavation must be carried out in accordance with *Excavation Work: Code of Practice* (ISBN 978-0-642-785442), published in July 2012 by Safe Work Australia.
 22. If, during the course of any activities conducted under this consent, the Applicant becomes aware of any heritage or archaeological sites not previously identified, all work likely to affect the site shall cease immediately. The Applicant shall then consult with relevant authorities and decide on an appropriate course of action prior to recommencement of work. The relevant authorities may include NSW Environment, Climate Change & Water and the relevant local Aboriginal community. Any necessary permits or consents shall be obtained and complied with prior to recommencement of work.

CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION/USE COMMENCING

23. Occupancy of the building is not to take place until the Principal Certifying Authority (PCA) has carried out a final inspection and an Occupation Certificate issued. All required trade certifications are to be available to the PCA before the final inspection will be carried out.

Please Note: *Failure to obtain an Occupation Certificate is an offence under the legislation. Penalty advice for buildings (penalties do not apply to uses detailed in sections 109M and 109N; i.e. Crown projects, Class 1a and 10 buildings or as detailed for places of public entertainment).*

24. At the completion of the works, the work site must be left clear of waste and debris.

CONDITIONS RELATING TO ONGOING OPERATIONS

25. A further application is to be made for any change, enlargement or intensification of the premises or land use, including the display / erection of any new structure such as signage, partition walls or building fit-out (unless the proposed work is exempt from the need for consent under *State Environmental Planning Policy (Codes SEPP) 2008*).

26. The shed is to be used for residential purposes and not as a domicile or for a commercial or industrial use.

COUNCIL ADVICE ONLY

27. Covenant/s: The applicant / owner has the responsibility of being aware of any covenant which may affect the proposal.
28. Dial Before You Dig: Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.
29. Telecommunications Act 1997 (Commonwealth); Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.
30. New residential development and significant dwelling alterations should provide measures such as self-closing doors, fencing and gates (to prevent children from entering the garage and driveway from the house).

Reasons For Conditions

1. To confirm and clarify the terms of Council's approval.
2. To comply with all relevant legislation.
3. So that the impacts of any increase in the scale or duration of operations may be assessed and appropriately controlled. Section 19 (1) (b) of the *Environmental Planning and Assessment Regulation 2000*, as amended.
4. To prevent and/or minimise the likelihood of environmental harm and public nuisance.
5. To ensure the rehabilitation of the site.
6. To minimise the potential for adverse impacts on the environment or public as a result of the development.
7. To ensure waste is disposed of in an appropriate manner.
8. To ensure that public infrastructure is maintained.
9. To minimise the potential for detrimental impacts to buildings or neighbouring properties.

Conclusion

I confirm that I am familiar with the relevant heads of consideration under the Environmental Planning & Assessment Act and Local Government Act (if applicable) and have considered them in the assessment of this application.

I certify that I have no pecuniary or non-pecuniary interest in this application.

Additional Notes Attached

Yes No



Signed:

Elizabeth Cumming, Consultant Planner

Date: 1 July 2021

STATEMENT OF ENVIRONMENTAL EFFECTS



Fernleigh

15/3/2021

RE: Proposed Steel Frame Shed (Class 10a) At: Lot 0(DP398432) 151W Fitzroy Street Walcha 2354
For: Glenn and Jai-ann Jones

The proposal is for the construction of steel frame shed (36m²). Approximate location marked in yellow below.



Image 1: Site Image

1. Current Use

- a. The subject property is currently used as a **Private Property**. The Land Zoning is **R1: General Residential**. The property size is **844m²**.

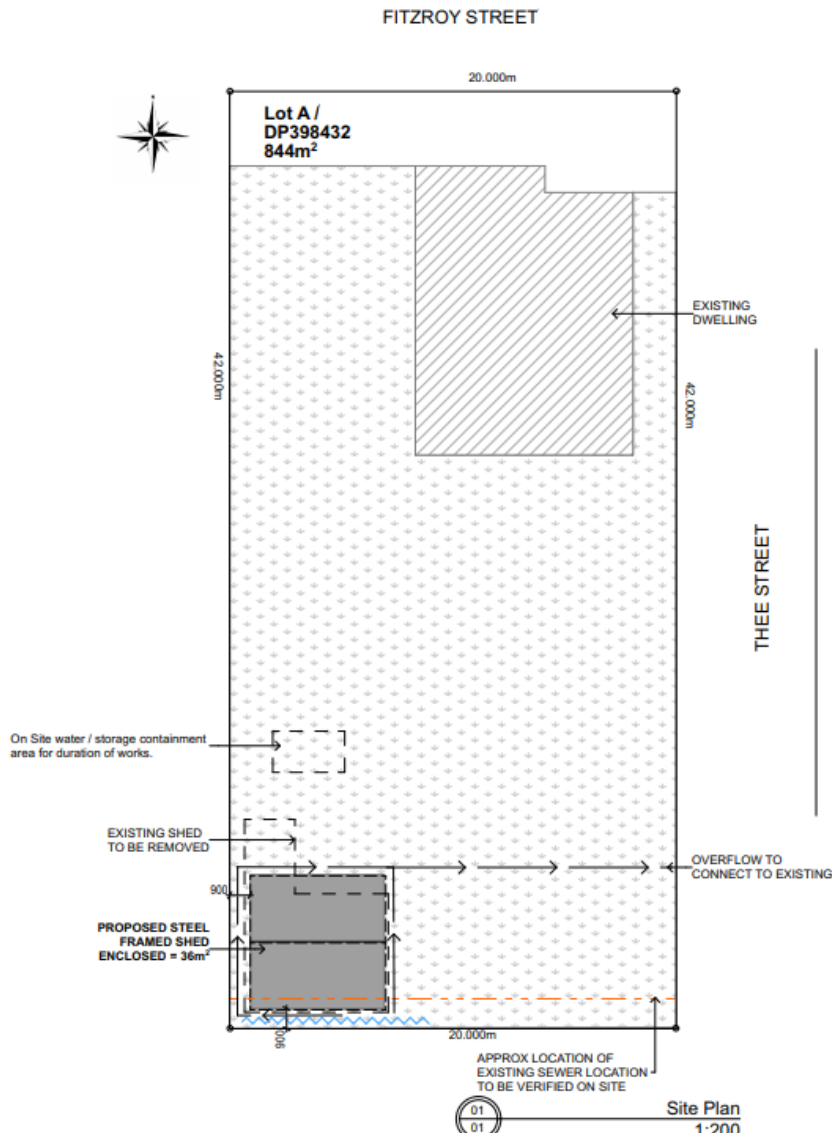


Image 2: Site plan – Location of the Proposed Development.

2. Building details

- a. The development will involve the construction of Steel Portal Frame Shed **36m²** in size (Total Roof).
- b. The floor system will be a **Concrete Slab**.
- c. The design of the Structure will be a standard gable with roof pitch of **11** degrees.
- d. Stormwater from the roof will connect to the **Existing Stormwater provision**.
- e. The discharge point being the **Overflow to existing**.
- f. The lowest eave height will be **2.4m** from the finished floor level.
- g. The apex height of the garage building (from finished floor level) will be **2.963m**.
- h. The roof will be cladded in **Corrugated** roof cladding.
- i. The walls will be cladded in **Corrugated** wall cladding.
- j. The building will not be dominant in visual appearance.

3. Site disturbance

- a. **Minor** Earthworks will be required to cut and fill site.
 - i. A maximum excavation depth of **0.1m** is required.
 - ii. A maximum fill depth of **0m** will be required.
 - iii. The fill will be battered away from the structure at a maximum of 1 on 2 slope ratio.
 - iv. No Fill will be within 2.0m of the boundary.
 - v. An on site waste storage area will be located on the **Northern** side of the structure and will remain in place until the construction is completed.
 - vi. A silt/sediment fence will be constructed on the low side of the disturbed earth and maintained for the duration of works.
 - vii. All surfaces disturbed are to be returned to a state that will prevent ongoing erosion and sediment.
- b. No native flora or fauna shall be disturbed.
- c. **(0)** trees are required to be removed.
- d. No Industrial or commercial activities have been conducted on the site in recent years.

4. Planning layers

a. Hazard

- I. **Bushfire** The property is **NOT** within a **Bush fire** prone zone.
- II. **Flood.** The proposed development is **NOT** in a **Flood prone** land.

b. Protection

- I. The proposed development is **NOT** within a **Conservation** area.
- II. The proposed development is **NOT** within an **Acid Sulphate soils** affected area.
- III. The proposed development is **NOT** within a **Drinking Water Catchment** area.
- IV. The proposed development is **NOT** within **Groundwater Vulnerability** defined area.
- V. The proposed development is **NOT** within a **Riparian Water course**.
- VI. The proposed development is **NOT** affected by **Terrestrial Biodiversity** defined land and is not near a **Terrestrial Biodiversity** defined area.

c. Mines Subsidence

- I. The proposed development is **NOT** within a **Mines Subsidence** affected area.

5. Development Control Plan (DCP) Variation requests

Item:

No development item is in breach of code.

How it meets all the other relevant DCP objectives:

- The proposed shed is located behind the existing dwelling.
- The proposed shed does not affect the utility services.
- No openings intrude on the privacy of the neighbouring properties.
- Rear boundary set back is 0.9m, complying with the minimum requirement of 0.9m.
- Side boundary set back is 0.9m, complying with the minimum requirement of 0.9m.

Impact on local amenity:

- The Proposed will not have any impact or effect on the local amenity.

1. Other

- a. No sewer or stormwater will be affected. All sewer and stormwater will be connecting to existing services and all plumbing will be conducted in accordance with AS AS 3500.
- b. The proposed structure is NOT a waterfront property or encroaching on crown land.
- c. The development shall be carried out in accordance with the Building Code of Australia.
- d. The proposed development will in no way have impact regarding special design features.
- e. There will be no disturbance to traffic flow, noise pollution, and historical or archaeological aspects or on soil erosion.
- f. There will be no excessive waste or wastewater created during construction.

