



# **Warrumbungle Shire Council**

**Council meeting**

**Thursday, 15<sup>th</sup> July 2010**

**to be held at the Council Chambers, Coolah**

**commencing at 11.00 am**

***MAYOR***

Councillor Peter Shinton

***DEPUTY MAYOR***

Councillor Murray Coe

***COUNCILLORS***

Councillor Kerry Campbell

Councillor Tilak Dissanayake

Councillor Ray Lewis

Councillor Mark Powell

Councillor Victor Schmidt

Councillor Ron Sullivan

Councillor Denis Todd

***MANAGEMENT TEAM***

Robert Geraghty (General Manager)

Carolyn Upston (Director Corporate Services)

Kevin Tighe (Director Technical Services)

Tony Meppem (Acting Director Environmental Services)

Rebecca Ryan (Director Community Services)

# WARRUMBUNGLE SHIRE COUNCIL

**Ordinary Meeting of the Warrumbungle Shire Council to be held at the Council Chambers, Coolah on Thursday, 15 July 2010 commencing at 11.00am**

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Date: 9 July 2010

Cr Peter Shinton  
Mayor  
Warrumbungle Shire Council  
John Street  
COONABARABRAN 2357

Cr Shinton

## **AGENDA**

I submit the following report for Council's consideration at its meeting to be held on 15 July 2010. I further attach relevant reports from the Directors to me for the consideration of Council.

### **Declaration of Pecuniary interest and conflicts of Interest**

#### **Confirmation of Minutes**

**CONFIRMATION OF MINUTES** of the ordinary meeting of Warrumbungle Shire Council held on 24 June 2010

**ADOPTION OF THE RECOMMENDATIONS** of the Traffic Advisory Committee meeting held on 1 July 2010

**ADOPTION OF THE RECOMMENDATIONS** of the Yuluwirri Kids Advisory Committee meeting held on 27 May 2010

**MINUTES** of the Consultative Advisory Committee special meeting held on 7 July 2010 **for notation**

#### **Reports**

<b>GENERAL MANAGER'S REPORT</b>	<b>ANNEXURE 1</b>	<b>PAGE 01</b>
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<b>TECHNICAL SERVICES REPORT</b>	<b>ANNEXURE 3</b>	<b>PAGE 55</b>
<b>ENVIRONMENTAL SERVICES REPORT</b>	<b>ANNEXURE 4</b>	<b>PAGE 57</b>
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#### **Questions for Next Meeting**

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**Matter to be dealt with “in committee”**

## **1C Mine Strategy**

In accordance with the Local Government Act 1993 and the Local Government (General) Regulation 2005, in the opinion of the General Manager, the following business is of a kind as referred to in Section 10A(2) of the Act, and should be dealt with in a part of the meeting closed to the media and public.

The item relates to a Mine Strategy and is classified CONFIDENTIAL under Section 10A(2)(c) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to the following:

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

.....  
**R J GERAGHTY**  
**GENERAL MANAGER**

# WARRUMBUNGLE SHIRE COUNCIL

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## GENERAL MANAGER'S REPORT

## ANNEXURE 1

### 1.1 Staff Development Opportunities

Council resolved at the February 2010 meeting *'that a report be prepared and submitted to Council on opportunities for affiliation with Universities and larger Councils that could assist with staff development.'* (Resolution No 275).

This report aims to explore some of the questions that require Council direction.

There are certainly anecdotal evidence that there are current skills shortages in the areas of Engineering, Finance and Accounting, Town Planning, Building and Childcare Teaching. However at this stage, there has been no formal assessment or benchmarking opportunity with other Councils; to objectively measure the skills shortages and reasons for them.

#### Universities

There are regional Universities including Charles Sturt University – Dubbo and Bathurst (Western Region Institute), University New England – Armidale, University Newcastle – Newcastle, University Technology NSW – (Australian Centre of Excellence Local Government) and University NSW – Sydney, from whom Council could gain from a partnership the following;

- Access to promote region and Council to University Students undertaking Work Experience
- Access to Professionals /Lecturers for Professional Development Opportunities
- Access to Projects/Consultants for Strategic Planning, Business Planning, Feasibility Studies, Survey's
- Individual Professional Development for mentors and mentorees
- Networking

The University would benefit by;

- Guaranteed Paid Work Experience for Students
- Projects for Doctorates, Masters, Project year students
- Exposure of University into region where future students have come from
- New students from Council
- Financial return? Donation, Subscription or Fee for Services

#### Councils

In addition there are larger regional Councils like Tamworth, Dubbo and Newcastle who could provide us with the following;

- Access to promote region and Council to Staff undertaking exchange
- Access to sharing of Professional Development Opportunities, training
- Experience for our staff undertaking exchange or mentoring program
- Individual Professional Development for mentors, mentorees
- Networking

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These Councils would benefit from the partnership;

- Sharing of excess staff
- Exposure of Council into region where future work placements may come from
- Opportunity for staff to develop Management, Supervisory roles or project management
- Cost sharing of project management staff
- Reducing of staff budget

There are a number of groups that should be involved in the development of a suitable partnership agreement with either a regional Council or University. These include the LGSA, OROC and the Division of Local Government. There are a number of 'sister' council arrangements whereby staff are given opportunities to work in their partnered local government area that could provide a model for Warrumbungle Shire to start.

## **Integrated Planning and Reporting (IP&R)**

The Integrated and Planning Amendment Bill (2009) changed the Local Government Act in October 2009 and Warrumbungle Shire Council has been gazetted to be in Group 3 – undertaking to have implemented IP&R by June 2012. We now have 2 years to complete implementation process and there is \$50,000 in the 2010-2011 Management Plan; to commence Community Strategic Planning Process over 2 years.

In summary, two main components require Council consideration to allocate time and resources to complete within schedule.

1. Community Strategic Plan (CSP) with a Community Engagement Strategy
2. Resourcing Strategy - which consists of 3 parts
  - i. Long Term Financial Plan
  - ii. Workforce Management Plan
  - iii. Asset Management Plan

These will come together to create the reporting aspects of IP&R;

- A. Delivery Program (4 yearly plan, reviewed every 12 months and reported on at the end of each Council term, renewed by June after a new Council is elected)
- B. Operational Plan (1 yearly plan reported on annual basis) and
- C. Annual Report (submitted to Division of Local Government (dlg))

Assuming that an external facilitator to be appointed to work with Council to assist with completion of the CSP, at this stage MANEX have been working through the program required to undertaking the implementation of IP&R.

As part of the IP&R requirements, a Workforce Management Plan must be completed to address the human resourcing requirements of a Council's Delivery Program. Warrumbungle Shire Council must have a Workforce Management Plan that covers a period minimum of four years, completed by June 2012.

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This report is not limited to the Human Resources (HR) role and all parts of Council need to be involved. The HR team role is to support, monitor and oversee the Workforce Plan and associated strategies, maintaining core HR activities and providing technical data. This report is a project in itself and needs to be aligned to Delivery Program

The steps involved include;

1. **Identify project scope** and how it aligns to other strategies, service (what is core business, what services do we deliver, regional services, client surveys) and organisational considerations (any mismatches, structure, regional/economic or social factors, budget), HR and logistics (work design, systems, skills, attributes/competencies, PD's)
2. **Identify labour demand** – new or changed services in future, method of delivery of services in future, technology, image, scenarios, key business drivers, future demand for services,
3. **Identify labour supply** – audit of current labour supply, quantitative analysis, job characteristics, workforce size and location, demographics and population forecasts
4. **Analysis of gaps and issues** – turnover, age patterns, skill shortages, any significant performance problems, future gaps, retirement, attrition
5. **Develop action plans and strategies** – goals, priority areas, action plan with strategic fit, resources, timeframes, responsibilities, links to other strategies, information needs, monitoring and evaluation
6. **Implementation** – responsibility, roles defined, steps, assessment of success/failure
7. **Monitoring and evaluation** – six monthly, quarterly, impacts, costs, benchmarking, outcomes, are tools available to monitor and evaluate, progress, updating and amending

## **Summary**

Given this, Council's desire to address skills shortages by seeking opportunities for partnership agreements with Universities and larger Councils is a good objective. However it is premature of the Workforce Management Plan due for completion by June 2012; which will provide Council with this and more strategies that are in turn funded and supported by the Delivery Program.

## **RECOMMENDATION**

That Council adopt a strategy of engaging with Universities and larger Councils to form partnerships to address skills shortages, staff turnover and recruitment for inclusion in the Workforce Management Plan.

## **1.2 Stores Stocktake Review**

At the June Council meeting a report was submitted concerning the fuel stocktake issue concerns. In that report it was determined to require a stocktake of all oils and fuels on a monthly basis with a report on the outcome being incorporated in the Director of Corporate Services section of the business paper.

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Further the General Manager was to bring back a list of the stores write offs that resulted from the 15<sup>th</sup> April 2008 stocktake. The adjustments had been carried out but were not covered by a resolution of Council. Set out below in table one are the stores write offs and write ons.

Stores Code	Description	Quantity	Value
11960Light	Light Globes	1	11.55
15035Gloves	Gloves, Work leather balm, cotton	4	2.80
18040Rainc	Rain coat	1	24.32
20074Tex	Tex screws/wood	2	48.12
20181Trous	Trousers-work	2	60.96
Distillate4060	Diesoline - Coolah	7,184	12,069.12
Bitumen10366	Bitumen Emulsion Bulk	-2,290	-1,521.93
Bolt1183	Bolt with Nut, steel, hex head	1	0.39
Bolt11225	Bolt with Nut, steel, hex head	8	4.00
Bolt11295	Bolt with Nut, steel, hex head	1	0.28
Bolt11297	Bolt with Nut, steel, hex head	10	5.00
Bolt11466	Bolt with Nut, steel, hex head 3	-2	-4.24
Broom52142	Broom-Yard	2	48.98
Bulb12462	Bulb, 12V21W, BA15S, Motogard	3	2.79
Distillate19052	Distillate P52J96749 Trailer	294.6	562.69
Distillate 19053	Distillate P53J96718 Trailer	67	103.18
Distillate 19054	Distillate P54J96711 Trailer	40	70.00
Distillate 19055	Distillate P55J96723 Trailer	17	29.92
Distillate 19080	Distillate - Coonabarabran	-3,425.10	-5,411.66
Drill13251	Dreill Bit 7/32 HSS Q862212	3	5.34
GIBAULT202574	Bibault Joint 200m Blank Flan	-3	-629.70
Hammer58024	Hammer-sledge/Spawl	1	39.99
Handle15525	Handle, Hoe, Chipping	1	9.49
Handle 15530	Handle, Long Shovel	1	21.38
Handle58052	Handle - Broom/rake/fork	8	29.20
Helmet58110	Helmets-safety	1	9.13
Knife, trim15767	Knife, Trimming, Retractable	-1	-5.64
Light15831	Light-rotating beacon-brit	1	56.24
Light15805	Lights, flashing roadside lamp	-2	-28.36
Oil65011	Two stroke engine oil	2	8.16
Paint66000	Paint-pressure pack	11	47.74
Paint66010	Paint-various	12	110.28



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Paper16221	Paper, abrasive, 230X280mm	-12	-7.44
Paper16223	Paper, abrasive, 230X280mm	2	0.90
Plug16825	Plug, sparking, bosch	1	2.60
Roller17194	Roller, paint, 270mm long nap	4	68.32
Round68100	Roundup	-1	-7.28
Rustp68111	Rust preventative	1	15.41
Sanitiser17300	Sanitiser, hand, sewage/garbo	1	21.25
Scourer17368	Scourer, green	-18	-21.42
Screw69130	Screwdriver	14	124.88
Selast69143	Selastic	-1	-6.87
Selfinsert23597	Self inserting main cock 20mm	15	328.80
Shovel17503	shovel, LHRM, Medium	1	22.96
Slasher69180	Slasher Blades	2	35.80
Socket69220	socket set - small	10	40.40
Spike18308	Spike, post support, s600	12	224.64
Tissue13420	Facial Tissue in box of 200	5	7.15
Trousers15012	Trousers, green, 02501, 87R	10	210.90
Trousers15014	Trousers, green, 02501, 92R	6	128.10
Trousers15015	Trousers, green, 02501, 92S	7	149.10
Trousers15016	Trousers, green, 02501, 97R	-2	-42.74
Trousers15019	Trousers, green, 02501, 102S	11	234.96
Trousers15020	Trousers, green, 02501, 107R	-3	-64.08
Trousers15021	Trousers, green, 02051, 107S	4	82.68
Trousers15023	Trousers, green, 02501, 112S	-2	-41.80
Trousers15025	Trousers, green, 02501, 117S	9	188.82
Trousers70181	Trousers-work	18	467.28
Tube300462	Tube Fluro 8W,F8W/TS	1	2.60
Unleaded19070	Unleaded - Coonabarabran	17,198.20	23,561.53
Washer18770	Washer, Flat 3/8HT8	4	0.24
Washer18773	Washer, Flat 9/16	2	0.40
Wedge12615	Wedge, Auspike, small	-10	-2.40
	<b>Total</b>		<b>31,505.21</b>

*Table One*

A further analysis of the fuel and oil adjustments since the amalgamation are included in the table below.

The table is prepared to get an understanding of what areas of the fuels and oils stores items that are causing particular concern and from that to test our strategy. In preparing the table which covers the discussed stores adjustments there are a number of cautions that need to be taken into account and they are:

- i) The stores system was one of the last systems to be converted when the new allocating system was put into place.
- ii) The November 2005 stocktake would have been the first Warrumbungle Shire stocktake.



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Stockcode	Description	15th May 2005		28th November 2005		15th June 2006		12th July 2007		15th April 2008		30th March 2009		30th March 2010		Totals	
		Quantity	Value	Quantity	Value	Quantity	Value	Quantity	Value	Quantity	Value	Quantity	Value	Quantity	Value	Quantity	Value
275*	Tanker - North	-426	-468.60	-219	-273.63	1,914	2,488.20					22.01	26.63	31	36.20	1,322	1,808.80
276*	Tanker - North	-519	-612.34	254	330.62	397	4,422.20					5.30	6.31	16	20.16	137	4,146.79
277*	Tanker - North	-2,178	-2,261.01	50	63.88	989	1,236.83							6	7.02	-828	-377.45
278*	Tanker - North	-531	-650.94	-252	-324.68	2,600	3,431.74					27.20	33.18	1,097	1,272.17	2,490	12,677.52
279*	Tanker - North	-890	-979.66	38	36.99	2,178	12,244.84							17	29.92	1,286	1,705.19
280*	Tanker - North	106	128.26	288	365.76	875	1,181.25							26	26.32	26	26.32
281	Tanker - South															0	0.00
282	Tanker - South															51	57.52
283	Tanker - South															3	3.16
284	Tanker - South															-55	-62.45
285	Tanker - South															20	22.77
286	Tanker - South															47	56.11
287	Tanker - South															-106	-124.73
330	Tanker - Cooma Tip	-30	-46.89			470	284.21									334	112.59
5190	Tanker - North															0	0.00
19114	Tanker - Baradine	175	213.47	372	471.55	945	1,310.53									1,492	1,995.55
19239	Tanker - Binneway	471	526.58	-34	-42.00	1,608	2,174.34									3,056	3,892.34
4060	Bulk Diesel - Coolah							22,105	24,757.60							69	81.42
54060	Bulk Diesel - Dunedoo															-5	-5.56
19080	Bulk Diesel - Cooma	-234	-238.38	641	683.28	1,842	2,191.86									4,630	5,432.38
																33,919	37,692.61

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Stockcode	Description	15th May 2005		28th November 2005		15th June 2006		12th July 2007		15th April 2008		30th March 2009		30th March 2010		Totals		
		Quantity	Value	Quantity	Value	Quantity	Value	Quantity	Value	Quantity	Value	Quantity	Value	Quantity	Value	Quantity	Value	
OIL15011	OIL TWO STROKE R-1118.60											1	3.97					3.97
OIL16011	OIL 1LT LONGLIFE DIESEL					155	365.71											
OIL16014	OIL 1LT SUPER DIESEL													-1	-40.86			-40.86
OIL19400	OIL 5LT DURABLEND PTRL				369.93	330	965.48											1,335.41
OIL19470	OIL FUEL TRUCK RIMULA X					197	457.97											457.97
OIL19475	OIL 20LT DEXRON III													-2	-134.10			-134.10
OIL65011	OIL 1LT TWOSTROKE													4	17.92			17.92
OIL65013	OIL 1LT CHAINSAW BAR																	
Unl 16033	Unleaded - Depot - Coolah							9,011	9,821.99									
Unl 19070	Unleaded - Depot - Coona	291	266.83	295	290.85	1,083	1,168.34			17,198	23,561.53	4,373	4,941.20	7,761	9,313.92	16,924	18,860.59	
Unl 6603	Unleaded - Depot - Dunedoo											-155	-170.62	-340	-390.88			-561.50
Unl 19020	Unleaded petrol at store (old)											3,300	2,706.00					2,706.00
	Write ons are negative	-3,765	-4,122.68	1,313	1,972.55	15,583	33,923.50	31,116	34,579.59	21,376	30,984.78	62,348	70,078.30	13,089	15,414.35	137,759	182,830.39	
	Write offs are positive																	

*Table Two*

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## RECOMMENDATION

That Council note the above report and approve the write ons and write offs as listed.

### 1.3 150 Year Celebrations

The Sesqui-Centenary of Coonabarabran was held on 2<sup>nd</sup> May 2010. Part of the celebrations activities was to have tiles created recognising families present and past. In concluding the activities the committee is seeking to have the tiles displayed within the town.

The organising committee has written to Council stating the following:

*As part of the celebration of Coonabarabran's Sesqui Centenary, residents past and present were invited to purchase a family tile with details of their time in Coonabarabran. This activity was well received and a total of 117 tiles were purchased for display.*

#### **About the tiles:**

- *the tiles are 30cm square and are ceramic with a glass laminate;*
- *between the ceramic finish and the glass is a depiction of the logo used for the sesqui centenary;*
- *a space was provided for the etching of family names and years and this work is currently being done by a contractor at Vineyard;*
- *the tiles can be used inside or out and the finish is strong;*
- *the tiles were manufactured in three colours - wasabi, saltbush and barley sugar;*
- *the colours were selected from a large range and the supplier advised these colours as ones which went together well and would also be suitable on a range of backgrounds including brick, timber and contemporary coloured walls.*

*It is now time to determine the location for the permanent fixing of these tiles to make them a lasting memorial to the celebrations and the families. The committee has discussed this at length and realizes that 117 tiles sounds a lot and would not want them displayed in a way that looks like a crematorium wall. There has been several suggestions which included using the tiles within the Coonabarabran Town Hall .. but the site needs to be one which is accessible for visitors to town everyday. After much deliberation the suggestion was made that the tiles be affixed to the outside walls of the Visitor Information Centre on the south and northern wall verandahs. They would be protected from the elements and be accessible to returning families and also provide something for visitors. At the suggestion that the tiles be set in a design it was agreed that a small committee work with local artists and a tiler to see what is possible.*

*To maintain good relations with those who contributed to the purchase of tiles, it is now important that this project be completed as soon as possible.*

*Samples of the tiles can be made available for Council.*

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The committee has set aside funding from Council's contribution to carry out their proposal.

The matter is submitted for Council's consideration.

## **RECOMMENDATION**

For Council's consideration.

### **1.4 Staff Numbers in Rural Centre**

At Council's 20<sup>th</sup> August meeting in 2009, Council considered a report relating to the amalgamation and staff numbers in each of the Shire's Rural Centres. The potential issues relating to the requirement to continue the application of Section 218 CA and the possible changing dynamics of the Shire with energy industries looking to come to Warrumbungle Shire were canvassed.

Through that report Council determined:

*47 Resolved that Council apply to the department of Local Government to have the requirements of section 218 CA of the Local Government Act set aside in the future management of its staff resources.*

In progressing this resolution discussions have been held with Division of Local Government staff as well as General Managers and staff of other Councils affected by amalgamations.

The first part of that advice is that section 218CA is embedded legislation and would require a parliamentary decision to be amended or removed. To argue that such actions Council would have to have major actual dislocations effecting its efficiency and effectiveness. It was felt that there is significant room to maneuver within the number of regular staff actually in place now. The following table shows the comparisons:

	<b>2004</b>	<b>2009</b>	<b>Difference</b>
Coolah	42.6	50.8	8.2
Dunedoo	18.8	21	2.2
Mendooran	2.5	2.7	0.2
Coonabarabran	86.95	108.75	21.8
Binnaway	4.6	4.6	0
Baradine	4.74	4.75	0

A second component of the legislation "as far as reasonably practicable" could also be applied and gives some flexibility to move below numbers on the day of proclamation. This could be applied where a reasonable alteration is needed.

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Taking the two above explanations into account Council should simply note the above report with no further action required.

## **RECOMMENDATION**

That the General Manager' report be noted.

### **1.5 Regional and Local Community Infrastructure Program (RLCIP): Round Three**

On 18 June 2010, at the Council of Australian Governments (COAG) meeting held in Canberra; an announcement was made of additional funding of \$100 million for the Regional and Local Community Infrastructure Program (RLCIP) would be made available in 2010-11. It was reported as a late item, to the June Council meeting that Warrumbungle Shire is expecting to be allocated the same as for Round 2.

In fact, Warrumbungle Shire Council has been allocated an amount of \$227,000.

The RLCIP Round 3 Guidelines are attached under separate cover for Councillors information. In summary:

- *This funding will assist the community to build and modernise community facilities, including town halls, libraries, community centres, sports grounds and environmental infrastructure and is aimed at strengthening our communities during the economic recovery by supporting local jobs and provide long-term benefits to communities by renewing and upgrading local infrastructure.*
- *Eligible projects must be additional or additional stages to current projects and represent value for money.*
- *Additional projects are those not currently in Councils 2010-2011 Management Plan, are new or can be brought forward as a result of RLCIP funding.*
- *Value for money; infers that the project has added value by achieving something worthwhile for the community that would not occur without grant assistance.*
- *Projects need to be ready to begin construction within 6 months of signing the Funding Agreement.*
- *Councils are encouraged to consider projects that; address the needs of the local indigenous population, address environmental sustainability, involve collaboration with neighbouring councils for joint projects.*
- *Funding can be used for construction for new or upgraded facilities, refurbishment or fit out of community infrastructure.*
- *Ineligible projects include those that support council operations, those which make a direct contribution to private businesses, or those that benefit specific individuals. Funding will not be approved to bolster funding for existing projects which have exceeded their original budgets.*

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- *Funding cannot be used for; ongoing costs, roads or related infrastructure, artworks, IT equipment; hardware or software, non fixed infrastructure or project management costs.*

Council requested that those submissions that were received for Round 1 (January 2008) be represented and further; input was sought from Development Groups/Progress Associations, Youth Clubs/Chamber/Hall and Sporting/Community organisations for any new project or projects to be nominated for Round 3.

Significant effort was made to promote this window of opportunity for community groups to update or nominate new projects. Email contact lists and Councillors were provided with information with a press release published in the Coonabarabran Times. Staff have been talking to those organisations about their individual projects and assisting where necessary.

Projects funded in Warrumbungle Shire Rounds RLCIP Rounds 1 and 2 are as follows:

		ROUND 1	ROUND 2	TOTAL
Baradine	Bore Casing Replacement	\$68,250		
				<b>\$68,250</b>
Binnaway	Camping Ground Upgrade	\$45,700		
				<b>\$45,700</b>
Coolah	Swimming Pool Shade Installation and Fencing	\$37,500		
Coolah	Sportsground Facilities Upgrade	\$46,250		
		\$83,750		<b>\$83,750</b>
Coonabarabran	Youth Club Upgrade	\$31,500		
Coonabarabran	Volunteer Rescue Association Headquarters	\$52,500		
Coonabarabran	Swimming Pool Solar Heating Installation	\$36,750		
Coonabarabran	Town Hall Refurbishment	\$110,000		
Coonabarabran	Sports Oval Amenities Block Upgrade	\$15,750		
		\$246,500		<b>\$246,500</b>
Dunedoo	Main street Beautification	\$91,800		
Dunedoo	Recycling Facility		\$224,000	
				<b>\$315,800</b>
Mendooran	Swimming Pool Shade Installation	\$32,000		
		<b>\$568,000</b>	<b>\$224,000</b>	<b>792,000</b>



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Following is the list of project submissions (budgets quoted are GST excluded). Highlighted for information in green are those projects funded in RLCIP Round 1 or 2, and in blue; projects funded via other sources. Any project that is ineligible has been excluded, and the list only includes those on Council owned property or under Council control. Where some question remains; the project has been listed and a notation added.

**Please note to enable printing and distribution of the business paper to Councillors by Friday afternoon this list was compiled at midday. Any projects received later will be added and an updated sheet issued prior to the Council meeting.**

Council needs to make a list of projects in order of priority; taking note of the RLCIP guidelines. It is recommended that a number for additional back up projects be noted in case a project on the list is not approved. The submission to Round 3 RLCIP is due Friday 30 July 2010.

An additional copy of the submissions is provided under separate cover for councillors with room for notations.

**RECOMMENDATION**  
For Council consideration

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Facility - Project Title		Amount	Category	Project Description	Notes/Comments
Baradine January 2008 Submissions					
Baradine Bore Restoration		\$65,000	Environmental initiatives - Water source and treatment	Replacement of PVC casing	Funded RLCIP Round 1 \$68,250 Project Completed
Baradine Swimming Pool Upgrade		\$41,580	Recreation facilities - Swimming pools	Shade and seating	Management Plan 2010-2011 and Community Building Partnership 2010 Project
Walker Street Footbridge Construction		\$40,000	Access facilities - Footbridges	Construction of concrete footpath along Walker Street culvert structure	Project Completed - Special Projects funding \$50,000
Lions Park Toilets/Amenities Replacement					Council Resolution 06/10 No 425 \$80,000 in 2011-2012 Management Plan
Baradine Swimming Pool Upgrade			Recreation facilities - Swimming pool	Repair of leak in pool, install new shade cover over playground equipment, install new shade cover over starting blocks	Leak patched, Umbrella will be relocated to diving pool.

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## Baradine July 2010 Submissions

Baradine Oval Facilities Upgrade - Canteen	\$50,000	Recreation facilities - Sports grounds and facilities	Construction of new brick Canteen/Kiosk with storage area, kitchen, servery space to meet OH&S and Food Safety requirements	Total Project Cost \$57,000. \$7,000 cash from Junior Sports and Rugby League Clubs
Baradine Oval Facilities Upgrade - Grandstand	\$20,000	Recreation facilities - Sports grounds and facilities	Refurbishment of Grandstand; includes installation of safety barrier fencing on both sides in high seating area, repainting and refurbishment of toilets and dressing shed.	

## Binnaway January 2008 Submissions

Castlereagh River and Pumphouse Camping Ground Upgrade	\$76,747	Tourism infrastructure - Local infrastructure to support or provide access to tourist facilities	Construction of walkway along river from Camping Ground to bridge, powered sites, safety fencing, planting native flora	Funded RLCIP Round 1 \$45,700 - 400m walking track remains uncompleted
Binnaway Swimming Pool Upgrade	\$28,309	Recreation facilities - Swimming pools	Seating and shade	

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## Binnaway July 2010 Submissions

Castlereagh River Walkway - Stage 2	\$32,620	Recreation facilities - Walking tracks and bicycle paths	Construction of 400m remaining walkway along river from Camping Ground to bridge	Walkway is proving to be well used, and is link between camping ground and town centre.
Binnaway Oval Facilities Upgrade - Canteen	\$30,000	Recreation facilities - Sports grounds and facilities	Construction of new colourbond Canteen/Kiosk with storage area, kitchen, servery space to meet OH&S and Food Safety requirements	Total Project Cost \$46,750 NSW Sport and Recreation funding \$14,250 received and \$2,500 Junior Sports cash contribution. Seeking \$30,000 from Council in separate report (COMMUNITY SERVICES ANNEXURE).
Binnaway Preschool Refurbishment - Carpet	\$3,500	Children, youth and seniors facilities - Community Childcare Centres	Replacement of carpet floor covering in classroom with commercial grade carpet suitable for Preschool use	
Binnaway Oval Facilities Upgrade - Grandstand	\$20,000	Recreation facilities - Sports grounds and facilities	Refurbishment of Grandstand; includes installation of safety barrier fencing on both sides in high seating area, repainting and refurbishment of toilets and dressing shed.	

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## Coolah January 2008 Submissions

Bowen Oval Grandstand Extensions	\$51,821	Recreation facilities - Sports grounds and facilities	Extension to dressing rooms, canteen, refurbishment of toilets, installation of disabled toilet and mothers room, store room	Funded RLCIP Round 1 \$46,250 Project Completed
Coolah Swimming Pool Upgrade	\$35,500	Recreation facilities - Swimming pools	Installation of colourbond fence and permanent shade at Coolah Pool	Funded RLCIP Round 1 \$37,500 Project Completed
COOLART - Community Art Plan	\$5,000	Social and cultural infrastructure - Theatre/music/art spaces	Employment of a Planning Officer to complete a public art plan	Project Completed CASP funded 2009
Coolah Skate Park - Bowen Oval	\$60,000	Recreation facilities - sports grounds and facilities, skate parks	Construction of skate park facility at Bowen Oval	
Coolah Bicycle Path	\$60,000	Recreation facilities - Walking tracks and bicycle paths	Stage 1 - construction of a sealed gravel pavement along proposed route of new cycle way	Stage 1 in Progress
Coolah Swimming Pool	\$54,275	Recreation facilities - Swimming pools	Installation of seating and shade on grassed areas, bench spectator seats and shade for timekeepers area	
Bowen Oval Playground	\$60,000	Recreation facilities - playgrounds	Stage 2 of Bowen Oval Playground upgrade - playground equipment for toddlers (0-4 years), softfall and shade; and installation of security lighting for Playground area	

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Campbell Street Footpath	\$50,000	Social and cultural infrastructure - Enhancement of main streets and public squares	Construction of concrete footpath along Campbell street - linking main street with Caravan Park and River	
Talbragar River Bridge - Rest Area	\$40,000	Tourism infrastructure - Local infrastructure to improve support or provide access tourist facilities	Construction of a rest area including picnic facilities	

## Coolah July 2010 Submissions

Coolah Bird Friendly Ecotourism Wetland	\$18,000	Tourism infrastructure - Local infrastructure to improve support or provide access tourist facilities	Planting native bird attractant trees and shrubs at the Coolah Sewerage treatment works, construction of an access gate and fenced area to allow pedestrian access to a bird hide. Plantings will add to beautification of area.	Site will be linked by bicycle path under construction and will provide a new recreational opportunity for bird watching/photography tourist market
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Bowen Oval Regional Sports Precinct - Junior Sports Oval	\$11,370	Recreational Facilities - Sports grounds and facilities	Development of a junior sports oval on northern side of main oval area, includes leveling, topsoil, grasses and extension of water main. Project includes purchase of a travelling irrigator to water oval that will be used for junior cricket, football and soccer/athletics by local sports groups and schools.	Includes, volunteer component to project. Travelling irrigator item will not be eligible (\$2,110), installation of irrigation system would meet guidelines.
Bowen Oval Canteen Refurbishment - Stage 2	\$13,500	Recreational Facilities - Sports grounds and facilities	Installation of stainless steel workbenches, shelving, sinks for food and handwashing, splash backs, relocation of existing shelving and new electricity power points. To provide safe and volunteer catering facility.	Canteen is used regularly for Senior Rugby Union, Junior Sports and school carnivals. Canteen is opportunity for sporting associations to fundraise, providing catering for large events. Utilising of existing structure and works completed in Stage 1 - which included painting, removal of exhaust fan, installation of hot water.
COOLah Water Hydration Station at Bowen Oval Playground	\$ 8,360	Environmental Initiatives - Water source and treatment	Installation of a filtered, metered drinking water station at Bowen Oval installed by local tradesmen.; a high traffic precinct for community use to benefit visitors and residents, school groups, families, sporting organisations.	Filtered town water will reduce waste created from plastic bottles, promotes healthy drinking habits, and signage on Aquafil station provides advertising opportunity for local attractions. System requires minimal maintenance, budget has included filters for 2 years. In kind contribution from local graphic artist.