Kind Regards

Adam Cuthbert

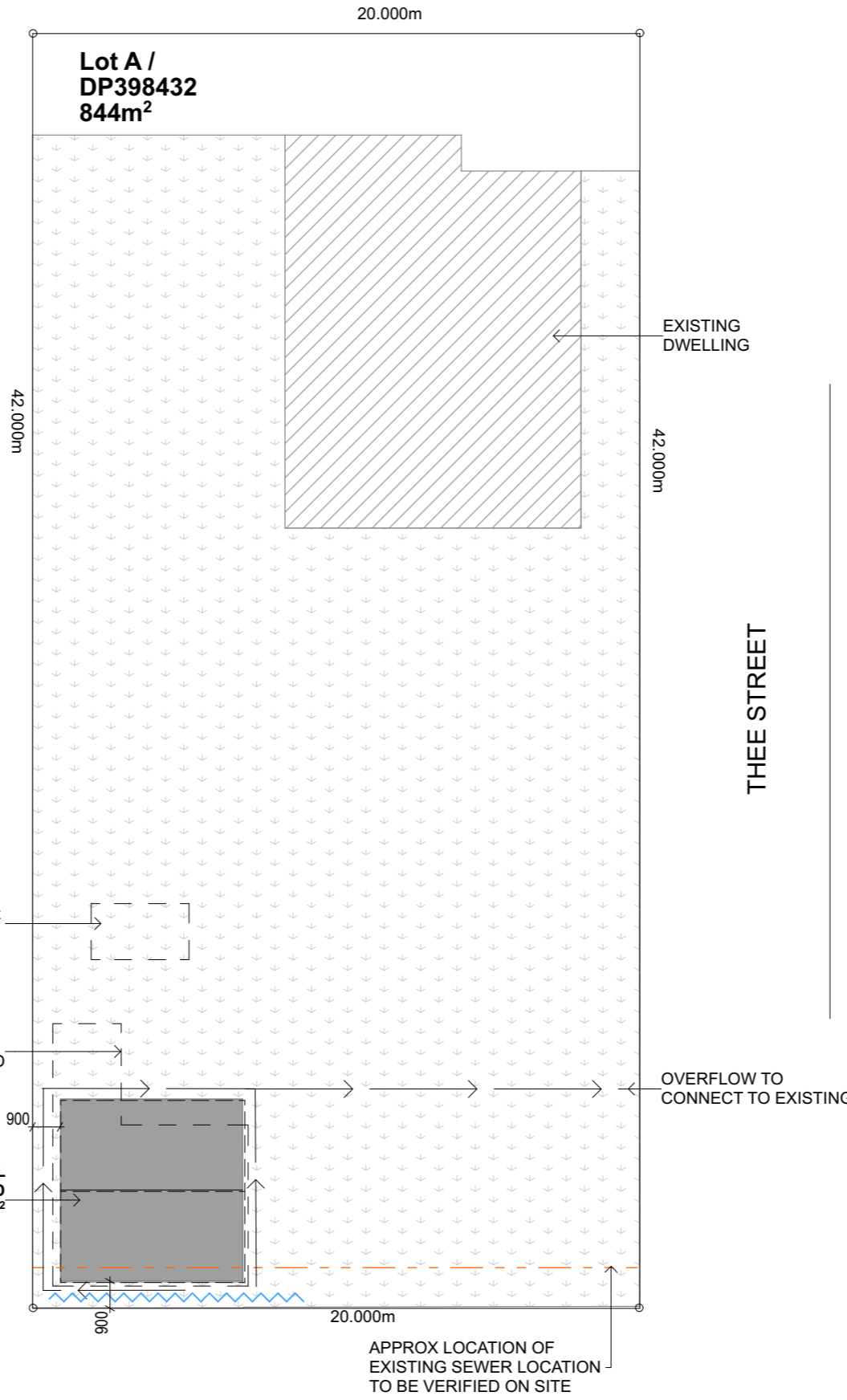
Senior Draftsperson

m: **0432 288 388**

Fernleigh Drafting Services

adam@fernleighdrafting.com.au





On Site water / storage containment area for duration of works.



02
01

LOCALITY MAP

Area Ratios: Property Size = 844m²

	Proposed Steel Framed Shed - Enclosed = 36m ² (4.26%)
	Existing Dwelling - Approx. = 121.55m ² (14.40%)
	Free Space - (behind building line) Approx. = 607.19m ² (71.94%)



DRAFTING SERVICES

hello@fernleighdrafting.com.au

fernleighdrafting.com.au

Proposed: Steel Framed Shed
Client: Glen & Jai Ann Jones
Address: 151W Fitzroy Street
Walcha NSW 2354

Plan: Site Plan

Drawn: A.K
Date: February 2021
Scale: 1:200 @ A3
Job No:



Sheet:
01
05

Note: Plans to be printed on A3 to be too scale. Do not scale off plans. All dimensions to be checked and verified on site.

SEDIMENT TRAPPING DEVICES

SEDIMENT FENCES

DESCRIPTION
A sediment fence (also known as a silt fence) is a temporary barrier of geotextile filter or fabric, usually supported by steel mesh and steel posts.

DESIGN LIMITATIONS
Sediment Fences have the following design limits:
.. The area draining to the fence is 0.6ha or less
.. The maximum slope length behind the fence is 60m

PURPOSE
Sediment fences filter runoff, trapping the sediment and allowing filtered water to pass through.

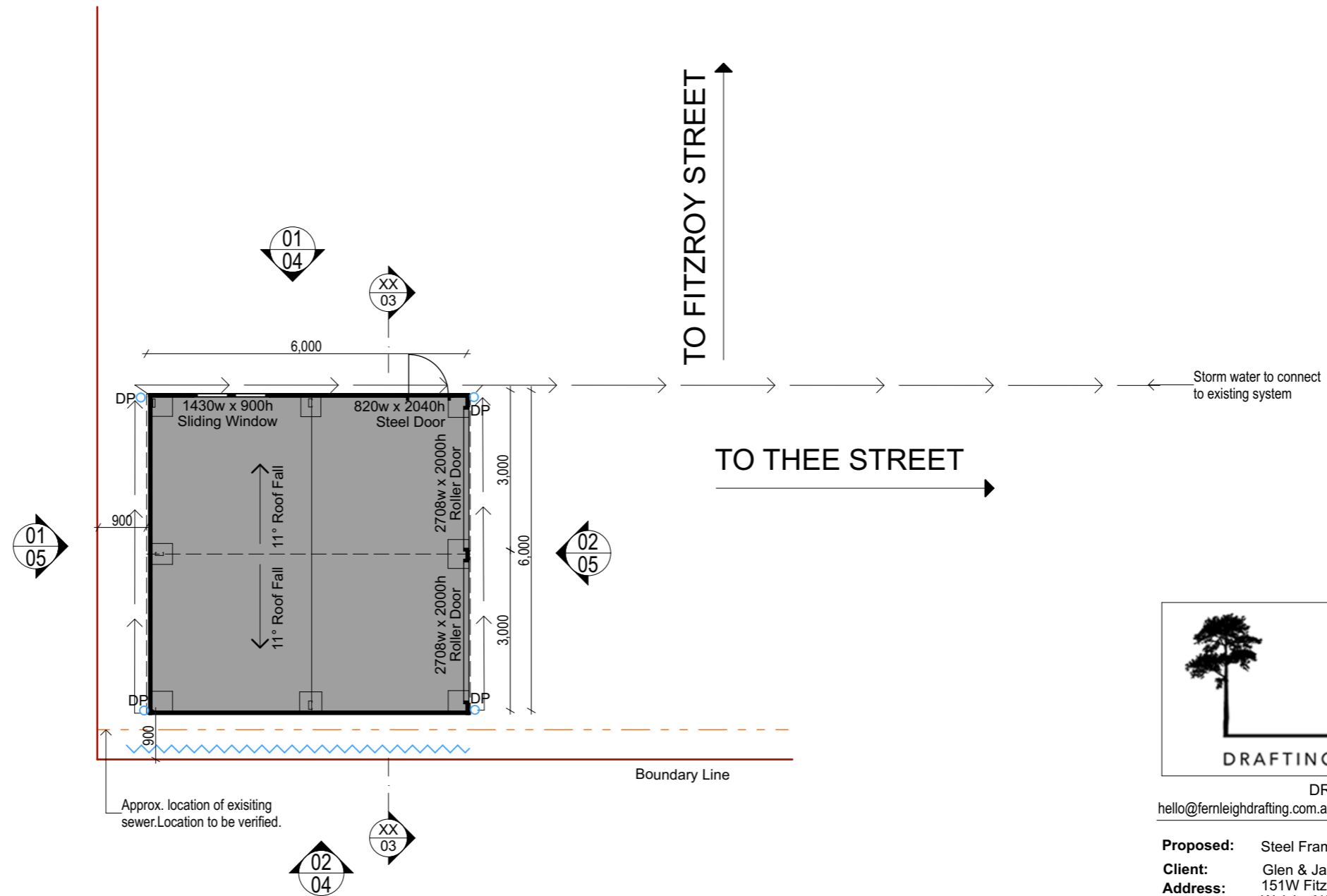
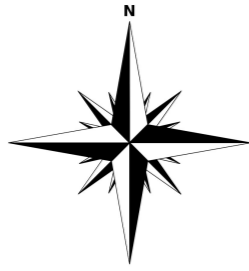
INSTALLATION
Sediment fences should have a stable outlet or overflow point, in case the flow exceed their capacity to filter the water.

MAINTENANCE
After each rain event check for undercutting, sagging and overtopping, and repair immediately. Sediment collected should be removed from site.



01
01

Site Plan
1:200



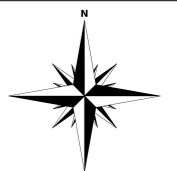
2
5 Floor Plan / Concept & Drainage Plan
1:100



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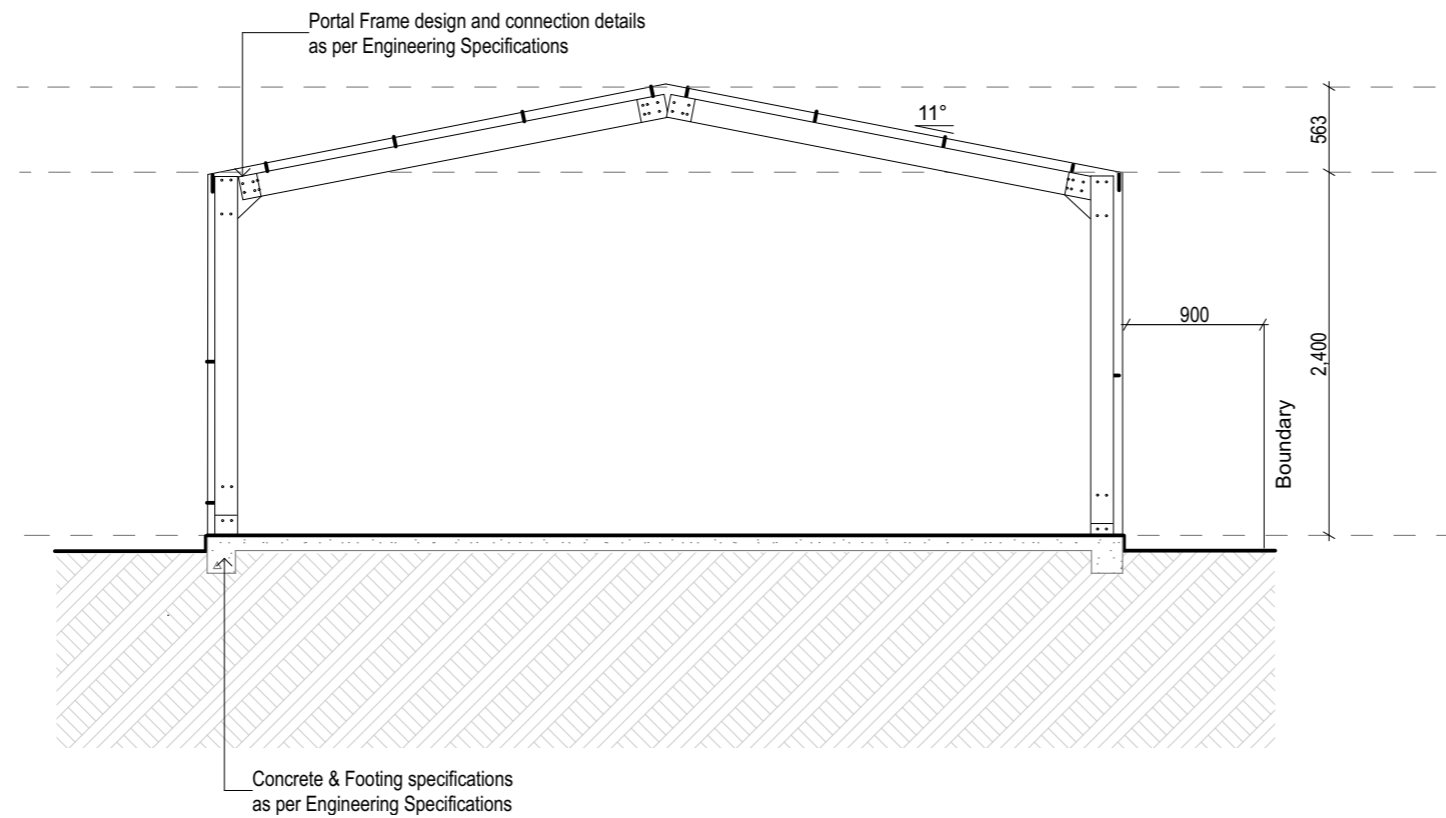
Proposed: Steel Framed Shed
Client: Glen & Jai Ann Jones
Address: 151W Fitzroy Street
Walcha NSW 2354

Plan: Floor Plan
Drawn: A.K
Date: February 2021
Scale: 1:100 @ A3
Job No:



Sheet:
02
05

Note: Plans to be printed on A3 to be too scale. Do not scale off plans. All dimensions to be checked and verified on site.