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Coolah Swimming Club - Southern End Refurbishment	\$15,000	Recreation facilities - Swimming pools	Installation of shade structure and paving of an area 45msq to replace existing shade cloth and poorly grassed, in an uneven area where people congregate	Shade and paved area will add to aesthetics and general pool amenity, protecting participants from harmful UV rays, and adding comfort to pool users in general
Coolah VRA Depot Fence	\$2,500	Other	Installation of a colourbond front fence and gate to VRA Depot to provide aesthetic entrance, and screen volunteer training, equipment and opportunity for VRA signage to be displayed	Eligibility may be difficult.

### Coonabarabran January 2008 Submissions

Coonabarabran Youth Club	\$65,000	Children, youth and seniors facilities - Youth centres	Installation of roller shutters to replace glass louvers x 14	Funded RLCIP Round 1 \$31,500
VRA Headquarters Facility	\$50,000	Social and community infrastructure - Community centres	Construction of a new headquarters and training facility - new kitchen, office and amenities	Funded RLCIP Round 1 \$52,500
Coonabarabran Town Hall	\$42,881	Social and community infrastructure - Town halls	Refurbishment of existing amenities, installation of a disabled bathroom in cloak room, egress and door mechanisms, removal of fountain in courtyard, installation of timber floor	Funded RLCIP Round 1 \$110,000
Coursing Club No2 Oval Amenities Upgrade	\$15,000	Recreation facilities - Sports grounds and facilities	Completion of new amenities block to improve facility access and use	Funded RLCIP Round 1 \$15,750



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Coonabarabran Swimming Pool	\$35,000	Recreation facilities - Swimming pools	Replacement of solar heating	Funded RLCIP Round 1 \$36,750
Coonabarabran CBD	\$70,000		Construction of toilet block in John Street	Project nearly Completed - Management Plan 2009-2010
Coonabarabran Preschool	\$37,000	Children, youth and seniors facilities - Playgroup centres	Refurbishment and remodeling of Preschool to cater for After School and Vacation Care, relocation of Connect 5 and Family Day Care	Project Completed - R/A Funds
War Memorial Clock	\$15,000		Replacement of clock mechanism	Project Completed - 2009-2010 Management Plan
Driver Reviver Visitor Information Centre Coonabarabran	\$4,565	Social and cultural infrastructure - Kitchens for organisations	Installation of hand washing and sink facilities - Kitchen in Driver Reviver Centre at Coonabarabran VIC	Project Completed - 2009-2010 Management Plan
Castlereagh River	\$45,000	Recreation facilities - Walking tracks and bicycle paths	Construction of a walking track along Castlereagh River	In Progress Stage 1 Management Plan 2009-2010
Coonabarabran Town Hall	\$27,600	Social and community infrastructure - Town halls	Restoration of tiled roof	Emergency repairs completed 09-10
Neilson Park	\$60,000	Access facilities - footbridges	Construction of a footbridge in Neilson Park; eastern side of Mary Jane Cain Bridge to enable walkway from playground to toilets/rotunda area	
Coonabarabran Swimming Pool	\$133,000	Recreation facilities - Swimming pools	Grandstand seating and shade, shade over playground equipment at pool	

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Coonabarabran Town Hall	\$61,795	Social and community infrastructure - Town halls	Glazing of windows for soundproofing	
John Street	\$60,000	Social and cultural infrastructure - Enhancement of main streets and public squares	Construction of a footpath pergola in John Street	
Neilson Park	\$50,000	Social and cultural infrastructure - Theatre/music/art spaces, parks and gardens	Construction of amphitheatre/stage (fixed or portable) for use for outdoor concerts	Only fixed structure will be eligible
Coursing Club No2 Oval	\$24,600	Recreation facilities - Sports grounds and facilities	Construction of all weather shelters over starting boxes	
Coonabarabran Cemetery	\$20,000	Environmental initiatives - Drain and sewerage upgrades	Construction of sealed dish drains to ameliorate erosion issues	Eligibility question
Flix in the Stix Community Services Building	\$6,000	Social and cultural infrastructure - kitchens for organisations	Refurbishment of kitchen in Flix in Stix area of Community Services Building	Resubmitted in July 2010
Coonabarabran Youth Club	\$4,182	Children, youth and seniors facilities - Youth centres	Installation of air-conditioning unit at Drop in Centre	
Coonabarabran Town Hall	\$60,000	Social and cultural infrastructure - Theatre/music/art spaces	Refurbish supper room in town hall for permanent art gallery. Costing is estimate only	

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## Coonabarabran July 2010 Submissions

Community Transport/Meals on Wheels equipment Garage Essex Street Depot	\$15,500	Children, youth and seniors facilities - Community Health Centre Infrastructure	Renovation of workshop at former Council depot to enable easy safe access for volunteers and garaging of vehicles/equipment in Community Care fleet	Total Project Cost \$53,500. \$38,000 provided from Social Services non recurrent funding.
Neilson Park Walkway Paving	\$20,000	Recreation facilities - Walking tracks and bicycle paths	Paving of new walkway on western side of Mary Jane Cain Bridge that has commenced	Eligibility question; project has to demonstrate 'additional' component?
Coonabarabran Town Hall Kitchen Refurbishment	\$60,000	Social and community infrastructure - Town halls	Refurbishment of kitchen to enable facility can cater for large events - plate warmers, new dishwasher, fans, oven, bay marie, coolroom, crockery	Non fixed items are not eligible under this program. Question of cost to meet needs of low percentage of hall users? Kitchen could undergo renovation with new fans, cooking equipment and fixed items.
Family Services Support Water saving/Irrigation Installation	\$14,500	Environmental Initiatives - Water conservation infrastructure	Installation of 5000g tank and connection to David Bell Park water supply; from Castlereagh River and installation of new irrigation system at 14 Robertson Street (FSS). Water will be collected from roof and from river; plumbed into toilets thereby saving treated potable water for drinking only.	Old irrigation system is over 20 years old and needs replacing. Has recently cost FSS building \$2,300 in lost water and labour to repair breaks, which keep occurring. System is now off, and lawn and gardens becoming unappealing for use as children's playground. Centre is used by Connect 5, Playgroup, Nursing Mothers and community groups who require a child friendly facility and planned temporary Yuluwirri Kids 2 day per week Preschool campus.

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Castlereagh River Riparian Zone Upgrade Part I - bank protection and rain garden	\$25,000	Environmental Initiatives - Water catchments	Rehabilitation of a section of river bank. Installation of rock protection, pipe and construction of a 'rain garden' to prevent further erosion of the riverbank and improving the quality of the storm water runoff before it enters the river.	Urban storm water drainage from Robertson Street discharges into Castlereagh River via an open channel. The open channel is not constructed and storm water runoff is continuously eroding the river bank.
Castlereagh River Riparian Zone Upgrade Part II - Robertson Street walkway access to Castlereagh River	\$20,000	Recreation facilities - Walking tracks and bicycle paths	Construct pedestrian access from Robertson Street to the Castlereagh River walkway.	Pedestrian access to the river at Robertson Street is not formalized and as a result the amenity of the river is not accessible to all members of the community. A constructed walkway at the end of Robertson to the river will allow the wider community to more safely appreciate and enjoy the Castlereagh River.
Coonabarabran Town Hall - Wall Partitions	\$15,400	Social and community infrastructure - Town halls	Installation of folding wall panels in between main hall area and courtyard that will provide additional flexibility for hall users	Foldable wall panels will improve temperature control, acoustics, soundproofing and provide hanging space. Total project cost is \$35,000 with \$19,600 remaining from 09-10 capital budget to be revoted.
Arts Council Theatre Complex Refurbishment - Stage and Theatre Community Services Building/Flix in the Stix	\$25,200	Social and cultural infrastructure - Theatre/music/art spaces	Refit to stage and front of house; includes new stage rigging, installation of lighting beams, new electronic screen, drapes and onstage rigging, installation of new fixed sound and lighting equipment, repair internal walls and repaint	Will provide improved equipment for local, visiting and touring productions, enabling flexibility for workshops, musical and theatrical shows. Stage will comply to OH&S requirements.

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Arts Council Theatre Refurbishment - Kitchen	\$5,900	Social and cultural infrastructure - kitchens for organisations	Repaint and repairs to internal walls, refit of kitchen to meet OH&S and Food Safety requirements	Refurbished kitchen facility will enable Arts Council and community groups to cater for increased number of fundraising and community functions that have Dinner and a Show.
Coonabarabran Men's Shed Kitchen and Access Project	\$17,050	Social and cultural infrastructure - kitchens for organisations	Construct a new kitchen facility to comply with OH&S, and Food Safety requirements and wheelchair access in Men's Shed at Essex St Depot. Capital works involve removal of a concrete plinth, installation of plumbing and electrical wiring, cupboards, shelving, sink, bench tops and oven/hotplate, and associated painting.	Kitchen will enable basic food preparation to support Men's Shed meetings and activities. A ramp will be installed to provide disabled access to the meeting room, kitchen and toilets. Local business and tradespeople used and Men's Shed providing significant volunteer contribution.
Purlewaugh Mechanics Institute Restoration	\$50,000	Social and cultural infrastructure - Town halls	Painting of the external walls in heritage colours as per Conservation Management Plan to restore condition enabling preservation of community asset	Purlewaugh Hall has had recent employment placement program that has seen some minor restoration of windows, architraves and doorways. An FRRR grant has been granted to assist with air-conditioning into Supper room. Painting is to be completed by local tradesman with support from volunteer committee
Youth Club Refurbishment - Awning	\$14,850	Children, youth and seniors facilities - Youth centres	Fabrication and installation of a colourbond awning along the length of the Youth Club on the basketball courts and skate park side; providing shade and cover from weather	

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Youth Club Refurbishment - Grass Cricket Pitch and Floor	\$6,945	Children, youth and seniors facilities - Youth centres	To replace existing vinyl floor covering in hallway area that experiences a lot of traffic, and lay Grass Carpet for indoor cricket pitch
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### Dunedoo January 2008 Submissions

Bolaro Street	\$81,041	Social and cultural infrastructure - Enhancement of main streets and public squares	Removal of concrete footpaths on business side of Bolaro Street	Funded RLCIP Round 1 part of \$91,800 Project Completed
Milling Park	\$14,750	Social and cultural infrastructure - Parks and gardens	Paving around toilet block and BBQ area	Funded RLCIP Round 1 part of \$91,800 Project Completed
Dunedoo Recycling Centre	\$72,700	Environmental initiatives - waste management and processing infrastructure	Processing and packaging equipment required for southern recycling depot	Funded RLCIP Round 2 \$224,000 Project in Progress
Dunedoo Swimming Pool	\$118,400	Recreation facilities - Swimming pools	Seating and shade	

### Dunedoo July 2010 Submissions

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## Mendooran January 2008 Submissions

Mendooran Pool	\$29,785	Recreation facilities - Swimming pools	Installation of shade structures over toddler and 25m pools	Funded RLCIP Round 1 \$32,000
Mendooran Mechanics Institute	\$25,000	Social and community infrastructure - Town halls	Refurbishment of stage area to improve acoustics, performer conditions, install 3 phase power and refurbish kitchen to create more useable catering spaces	3 Phase Power and Kitchen Project Completed. Stage area resubmitted in July 2010.
Mendooran Sports Ground	\$13,500	Recreation facilities - Sports grounds and facilities	Construction of a clubhouse/shelter shed	Trustee's have formally requested Council to assume ownership/control. Irrigation project has higher priority.
Mendooran Community Centre	\$4,000	Environmental initiatives - Drain and sewerage upgrades	Installation of a pump and septic overflow tank	Eligibility question remains

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Mendooran	July 2010 Submissions			
Mechanics Institute Hall Roof Restoration	\$30,000	Social and cultural infrastructure - Town halls	Replacement of 75 year old rusted iron roof on hall	The old roof is leaking, has been patched, requires new ridge capping and iron is rusting, nails are loose. The temperature range would be improved by using modern reflective roofing material.
Mendooran Sports Ground Irrigation Installation	\$30,000	Recreation facilities - Sports grounds and facilities	Installation of irrigation to sports ground utilising water from former town water supply pump, which will eliminate need for bore, licence, tank and pump at sports ground	Trustee's have formally requested Council to assume ownership/control, a successful NSW Sport and Recreation Grant for \$15,000 will enable water pipe extension to sports ground.
Mechanics Institute Hall - Stage and Dressing Rooms Ceiling	\$10,000	Social and cultural infrastructure - Town halls	A ceiling over the stage and dressing rooms will provide a clean, acoustic friendly and temperature controlled space.	This hall is used for local singing groups, theatrical and musical productions, weddings, and community events.

Other	January 2008 Submissions			
Shire	\$140,000		Installation of 10 shire boundary signs and 18 town entrance signs	Eligibility question remains



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Other	July 2010 Submissions			
Shire	\$227,000	Environmental Initiatives - Other	Installation of grid fed solar power systems to Council owned facilities throughout shire	Need to cost and nominate buildings/facilities. If grid fed system is expanded to local government will have a cost: benefit return; advised recommendations from review to govt by end August 2010. Eligibility question is high as is supporting operations of Council

Key
Funded in RLCIP Round 1 or 2
Funded by Other Source/Project Completed

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## **1.6 Mendooran Recreation Reserve**

Council has been requested by the Mendooran Recreation Reserve Trust to consider taking over the care, control and management of an area of land opposite the Central School. The land is currently being used as the local cricket ground. In making this request the Trust members advise:

*Request that Council take over the legal ownership of the Mendooran Recreation reserve with the trustees undertaking to be part of an interested management group involved with the ongoing maintenance of the grounds.*

*The Trustees of the Mendooran Recreation Reserve Trust formally resolve to become partners with the Warrumbungle Shire Council and request that Council take over the legal ownership of the Mendooran Recreation Reserve with the trustees undertaking to be part of an interested management group involved with the ongoing maintenance of the grounds.*

*There are no council facilities for sport in Mendooran where there is sufficient interest from all age groups and sections of the community to warrant a fully maintained sports ground. Sports played in the Mendooran community include Junior Rugby League, Soccer, Netball, Cricket (junior and senior) and Touch Football, There would be opportunities, in the future, to establish hockey for all, softball and a walking track for seniors.*

*Long term benefits will be an increased participation by all ages in sporting/physical activities raising the level of fitness and an improvement in the mental health due to the social interaction and participation.*

*The socially and financially disadvantaged will have close access to a well watered and well maintained sports ground where they can attend training sessions and competitions in their chosen sport. These are people who currently avoid joining in due to the cost of travelling.*

*Local business houses will benefit from the influx of people who buy food, fuel, drinks and newspapers while they are in Mendooran.*

*Mendooran will offer a sports ground capable of hosting regional competition in a variety of sports. Situated centrally on the crossroads of the Castlereagh Highway and the alternate Newell Highway from Dubbo to Coonabarabran, it is a popular venue already for statewide selection competitions involving equestrian sport.*

*Mendooran is a central location for many people and good grounds would attract weekend training schools in summer and winter sports as well as becoming a venue for sporting functions.*

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*As the grounds are situated at the end of Bramble Street opposite the school, there is adequate parking for cars and buses.*

*Mendooran, as a town, is at the stage where, if the Cobbora Mine is to go ahead, there will be an opportunity to attract residents to our attractive community.*

*On behalf of the Trustees I look forward to your reply.*

The status of the land appears to be Crown Land and is similar to most of Council's ovals.

## **RECOMMENDATION**

For Council's consideration.

### **1.7 Notice of Motion – Warrumbungle Shire Council Vision, Values and Direction**

The following Notice of Motion has been received from Councillor Kerry Campbell.

#### **MOTION:**

*That Councillors take part in an independently-facilitated workshop to develop a vision for the future of Warrumbungle Shire Council. This vision would include the generation of an agreed set of values, principles and goals, by which the future direction and strategies of Council would be guided and governed.*

#### **Rationale**

- The original concept of a Shire mission and vision was brought to the attention of councillors at the September 15<sup>th</sup> 2005 meeting of the newly-amalgamated Warrumbungle Shire Council. Although Recommendation 1.4 followed from the motion, and a Councillor weekend workshop was planned (Oct 2005 meeting), and the intention to hold this weekend workshop was written into the Management Plan (Nov 2005), no further progress was achieved.
- Recent reviews have also recommended that the process be undertaken, as at present the Council has no stated values, goals or direction, which should be the basis for all planning and decision-making.
- The lack of an agreed vision, values and goals may lead to:
  - Council decisions becoming reactive (or knee-jerk), rather than strategy-focused
  - Council decisions becoming too focused on local management issues, rather than being mindful of the bigger picture of good planning and governance
  - Council decisions becoming parochial instead of being a reflection of a Shire-wide perspective.

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I believe a workshop, firstly for Councillors, and then extended to Executive, Directors and Management, would be an enlightening, empowering, motivational and beneficial experience for all, and would lead to a more proactive and future-focused organisation.

## **RECOMMENDATION**

For Council's consideration.

### **1.8 Investments**

Council at its ordinary June 2010 meeting directed that I seek advice from the Division of Local Government on whether Council could take over the control of the management of investments. The advice is that Council can withdraw its delegation to the General Manager.

However, in doing so Council would need to very closely state its Group expertise and determine a method of managing the investments. The issues that would need to be dealt with are:

- i) The basis of managing investments – it would have to be done at a Council meeting.
- ii) When investments are going to be cashed in.
- iii) How cash flows will be managed.

## **RECOMMENDATION**

For Council's consideration.

### **1.9 Foundation Rules – Higher Paid Duties**

In paying staff there are a set of rules which are embedded in a document called "Salary System Foundation Rules". The matter of what staff when asked to do higher duties are paid has been an ongoing issue and now results in suggested changes.

The proposed changes made on the WSC Salary System Foundation Rules has come about following concerns expressed by several staff undertaking higher duties who do not receive a higher rate of pay and therefore have no incentive to undertake higher duties. Their current grade and step is higher than that of the entry level or step one of the higher grade job they are undertaking and staff have to undertake higher grade duties with no increase to their pay.

For example: Grade 1 Step Three pays \$735.20 per week. If they step up to undertake higher grade duties of a Plant Operator at Grade 4 they have to achieve the competency level of Step 2.

The current WSC Foundation Rules states that "the rate to be paid for higher duties shall be determined by considering the skills/experience applied by the employee relieving in the

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position but shall be at least the minimum rate for the position in accordance with the salary system except where the higher level skills have been taken into account within the salary of the relieving employee". Unfortunately the minimum rate of pay is mostly lower than their current rate of pay.

To remedy this situation the Consultative Committee has recommended to Council that all staff undertaking higher duties be awarded 3.5% above their normal rate unless they have been assessed and are on a step which pays more than 3.5% above their normal rate. This was regarded as reasonable recompense for staff undertaking higher duties for Council.

## **RECOMMENDATION**

That an addition be made to the Salary System Foundation Rules - Higher Duties (i) to include "Staff undertaking higher duties, but not assessed at a step at the higher grade which would pay more than 3.5% above their normal rate of pay, will receive an extra 3.5% on their normal rate of pay whilst undertaking higher duties" and the amended policy be adopted by Council.

## **1.10 Notice of Motion**

### **NOTICE OF MOTION**

**The following notice of motion has been received from Councillor Sullivan.**

*"That Council determines what steps it will take in immediately providing sufficient work places for staff within the Coonabarabran Office. Further, that the General Manager seek to determine the availability of adequate spaces that can be rented in Coonabarabran."*

### **General Manager's Note:**

The area that was the meeting room for Council is inadequate for the needs of the Warrumbungle Shire today. The meeting room table was designed for 10 people but we now need space for 15. Also the need for training facilities is extremely urgent and will add to the immediate area needed.

The Rural Fire Service Management has indicated that there is now significant disruption to their operations with the number of times Council uses their Coonabarabran Office. They have two and possible three staff that needs to be relocated each time there is a meeting there. I have directed all staff meeting to now find another location and will look to not use those premises for Council meetings.

**If we are looking at external space, then an indicative area need for that reduced and immediate need as below. All up the area needed would be at a very minimum 658m<sup>2</sup> and simply attempts to cater for the immediate needs and no more. Also as this is a short term option it does not provide for any area for additional archiving needs.**

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\* allowing for 7 office spaces and an interview room.

(1) this is only providing space for the above remote location needs and includes meeting room and training room support as well.

Depending on where the rented premises are there will be costs associated with refurbishing, relocating furniture, supplying electricity, supplying telephones and IT connection would be needed.

**Note:** At present there are staff who have temporary offices in the area of the meeting room/training room, the Mayor's office, office space for three staff located in other buildings and the need to have office space for unfilled positions.

These figures cannot be taken as indicative of the **total** needs for the Crane Site and long term organisation needs. In addition to the above mentioned spaces, there will need to be a provision for a new power substation, extra archive area, airconditioning equipment area, small need for extra office space and the requirement to meet latest building standards.

## **RECOMMENDATION**

For Council's consideration.

### **1.11 Waste Management Services – Rural Routes**

Council in its meeting on 18<sup>th</sup> May 2006 determined the scavenging area boundaries for each of its towns and villages as well as scavenging routes.

With the appointment of a new contractor the opportunity to offer the garbage collection and recycling service to a wider area of the Shire has been looked at. This review is ongoing and relates to the rural routes.

Currently the rural routes that are adopted are:

Purlewaugh Run – from the boundary of the Coonabarabran scavenging area along Purlewaugh Road to Yuggel Creek.

River Road Run – from the boundary of the Coonabarabran scavenging area along River Road to the end of the bitumen.

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Timor Run- from the boundary of the Coonabarabran scavenging area to the boundary of the Warrumbungle National Park and the full length of Carrington Lane.

Baradine Road Run- from the boundary of the Coonabarabran scavenging area to the boundary of the Baradine scavenging area and then from the Baradine scavenging area along the Gwabegar Road to the boundary of the Kenebri scavenging area.

Oxley Run – from the boundary of the Coonabarabran scavenging area along the Newell and Oxley Highways to the entrance of Tandara Estate. Also to include Dandry road to the end of the bitumen.

Bungabah Run – from the boundary of the Coonabarabran scavenging area along the Newell Highway to the Binnaway turn off and then to the boundary of the Binnaway scavenging area.

Weetaliba Run – from the boundary of the Coolah scavenging area along the Mullaley Road to the Binnaway turn off and along the Binnaway Road to Binnaway scavenging area. Also to include the Piambra Road to the Neilrex scavenging area.

Leadville Run – from the boundary of the Coolah scavenging area along MR55 to the Golden Highway and then to the boundary of the Dunedoo scavenging area.

Cobbora Run – from the boundary of the Dunedoo scavenging area along the Golden Highway to the Cobbora scavenging area.

Castlereagh Run – from the boundary of the Dunedoo scavenging area along the Castlereagh Highway to the boundary of the Mendooran scavenging area. Also along the Neilrex Road to the boundary of the Neilrex scavenging area.

Belar Run – from the boundary of the Mendooran scavenging area along MR 396 to the Newell Highway at Belar Creek then along the Newell Highway to the intersection with the Binnaway Road.

Progressively over recent years these services have been put in place. At this stage the Belar Run is yet to be introduced.

To facilitate the review it is proposed that four new routes be designated or expanded.

- i) Purlewaugh Run – it is proposed to extend this route along the Purlewaugh Road to the Shire Boundary near Premer.
- ii) Binnia Run – from the intersection of MR55 with MR129 and south to the intersection with the Binnaway Road.
- iii) Golden Highway Run – from the intersection of MR55 and the Golden Highway to and including the Village of Uarbry.
- iv) Tucklan Run – from the boundary of the Dunedoo Scavenging area along Tucklan Road to the Shire Boundary.

The addition of these proposed routes will allow staff to assess the needs and time that will be needed.

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## **RECOMMENDATION**

That Council extend its Rural Route Scavenging Runs to include the following:

- i) Purllewaugh Run – it is proposed to extend this route along the Purllewaugh Road to the Shire Boundary near Premer.
- ii) Binnia Run – from the intersection of MR55 with MR129 and south to the intersection with the Binnaway Road.
- iii) Golden Highway Run – from the intersection of MR55 and the Golden Highway to and including the Village of Uarbry.
- iv) Tucklan Run – from the boundary of the Dunedoo Scavenging area along Tucklan Road to the Shire Boundary.

Further, that subject to resources these routes commence as soon as possible.

## **1.12 Coonabarabran Industrial Land Future Development**

Council recently sold a block of land in the industrial area at the corner of Ulan and Gardener Streets. The next stage is to review the future development of blocks for the release of industrial development land in Coonabarabran.

The Gardener Streets land is part of a larger sub-division plan approved by Council in 2008. A Land Value Search through LPI described the whole area as Lot 1, 2/1033599 – an area of 25.714 hectares; a valuation undertaken gave a gross land value of \$257,000 in 2008; this is the freehold value excluding any structural improvements.

In 2009 a block was taken from this land mass and subdivided and developed for re-sale. The land was that at the corner of Ulan and Gardener Streets and was 8766m<sup>2</sup>. Council expended about \$25,816.00 in subdividing and preparing this land for re-sale. The sale of the block brought in enough to cover these costs and an amount then put into restricted assets for future development.

Council will also be aware that this process was delayed to some extent by the need to change the classification of the land from community use to operational; Dept of Planning hurdles meant that this took more than twelve months to achieve.

While there were two people seriously interested in the Ulan/Gardener Street land, neither was prepared to meet the reserve price as set by Council and it was after negotiation with the closing bidder that an agreement to sell at below the reserve was reached. I believe that the level of interest and the expectation of price on the part of prospective purchasers means we need to seriously consider the market interest in land in Coonabarabran before we proceed to developing further sites. It is essential that we have a clearer understanding of needs and that there is a definite market for our land.



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Council needs to be in a position to ensure that when a developer comes forward seeking land that we are in the best position to respond positively. Discussion with agents indicates that there is not a huge demand for commercial/industrial land in Coonabarabran.

The land in Jackson and Gardener Streets that forms part of the original Lot 1, 2/1033599 (an area of 25.714 hectares less the 8766m<sup>2</sup>) appears to be the next land for consideration for the next stage of subdivision. However, this land is rough and has drainage problems and the land on the Jackson Street extension would require full road development as well as major drainage work. As such, and based on the current reaction to industrial land pricing and valuations, this land would not recover the costs Council would be required to enter into to develop the land to subdivision.

It has been suggested that Council not pursue this project and consider the land which is on the eastern side of Ulan Street – land which is currently designated as sports fields. Since the redevelopment of the sporting fields and Ovals 1, 2 and 3 and the work undertaken at St Lawrence's School and the High School on their sports fields, the need to use this space has been reduced to a stage where it is accessed rarely. This land is currently zoned recreational and classified as community use.

This land lends itself to a natural and attractive industrial estate.

The costs to subdivide this land would be minimal by comparison to developing a whole new area and would be more attractive to prospective purchasers and developers. The roadway to the land is all sealed and guttered – there would need to be some road building within the subdivision and the matter of rehabilitation of the site to address the current storm water drainage issues would need to be addressed. Water, power and sewerage are all close-by and could be connected at a lesser cost than proceeding with a whole new area at the end of the current lines. The matter of changing land that has been reserved for recreational use would need to form part of the reclassification to community use and this may require broader consultation.

Council needs to determine whether it would consider this land for subdivision and then commence the process of changing the land from recreation and community use to operational.

## **RECOMMENDATION**

That Council consider reclassifying the land designated as sporting fields in Ulan Street to operational land.

### **1.13 Notice of Motion**

The following Notice of Motion has been received from Councillor Ron Sullivan.

That Council provide an amount of \$80,000 for the construction of a toilet facility in the Lions Park at Baradine. This will provide a disabled toilet facility which is now missing.

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## RECOMMENDATION

For Council's consideration.

### 1.14 Dunedoo Land Availability

Council at its January 2010 meeting directed that a review of the available Crown land be done for Dunedoo. The Resolution states:

*Resolved that Council adopt in principle the raising of a loan of up to \$500,000 for the purchase of land, either private or Crown land, in Dunedoo and **further** that a report be prepared on the availability of Crown land and other land in the town.*

An investigation into available land and services has since been carried out with information being given to Councillors. The investigations have covered the following aspects:

- i) Extent and location of water mains
- ii) Extent and location of sewer mains
- iii) Location of sealed roads
- iv) Location of gravel roads
- v) Available Crown land and,
- vi) Vacant Private allotments

This information has been incorporated into a series of layers on a map of Dunedoo. To facilitate a clear understanding of where all the facilities are a series of the layer maps will be presented to the Council meeting.

In general terms the vacant private land in Dunedoo is sufficient to cater for a doubling of the houses in the town. There is also a large expanse of Crown land but this is in the more rugged areas of the town. Also the water, sewerage and road services are not provided in those areas.