3
5

Cross Section
1:50



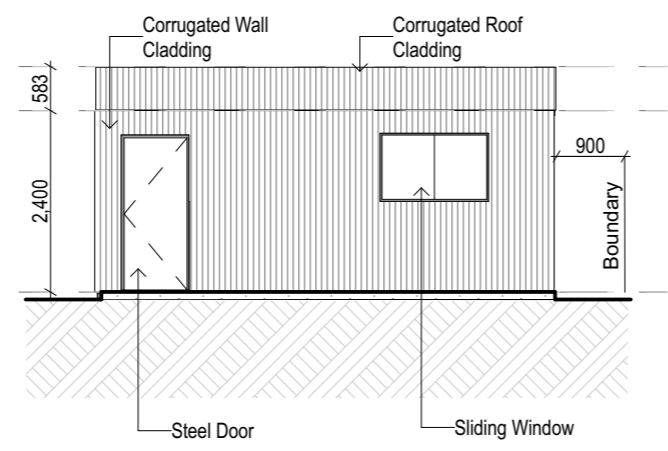
DRAFTING SERVICES
 hello@fernleighbuilding.com.au fernleighbuilding.com.au

Proposed: Steel Framed Shed
Client: Glen & Jai Ann Jones
Address: 151W Fitzroy Street
 Walcha NSW 2354

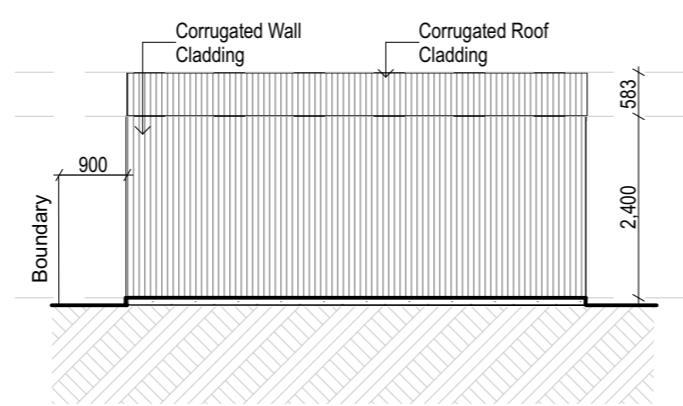
Plan: Cross Section

Drawn: A.K	Sheet: 03 05
Date: February 2021	
Scale: 1:50 @ A3	
Job No:	

Note: Plans to be printed on A3 to be too scale. Do not scale off plans. All dimensions to be checked and verified on site.



1
4 Northern Elevation
1:100



2
4 Southern Elevation
1:100

- Wall Cladding / Corrugated / Slate Grey
- Roof Cladding / Corrugated / Slate Grey
- Roller Door / Slate Grey

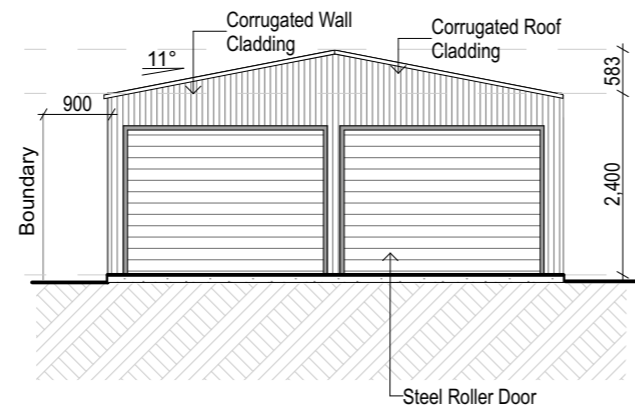


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hello@fernleighdrafting.com.au fernleighdrafting.com.au

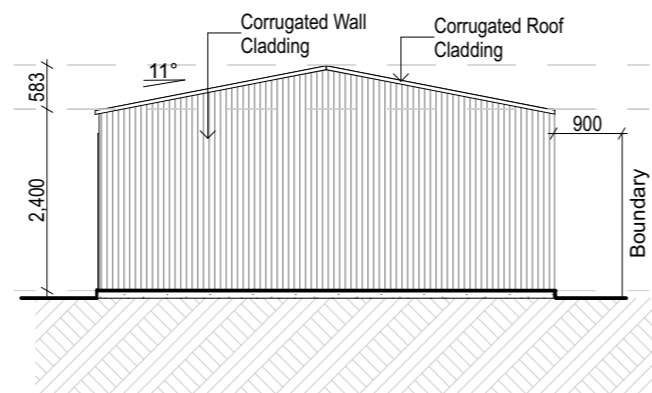
Proposed: Steel Framed Shed
Client: Glen & Jai Ann Jones
Address: 151W Fitzroy Street
Walcha NSW 2354

Plan:	Elevations		Sheet: 04 05
	Drawn:	A.K	
	Date:	February 2021	
	Scale:	1:100 @ A3	
	Job No:		

Note: Plans to be printed on A3 to be too scale. Do not scale off plans. All dimensions to be checked and verified on site.



①
5 Eastern Elevation
1:100



②
5 Western Elevation
1:100

- Wall Cladding / Corrugated / Slate Grey
- Roof Cladding / Corrugated / Slate Grey
- Roller Door / Slate Grey



DRAFTING SERVICES
 hello@fernleighbuilding.com.au fernleighbuilding.com.au

Proposed: Steel Framed Shed
Client: Glen & Jai Ann Jones
Address: 151W Fitzroy Street
 Walcha NSW 2354

Plan: Elevations

Drawn: A.K
Date: February 2021
Scale: 1:100 @ A3
Job No:

Sheet:
 05
 05

Note: Plans to be printed on A3 to be too scale. Do not scale off plans. All dimensions to be checked and verified on site.



Item: 6.4 **Ref:** WO/2021/03065
Title: Walcha Central School Request for Discounted Gym Membership Fees for School Program
Author: General Manager
Previous Items: Not Applicable
Attachment: WI/21/10078 Request for Discounted Gym Membership for School Program – Walcha Central School

Community Strategic Plan Reference:

Strategy 3.2.1: Foster preventative health systems and activities that promote physical, mental and social health.

Strategy 5.5.1: Seek, monitor and respond to requests from the youth population.

Strategy 5.6.1: Maintain and improve library, sporting and recreational facilities.

Strategy 5.6.2: Strengthen organisations and groups providing cultural, recreational and sporting activities

RECOMMENDATION: That Council:

- 1. APPROVE the request of Walcha Central School for discounted membership rates for students participating in a school based program at \$5.00 PAYG per student (who do not have an existing membership)**
 - 2. ADOPT Draft Amended 2021-2022 Fees & Charges to include a Walcha Community Gym Membership Fee: School Student – School Based Program Pay as you go (PAYG) - \$5.00**
 - 3. PUBLIC exhibit for a period of 28 days Draft Amended 2021-2022 Fees & Charges**
 - 4. DELEGATE to the General Manager to adopt Final Amended 2021-2022 Fees & Charges should no submission be received as a result of the public exhibition.**
-

Introduction:

An application has been received from Walcha Central School requesting discounted gym membership for students in a year 11 and 12 SLR (Sport, Lifestyle and Recreation) class to participate in a 5 week fitness / resistance training module (that requires a 60% practical lessons component) in which they would like to attend the Walcha Community Gym to undertake this program.

Report:

The module commences in Week 4 of school, the week beginning 2 August 2021, and runs for 5 weeks with students attending the gym twice per week (on a Monday and Friday) to complete the practical component of the lessons.

The ten (10) students participating are in years 11 or 12 and meet the minimum age requirement of 16+ to use the gym. The teacher, Bonnie Brown, the schools PDHPE & Mathematics Teacher, Head Teacher Stage 5 & Wellbeing, and Sport Organiser, will ensure she completes and pays her membership in full (along with the access Fob bond).

In Council's current Fees & Charges, the cheapest option for the students to attend over the specified period is a one month subscription from 2/08/2021 to 2/09/2021 at \$60.00 and an additional PAYG \$10.00 to cover Friday 3/09/2021; less the 10% student



concession discount, totalling \$63.00 per student. This amount equates to \$6.30 PAYG and is considered cost prohibitive for some students.

The school is committed to building opportunities for students to engage in learning in a variety of ways that provides equitable access to all students of varying socio-economic backgrounds. In many circumstances, parents and carers have multiple students attending the school who are requested to attend many excursions and learning experiences throughout the year that have a financial contribution component.

It is proposed that Council introduce a fee into its Fees & Charges to address this request now and into the future. In consideration of the request, it is recommended that Council make available a student discounted PAYG rate for students participating in school based programs at 50% of the PAYG rate to support and promote the physical, mental and social health of our youths, and to encourage our youths to learn to use the gym in a responsible way that in years to come may translate into a permanent Community Gym membership.

Legal Implications:

There are no legal implications arising from this report.

Financial Implications:

The proposed fee may impact the Walcha Community Gym revenue.

Environmental Implications:

There are no environmental implications arising from this report

Social Implications:

The proposed fee seeks to support and promote the physical, mental and social health of our youths

Policy Implications:

There are no policy implications arising from this report.

Hobbs, Liz

From: Bonnie Brown [REDACTED] >
Sent: Wednesday, 30 June 2021 11:23 AM
To: Council General Walcha
Subject: Gym - WCS

Attn Lacey Latham:

Hi,

I am wanting to inquire about an SLR class (students in years 11 and 12) from Walcha Central School being able to use the gym with me please? We will be completing fitness/Resistance Training modules in class and this subject is supposed to be 60% practical.

I believe that the cost will be too expensive for many of them. Is there a possibility of getting a discounted price please? We are hoping to attend the gym twice a week for about 5 - 6 consecutive weeks starting from Monday 2 August 2021.

I have a fob and will pay my membership. There are 10 students in the class. I look forward to hearing from you. Thanks.

Regards,
Bonnie Brown

PDHPE & Mathematics Teacher | Head Teacher Stage 5 & Wellbeing | Sport Organiser
Walcha Central School
0267772777
[REDACTED]

ENGAGEMENT ACHIEVEMENT LEADERSHIP

This message is intended for the addressee named and may contain
privileged information or confidential information or both. If you
are not the intended recipient please delete it and notify the sender.



Item: 6.5 **Ref:** WO/2021/03071
Title: Local Government Remuneration Tribunal Annual Review
Author: General Manager
Previous Items: Not Applicable
Attachment: No

Community Strategic Plan Reference:

Goal – B.1 - Walcha Council will exemplify good leadership, mutual respect and trust by being inclusive, ensuring open information and communication and encouraging active participation at all levels.

Strategy – B2.1 - Provide a framework for the efficient and effective administration of Council.

Strategy – B2.1 - Maintain a stable and secure financial structure for Council

RECOMMENDATION:

That in relation to the report “Councillor Remuneration – 2021/22 Financial Year” Council:

- 1. RECEIVE and note the report;**
- 2. DETERMINE the annual fee payable to Councillors as \$12,000 per year and the Mayoral Allowance of Walcha Council as \$27,060 for the 2021/2022 financial year.**

Introduction:

Council is required to determine the amount that will be paid to the Councillors and Mayor within the guidelines set by the Local Government Remuneration Tribunal.

The purpose of this report is to advise Council on the Local Government Remuneration Tribunal’s decision on the range of fees payable to Councillors and Mayors for the 2021/2022 financial year.

Report:

Council is required to determine the amount that will be paid to the Councillors and Mayor within the guidelines set by the Local Government Remuneration Tribunal.

The Local Government Remuneration Tribunal handed down its 2021 report on 23 April 2021, and determined that there be a 2% increase in the fees payable to Councillors and Mayors in the next financial year. A copy of the full report can be seen at www.remtribunals.nsw.gov.au.

Sections 248 and 249 of the Act require councils to fix and pay an annual fee to councillors and mayors from 1 July 2021 based on the Tribunal’s determination for the 2021-22 financial year. A few key points regarding this to note include:

- The level of fees paid will depend on the category the council is in.
- A Council cannot fix a fee higher than the maximum amount determined by the Tribunal.