From the investigation with other towns that have had mines come to their area the development of residential subdivision can be done with the miner through a voluntary planning agreement.

At this stage it is not worth pursuing the development of Crown land and we should wait to ascertain the actual demand for land. There is enough land available with willing private developers to cater for the initial demand that is anticipated.

However, this issue needs to be included in a mine development strategy and reported to Council regularly.

As a consequence of the above review it is believed to be prudent to also undertake a review of the services and availability of land at Mendooran.

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## **RECOMMENDATION**

That the demand on land and associated services for Dunedoo and Mendooran be included in a Mine Strategy and a report on progress be provided to Council on a quarterly basis.

### **1.15 Notice Of Motion**

The following Notice of Motion has been received from the Mayor, Cr Peter Shinton.

1. That Council's General Manager investigate and report back as a matter of urgency on the construction of a suitable building extension to the existing Council office in Coonabarabran to provide sufficient floor space to provide a Council Chambers and associated training room and office space for a maximum of 15 staff with associated toilets and meal room. Further that Council provide the following design brief to provide guidance to the General Manager.
  - a) The building is to be designed to extend no further to the rear of the site than the back of the existing Council offices with non-designated parking to the rear of the building. Construction being designed to allow extension to the rear boundary in future years rather than to a second storey.
  - b) The building will not include a provision for a library/arts centre.
  - c) The building will not include any provision for shops at the front.
  - d) The new ground floor office space to include the following:
    - i) General Manager and his assistant
    - ii) GMs Human Resources staff
    - iii) Pay staff
    - iv) A Mayor/Councillor office
    - v) Council Chambers and training room with storeroom
    - vi) Toilets
    - vii) Meal room space
    - viii) Interview room
    - ix) The Director Community Services
  - e) The vacated first floor space to be adapted as per the previous plans provided to Council.
  - f) The installation of a lift to the first floor is included.
  - g) The maximum cost of construction and fit out be set at \$3million.
2. That the General Manager's report includes a proposed floor plan and advice on the steps necessary to obtain design and construct tenders to progress the project together with a recommendation on the council means of funding both the capital cost and the net cost expected to the annual budget so that a firm decision can be made at that meeting on whether to proceed or not.

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## **RECOMMENDATION**

For Council's consideration.

### **1.16 Integrated Planning and Reporting**

Council at its March 2010 meeting considered a report about the requirements of Integrated Planning and Reporting. The resolution states:

***304 RESOLVED** that council undertake a process for the development of a Community Strategic Plan and Further advertise for proposals to assist in the development of a Plan in sufficient time to provide a clear indication of costs for the 2010/2011 budget.*

This report followed on from a February meeting report and a series of workshops over 2 days in early March. A budget allocation of \$50,000 was provided in the 2010/2011 budget to contribute towards the holding of community meetings and the development of a Community Strategic Plan. It was expected that this would be a project that covers two years. Expressions of interest are shortly being called to assist Council in this task.

This report services to provide an update of where Warrumbungle Shire is at in developing its response to the requirements of Integrated Planning and Reporting.

The process of developing a strategy and meeting the requirements of Integrated Planning and Reporting are not confined to the development of a Community Plan there are also the three areas of;

- Assets Management
- Workforce Planning and
- Long Term Financial Planning

The topic of Integrated Planning is a fix item on the agenda of MANEX (which meets every two weeks). Members of MANEX have been allocated specific leadership roles (Group Coordinator) for particular areas.

- Assets Management – Tony Meppem
- Workforce Planning and – Rebecca Ryan
- Long Term Financial Planning – Carolyn Upston
- Community Strategic Plan – Robert Geraghty

Each Group Coordinator will be required to report on progress in developing a team and what target they have set to conclude the area of responsibility.

The Integrated Planning and Reporting process requires:

1. Councils work towards formal long term plans for their communities that integrate and balance
  - Environmental sustainability
  - Social justice
  - Economic viability

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2. The Integrated Planning and Reporting reforms have the following features
  - A centrepiece whole of community 10 year Community Strategic Plan (CSP).
  - The requirement that the Community Strategic Plan as a minimum, must adequately address the four key considerations of
    - Social
    - Environmental
    - Economic
    - Civic Leadership
3. The requirement that they must
  1. Address levels of service
  2. Give regard to State and Regional Plans
  3. Contain long term strategies and ways to assess achievements.
4. The Community Strategic Plan is informed and supported by three Resourcing Strategies
  1. Assets (minimum 10 years)
  2. Finances (minimum 10 years)
  3. Workforce (minimum 4 years)
  - 4.
5. The Community Strategic Plan flows into the 4 year delivery programme (DP)
6. The DP must
  1. Address SCP strategies and identify specific actions that council will undertake on the strategies
  2. Address all council operational and allocated responsibilities for each action
  3. Inform and be informed by the Resourcing Strategies
  4. The DP flows into the annual Operational Plan and
7. The Annual Report becomes a Report to the community by November each year

Effective engagement is the key to achieve social justice by engaging all stakeholders including

- Disadvantaged and marginalized people,
- Aboriginal peoples,
- Culturally and Linguistically Diverse Communities,
- Young people,
- Older people,
- People with disabilities and mental illness,
- Low income earners

Therefore Council will need to confer with the -

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- 6 Towns
- Aboriginal Community
- And what others groups or areas it determines

It is never as simple as just putting in place the first 10 year Community Strategic Plan and associated Assets, Finances and Workforce strategies and sitting back. The nature of community demand on governments means you cannot set and forget – **it is about constant effort.**

The Division of Local Government may require an independent “fit for purpose” audit of Council’s community Strategic Plan and associated Assets, Finances and Workforce strategies.

Underlying this process there is a growing belief that “ideally, to ensure full accountability, councillors should be responsible for raising from the community they represent all the funds required to fulfil the general Local Government role, the community that benefits should also understand that the benefits should also understand and pay the full cost.

## **RECOMMENDATION**

That Council note the General Manager report of progress towards the goals of Integrated Planning and Reporting.

.....  
**R J GERAGHTY**  
**GENERAL MANAGER**

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Mr R J Geraghty  
General Manager  
Warrumbungle Shire Council  
John Street  
COONABARABRAN 2357

Dear Sir

**DIRECTOR OF CORPORATE SERVICES**

**ANNEXURE 2**

## **2.1 Bank Accounts and Investments as at 30 June 2010**

<b>GENERAL FUND</b>	<b>BANK</b>	<b>RESTRICTED</b>	<b>BALANCE</b>
General Fund Bank Balance	\$ 9,512,907.26		\$ 7,644,391.26
Future Capital Upgrading		\$ 371,270.13	
Employees Leave Liability		\$ 767,414.00	
External Grants for Specific Projects		\$ 418,832.87	
Development Sec 94/64 Contributions		\$ 310,999.00	
<b>TOTALS</b>	<b>\$ 9,512,907.26</b>	<b>\$ 1,868,516.00</b>	<b>\$ 7,644,391.26</b>
<b>WATER FUNDS</b>	<b>BANK</b>	<b>RESTRICTED</b>	<b>BALANCE</b>
Baradine Water Bank	\$ 566,476.89		\$ 566,476.89
Binnaway Water Bank	\$ 457,804.24	\$ -	\$ 457,804.24
Coonabarabran Water Bank	\$ 1,153,812.52	\$ 914,150.00	\$ 239,662.52
Coolah Water	\$ 691,053.27		\$ 691,053.27
<b>TOTALS</b>	<b>\$ 2,869,146.92</b>	<b>\$ 914,150.00</b>	<b>\$ 1,954,996.92</b>
<b>SEWERAGE FUNDS</b>	<b>BANK</b>	<b>RESTRICTED</b>	<b>BALANCE</b>
Coonabarabran Sewerage	\$ 2,600,908.67	\$ 1,558,000.00	\$ 1,042,908.67
Baradine Sewerage	\$ 346,328.05	\$ 292,320.00	\$ 54,008.05
Coolah Sewerage	\$ 1,297,743.06	\$ 828,800.00	\$ 468,943.06
<b>TOTALS</b>	<b>\$ 4,244,979.78</b>	<b>\$ 2,679,120.00</b>	<b>\$ 1,565,859.78</b>
<b>TRUST FUND</b>			
Trust Fund	\$ 143,533.88	\$ 151,448.58	-\$ 7,914.70
	<b>\$ 143,533.88</b>	<b>\$ 151,448.58</b>	<b>-\$ 7,914.70</b>
<b>SUMMARY</b>	<b>BANK</b>	<b>RESTRICTED</b>	<b>BALANCE</b>
General Fund	\$ 9,512,907.26	\$ 1,868,516.00	\$ 7,644,391.26
Water Fund	\$ 2,869,146.92	\$ 914,150.00	\$ 1,954,996.92
Sewerage Fund	\$ 4,244,979.78	\$ 2,679,120.00	\$ 1,565,859.78
Trust Fund	\$ 143,533.88	\$ 151,448.58	-\$ 7,914.70
<b>TOTALS</b>	<b>\$ 16,770,567.84</b>	<b>\$ 5,613,234.58</b>	<b>\$ 11,157,333.26</b>

**RECOMMENDATION**  
For Council's information.

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## 2.2 Investments held as at 30 June 2010

Warrumbungle Shire Council Local Government Financial Management Regulations (Clause 16) Investments Held As At 30 June 2010.										
<b>ON CALL</b>										
	Investment	S & P Fitch Rating	Final Maturity Date	Current Interest Rate	Interest Frequency	Next Interest Date/Reset	Amount Invested Face Value (\$)	Market Value at End Of Month (\$)	% of Total Funds (Face Value)	Accrued Interest to End of Month \$
	AMP	A 1+	On Call	5.50%	Monthly	End of Month	3,000,000.00	3,000,000.00	0.219	Daily
<b>OTHER INVESTMENTS</b>										
1	RIM Securities BOND ST CUSTODIAN- TITANIUM AAA	AA	14/12/2010	4.96%	Quarterly	14/03/2010	2,000,000.00	1,959,556	0.146	13,182
2	SunCorp Term Deposit 30day			5.63%	Month	End Of Term	200,000.00	200,000.00	0.0146	0



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	Investment	S & P Fitch Rating	Final Maturity Date	Current Interest Rate	Interest Frequency	Next Interest Date/Reset	Amount Invested Face Value (\$)	Market Value at End Of Month (\$)	% of Total Funds (Face Value)	Accrued Interest to End of Month \$
3	ANZ CREDIT SAIL-ANZ INVESTMENT BANK CDO- A	B	30/12/2011	0.00% Note 3	No Coupon	30/03/2010	500,000.00	372,000.00	0.036	No Coupon
4	BENDIGO BANK FRN	BBB	21/09/2012	5.22%	Quarterly	21/03/2010	500,000.00	473,130.00	0.036	1,170
5	ANZ ASPIRT 1- CPPI/FRN-Aap	AA	11/08/2012	0.00% Note 3	No Coupon	11/02/2010	500,000.00	452,150.00	0.036	No Coupon
6	WBC DANDELION-FRN-	AA	21/12/2012	0.00% Note 3	No Coupon	21/03/2010	1,000,000.00	862,300.00	0.0730	No Coupon
7	ANZ ASPRIT 11- CPPI/FRN-Aap	AA	30/03/2013	0.00% Note 3	No Coupon	30/03/2010	800,000.00	705,680.00	0.06	No Coupon
8	DEUTSCHE BANK AG LONDON DAISY	AA-	31/05/2011	0.00% Note 3	No Coupon	28/02/2010	1,500,000.00	1,428,900.00	0.11	No Coupon

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	Investment	S & P Fitch Rating	Final Maturity Date	Current Interest Rate	Interest Frequency	Next Interest Date/Reset	Amount Invested Face Value (\$)	Market Value at End Of Month (\$)	% of Total Funds (Face Value)	Accrued Interest to End of Month \$
9	ANZ ALL SEASONS- KEOLIS AAA	AA+	16/06/2013	0.00% Note 3	No Coupon	16/03/2010	1,500,000.00	1,201,200.00	0.11	No Coupon
10	ANZ AVERON BOND- SEALINK P/L- CPPI/FRN-AAA	AA+	20/06/2013	0.00% Note 3	No Coupon	30/03/2010	700,000.00	561,750.00	0.051	No Coupon
11	DRESDNER BANK OCTAGON PLC- EMU NOTE	AA+	30/10/2015	0.00% Note 3	No Coupon	30/01/2010	1,500,000.00	1,137,300.00	0.11	No Coupon
							<b>13,700,000.00</b>	<b>12,353,966.00</b>	<b>Interest Received</b>	<b>240,121.10</b>

Monthly Investment  
Certification

In accordance with Regulation No.264, Clause 19(3)(b) I certify that the investments have been made in accordance with the Act, the Regulations and the Council's Investment policies at the time the investment was made.

**Responsible Accounting  
Officer**

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## **Notes to Investment Report**

- 1 Council received its full amount of principal back from CBA along with interest of \$  
The CBA took the option of finalising these two notes early
- 2 Council received its full amount of principal back from the Royal Bank of Canada along with interest totaling \$  
They have also exercised their option to finalise this note early.
- 3 With the other investments where no coupon is indicated - they are in principal protection mode. When the basket of securities reaches \$ for \$ again they will start paying coupons again based on the quarterly BBSW plus margin

General  
Note

Valuations based on data received at end and are for the capital value only.(do not include accrued interest)

## **RECOMMENDATION**

For Council's information.