Submitted to Council: 28 July 2021

..... General Manager Mayor



- If a Council does not fix a fee, the council must pay the minimum fee determined by the Tribunal.

Walcha Council is categorised as a Rural Council. Pursuant to s.241 of the Local Government Act 1993, the annual fees to be paid in each of the categories to Councillors, Mayors, Members and Chairpersons of County Councils effective on and from 1 July 2021, are determined as follows:

Category		Councillor/Member Annual Fee (\$) effective 1 July 2021		Mayor/Chairperson Additional Fee* (\$) effective 1 July 2021	
		Minimum	Maximum	Minimum	Maximum
General Purpose Councils - Metropolitan	Principal CBD	28,190	41,340	172,480	226,960
	Major CBD	18,800	34,820	39,940	112,520
	Metropolitan Large	18,800	31,020	39,940	90,370
	Metropolitan Medium	14,100	26,310	29,950	69,900
	Metropolitan Small	9,370	20,690	19,970	45,110
General Purpose Councils - Non-Metropolitan	Major Regional City	18,800	32,680	39,940	101,800
	Major Strategic Area	18,800	32,680	39,940	101,800
	Regional Strategic Area	18,800	31,020	39,940	90,370
	Regional Centre	14,100	24,810	29,330	61,280
	Regional Rural	9,370	20,690	19,970	45,140
	Rural	9,370	12,400	9,980	27,060
County Councils	Water	1,860	10,340	4,000	16,990
	Other	1,860	6,180	4,000	11,280

*This fee must be paid in addition to the fee paid to the Mayor/Chairperson as a Councillor/Member (s.249(2)).

From the 2022/2023 financial year Councillors will also have the ability to access superannuation. As this is to be determined for the 2022/2023 financial year, it is not dealt with this in this report and will be considered in the Councillor remuneration discussions for the 2022/2023 financial year.

Policy Implications

There are no policy implications for this report.

Financial Implications

In July 2020 Council resolved that the Mayor and Councillor Fees remain as per the 2019-2020 fee of \$26,460 for the Mayoral Fee and \$11,525 for the Councillor Fee.

Submitted to Council: 28 July 2021

..... General Manager Mayor



If the recommendation is approved as printed, this is within the adopted budgeted value. If Councillors were to allocate the maximum allowable annual fee there would be an additional cost of \$2,760 above the adopted budget.

Legal Implications

This is required to meet the requirements of the NSW local government Act.

Social Implications

There are no social implications for this report.

Environmental Implications

There are no environmental implications for this report.

Submitted to Council: 28 July 2021

..... General Manager Mayor



Item: 6.6 **Ref:** WO/2021/03072
Title: Proposed Advocacy and Leadership Position
Author: General Manager
Previous Items: Not Applicable
Attachment: Request to Advocate for Recycled Water – WI/2021/11413

Community Strategic Plan Reference:

Strategy 8.1.2: Provide a framework for the efficient and effective administration of Council.

RECOMMENDATION: That Council SUPPORT the proposed advocacy request to advocate for State Government approval of recycled water in Walcha for dust suppression purposes.

Introduction:

This report is to request Council to support the advocacy request received by Council to submit to Namoi Unlimited for them to advocate upon.

Report:

The request asks Namoi Unlimited to advocate for State Government approval of recycled water in Walcha to be utilised for dust suppression on unsealed roads. This advocacy would assist Walcha Council and other businesses for infrastructure projects in the New England region.

Legal Implications:

There are no legal implications arising from this report.

Financial Implications:

There are no legal implications arising from this report.

Environmental Implications:

There are no known environmental implications arising from this report.

Social Implications:

There are no social implications arising from this report

Policy Implications:

There are no policy implications arising from this report.

TEMPLATE

2018/10 – 001/3

PROPOSED ADVOCACY AND LEADERSHIP POSITION



NAMOI UNLIMITED
Premier agricultural region in Australia

Official positions of *Advocacy and Leadership* endorsed by Namoi Unlimited must be evidenced by facts to build the understanding among members, target audiences and the community of any aspect or any issue.

Directions

This form is to be completed by either:

- (i) a Member of Namoi Unlimited proposing a position of *Advocacy or Leadership* to the Members at a Meeting; or
- (ii) a constituent living or organisation operating within the Namoi region.

A constituent living or organisation operating within the Namoi region after completing this template must then meet with one of the Member representatives (the Mayor) to discuss the proposed position of advocacy proposed.

Definitions¹

Namoi Unlimited associates advocacy and leadership with the following definitions;

Advocate (1) to recommend publically; (2) one who defends, vindicates, or espouses a cause by argument, **Advocacy** (adj).

Leader a guiding or directing head.

Advocacy or Leadership position is a topic resolved by the Members as a position to advocate upon.

1. YOUR CONTACT DETAILS			
TITLE:	Mr	FULL NAME:	Doug Landfear
NAME OF THE ORGANISATION OR BUSINESS YOU ARE REPRESENTING:		Vestas	
ADDRESS:	Level 12, 101 Bathurst St		
CITY/TOWN:	Sydney	P/CODE:	2000
WEBSITE:	www.winterbournewindfarm.com.au		
EMAIL:	dglla@vestas.com		
TELEPHONE:			
MOBILE:	0436 927 806		

¹ The Macquarie Dictionary, Macquarie University NSW 1986

TEMPLATE

2018/10 – 001/3

PROPOSED ADVOCACY AND LEADERSHIP POSITION



NAMOI UNLIMITED
Premier agricultural region in Australia

2. TELL US ABOUT YOUR ISSUE

Vestas is developing the proposed 700 MW Winterbourne Wind Farm project outside of Walcha. We are currently preparing the Environmental Impact Statement (EIS) to support our development application for the project. If approved, we would expect to start construction by mid-2023. During construction we expect that we will require approximately 100 ML of water, over the course of approximately two years, for the purpose of dust suppression on Council roads and wind farm access roads. We believe that there is an opportunity to use recycled wastewater for this purpose, and we are aware that Namoi Unlimited and member Councils have done significant work on this topic already. Whilst we understand that it may be challenging to obtain state approval for use of recycled wastewater, we believe it could be a win-win opportunity for the project and for member councils.

3. TELL US HOW YOU THINK NAMOI UNLIMITED CAN HELP

We would like Namoi Unlimited to advocate for state government approval of recycled water in Walcha for dust suppression purposes. We believe this advocacy could be on behalf of both Walcha Council and the wind farm and more generally for other infrastructure projects in the New England region.

For Namoi Unlimited to consider your proposed position of advocacy, we need you to explain how you believe your issue aligns with one or all of the Strategic Regional Priorities established by Namoi Unlimited.

1. Water for the Future

Agriculture, agricultural products, commodities and services underpin the economies of the Namoi region.

The dynamics of global markets, climate change and changing consumer demand, mean our core industry must evolve and adapt.

The availability, security and access to water underpin every facet of agriculture.

Water is also critical to the other two priorities identified in this Strategic Regional Plan.

Water is the critical enabler for industry, business, communities, lifestyle, tourism and the environment.

The proposed Winterbourne Wind Farm project clearly aligns with this strategic priority:

- Agriculture: By reducing the demand on other water supplies, the use of recycled water for low-value purposes such as dust suppression clearly supports high-value agriculture.
- Global markets: The wind farm is directly aligned with regional and state environmental priorities in the battle against climate change.
- Water security: Utilising an available resource such as recycled wastewater for dust suppression directly and significantly improves water security.
- Enabler: The ability to access water for construction of the wind farm is a critical enabler for the proposed project, which will offer significant jobs and economic activity for Walcha and the New England region.

TEMPLATE

2018/10 – 001/3

PROPOSED ADVOCACY AND LEADERSHIP POSITION



NAMOI UNLIMITED
Premier agricultural region in Australia

<p>Our action will be targeted towards growth and development.</p>	
<p>2. Enabled and Connected Infrastructure</p> <p>The provision of goods and services, connecting people and business, and addressing the perception of remoteness and isolation in regional areas are all dependent on having fully functional and connected infrastructure.</p> <p>Roads, rail, air infrastructure, energy and telecommunications infrastructure are critical for the future growth and the development of the region.</p> <p>The role of Namoi Unlimited is to understand the capacity and capability of existing infrastructure and networks, and then take a future focussed approach to prioritising, investing and advocating for critical and necessary infrastructure, necessary to enabling and supporting growth.</p>	<p>The proposed Winterbourne Wind Farm project clearly aligns with this strategic priority:</p> <ul style="list-style-type: none"> - Goods and services: Local businesses will directly benefit through the supply of goods and services to the wind farm project. - Infrastructure: The project will be the largest wind energy project in NSW, and will provide economic development and new jobs and skills in a growing industry. - Future: Renewable energy is a growing and critically-important industry as we both replace ageing fossil fuel infrastructure and face the realities of global climate change.
<p>3. Engaged People seeking Skills for the Future</p> <p>People and their skills are fundamental to the growth of our economies, our communities and lifestyle.</p> <p>Local Government is one of the largest employers in the Namoi region and has an important role to play in the attraction of people to the region, and the development of skills to meet the future demands of the regions workforce.</p> <p>The members of Namoi Unlimited will identify, promote and engage in opportunities to address skill shortages within both Councils and across communities.</p>	<p>The proposed Winterbourne Wind Farm project clearly aligns with this strategic priority:</p> <ul style="list-style-type: none"> - People: The wind farm will directly employ over 200 people during wind farm construction, with many additional indirect service, trade, manufacturing, engineering and management jobs created to support the project. The project will also create 15-20 permanent service and maintenance roles which will be based locally and will require new skills and training for workers. - Workers engaged on the Winterbourne Wind Farm project will be able to leverage their skills and training on future renewable energy projects in the region.

TEMPLATE

2018/10 – 001/3

PROPOSED ADVOCACY AND LEADERSHIP POSITION



NAMOI UNLIMITED
Premier agricultural region in Australia

If your issue doesn't align to one of our three Strategic Regional Priorities, one of the key functions of a Joint Organisation is Advocacy and Leadership. Tell us how you believe your issue impacts the communities of Walcha Council, Tamworth Regional Council, Liverpool Plains Shire Council, Gunnedah Shire Council and Gwydir Shire Council.

I believe the project clearly aligns to the three Strategic Regional Priorities. However I also believe that the project could be of direct benefit to Walcha Council, and by extension to other Namoi member Councils, if it helps to progress approval of, and comfort with, the use of recycled wastewater for low-value uses such as dust suppression on unsealed roads.

What will happen next?

	You will need to email a copy of this form to the Executive Officer Namoi Unlimited to info@namoiunlimited.nsw.gov.au
	The Executive Officer will then coordinate a meeting with you and one of the Member Councils of Namoi Unlimited. More than likely this will be the Mayor of the Council in which you reside or your business or organisation operates.
	You will attend a meeting with the nominated Mayor and the Executive Officer Namoi Unlimited to present your proposal for Advocacy.
	Your proposal will then be presented to the Members of Namoi Unlimited who will determine if; <ul style="list-style-type: none">(i) The <i>advocacy or leadership</i> proposed to be undertaken is to advance the mission of the Joint Organisation; or(ii) The topic of advocacy is within the Strategic Regional Priorities or the Annual Business Plan; and AND <ul style="list-style-type: none">(iii) The topic of <i>Advocacy and Leadership</i> is not for the purpose of advancing a particular political party or candidate or campaigning against a particular party or candidate it does not have a purpose of engaging in or promoting activities that are unlawful;(iv) The <i>Advocacy and Leadership</i> does not have a purpose of engaging in or promoting activities that are contrary to public policy i.e., the rule of law, our constitutional system, and the safety of the public or national security.

If, the proposed position is unanimously supported by the Members, the Executive Officer will then move to complete a Advocacy and Leadership Report Template to be presented to a future meeting. The Members may also determine any additional scope of consultation to be undertaken to develop the Advocacy and Leadership Report.

TEMPLATE

2018/10 – 001/3

PROPOSED ADVOCACY AND LEADERSHIP POSITION



NAMOI UNLIMITED

Premier agricultural region in Australia

If, the proposed position is NOT supported by the majority of Members, the Executive Officer will communicate the constituent living or organisation operating within in the Namoi region the reasons that the proposed position is NOT supported by the majority of Members.