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### 2.3 Reconciliation of General Fund Bank Account – as at 30 June 2010

	General Managed Fund	Trust Fund	Investment Fund
<b>Cashbook as at 30th June, 2010</b>			
<b>Opening Balance</b>	<b>2,111,660.80</b>	<b>151,448.58</b>	<b>15,200,000.00</b>
Plus Deposits	6,214,893.16	15,126.11	3,500,000.00
Less Payments	-7,199,520.00	-23,040.81	-3,200,000.00
<b>Adjusted Cashbook Balance</b>	<b>1,127,033.96</b>	<b>143,533.88</b>	<b>15,500,000.00</b>
<b>Bank Statement as at 30th June, 2010</b>	<b>1,606,287.43</b>	<b>144,299.25</b>	
Plus Outstanding Deposits	755.43	0.03	
Less Outstanding Payments	-480,008.90	-765.40	
<b>Adjusted Statement Balance</b>	<b>1,127,033.96</b>	<b>143,533.88</b>	<b>0.00</b>
<b>Ledger Cash Book</b>			
Closing Balance	1,127,033.96	143,533.88	15,500,000.00
<b>Total Ledger</b>	<b>1,127,033.96</b>	<b>143,533.88</b>	<b>15,500,000.00</b>
<i>Difference</i>	0.00	0.00	0.00

**RECOMMENDATION**  
For Council's information.

# WARRUMBUNGLE SHIRE COUNCIL

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## 2.4 Rates and Charges Collection – up to and including end June 2010

### RATES AND CHARGES COLLECTION REPORT UP TO AND INCLUDING JUNE 2010

GENERAL	RATE ARREARS	2007/2008 LEVY	PENSIONER WRITE OFF	ABANDONED	RATE ARREARS AND NET LEVY	TOTAL PAYMENTS TO DATE	TOTAL OUTSTANDING 2009/2010	TOTAL OUTSTANDING 2008/2009	COLLECTION % 2009/2010	COLLECTION % 2008/2009
CBN RES/RURAL RES	107,434	977,285	70,331	12,118	1,002,269	866,552	135,717	93,760	86.46%	90.43%
BARADINE	42,846	135,622	16,749	1,152	160,568	132,504	28,064	41,024	82.52%	72.31%
BINNAWAY	18,724	65,901	10,956	2,762	70,908	62,579	8,328	17,576	88.25%	74.16%
VILLAGES	8,033	27,838	2,325	1,155	32,391	26,859	5,532	6,731	82.92%	75.60%
FARMLAND	193,869	3,931,879	19,519	141,338	3,964,891	3,756,301	208,590	164,053	94.74%	95.85%
COOLAH	16,446	194,288	14,316	0	196,417	179,019	17,398	13,961	91.14%	92.27%
DUNEDOO	14,882	208,879	15,354	0	208,408	189,877	18,531	13,893	91.11%	92.93%
MENDOORAN	8,991	66,241	7,122	1	68,109	54,040	14,068	7,951	79.34%	87.81%
LEADVILLE	2,970	10,433	1,437	0	11,966	11,322	643	2,910	94.62%	72.16%
MERRYGOEN	465	4,242	794	0	3,912	2,829	1,083	419	72.32%	88.57%
NEILREX	336	2,372	151	0	2,557	2,071	486	310	80.99%	85.91%

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GENERAL	RATE ARREARS	2007/2008 LEVY	PENSIONER WRITE OFF	ABANDONED	RATE ARREARS AND NET LEVY	TOTAL PAYMENTS TO DATE	TOTAL OUTSTANDING 2009/2010	TOTAL OUTSTANDING 2008/2009	COLLECTION % 2009/2010	COLLECTION % 2008/2009
UARBRY	0	3,628	85	7	3,536	3,141	395	53	88.82%	101.28%
COOLABAH ESTATE	2,567	15,056	1,701	0	15,923	13,649	2,274	1866	85.72%	87.59%
RUR/RES COBBORA	572	3,040	229	0	3,383	3,322	61	17	98.20%	99.55%
GENERAL RESD/BUS-STH BUSINESS-CBN-RURAL	12,536	161,382	9,687	1	164,231	190,301	-26,070	11,618	115.87%	91.14%
	21,086	379,673	250	3	400,507	378,502	22,005	16,931	94.51%	95.68%
<b>WATER</b>					0		0	-		
COONABARABRAN	32,524	360,592	27,387	6,136	359,593	340,489	19,104	30,956	94.69%	90.16%
BARADINE	36,273	107,574	9,937	990	132,920	116,874	16,046	34,371	87.93%	69.10%
BINNAWAY	30,832	113,097	8,715	4,722	130,491	118,140	12,351	28,288	90.53%	68.76%
VILLAGES FARMLAND - NTH & STH	18,872	11,040	875	4,837	24,199	16,438	7,762	18,261	67.93%	31.59%
	3.72	1,120.00	0.00	0.00	1,124	1,133	-9	-	100.83%	99.99%
COOLAH	20,604	210,564	11,517	0	219,651	194,019	25,633	19,460	88.33%	88.97%
DUNEDOO	10,276	144,540	9,219	0	145,597	131,853	13,743	10,410	90.56%	91.47%

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		RATE ARREARS	2007/2008 LEVY	PENSIONER WRITE OFF	ABAND- ONED	RATE ARREARS AND NET LEVY	TOTAL PAYMENTS TO DATE	TOTAL OUTSTAN- DING 2009/2010	TOTAL OUTSTAN- DING 2008/2009	COLLECTI ON % 2009/2010	COLLEC TION % 2008/2009
WATER	MENDOORAN	14,837	140,985	4,879	9	150,934	118,836	32,098	15,255	78.73%	85.00%
	MERRYGOEN	1,857	10,580	921	0	11,516	7,572	3,944	1,632	65.75%	86.61%
SEWERAGE						0		0	-		
	COONABARA- BRAN	46,222	587,939	27,210	4,729	602,222	556,075	46,147	42,859	92.34%	93.43%
	BARADINE	47,624	155,124	8,362	1,488	192,898	175,307	17,591	43,551	90.88%	77.00%
	COOLAH	15,882	197,103	9,023	0	203,962	184,218	19,744	15,189	90.32%	90.36%
	DUNEDOO	11,126	173,230	8,957	0	175,399	160,340	15,059	10,654	91.41%	92.59%
		<b>738,688</b>	<b>8,401,248</b>	<b>298,006</b>	<b>181,449</b>	<b>8,660,481</b>	<b>7,994,161</b>	<b>666,319</b>	<b>663,853</b>	<b>92.31%</b>	<b>91.99%</b>
GARBAGE- North		73,509	701,260	56,456	4,347	713,966	642,778	71,188	71,280	90.03%	88.51%
GARBAGE - South		35,783	434,305	38,882	4	431,201	382,538	48,663	35,574	88.71%	90.26%
FARMLAND - NTH - STH		1,491	35,741	571	16	36,645	34,618	2,027	1,052	94.47%	96.51%
LEGAL FEES		218,349	132,476	0	8,744	342,081	132,476	209,605	178,410	38.73%	47.09%
								0			

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	RATE ARREARS	2007/2008 LEVY	PENSIONER WRITE OFF	ABAND- ONED	RATE ARREARS AND NET LEVY	TOTAL PAYMENTS TO DATE	TOTAL OUTSTAN- DING 2009/2010	TOTAL OUTSTAN- DING 2008/2009	COLLECTI ON % 2009/2010	COLLEC TION % 2008/2009
INTEREST	191,241	97,676	0	0	288,917	0	288,917	56,763	0.00%	63.05%
<b>TOTALS</b>	<b>1,259,060</b>	<b>9,802,706</b>	<b>393,915</b>	<b>194,560</b>	<b>10,473,291</b>	<b>9,186,570</b>	<b>1,286,720</b>	<b>1,006,932</b>	<b>87.71%</b>	<b>88.73%</b>

**Note:** These do not include Legal / Interest / Waste Outstanding Amounts as they are not broken up into these localities

## **RECOMMENDATION**

For Council's information.



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## **2.5 Sale of Land for Unpaid Rates**

### **Background:**

In December 2009 Council held an auction for the sale of land for unpaid rates.

### **Report**

By the time we went to auction we had seventeen (17) properties for auction.

We had originally intended to sell twenty-two (22). Four owners paid the outstanding rates and one property was sold and settled prior to the auction with Council being paid the overdue amounts.

Some of the purchasers have been tardy in settling with the last property only being finalised in June.

When the properties were finally sold the **total amount of rates outstanding** was **\$238,413.06**.

The total value of sales was \$242,500.

Total Commission paid to the Auctioneers was \$6,668.75.

One owner received the surplus after all costs were paid of \$28,771.98.

An outstanding debtors account of \$5,457.88 against another property was settled as well as all rates being paid.

Council received a total of \$1,710.57 for penalty interest for sales not settling on the required date.

**We have written off a total of \$67,709.37.**

The total surplus achieved on sales was \$36,718.50 which is held in Council's Trust Account. These surplus amounts on individual sales may be claimed at any time by the previous owners. If unclaimed after a period of six (6) years the provisions of *Unclaimed Moneys Act* applies.

A spreadsheet has been provided for Councillors with more detailed information.

### **Conclusion:**

Even though we have had to write off \$67,709.37, the sale process has realised payments **TOTALLING \$279,097.45** worth of outstanding rates and an outstanding debtor account of \$5,457.88 which is a total of \$284,555.33 now in our accounts which wasn't there before.

# **WARRUMBUNGLA SHIRE COUNCIL**

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## **RECOMMENDATION**

For Council's information.

.....  
**CAROLYN UPSTON  
DIRECTOR OF CORPORATE SERVICES**

# WARRUMBUNGLE SHIRE COUNCIL

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Mr R J Geraghty  
General Manager  
Warrumbungle Shire Council  
John Street  
COONABARABRAN 2357

Dear Sir

Attached is my report for consideration by Council

**DIRECTOR OF TECHNICAL SERVICES**

**ANNEXURE 3**

## **3.1 Tongy Bridge**

### **Background**

Council recently engaged a bridge contractor to undertake scheduled maintenance on Tongy Bridge. Stripping of the deck revealed structural deficiencies with at least six (6) of the existing girders. The contractor has provided an estimate to repair the girders (copy forwarded to Councillors under separate cover) but is not able to complete the works at this time. The contractor believes the imposition of a 20 tonne load limit may extend the life of the bridge and negate the need for girder replacement for another 10 to 15 years.

### **Issues**

Tongy Lane is a category 1 road with a high percentage of heavy vehicles, primarily stock trucks, servicing local properties. A 20 tonne load limit on the bridge will prevent semi trailers and gravel trucks travelling over the bridge. These trucks will need to detour via the highway and Vinegaroy Road or utilize a sidetrack at the bridge site. The existing sidetrack has not been constructed for long term use and Fisheries NSW has issued a temporary permit only for the crossing. It is expected that upgrading the sidetrack for long term use will require an upgraded waterway structure, placement of road base and sealing of the surface.

### **Financial considerations**

Council currently allocates \$57,000 annually to bridge maintenance on local roads. Any remediation works would require a supplementary vote in the 2011 budget. The cost of upgrading and sealing the existing sidetrack is estimated to be \$12,000.

### **Options**

1. Undertake works as quoted by the contractor utilizing a supplementary vote for 2010/2011 bridge maintenance.
2. Impose a 20 tonne load limit and upgrade side track out of 2010/2011 bridge maintenance allocation and consider cost of repairs against construction of new structure as part of the 2011/2012 budget process.

# **WARRUMBUNGLE SHIRE COUNCIL**

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## **RECOMMENDATION**

That Council impose a 20 tonne load limit and upgrade side track out of 2010/2011 bridge maintenance allocation and consider cost of repairs against construction of new structure as part of the 2011/2012 budget process.

.....  
KEVIN TIGHE  
DIRECTOR TECHNICAL SERVICES

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Mr R J Geraghty  
General Manager  
Warrumbungle Shire Council  
John Street  
COONABARABRAN 2357

Dear Sir

Attached is my report for consideration by Council

**DIRECTOR OF ENVIRONMENTAL SERVICES      ANNEXURE 4**

## **4.1 Liquid Trade Waste Policy & Implementation**

### **Background**

Council in accepting the Mendooran Water Supply grant was required to meet best practice bench marks in Water and Sewerage supplies. One of those requirements related to user pay sewerage – a component of this is the management of trade waste. Council now needs to look at how it is going to meet those compliance conditions.

The 2009 Guidelines set out the comprehensive NSW framework for the regulation of sewerage and trade waste. The NSW framework is driven by the Best-Practice Management Guidelines and consistent with the National Wastewater Source Management Guideline published by the Water Services Association of Australia in July 2008.

The guidelines include the 2009 Model Policy for Liquid Trade Waste Regulation. Each Local Water Utility (LWU) is required to adopt and implement a liquid trade waste regulation policy in accordance with the Model Policy **by June 2011**.

Liquid trade waste regulation guidelines simplify LWU approval of trade waste dischargers by:

- authorising LWUs to assume concurrence for low risk liquid trade waste dischargers
- encouraging LWUs with significant experience in trade waste regulation to apply for authorisation to assume concurrence for medium risk liquid trade waste dischargers
- simplifying the approval process for liquid trade waste applications by the Crown.

By following the guidelines, each LWU can:

- meet its due diligence obligations and achieve improved environmental outcomes by complying with the LWU's sewage treatment works licences
- improve sewerage system performance, including reduced frequency of sewer chokes and odour complaints
- simplify and speed up trade waste approval

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- provide financial incentives to business and industry for cleaner production and waste minimisation
- provide cost-effective trade waste services and achieve full cost recovery for non-residential sewerage and trade waste services, and remove existing cross-subsidies
- reduce residential sewerage bills as improved sewerage system performance will free up system capacity and enable the LWU to serve new development and population growth without needing to augment the existing sewerage.

Demonstrated best-practice management is a pre-requisite for payment of financial assistance under the CTWS&S Program which was received for the Mendooran water supply project.

There are six (6) criteria, each of which must be complied with as part of Council's obligations under the CTWS & S Program. These are:

1. Strategic Business Planning
2. Pricing (including Developer Charges, Liquid Trade Waste Policy and Approvals)
3. Water Conservation
4. Drought Management
5. Performance Reporting
6. Integrated Water Cycle Management

*Sound regulation of sewerage and trade waste requires implementation of **all** the following integrated measures by each LWU.*

- 1. Preparation and implementation of a sound trade waste regulation policy (Appendix D), assessment of each trade waste application and determination of appropriate conditions of approval. The conditions must be consistent with the LWU's Integrated Water Cycle Management Strategy and demand management plan. In addition, execution of a liquid trade waste services agreement is required for large dischargers to assure compliance.*
- 2. Preparation and implementation of a sound Development Servicing Plan, with commercial sewerage developer charges to ensure new development pays a fair share of the cost of the required infrastructure.*
- 3. Full cost recovery with appropriate sewer usage charges and trade waste fees and charges in order to provide the necessary pricing signals to dischargers. These charges must include non-compliance trade waste usage charges and non-compliance excess mass charges in order to provide the necessary incentives for dischargers to consistently comply with their conditions of approval.*

# WARRUMBUNGLA SHIRE COUNCIL

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4. Monitoring, mentoring and coaching of dischargers in order to achieve cleaner production and assist them to comply with their conditions of approval (page 193 of Appendix D).

**5. Enforcement, including appropriate use of penalty notices under section 222 of the *Protection of the Environment Operations Act 1997*. Orders may also be issued and penalties imposed for offences under sections 626, 627 and 628 of the *Local Government Act 1993*.**

*6. Disconnection of a trade waste service in the event of persistent failure to comply with the LWU's conditions of approval.*

*Together, the above six measures comprise the NSW framework for regulation of sewerage and trade waste.*

## **Implementation**

The implementation of these measures rests largely with Council's Technical Services department as the department with responsibility for Council's sewer and water supplies and their efficient operation. The establishment of a liquid trade waste policy is no simple task and will require considerable research and technical knowledge to ensure compliance with the NSW governments requirements. Currently Council does not have sufficient staffing capabilities within the technical services department to progress the trade waste requirements and it is suggested to Council that a suitably qualified consultant will need to be engaged to develop a policy that complies with the guidelines. Preliminary investigations of the costs that could be expected to complete a Liquid Trade Waste policy have indicated that a sum of approximately \$40000 would be required + staff time in sourcing information for the consultant on each system. It would be suggested that Council would need to make allowance for this amount at a quarterly review with funding options being split between the four sewerage schemes on a pro-rata basis based on the size of the systems being 55% Coonabarabran and 15% each to Baradine, Coolah and Dunedoo sewerage funds.

The trade waste implementation is just one of the policies and plans that need to be developed by Council to comply with best practice guidelines and the new Integrated Planning and reporting framework for Local Government in NSW. Council should also be aware that it is missing out on developer contributions for water and sewer head-works due to the absence of Developer Servicing Plans and Strategic Business Plans and these documents will also become a major feature of Council's asset management system. Preliminary investigation's of the likely cost to complete all three components of water and sewer asset planning via use of consultants reveals that Council needs to make provision for approximate total costs of \$150000 sourced from its water and sewer funds.