If you have any questions about this form or the process contact the Executive Officer by email at info@namoiunlimited.nsw.gov.au.



Item 7:

Notice of Motions



There are no Notice of Motions for July 2021



Item 8:

Matters of Urgency



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Item 9: Management Review Reports



9.1 OFFICE OF THE GENERAL MANAGER

Ref: WO/2021/02999

Responsible Executive: General Manager

Community Strategic Plan Reference:

Goal 8.1 – Walcha Council will exemplify good leadership, mutual respect and trust by being inclusive, ensuring open information and communication and encouraging active participation at all levels.

RECOMMENDATION: That items included in the Office of the General Manager Management Review Report be **NOTED** by Council.

1. FINANCE AND ADMINISTRATION

1.1 Investment Report Status at 30 June 2021

Report for the investments held in June 2021 is included.

Overdraft Limit

An Overdraft Limit of \$200,000 has been arranged with the National Australia Bank. When utilised an Overdraft Interest Rate of 8.62% applies.

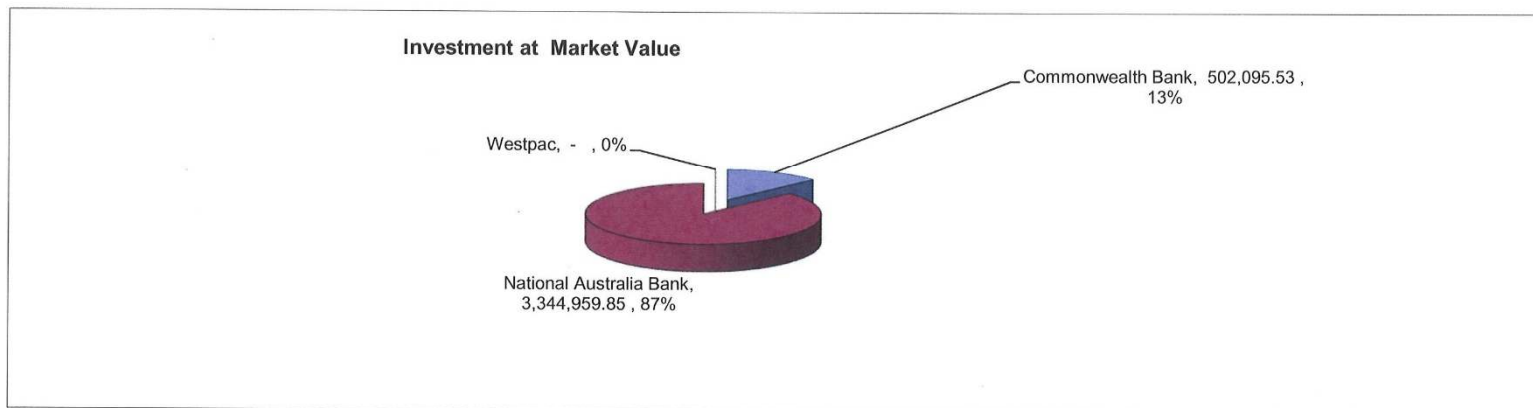


REGISTER OF INVESTMENTS TO 30/06/2021

Institution	Type	Placement Date	Term (Days)	Maturity Date	Interest Rate	Amount Invested	Est. Interest	Est. Market Value At Maturity	YTD Interest	YTD Redemption	MV % of Portfolio
National Australia Bank	Term Deposi	9/02/2021	150	9/07/2021	0.35%	252,927.29	363.81	253,291.10	1940.98	-	6.57%
Commonwealth Bank	Term Deposi	9/02/2021	180	8/08/2021	0.35%	502,095.53	866.63	502,962.16	2095.53	-	13.05%
National Australia Bank	Term Deposi	8/03/2021	182	6/09/2021	0.30%	620,379.51	928.02	621,307.53	2727.63	-	16.13%
National Australia Bank	Term Deposi	15/03/2021	210	11/10/2021	0.31%	530,006.33	945.30	530,951.63	4334.99	-	13.78%
National Australia Bank	Term Deposi	22/02/2021	270	19/11/2021	0.34%	628,705.71	1,581.25	630,286.96	2250.17	-	16.34%
National Australia Bank	Term Deposi	10/06/2021	180	7/12/2021	0.30%	252,839.04	374.06	253,213.10	1545.90	-	6.57%
National Australia Bank	Term Deposi	19/03/2021	270	14/12/2021	0.32%	552,804.19	1,308.56	554,112.74	5492.61	-	14.37%
National Australia Bank	Term Deposi	25/03/2021	300	19/01/2022	0.32%	253,347.53	666.34	254,013.87	2065.34	-	6.59%
National Australia Bank	Term Deposi	22/04/2021	300	16/02/2022	0.32%	253,950.25	667.93	254,618.18	2887.23	-	6.60%
Commonwealth Bank	Term Deposit					-	-	-	2917.47	501,779.19	0.00%
						3,847,055.38	7,701.90	3,854,757.28	28,257.85	501,779.19	100%

PREVIOUS FINANCIAL YEAR COMPARATIVE DATA: 30/06/2020

Interest Earned YTD **131,153.35**
 Market Value of Portfolio **4,321,715.04**



Responsible Accounting Officer's Certification Local Government (General) Regulation 2005- Paragraph 212

The investments have been made in accordance with the Act, Regulations and Walcha Council's Investment Policy.

Signed Christian Martin (Responsible Accounting Officer)



9.2 INFRASTRUCTURE:

Ref: WO/2021/02778

Responsible Executive: Director Infrastructure

Community Strategic Plan Reference:

Goal 8.1 – Walcha Council will exemplify good leadership, mutual respect and trust by being inclusive, ensuring open information and communication and encouraging active participation at all levels.

RECOMMENDATION: That items included in the Infrastructure Management Review Report be **NOTED** by Council.

To improve project reporting, the reporting on all initiated and budgeted projects has been consolidated into one format.

The “Tracking Status” uses a combination of a % percentage to indicate how progressed the project is and a “traffic light” colour indicator to clearly show at a glance the health of a project:

Indicator Colour	Project Status
Green	On Track – Project meeting expectations with regard time, cost and quality.
Yellow	At Risk – Unforeseen issue(s) that may result in either time, cost or quality requirements not being met. Action to mitigate risk is detailed in “Comments” section of report
Red	Off Track – Project will not meet expectations with significant implications for Council. These implications and mitigation actions are detailed in the “Comments” section of the report.
100%	Completed – Project completed with no further work required



1. Local Road Projects

Funding Source: Bushfire Recovery Grant – Grant agreement requires all works to be completed by 1 June 2022				
Project	Project Start	Planned Completion Date	Tracking Status	Comments
Forest Way – Cement stabilise and bitumen seal 2.0km of existing gravel road	Oct 2020	November 2021	20%	Culvert replacements have been completed. Pavement stabilisation to be completed in November 2021.

Funding Source: 95% Fixing Local Roads and 5% Council General Revenue – Grant agreement requires all works to be completed by June 2022				
Project	Project Start	Planned Completion Date	Tracking Status	Comments
Geraldine Road – Improve curve and seal section 2.4 to 2.82km from Niangala Road	May 2021	June 2021	90%	Pavement works have been completed, minor drainage works still required.
Glen Morrison Road – Rehabilitate and widen existing sealed road to ease curve	March 2021	December 2021	0%	Commencement delayed due to lack of availability of concrete pipes.
Moona Plains Road – Rehabilitation of existing sealed road from “Romavilla” towards Rowleys Creek Road	October 2020	June 2022	25%	Drainage and pavement works have been completed. Resealing works will start at the end of the year.



Funding Source: 50% Federal Bridge Renewal Program & 50% Roads to Recovery – All works to be completed by June 2022				
Project	Project Start	Planned Completion Date	Tracking Status	Comments
Moona Plains Road (Moona Plains Station)	January 2020	June 2022	10%	Contractor has recently advised of a revised construction staging with work now commenced at Glen Morrison Bridge, Englefield to start in early August and Moona Plains in early September. All bridges except Englefield will have bypass tracks provided during the construction works.
Englefield Road Bridge Replacement				
Glen Morrison Road Bridge Replacement (Stephens)				

Funding Source: Fixing Country Roads – Grant agreement requires all work to be completed by December 2020				
Project	Project Start	Planned Completion Date	Tracking Status	Comments
Old Brookmount Bridge Replacement at Dog Trap Creek	October 2019	December 2020	100%	Works completed. However, project has significantly exceeded budget and time allocation due to inadequate original investigation and scoping. Recommend shortfall funded under Roads to Recovery grant program.

Funding Source: 95% Fixing Country Bridges & 5% Roads to Recovery – Grant agreement requires all work to be completed by December 2023				
Project	Project Start	Planned Completion Date	Tracking Status	Comments
Army Bridge	March 2021	December 2023	5%	Survey, geotechnical investigation and Review of Environmental Factors (REF) have been completed. Funding deed requires Council to form an alliance with other surrounding Councils. Council has commenced discussions to create the necessary partnering agreement with Coffs Harbour Council.
Winterbourne Bridge	March 2021	December 2023	5%	
Mooraback Bridge	March 2021	December 2023	5%	



Funding Source: 95% Fixing Country Bridges & 5% Roads to Recovery – Grant agreement requires all work to be completed by December 2023				
Project	Project Start	Planned Completion Date	Tracking Status	Comments
Tia Diggings Bridge 1	March 2021	December 2023	5%	Survey, geotechnical investigation and Review of Environmental Factors (REF) have been completed. Preparation of tender for the design and construction has commenced.
Tia Diggings Bridge 2	March 2021	December 2023	5%	
Niangala Bridge	March 2021	December 2023	5%	

Funding Source: 100% Fixing Local Roads (Walsh Street) and 75% Fixing Local Roads & 25% Roads to Recovery (Middle Street) – Grant agreement requires all works to be completed by December 2022				
Project	Project Start	Planned Completion Date	Tracking Status	Comments
Middle Street Rehabilitation	May 2021	December 2022	0%	Request for quotation issued for survey and design.
Walsh Street Rehabilitation	May 2021	December 2022	0%	Request for quotation issued for survey and design.



2. State Roads

Funding Source: Transport for NSW – Road Maintenance Council Contract (RMCC) – Annual Program				
Project	Project Start	Planned Completion	Tracking Status	Comments
Oxley Highway – 2021/2022 Routine Maintenance	July 2021	June 2022	8%	Routine road maintenance works continue. Tree removal/trimming in Surveyors Creek to be completed in August.
Oxley Highway –Segment 2670 near Hartford Road – Additional works	March 2021	July 2021	95%	Extension of pipes, in-situ casting of headwalls and apron of Culvert#533 completed. Guardrail works completed. Backfilling behind headwall will be completed by end of June 2021.
Oxley Highway Safety Project 2602 – Segments 2700 to 2720	January 2021	August 2021	65%	Construction commenced. Tree removal and extension & raising of guardrails works completed. Existing table drain filled and kerb to be installed in July 2021.
Oxley Highway – Resealing Program	August 2021	March 2022	2%	Resealing 11 segments on Oxley Hwy planned. Seal design works commenced.
Oxley Highway – Reseal Preparation	August 2021	March 2022	0%	Shoulder grading & weed spray is planned for September 2021. Heavy patching and crack sealing scope yet to be finalised.
Oxley Highway – Heavy Patching	September 2021	June 2022	0%	Heavy patching scope is yet to finalise.
Oxley Highway – Safety Barrier Upgrade Works	September 2021	June 2022	10%	Work Proposal issued to Transport for NSW for approval.
Oxley Highway – Fatality Site Safety Upgrade Works	September 2021	June 2022	0%	Scope is yet to be finalised.
Oxley Highway Safety Project 2606 – Segments 2150 to 2140 – Pavement Widening	February 2022	March 2022	0%	Preliminary scope received to inform Work Proposal.