Implementation of the Trade waste policy requirements will require a whole of Council approach with Technical Services, Environmental Services and Corporate Services having some responsibilities as listed below:

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Technical Services Responsibilities (as custodian of sewerage systems):

1. Overall driving of the project and production of the policies and agreements
2. Determine pricing as per the usage charges for sewer, developer servicing plans etc as they are all meant to compliment each other as a means of achieving the outcome for the system.
3. Completion of audit process.
4. Responsible for approval of proposed actual discharges to sewer and completion of agreement with dischargers.
5. Monitoring of treatment process to ensure discharge is in accordance with agreement.

Environmental Services Responsibilities:

1. Responsible for receiving and issuing approval under Section 68 for applications and referral to Technical Services for approval of treatment device.
2. Inspection of approved treatment system when being installed on private property.
3. Issue orders in instances where treatment devices are not being maintained or pumped out and investigate complaints.
4. Monitor disposal of trade waste products ie oil, grease etc outside of sewer.

Corporate services

1. Raise invoices or charges and follow through payment process.

## **RECOMMENDATION**

1. That Council seek quotations from suitably qualified consultants to produce a Liquid Trade Waste Policy in accordance with the 2009 Model Policy for Liquid Trade Waste Regulation and seek to complete the work no later than April 2011 to allow pricing to be included in the 2011/12 Management Plan.
2. That Council determine the means of funding the provision of the Liquid Trade Waste Policy as part of the quarterly review process.
3. That Council note the need to develop strategic business plans and developer servicing plans for all water and sewer funds under Council's control at a further estimated cost of approximately \$110000.



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## 4.2 DEVELOPMENT ASSESSMENT REPORT

REPORT TO THE GENERAL MANAGER

**ADDRESS:** Lot: 3 DP: 750246 Aerodrome Road, Baradine  
**APPLICATION No:** 122/0910  
**PROPOSAL:** Telecommunications facility  
**PLANS REF:** Drawings numbered S8139E-P102 & S8139E-P202 dated 6 November 2008, drawn by Connell Wagner, and received by Council on 23 April 2010  
**APPLICANT:** Liz Easton - Aurecon for Optus  
**DATE LODGED:** 23 April 2010

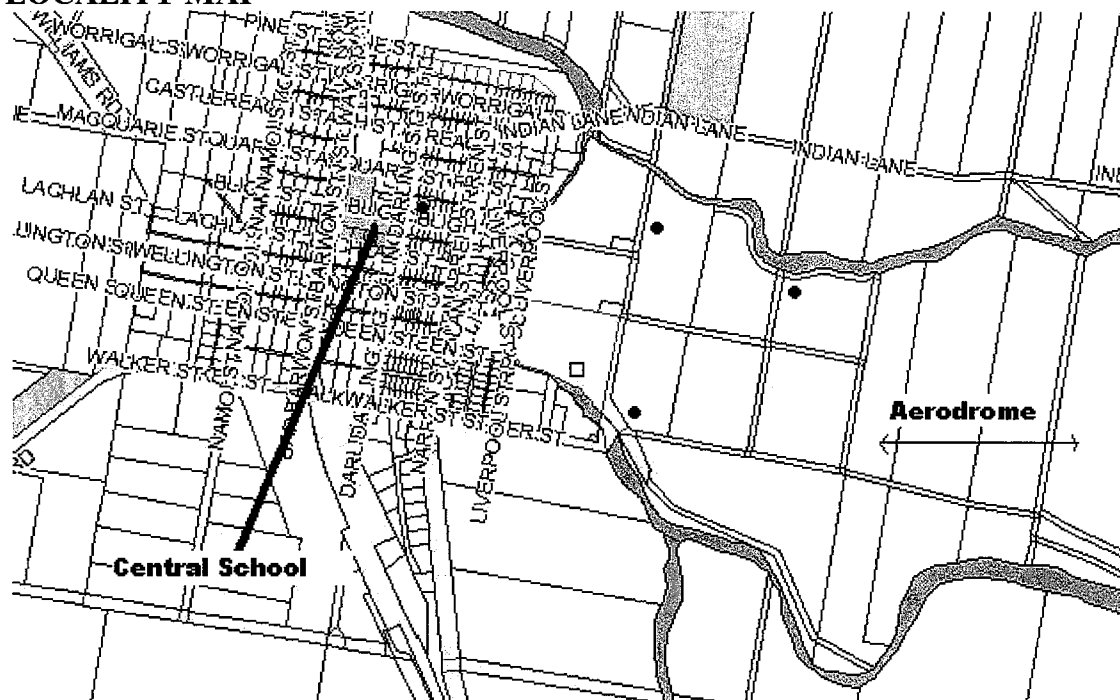
### SUMMARY

**ISSUES:** Impacts on Aerodrome, Health, Visual Impact

**SUBMISSIONS:** Five (5)

**RECOMMENDATION:** Approval

### LOCALITY MAP



- = Approximate location of objectors homes (one property not shown on map, to east of Aerodrome).
- = Approximate location of telecommunications facility

### DESCRIPTION OF PROPOSAL

The application is for a telecommunications facility on Aerodrome Road, Baradine. The Optus proposal comprises the following:

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Construction of one (1) new guyed mast 90 metres in height with a hexagonal headframe, installation of three (3) panel antennas, installation of two (2) parabolic antennas, installation of one (1) equipment shelter at the base of the mast with security fencing.

## **STATUTORY CONTROLS**

Environmental Planning & Assessment Act 1979

Coonabarabran Local Environmental Plan 1990

- Zoning – Village 2 (v)

S94A Contributions

Local Development

## **POLICY CONTROLS**

Warrumbungle Shire Council Section 94A Contributions Plan

Under the Warrumbungle Shire Council Section 94A Contributions Plan, the applicant paid \$3000.

## **DESCRIPTION OF LOCALITY**

The subject is Lot 3 Aerodrome Road, Baradine. The proposed site for the development is situated in the corner of a paddock of the allotment. The paddock is adjacent to the creek and is currently used for stock grazing and recreational pursuits. The subject site is zoned Village 2 (v), floodprone on Council's floodprone land map and is surrounded by residential and rural residential development.

## **RELEVANT HISTORY**

The application was lodged with Council on 23 April 2010. Additional information was requested on 15 May 2010 and on the 4 June 2010. Information was received on 21 May 2010 and 22 June 2010. The applicant requested an extension to reply with information and the request was granted.

## **REFERRALS**

### **Technical Services**

The application was referred to Council's Director of Technical Services on 3 May 2010. A response was received on 1 June 2010 requiring access constructed in accordance with RTA road design guidelines figure 4.9.7 and requesting that the impact of the proposed tower on the flight path at Baradine aerodrome be assessed.

## **SUBMISSIONS**

Surrounding properties were notified of the development proposal between 10 May 2010 and 24 May 2010.

Five (5) submissions were received with the main issues raised being summarised

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below.

<b>Name &amp; Address of Submitter</b>	<b>Basis of Submissions</b>
P & F Hensby Baradine	<ul style="list-style-type: none"><li>• <i>Unknown health impacts (19 Children live on Aerodrome road) and the subject site is less than 1km from the Central School.</i></li><li>• <i>Alternate more suitable sites</i></li><li>• <i>Potential impacts on Aerodrome</i></li></ul>
Cecelia Beveridge Baradine	<ul style="list-style-type: none"><li>• <i>Potential impacts on Aerodrome</i></li></ul>
R & C Pennell Baradine	<ul style="list-style-type: none"><li>• <i>Potential impacts on Aerodrome</i></li><li>• <i>Unknown health impacts</i></li><li>• <i>Safety of children (climbing on tower/facilities)</i></li><li>• <i>Alternate more suitable sites</i></li></ul>
P Munns Baradine	<ul style="list-style-type: none"><li>• <i>Unknown health impacts (19 Children live on Aerodrome road) and the subject site is less than 1km from the Central School.</i></li><li>• <i>Alternate more suitable sites</i></li><li>• <i>Potential impacts on Aerodrome</i></li></ul>
P Watt Baradine	<ul style="list-style-type: none"><li>• <i>Proposed development is obtrusive, intrusive &amp; overwhelming.</i></li><li>• <i>Potential impacts on Aerodrome</i></li><li>• <i>Unknown health impacts</i></li><li>• <i>Recommends a location further from town that is less populated, less elevated and does not overwhelm the immediate environment</i></li></ul>

## **CONSIDERATION**

The relevant matters for consideration under Section 79C of the *Environmental Planning and Assessment Act 1979*, are assessed under the following headings:

## **ENVIRONMENTAL PLANNING INSTRUMENTS**

### **COONABARABRAN LEP 1990**

#### **1. Permissibility within the zone: (Part II)**

The proposed development is permissible as telecommunications facility within the Village 2 (v) zone.

#### **2. Zone Objectives - Zone No 2 (v) Village or Urban**

*The objective of this zone is to promote development in existing towns and villages in a manner which is compatible with their urban function.*

The town of Baradine is existing and the proposed development is considered to be compatible with the existing urban function, however a more appropriate site location would be preferred if possible (located further from residential development & Baradine Central School).

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## **STATE ENVIRONMENTAL PLANNING POLICIES**

There are no State Environmental Planning Policies that specifically apply to the proposed development.

## **REGIONAL ENVIRONMENTAL PLANNING POLICIES**

### **Orana Regional Environmental Plan**

The only external lighting proposed would be that required by CASA MOS 139 Obstacle Lighting. Any other external lighting would be required to be downward facing and fully shielded.

## **DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS**

There are no draft environmental planning instruments that apply to the subject site.

## **REGULATIONS**

There are no clauses of the regulations that apply to the proposed development.

## **LIKELY IMPACTS OF DEVELOPMENT**

### **Context and Setting**

The subject site is located within the Village 2 (v) zone and in the vicinity of the Baradine Aerodrome. The proposed development may not be compatible with the existing uses in the locality, being residential and rural residential development as well as educational (central school) uses. It is considered that there will be a visual impact on the location as a result of the proposed development but this is not considered to be substantial.

### **Built Form**

The proposed development will take the form of one (1) guyed mast 90 metres in height with a hexagonal headframe, installation of three (3) panel antennas (each measuring 2.6 metres in length) mounted on the headframe at EL 90m, installation of two (2) parabolic antennas (one measuring 1200mm in diameter and one measuring 1800mm in diameter) at ELs 25m and 85m respectively and the installation of one (1) equipment shelter (3m x 2.5m) at the base of the mast with security fencing.

### **Potential Impact on Adjacent Properties**

The proposed telecommunications facility will have quite a large visual presence, especially impacting on the neighbouring properties. The health effects of radiation have been mentioned in the submissions from objectors. This will be discussed later in this report.

### **Access, Transport and Traffic**

Vehicular access is proposed off Aerodrome Road via a new access gate. A truck is proposed to deliver equipment to the site and a small crane to lift most of the equipment into place. During construction, there would be a temporary addition of a maximum of ten private vehicle trips per day associated with the workmen assembling the equipment. Traffic from this construction would only occur from the hours of 7am to 6pm. The base station facility is unmanned and would require maintenance checks monthly or as required in the event of an electricity failure or other similar event. Routine maintenance

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would involve one vehicle per visit per month and parking would be available on site for this purpose.

## **Utilities**

Electricity is available to the subject site and power will be drawn from the existing 2-Phase power supply and routed underground to the facility.

## **SUITABILITY OF THE SITE FOR THE DEVELOPMENT**

The proposal would be better suited to another, more suitable site. The site is zoned Village 2 (v) and is surrounded by residential development. Given the proximity of the site to residential development and educational facilities (less than 1km from the Central School) the proposal does not fit in the locality. The subject site is considered to be floodprone. The site attributes are not conducive to the development.

## **THE PUBLIC INTEREST**

The proposed development would serve the community by means of telecommunications.

## **ALL LIKELY IMPACTS OF THE DEVELOPMENT**

All likely impacts of the proposed development have been considered within the context of this report.

<b>ENVIRONMENTAL APPRAISAL</b>	<b>CONSIDERED</b>
1 Statutory Controls	YES
2 Policy Controls	YES
3 Design in relation to existing building and natural environment	YES
4 Landscaping/Open Space Provision	YES
5 Traffic generation and Carparking provision	YES
6 Loading and Servicing facilities	YES
7 Physical relationship to and impact upon adjoining development (Views, privacy, overshadowing, etc.)	YES
8 Site Management Issues	YES
9 All relevant S79C considerations of Environmental Planning and Assessment (Amendment) Act 1979	YES
10 Section 89 LGA 93 including Clause 12 Consideration of Local Government (Approvals) Regulation 1993	YES

## ***Consistency With The Aims Of Plan***

The development is consistent with the specific aims of the plan and/or the objectives of the zone and/or the objectives of the controls as outlined in this report and as such, consent may be granted.

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## SUBMITTORS CONCERNS

The issues raised in the submissions are addressed as follows, if they have not already been addressed in the body of this report:

- ***Unknown health impacts. Four of the five submissions address this issue. The controversy regarding the health implications of health towers was raised. The issues raised were the possibly continuous exposure of radiation possibly leading to serious health issues such as cancer. Nineteen (19) children live along Aerodrome road and the potential health impacts upon these children was raised. The proximity to the Central school was also raised (less than 1 km).***

### Planning comment:

Fact Sheet EME Series No. 9 (from the Australian Government Australian Radiation Protection and Nuclear Safety Agency) states that 'the weight of national and international scientific opinion is that there is no substantiated evidence that RF emissions associated with living near a mobile phone base station or telecommunications tower poses a health risk' (p. 2). The proposed tower is predicted to have a maximum EME level of 0.0039% and the Australian government's exposure limit is 100%. This level is expected to be found at 528.17m from the antennas proposed at Aerodrome Road. It is also to be noted that the current Telstra tower is located in the heart of Baradine and has been for a number of years without any concerns from nearby residents.

- ***Potential impacts on Aerodrome. The aerodrome services the community with regard to emergency services such as the air ambulance and Royal Flying Doctor Service. Other aircraft also utilise the airport.***

### Planning comment:

The Baradine Aerodrome is vital to the Baradine and surrounding community. Communication has been undertaken with the Royal Flying Doctor Service, Australian Air Services and Civil Aviation Safety Authority (CASA). The Royal Flying Doctor Service and Australian Air Services directed Council staff to CASA and the standards set by CASA. Baradine Aerodrome is not registered with CASA, however if the application is approved a condition of consent is recommended that the tower be marked and provided with obstacle lighting in accordance with CASA Manual of Standards Part 139 Aerodromes (Chapter 8.10: Obstacle Markings and Chapter 9.4 Obstacle Lighting). The tower has been assessed against CASA guidelines with respect to offsets from the take-off and landing paths of the runway and with appropriate warning lighting will comply.

- ***Alternate more suitable sites. One submitter recommends a location further from town that is less populated, less elevated and does not overwhelm the immediate environment***

### Planning comment:

It is considered that it would be appropriate to find a more suitable site for the proposed tower. The applicant has proposed two (2) alternate locations (being Crown land off Laughlan Street Baradine and the existing Telstra site however negotiations were

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unsuccessful and the existing Telstra site had insufficient height. There may be more suitable locations to the west of town.

- *Proposed development is obtrusive, intrusive & overwhelming.*

Planning comment:

The facility is proposed to stand 90m tall. The facility is proposed to be an open lattice mast, which would present a less visual impact than a solid structure. Surrounding vegetation is proposed to provide significant screening for the base infrastructure of the facility.