3. Regional Roads

Funding Source: REPAIR grant, part of Block grant & Thunderbolts Way Strategy - Grant agreement requires all work completed by May 2022)				
Project	Project Start	Planned Completion	Tracking Status	Comments
Rehabilitation of Remaining 4.2 km section south of Lakes Road. (Segments 4540 to 4570)	July 2021	May 2022	5%	Pavement investigation and design completed. Site works recommence in July 2021 and completed by May 2022.
Rehabilitation of Walcha Township Approaches - Derby Street – (Segments 4710 and 4720)	July 2018	May 2022	10%	Delays in finalising the engineering design is delaying the tendering of this project causing reputation risk. However, planning to have the tender awarded at the first meeting of the new Council on 28 September 2021.
Project 5.5 Rehabilitation of Segment 4580 near Glen Morrison Road	July 2021	May 2022	10%	Works commenced and expected to be completed in August 2021.
Project 5.4 Rehabilitation of Segment 4570 at Lake Road intersection	August 2021	May 2022	5%	Survey and design of improvements to Lakes Road intersection commenced. Culvert replacement works commenced with roadworks expected to commence in August 2021
Project 5.3 Rehabilitation of Segment 4560 near Lake Road	October 2021	May 2022	0%	Culvert replacement & tree removal works commenced.
Project 5.2 Rehabilitation of Segment 4550 near Lake Road	November 2021	May 2022	0%	Works to commence in November 2021.
Project 5.1 Rehabilitation of Segment 4540 near Hicks Bridge	February 2022	March 2022	0%	Works to commence in February 2022.
Project 10 Rehabilitation of Segment 4370 near Smith Ck Bridge	October 2021	October 2021	0%	Works to commence in October 2021.
Thunderbolts Way Road –Shoulder Grading & top up	October 2021	April 2022	0%	Shoulder widening and top up gravel works to be started in October and the segments will be resealed in Mrch/April 2022.
Thunderbolts Way – Resealing Program – 2021/22	1 October 2021	30 April 2022	0%	Scope yet to be finalised.



Funding Source: Transport for NSW – Regional Roads Block, Traffic Facilities & Supplementary Grant Programs - Annual				
Project	Project Start	Planned Completion	Tracking Status	Comments
Thunderbolts Way and Topdale Road – Routine works	July 2021	June 2022	8%	Routine road maintenance works underway. Pothole and sign repairs to occur this month.
Thunderbolts Way – Heavy Patching	September 2021	2022	0%	Scope yet to be finalised.

4. Water, Sewer & Waste

Funding Source: Restart NSW Grant – with supplementary funding by Local Roads & Community Infrastructure grant				
Project	Project Start	Planned Completion	Tracking Status	Comments
Walcha Truck Wash Bay Upgrade	Early 2019	June 2021	90%	Project to be commissioned in late August. Project overbudget by \$50,000 due to a number of unforeseen scope variations and continue delays causing reputation risk

Funding Source: Restart NSW Grant				
Project	Project Start	Planned Completion	Tracking Status	Comments
Walcha Sewerage Treatment Plant Upgrade	2019	September 2021	95%	Construction of bypass channel in early August will allow new screw screen installation to be completed. Improved telemetry and site fencing to be completed by September



Funding Source: Restart NSW Grant				
Project	Project Start	Planned Completion	Tracking Status	Comments
Walcha Off Creek Storage	March 2020	Late 2022	14%	Remaining Key Milestones: <ul style="list-style-type: none"> • Water Licencing Amendments – Being finalised with the Natural Resource Access Regulator. • Tender Documentation – Draft documents with finalised construction drawing and technical specification completed. • Land Acquisition – Survey and proposed plan of subdivision now completed and subject to Council resolution in July 2021 • Construction Tender Awarded – October 2021 • Construction Commences – Late 2021 • Commission – Late 2022
Walcha Waste Strategy 2025	August 2020	Late 22021	60%	Project delayed extensively due to departure of original project team. Strategy to be completed by late 2021 and implemented in 2022.
Watermain Renewals	July 2021	June 2022	0%	Program to be developed and tendered.
Water Meter Replacement	July 2020	June 2022	0%	Original 2020/21 program delayed due to inadequate resourcing and has been carried over.
Sewer Relining Program	July 2021	June 2022	0%	Program to be developed and tendered.

5. Community Projects

Funding Source: Transport for NSW Walking and Cycling Program 2020/21 Grant agreement requires all work completed by June 2021				
Project	Start Date	Planned Completion	Tracking Status	Comments
Improve Walcha Pathways	Oct 2020	Sept 2021	95%	Contracted works completed, with some additional rectification works to be completed. Funding allows for further works to be completed. Scope of additional works to be workshopped with Council



Funding Source: Stronger Country Communities – Grant agreement requires all work to be completed by March 2023				
Project	Project Start	Planned Completion	Tracking Status	Comments
Levee Bank Walk Lighting	2020	July 2022	5%	Scoping and proposal identifying lighting type and locations and details of any specific artworks to be lit being prepared. Draft proposal will be workshopped with Council prior to finalisation of tender for detailed design and construct.
Walcha Men's Shed Relocation	2020	November 2021	45%	Construction in progress.

Funding Source: Bushfire Local Economic Recovery Fund				
Project	Project Start	Planned Completion Date	Tracking Status	Comments
Walcha Swimming Pool Refurbishment	May 2021	October 2022	5%	Aquatic engineering assessment and installation of Solar heating has been deferred again due to COVID related delays. Concerns that the condition of the existing structure may delay the reopening of the next swimming season.
Renew Walcha Skate Park	August 2021	June 2023	0%	Awaiting on funding agreement details from Department. However ongoing vandalism at proposed site since the grant submission requires scope to be confirmed before proceeding.
Upgrade Walcha Lions Park	August 2021	June 2023	0%	Awaiting on funding agreement details from Department.

Funding Source: Local Roads & Community Infrastructure Phase 3 - Grant agreement requires all work completed by June 2023				
Project	Start Date	Planned Completion	Tracking Status	Comments
To be determined	July 2021	Jun 2023	0%	Projects to be workshopped and included in a future Quarterly Budget Review



Funding Source: Local Roads & Community Infrastructure Phase 1 Grant agreement requires all work completed by June 2021				
Project	Start Date	Planned Completion	Tracking Status	Comments
McHattan Park Works to Improve Access and Facilities	Oct 2020	June 2021	90%	Site works completed. Delays with reassembly of sculpture and installation of drinking fountain has extended completion until August 2021. However, no implications with funding is foreseen.
Improve Pedestrian Safety on Blue Hogan Bridge	Oct 2020	June 2021	10%	Works delayed until August 2021. However, no implications with funding is foreseen.

Funding Source: Local Roads & Community Infrastructure Phase 2 Grant agreement requires all work completed by June 2022				
Project	Start Date	Planned Completion	Tracking Status	Comments
Walcha Community Gym – equipment, signage, painting and security	July 2021	June 2022	2%	Project approved by Department and project plan completed. Procurement and works yet to commence
Electrical Assessment Upgrades	July 2021	June 2022	2%	Project approved by Department and project plan completed. Procurement and works yet to commence

6. Proposed Works for the Coming Period

6.1 Rural Roads:

One maintenance grading crew is currently operating on our local road network:

Niangala Area – Maintenance grading works continuing in this area, with the following roads remaining: Englefield Road, Belhaven Road, Geraldine Road and Niangala Stock Route Road.

Yarrowitch Area – Maintenance grading works continuing in this area, with the following roads remaining: Oaklands Road, Mitchell Hill Road and Upper Yarrowitch River Road



9.3 ENVIRONMENT & DEVELOPMENT:

Ref: WO/2021/02610

Responsible Executive: Director Environment & Development

Community Strategic Plan Reference:

Goal 8.1 – Walcha Council will exemplify good leadership, mutual respect and trust by being inclusive, ensuring open information and communication and encouraging active participation at all levels.

RECOMMENDATION: That items included in the Environment & Development Management Report be **NOTED** by Council.

The purpose of this report is to provide statistical information in relation to activities of the Environment & Development Department. This Department is responsible for the following key functions:

1. Development
2. Planning
3. Building
4. Environmental management
5. Regulatory services
6. Animal control
7. Building and amenity maintenance

1. Development & Construction

Development Statistics 2020/2021	DAs	CCs	CDCs
Total Number Approved	50	11	7
Approved under Delegated Authority	39		
Approved as a Registered Certifier		8	3
Approved by Council	11		
Approved by Private Certifier		3	4
Value	\$4,838,036.00	\$2,176,500.00	\$925,600.00
Number Withdrawn / Cancelled	2	0	1
Number Rejected	0	0	1
Number Refused	2	0	0



1.1 Determinations Issued

Jun 2021			
Development Application's			
Number	Description	Address	Determination
10.2021.21	Shed	122s Derby St Walcha	Approved under delegated authority
10.2021.11	Garage	41 Church St Woolbrook	Approved under delegated authority
10.2021.20	Dwelling	197E Croudace St Walcha	Approved under delegated authority
10.2021.19	Shed	3W North St Walcha	Approved under delegated authority
10.2021.17	Shed attached carport	59S Middle St Walcha	Approved by Council
10.2021.13	Detached dual occupancy	9560 Thunderbolts Way Nowendoc	Approved under delegated authority
10.2021.18	Construction of plumbing depot	198W North St Walcha	Approved under delegated authority
10.2021.15	Change of use from dwelling to health consulting rooms	63W Hill St Walcha	Refused – Council
10.2021.14	Repair and minor renovation to heritage item	9N South St Walcha	Approved under delegated authority
10.2021.12	Subdivision	112E Jamieson St Walcha	Approved under delegated authority
10.2021.10	Secondary dwelling	9 Park Ave Walcha	Approved under delegated authority
Construction Certificate's			
Number	Description	Address	Determination
Nil			
Complying Development Certificate's			
Number	Description	Address	Determination
18.2021.8	Construction of shed, office studio and guesthouse	14292 Thunderbolts Way Walcha	Rejected

1.2 Occupation Certificates

Jun 2021				
Number	Description	Address	Part / Whole	Determining Authority
Nil				



1.3 Subdivision Certificates

Jun 2021		
Subdivision Certificates Issued		
Number	Description	Address
Nil		

1.4 Planning Certificates

Planning Certificates	2019/2020	2020/2021	Current Period
Number Issued	92	154	8

1.5 Building Information Certificates

Building Information Certificates	2019/2020	2020/2021	Current Period
Number Issued	1	1	-

1.6 Outstanding Notices and Orders Certificates

Outstanding Notices & Orders Certificates	2019/2020	2020/2021	Current Period
Number Issued	7	27	5

1.7 Critical Stage Inspections for DAs, CCs and CDCs

Compliance Inspections	2019/2020	2020/2021	Current period
Site inspections	35	37	8
Footings & slab inspections	13	14	3
Framework inspections	6	6	-
Waterproofing inspections	2	3	-
Stormwater inspections	2	-	-
Final inspections	8	7	1
Food premises fitout inspections	2	2	-
Complaints	-	-	-

1.8 Bushfire Attack Level Certificates

BAL Certificates	2019/2020	2020/2021	Current Period
Number Issued		1	-
Number Not Issued	1	-	-



1.9 Dwelling Entitlement Information Advice

Dwelling Entitlement Advice	2019/2020	2020/2021	Current Period
Number Issued	6	11	1

1.10 Bushfire Recovery Grant Funding – Regulatory & Associated Fees Waiver

Information on regulatory and associated fees under the Environmental Planning & Assessment Act 1979 and Local Government Act 1993 for repairing and replacing bushfire affected property waived.

Fee Type	No.	\$ each	Total
Dwelling Entitlement Advice	1	\$110.00	\$110.00
		TOTAL	\$110.00

2. Environment & Regulatory

2.1 Section 68 Activities

Section 68 Activity Data			
	2019/2020	2020/2021	Current Period
Number Issued	9	24	6

S68 Compliance Inspections	2020/2021	Current period
Site inspections	10	-
Internal drainage inspections	7	1
External drainage inspections	8	
Water supply work inspections	3	
Final inspections	1	1

2.5 Swimming Pool Inspection and Compliance

Swimming Pool Compliance	2019/2020	2020/2021	Current Period
Certificates of Compliance Issued	-	1	-
Certificates of Non-Compliance Issued	-	2	-
Inspections Conducted	-	2	-



3. Animal Control

Companion Animal Registrations 2020/2021								
	Desexed	Non desexed	Pensioner (desexed)	Pound Purchase (desexed)	Cat Desexed	Under 6 Months	Working	Value
Jul*								\$328.00
Aug	2	1		1	2			\$462.50
Sep	4	3						\$826.00
Oct	1	2		1				\$618.00
Nov	-	-	2	-	-	-	1	\$52.00
Dec	1	2	-	-	-	-	-	\$436.00
Jan	-	-	-	-	-	-	-	-
Feb	-	1	-	2	-	-	-	\$268.00
Mar	-	-	1	-	-	-	-	\$86.00
Apr	1	1		1				\$302.00
May	1							\$60.00
Jun	0	0	0	0	0	0	0	0

Companion Animal Seizures 2020/2021						
	Seized	Surrendered	Released	Rehomed	Euthanised	Stolen/Escaped
Jul*	-	-	-	-	-	-
Aug	-	1	-	-	1	-
Sep	2	8	2	8	-	-
Oct	3	1	3	1	-	-
Nov	1	8	-	9	-	-
Dec	-	5	-	5	-	-
Jan	2	2	-	2	2	-
Feb	2	-	1	-	1	-
Mar	-	-	-	-	-	-
Apr	1	-	1	-	-	-
May	-	-	-	-	-	-
Jun	-	2	-	2	-	-

Companion Animal Ranger Services 2020/2021				
	Dog attack investigation	Roaming dogs	Roaming cats	Barking dogs
Jul*	-	-	-	-
Aug	1	5	1	-
Sep	1	2	-	2
Oct	2	6	-	1
Nov	2	4	-	1
Dec	-	2	-	3
Jan	2	2	-	1
Feb	1	6	-	-
Mar	1	2	-	3
Apr	1	2	1	2
May	-	3	2	1
Jun	1	4	1	2



9.4 COMMUNITY AND TOURISM

Ref: WO/2021/02842

Responsible Executive: Director Community & Tourism

Community Strategic Plan Reference:

Goal 8.1 – Walcha Council will exemplify good leadership, mutual respect and trust by being inclusive, ensuring open information and communication and encouraging active participation at all levels.

RECOMMENDATION: that items included in the Community & Tourism Management Report be **NOTED** by Council.

1. WALCHA COUNCIL COMMUNITY CARE June 2021

1.1 Groups

This month was largely led by Denise Wall due to the Coordinator being away for two weeks after having surgery. She led the program extremely well while still juggling the duties of being the Meals on Wheels officer. All reports from the clients were extremely positive.

On 10 June we had an extreme weather warning, with snow and severe conditions predicted. As a result, we cancelled our Armidale bus and all medical drives for the day to protect staff, volunteers and clients from a potentially hazardous situation.

On 24 June we were notified that there was a potential COVID-19 exposure risk to Walcha. Due to the high susceptibility of our clients we cancelled some services and restricted access to our clients until we knew more. We remained in close contact with the clients as many of them were very anxious and ensured that they had what they needed to stay at home. All contact with clients at this time was socially distanced and included PPE.

The Women's Group had a local excursion this month to Bendemeer Hotel for lunch. This proved extremely popular and we had 16 members attend on the day. The ladies all reported back that the atmosphere was wonderful and a return trip in the summer is a must.

The Men's Group headed to Tamworth for a look at the Motorcycle Museum, followed by lunch at the Longyard. The meals were huge and the bikes were interesting so it was considered a good day out by all.

Community Café was cancelled this month due to the hospital once again changing the date of their generator run. This means that our centre has no power from 7.30 to 11.30am. We have an arrangement with them that it will be held on the second Friday of every month so our café is rostered around that but recently this has been changed with very little notice and on a regular basis. We are now forced to move the Café to a Thursday to avoid this consistent breakdown of communication. This will still work but does mean that some of our clients go for 3 days without having anyone check in on them, which is part of the needs of our community that the Café fulfills.

The Art Group had three members come this month as some were away. They had another really positive session and left feeling very motivated.



The morning teas for the respective groups are still being well attended although it is challenging to get the clients to book in prior to the event which makes catering a bit of a guessing game. As we now have a new fridge we are able to more easily accommodate this as we have staples that can make up additional food as we need it.

The Card Group are still working hard to increase their numbers and have managed to get a few new recruits to come in for their weekly game. We will continue to promote this and hopefully build it up into a great weekly event. They have had many members away in the month so it has been cancelled for some weeks.

As the weather cools, more clients have come on board for Meals on Wheels and it appears that this uptick is going to continue with daily phone enquiries. A funding grant for Meals on Wheels has been submitted for an end of year party for our volunteers, past and present in the hopes of encouraging more on board and recognizing the ones we currently have.

New Clients for the month- 2

Exited Clients- 1

Women's Group 02 June - 11 16 June - 16	Wanderer's Group 26 May - 5
Men's Group 08 June - 10 22 June - 8	
Art Group 23 June- 3	Card Group 08 June- cancelled 15 June- 6 22 June- 3 29 June- cancelled
Community Café 18 June- Cancelled	Joint Excursion No excursion planned this month.

1.2 Transport – June 2021

Medical drives – 31 trips were delivered during the month, including local trips as well as to Tamworth and Armidale.

Walcha Access bus (every Monday) 07 June- 2 14 June- Public Holiday 21 June- 2 28 June- Cancelled	Bus to Armidale (every Thursday) 03 May- 5 10 June- Cancelled 17 June- 6 24 June- 7 31 June- Cancelled
Bus to Tamworth (monthly) Cancelled.	Uralla Food Pantry (fortnightly) N/A
Taxi Vouchers – 24 clients used the service with 208 trips being provided.	



1.3 Meals on Wheels

Meals on Wheels volunteers are back in place and we now have a completed monthly roster for this. All security check ups (including police checks) are being maintained to ensure they are up to date.

This month clients received hot main meals with some of those clients also receiving desserts and frozen meals throughout the 7-day week.

The total number of meals this month was: 489

- 277 hot meals
- 83 frozen meals and
- 129 desserts.

1.5 Feedback and Complaints

One client is very grateful for the assistance she has been getting since returning to town. She has articulated this to both staff and volunteers. Another client is very happy with her Meals on Wheels and was very complimentary of the volunteers.

Jess Goodwin
Community Care Coordinator

2. LIBRARY AND YOUTH

June 2021

Stats:

- Loans: 721
- Returns: 584
- Reservations placed & issued: 195
- New members: 4
- Door count: 693
- Wi-fi use: 31
- Computer use: 77
- Housebound: 6

Other statistics:

- Borrow Box Eaudio: 43 users, 229 downloads
- Borrow Box Ebooks: 28 users, 97 downloads
- eAudiobook & eBook users have increased by 10, and 63 more downloads
- New eLibrary app Libby can't provide branch specific statistics yet, but for all of the CNRL libraries is has a total of 121 users (up by 10), 211 audiobooks borrowed (same as May), 29 ebooks (down by 3) & 371 magazines (up by 26) in its third month

The Walcha Library has continued to be relatively quiet throughout June, with usage dropping slightly again since last month to an average of 43 people per day. The library loans have increased slightly from last month. The reservations placed and issued increased back to average again. There were 4 new members registered again this month.

Library promotion and outreach projects

The 'What's New' window display has continued to provide information about library, Council and community programs, events and activities throughout the month. Due to an



increase in usage of this notice board, we have overflowed to the other front window to display notices also this month.

The Walcha Library Social Media pages have continued to promote the library and youth programs this month. The popularity of the Library Facebook page increased again this month and now 188 people have liked our page (increasing by a further 3 this month) and 207 followers (4 new followers). Over the month of June, there were a range of library and youth activities promoted and shared on social media. A total of 17 posts on our Facebook page reached 468 people (40% drop to last month). The 6 Instagram posts throughout June received 69 'likes'. Library and Youth Instagram posts are now followed by 171 people – this has increased by 4 people again this month.

The programs, activities and information shared via Instagram this month included:

- ABC Heywire Regional Youth Storytelling competition
- Baby's First Library Bag Program callout to volunteer sewers for 2021 bags
- Friday delivery day & reservation promo
- Promotion of UNE Seeking Hope survey for Youth
- Winter School Holiday Program
- Mask wearing reminder

Many of the social media posts overlap, and are shown on both Instagram and Facebook. The following were shared only on the Walcha Library Facebook Page this month:

- Series of IndyReads program promotional posts
- Monthly Storytime & Baby Booktime promotion/reminder
- Share of Tamworth Library 'Place based Storytelling Workshop'
- Share of NERAM school holiday activities post
- Sewing Corner promotion along with information about mask wearing in library

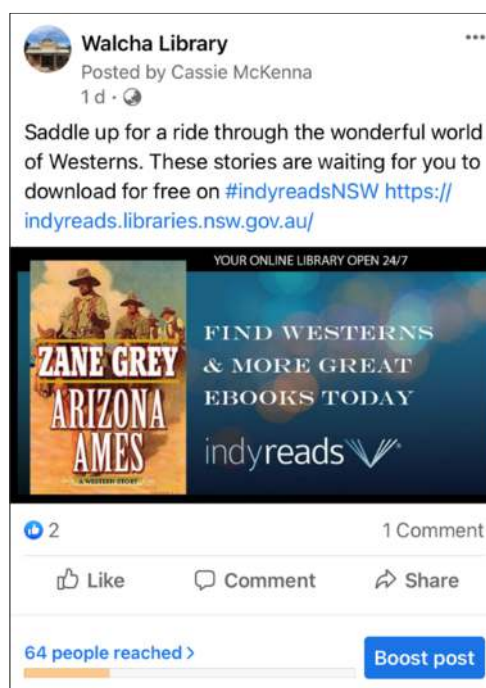
Indyreads promotion:

After completing online training in the Indyreads program recently, staff scheduled a series of Indyreads promotional posts on Facebook to encourage members to explore the ebooks and audiobooks available on the free app.

Training

This month staff completed the 'KidsAlive' training for libraries. This training package was provided through CNRL and involved understanding the education program, and how libraries can deliver the message through Storytimes and resources available to do so.

Staff also watched the recorded NSW Public Libraries Association (NSWPLA) "Renew our Libraries" Special Briefing which outlined some of the great work libraries are doing in the face of COVID in the past few years. The NSWPLA reported on the feedback they have received from libraries that they will use to continue their plight for secure, ongoing CPI indexed funding for libraries.





Baby's first library bag program is returning for 2021 – promotion has begun in order to recruit the community volunteer sewers to make the bags. A social media and library display has been set up to encourage sewers to help, giving them all the necessary details. This program was so successful last year, there were some excess bags from 2020 that can be used for the 2021 program. Library staff have commenced the search for books to include in the kit, and verified the budget with management to ensure the 40 kits are ready by September for distribution through Walcha child health nurses.

IT Support & resource update

Library staff have continued assist library visitors with their smartphones and tablets this month. Stemming from the February Tech Savvy Seniors program, these enquiries have been sporadic. March 4.5 hrs, April 1.5 hrs, May 2.5hrs and now June only 1 hour. This month many of the visits are again related to issues with CNRL eLibrary programs, log ins and accessing the new Libby app, as well as ServiceNSW app, social media account hiccups & general smartphone navigation.

Programs

Walcha Bookclub continued at full capacity this month at the Library. Members discussed their latest book over a small morning tea in the Historical Society room adjacent to the library.

The 'New Bookclub' held its 4th meeting in June at the Walcha Taphouse. This month 12 copies of the book were collected by members, but due to a clashing P&C meeting at the Central school, only 3 members were able to physically attend the meeting. They thoroughly enjoyed the small group discussion of the book 'The narrow road to the deep north'. Library staff continue to support this group and provide discussion questions and games to help engage with each other and the text each month.

Housebound services have continued in June, and Quota volunteers have continued to assist with the Riverview Nursing home delivery and some housebound individuals. Quota and the Walcha Library have continued to deliver reading material to a series of new readers at Riverview, and some new housebound individuals.

The Walcha Library has continued to support locals who are studying this month. This month the facilities have continued to be used by several adults who are remotely studying at TAFE or University. Use of the facilities has included a space to study, a space to have a zoom/video call, use of free Wifi, printing and public access computers.



The library volunteer program has continued this month, however only 1 hour of assistance was provided by the volunteer. This decrease in volunteer time has continued from last month, and is due to the volunteer’s personal circumstances. Library coordinator is exploring the availability of other volunteers within Council, however this has been without success so far.

Monthly Storytime and Baby Booktime was held this month with a small number of participants. Only 3 babies and 3 adults attended. With a small young group, the session was focussed on Baby Booktime activities, with more singing, dancing, playing, modelling and chatting than actual reading of story books.

Library coordinator has applied for the 2021-2022 Tech Savvy Seniors grant from the State Library. This funding will be used to develop a program that will extend on and explore some of the areas of interest to those who participated in the February 2021 program, while also encourage new participants to take it on.

The final weeks of June have been spent preparing for the Winter School Holiday program. Using the information from the Youth Advisory Committee last term, an excursion to Tamworth Escape Rooms has been planned, along with a series of indoor workshops in STEM, robotics, arts and craft. Plans to celebrate NAIDOC are also being included in the program. Information about the entire program will be included in the July council report.

Cassie McKenna
Library Coordinator





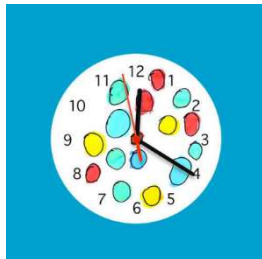
3. Preschool

June 2021

Picture Products

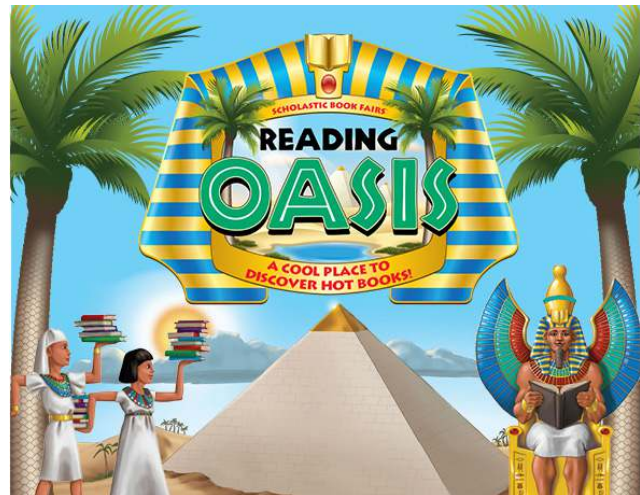
It's that time of year again where the families of Walcha Preschool have the chance to preserve their child's artwork in the form of a picture product. Over the past week the children have been working hard on their product and the drawings will be sent away soon so they are back in tie for the end of year. These make a great Christmas gift to family members like grandparents and aunties and uncles.

By Term 3 the children in the Penguin room have developed their hand strength, fine motor control and creativity sufficiently enough to produce some great looking keepsakes. The Polar Bear children are now comfortable in their environment to be confident enough to sit with the educators and do a drawing. These products are a great way to capture the development from one year to the next for each child. A lot of development takes place in a year for a child in their early years and these products are a great way to demonstrate this.



Book Fair

This term Preschool will hold their annual Book Fair. Book Fair give families an opportunity to purchase quality books for their children at a relatively low cost compare to buying books in store. It is also a great way for families to start stocking up on Christmas gifts. It also helps to promote early reading and literacy skills as well as encouraging families to read to their child which has many cognitive and social benefits for children.



Zoe Herbert
Nominated Supervisor



4. Tourism

June 2021

Number of visitors to VIC

JUNE	2021	2020	2019	2018
	Road closures from 21 March - flood	closed 19 March	VIC	
Walk in's	264	0	234	292
Phone enquiries	58	4	28	37
Email enquiries	2	7	1	3

WEBSITE 2021	June	May	April	March
Unique Visits	10,643	9,407	9,850	9,839
Visits	20,406	19,827	24,290	22,226
No of Hits	869,516	831,300	875,736	951,269

Soundtrail Metrics - JUNE

Website Visits:		Sound Walk Data:		
		Name	Downloads	Opens
41	Aboriginal Diggers	Bingara	13	24
10	Armidale Catholic Precinct	Catholic Precinct	6	3
20	Bingara	Goonoowigall	29	57
14	Freedom Rides Moree Baths	Moree Baths	4	1
50	Goonoowigall	Moree Cemetery	2	2
235	Myall Creek	Myall Creek	22	27
25	Nambour	Nambour	21	36
12	Nanango	Nanango	5	4
		Heritage	8	9
18	Nimbin	Nimbin	30	57
3	Scu Cubewalk	Tenterfield	8	10
30	Tenterfield	Uralla	16	26
28	Uralla	Walcha	5	5
56	Walcha Sculpture	Sculpture	9	10
20	Walgett	Walgett		
28	Warialda	Warialda		
		Total	178	271

Walcha Motorcycle Rally

Print advertisements have been placed in the following publications; *Live to Ride, Australian Motorcycle News & Adventure Riders* as well as the event being listed in *Just Bikes*. Bookings are slowly trickling in however, no doubt the current COVID outbreaks have hindered peoples confidence to book. The website has been fully functional for a few months and we are starting to organise the micro-events of the Rally.

Walcha Mountain Festival

We have started putting some of our energy towards the Walcha Mountain Festival as we have seemingly been all consumed by the Walcha Motorcycle Rally to date. We have had



some interest from stallholders and entertainment, so hopefully momentum from previous years will rally behind us for a good 2021 event.

Australian Traveller Campaign

In late June Lisa and I had a zoom meeting with Tim Partridge from Australian Traveller to discuss the results of our March to May campaign. Sometimes it is difficult to decipher the success of a campaign purely through figures given however Australian Traveller benchmarked our campaign against their average successes. Results summarised below.

March to May Campaign with Australian Traveller Magazine	Walcha Campaign	Australian Traveller Benchmarks
Display Banners CTR% 0.68% Click Through Rate	0.68%	0.19%
Electronic Direct Mail (EDM) <i>Experience Wild Walcha (Natural Assets)</i> Open Rate CTR % Call To Action (CTA) Clicks CTR%	20.43% 30.59% 116 0.70%	18.24% 12.85% 134 0.97%
Electronic Direct Mail (EDM) <i>Walcha's Wild Art (Art Assets)</i> Open Rate CTR % Call To Action (CTA) Clicks CTR%	19.57% 37.02% 130 0.82%	18.24% 12.85% 134 0.97%
Australian Traveller – Facebook / Social Reach Clicks CTR%	4,819 209 4.34%	4,119 80 1.95%

The two Electronic Direct Mail (EDM) portfolio's are normally associated with a 'Deal' from the advertiser; as Tourism is a service not a business Walcha did not have a deal (eg. offering money off accommodation) so we used this element of the package instead to target-promote specific assets to Walcha. We believe this to be the reason the Walcha 'Click Through Rate CTR %' figures are lower than benchmark figures. The purpose of the campaign was to utilise grant money offered to get more engagement on our website and exposure for Walcha in the tourism market.

Our own website daily statistics rose between 30% and 41% to the May daily average when the campaigns were released so we definitely noticed a spike in statistics.

***Campaign Final Report attached.*

Susie Crawford
Tourism Manager



5. Community Recovery Officer

June 2021

On the week of the 10-11 June, Walcha experienced its first big snow event for the winter. This saw approximately up to 30cm of snow fall in the southern areas of the LGA, and also around fire affected Nowendoc. The weather event did identify some gaps in communication and processes within Council as major local roads were closed, and increased tourist traffic driving to look at snow travelling on unsafe roads. This in turn, revisited Councils decision to use the Disaster Dashboard being offered to Councils through Demonz Media. Council will be looking to implement the Disaster Dashboard through our website as a free trial for the 12 months.

Walcha Council continues its partnership with Pointer Remote to delivery “Doing work differently” program, a tailored program delivered in a module format with access to topic experts each week. A final large session of 3.5hrs was conducted with four topic experts on the 16 June discussing IT, recruitment and work life balance. The program is now finished with participants asked to provide feedback through online surveys. The response from the surveys is steady.

Environment /clean up

The EPA Bushfire Green waste funding has consumed a large portion of researching, planning and collating over this past month. On site visits to fire affected residents and Green waste sites from Nowendoc (75-90km south of Walcha) and Yarrowitch in the East (70km from Walcha) were informative and interesting. In gathering photos and speaking with residents about the disposal of the green waste, many issues have arisen. These include, but not limited to:

- Cost to mulch/chip the green waste with having to transport large machinery that is not easily accessible or available locally
- Not supporting local businesses and contractors as pile reduction burning of the green waste is not approved method of disposing of the green waste with the NSW EPA, although for our area, it’s the most cost effective and efficient way.
- Is the actual cost to mulch/chip the green waste in our area a credible use of tax payer money (grant money) and withstand public scrutiny (cost vs outcome).
- Environmental considerations /licenses required to supply “clean” mulch to the community free of seeds, mould or contaminates
- Lack of community interest in a rural farming area to use mulch

Rebuilding

The Disaster Welfare Service are still sourcing quotes from alternative builders for this. This is proving frustrating for the family and the land holder who is currently residing in Sydney with family. DPI Recovery Support are in regular contact with the resident to keep them updated on the progress.

General

The Department of Primary Industries, Business Australia facilitator Diane Gray and I, facilitated a round table discussion with local business operators pooling ideas on how attract people to our region for overnight and short stays. The consensus with these ideas centred around tourism and many of the businesses in attendance believed this was a task that sat with the Tourism area of Council. The mayor was present and with Di Gray to steer the conversation, between the two it was reiterated that this idea was to be driven by local



businesses to collaborate and provide activities for people visiting. It was productive for businesses to network and meet each other, and another meeting will follow up in the next month to see if this idea has any traction.

I attended the Regional Emergency Management meeting on 9 June in Tamworth in place of the Council Local Emergency Management Officer. The meeting was a very interesting insight to operational response and common themes being experienced by Councils in the region. It was an opportunity to network and gather ideas. It would be beneficial for a Resilience NSW Manager or representative within the new structure, to be represented at this meeting in the future.

Over the past couple of months, Yarrowitch has had a number of community events and gatherings. The community members have negotiated and come to an agreement for new members to join the Yarrowitch Recreation Reserve Land Managers Committee instead of having two committees for the hall. This is a great step forward as they bring new ideas and direction for the community

Brooke Jeffery
Community Recovery Officer



Item 10:

Committee Reports



There are no Committee Reports for
July 2021



Item 11:

Delegate Reports



There are no Delegate Reports for July 2021



Item 12:

Questions with Notice



There are no Questions with Notice items for
July 2021



Item 13:

Referral to Closed Council Meeting



Item: 13A **Ref:** WO/2021/03011
Title: Referral to Closed Meeting:
Acquisition of Land for Off-Creek Water Storage
Ancillary Conditions Related to Off-Creek Water Storage
Author: Director Infrastructure
Previous Items: Nil.
Attachment: Nil.

RECOMMENDATION: That, in accordance with the provisions of Section 10A (2)(c) of the *Local Government Act, 1993*, the matters of Acquisition of Land for Off-Creek Water Storage AND Ancillary Conditions Related to Off-Creek Water Storage be referred to be discussed in Closed Council and close the meeting to the public for the reason that the reports relate to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

Introduction:

Council approval is sought for matters to be discussed in Closed Council.

Report:

Council approval is requested to refer matters for discussion in Closed Council and close the Meeting to the public in accordance with the provisions of Section 10A (2)(c) of the *Local Government Act, 1993*.

Approval to refer the matters to Closed Council is sought because the reports relate to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.