## CONCLUSION

It is considered that the proposed development would bring benefit to the town of Baradine and the community. A more appropriate location would be preferred for the development, however the applicant has indicated that other sites were considered and they were dismissed due to an inability to gain the owners consent. It is agreed that the current site is not perfect, however it would be highly doubtful that Council could defend a refusal based solely on the reason that there are better sites should the applicant appeal to the courts.

Council staff have done significant research into the impacts of these towers and the low levels of radiation they emit from official Australian Government bodies recognised as the experts in this field and whilst nobody can predict future changes in safe limits there does appear to be a very significant safety factor built-in to Australia's upper limits of radiation levels that are permitted. The science provided by the applicant (which is confirmed by independent government testing) indicates that the maximum cumulative EME levels that could be expected at the site occur at a distance of 528.17m from the site and that at this point the radiation emitted would be 0.0039% of the maximum exposure levels permitted. Closer to the tower the levels actually drop to 0.00026% within 50m of the tower. Internet searches of this issue will provide a variety of conflicting advice on the safety of these towers, however it is considered that the most appropriate source of reliable information is the federal agency being the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and significant volumes of information on this issue are available on their website at [www.arpansa.gov.au](http://www.arpansa.gov.au).

## RECOMMENDATION

Council has three (3) options for determining this application.

1. **THAT** Council refuse development consent to Development Application No. 122/0910 for a proposed telecommunications facility on land at Lot: 3 DP: 750246, Airport Road, Baradine, for the following reasons:-

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**1. Pursuant to Section 79(C) of the Environmental Planning & Assessment Act 1979 it is not considered that the chosen site is suitable for the proposed development having regard to the uncertainty of the impacts of radiation on the adjoining landholders and its location on flood liable lands as raised in the public submissions.**

2. **THAT** Council as the consent authority, grant unconditional consent to Development Application No 122/0910.

*This option is not considered to be suitable for the proposed development.*

3. **THAT** Council as the consent authority, grant consent to Development Application No. 122/0910 subject to the following conditions.

## **1. GENERAL CONDITIONS**

- 1 The development being carried out in accordance with the development application and the drawings referenced below, and endorsed with Council's approval stamp, except where amended by the following conditions.

Drawings numbered S8139E-P102 & S8139E-P202 dated 6 November 2008, drawn by Connell Wagner, and received by Council on 23 April.

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council)

- 2 A copy of all stamped approved plans, specifications and documents (including the Construction Certificate if required for the work incorporating certification of conditions of approval) 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..

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council)

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

(Reason: Prescribed - Statutory)

- 4 All external lighting is to be of a fully shielded design and directed in a downward position.

(Reason: To minimise upward light spill and to comply with the requirements of the Orana Regional Environmental Plan)

- 5 The driveway access shall comply with RTA Road Design Guide Figure 4.9.7.

(Reason: To ensure that accesses comply with current RTA and Council guidelines)

## **2. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

- 6 The tower shall be consistent with CASA document Manual of Standards Part 139 Aerodromes



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Chapter 9 Visual Aids Provided by Aerodrome Lighting – Obstacle Lighting (Section 9.4) and Chapter 8 Visual Aids Provided by Aerodrome Markings, Markers, Signals and Signs – Obstacle Marking (Section 8.10). Details of the proposed colour scheme are to be submitted to the Certifying Authority for approval prior to issue of the Construction Certificate.

(Reason: To ensure that the development does not impact on the workings of the Baradine Aerodrome)

- 7 Any necessary alterations to, or relocations of, utility services must be carried out at no cost to the council or the relevant public authority.

(Reason: To ensure costs associated with the development are not transferred to the public)

- 8 No works shall commence on site until such time as a Construction Certificate has been issued for either part or all of the works.

(Reason: Prescribed - Statutory)

### **3. CONDITIONS TO BE COMPLIED WITH PRIOR TO ANY WORKS COMMENCING**

9

- (e) Toilet facilities must be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the work site.
- (f) Each toilet provided must:
  - be a standard flushing toilet, connected to a public sewer, or
  - if connection to a public sewer is not available, to an on-site effluent disposal system approved by the council, or
  - a portable toilet.
- (g) The provision of toilet facilities must be completed before any other work is commenced.

(Reason: To ensure the health and safety of the community and workers on the site)

- 10 A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:

- (a) stating that unauthorised entry to the work site is prohibited;
- (b) showing the name of the principal contractor (or person in charge of the work site), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and
- (c) showing the name, address and telephone number of the Principal Certifying Authority for the work.

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

This condition does not apply to building works being carried out inside an existing building.

(Reason: Statutory requirement)

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## **4. CONDITIONS TO BE COMPLIED WITH DURING ANY BUILDING WORKS**

- 11 The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

(Reason: To ensure the proper management of public land and funds)

- 12 (1) Subject to this clause, building construction is to be carried out during the following hours:
- (a) between Monday to Friday (inclusive)—7.00am to 5.00pm,
  - (b) on a Saturday—8.00am to 1.00pm.
- (2) Building construction must not be carried out on a Sunday or a public holiday.

(Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community)

- 13 Building materials and equipment must be stored wholly within the work site, unless prior written approval has been obtained from council. Equipment must not be operated on the footpath or roadway, unless prior written approval has been obtained from council.

(Reason: To ensure public safety and amenity on public land)

## **5. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

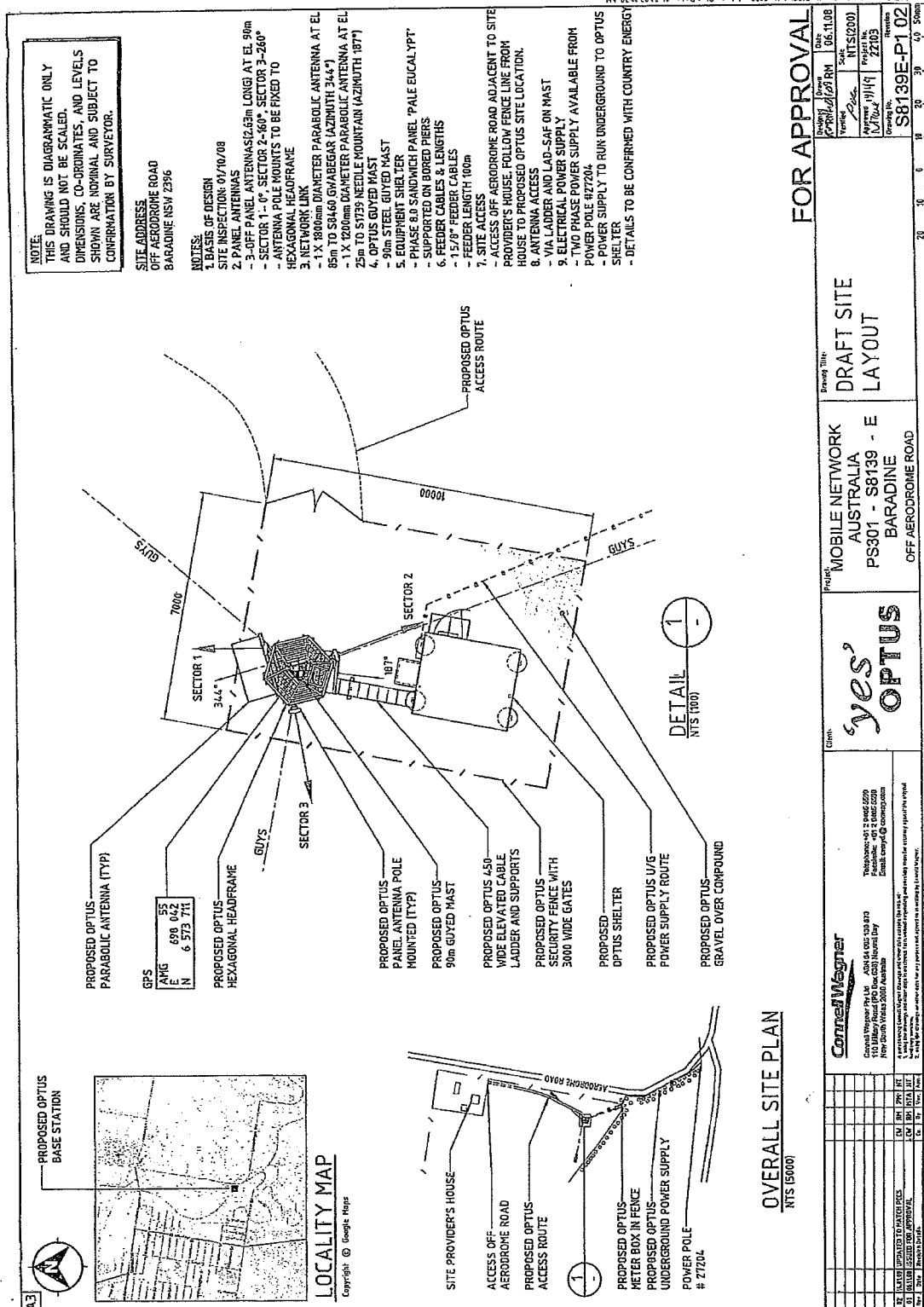
- 14 The building is not to be used or occupied until a final inspection has been carried out and an occupation certificate has been obtained from the Principal Certifying Authority.

(Reason: Prescribed - Statutory.)



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# WARRUMBUNGLE SHIRE COUNCIL

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## APPENDIX 2 – Submissions

SCANNED

DES

1220910

17 MAY 2010

*P. D. & J. J. Hensby*

15/5/2010

The General Manager  
Warrumbungle Shire Council,  
PO Box 191  
Coonabarabran. NSW. 2357.

Ref: Development Application number 122/0910

Dear Sir;

We write to you concerning the proposed development with very strong objections to the development of the telecommunications Facility.

It is our view that while everyone obtains benefits from modern communication technology, we feel very strongly against a communication tower of the dimensions being situated in a residential area.

We are aware of documentation (Please refer to: Aust. Govt. Fact sheet #9 Page 2) stating that there is limited health hazards from these transmitting towers, but we are also aware of documentation stating that medical authorities are still to determine the long term effects and illnesses they have on people and animals. We feel that because of this unknown element it would be unwise to construct the proposed tower along a road that currently has 19 children reside along it and would be less than 1 kilometre from the local Central School. (Please refer to Health Effects from cell phone Tower radiation by Karen Rogers & Aust. Govt. Analysis of EMR

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*Health complaints Register data 2008-2009.)  
Would you like your child or grandchild to live under one of these construction?*

*We feel that in the area/shire there are other sites suitable for the proposed tower, that still have access to power supply that is out of town or residential area, (Please refer Aust. Govt. fact sheet #10 page 2).*

*Can the shire set up the tower on the southern side of the garbage refusal depot ,(the highest point in town ) and obtain royalties form Optus?*

*We purchased our house and land four years ago. Had this tower existed then we would not have bought it, being so close to the property and dwellings. We have already experienced incurable cancer caused by environmental factors within the family we do not wish to relive the nightmare.*

*Another major concern of ours is the local aerodrome. As an active member of the Baradine Aerodrome Committee and hold a pilots license, ARN545216, as such I hold very big concerns as to the site of the tower in regards to airport activities.*

*At present the airport is mainly used for medical emergencies. A lot of these occur in the night hours, in the committee, dedicated volunteers are rostered on a monthly basis to operate the airstrips lights manually in the event the PAL (Pilot Activated Lights) malfunction. The local hospital services a very large area for many different medical conditions, injuries etc and can come from long distances away. When the patient is stabilised then if necessary transported by plane to a larger hospital (Sydney, Orange, Tamworth) This service is too valuable to lose.*

*After phone calls to CASA, (Civil Aviation Safety Authority) it has been determined they cannot stop or object to proposed developments, but, if after construction of an obstacle, a pilot in command makes a complaint to CASA, CASA can come*

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*and inspect the field, approach and take off paths, if they feel the obstacle is a hazard they can then deem the area dangerous for flight and close the airport.*

*I fully understand that the tower will have a hazard light on top of it, but my concerns are the guys wires supporting the structure. These could be of a risk in flight when a pilot executes a "Precautionary Search To Land" In this operation the pilot flies the circuit at 1000 AGL (Above Ground Level) then flies down to 300 AGL passing along the strip, then flies down to 50 AGL passing along the strip. With this procedure, the pilot is inspecting the landing area for hazards, look at surface conditions and sometimes (as with many rural airstrips) scare kangaroos from the area. It is at the lower levels of flight I feel that the tower guy wires would be considered as a severe danger to flight.*

*The airport is currently used by;*  
*The Royal Flying Doctor } Medical emergencies*  
*The NSW Air Ambulance }*  
*GA (General Aviation), Private pilots and student pilots*  
*Military Aircraft- Low level passes at night*  
*Rural Fire Service may also need to use the airstrip for water bombing in times of large forest fires that may endanger the town and reconnaissance/ observation operations.*

*The airstrip has also provided Shelter for aircraft flying in the vicinity if unfavourable weather encroaches on them.*

*We feel with the above listed Aviation Activities, it would be a great loss to the community if the proposed tower were to be deemed a hazard to flight.*

*This would be a sad situation especially when we are sure the tower could be located away from residential areas and flight paths in our area and still have access to power supply.*

*Please do not jeopardize this asset.*

*I have already spoken to Mrs Jane McIntosh of council Environmental Services Department (who was very helpful)*

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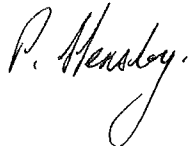
*about the proposed development and I find it ironic that an underground power supply to the proposed tower will be running along the creek bank where in a stretch, the shoulder of the road is 14.5m from the creek bank. This action of ripping/ trenching does not appear too environmentally friendly to us.*

*We hope that with this submission of objection to the proposed tower, council may be able to consider another site for the tower, one that will benefit people for communication and also one that is far enough away from residential areas/rural dwellings and flight paths and still access to power supply*

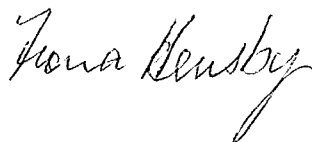
*The site inspection for this proposed tower was on 1.10.2008 we received the Notice of Proposed Development application on 12.5.2010 and is only giving us 8 working days to plan and submit a written submission for objections. We are aware that this is standard government policy, but unfortunately with my occupation, I can be away for a full week at a time, giving us very little time to prepare and research for it. It gives very little fair discussion time for concerned residents for the area.*

*Yours Faithfully,*

*Mr Phillip Hensby*



*Mrs Fiona Hensby*





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SCANNED

*Handwritten notes:*  
23/5/10  
19/05/2010

*Handwritten:* p92.877

Peter G. Munns  
25 Bligh Street  
Baradine NSW 2396  
02 68 43 1770  
F 02 68 43 1770  
M 04 88 43 1777  
[petermunns@bigpond.com](mailto:petermunns@bigpond.com)

19/05/2010

The General Manager  
Warrumbungle Shire Council  
PO Box 191  
Coonabarabran. NSW.2357.

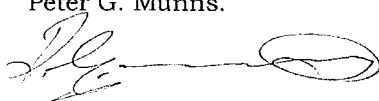
Re. Letter dated 15.05.2010. Mr and Mrs P Hensby. Baradine.2396.

Dear Bob,

Mr and Mrs Phillip Hensby have written to you voicing their concerns about the proposed erection of a high telecommunications tower just south west of Baradine aerodrome.

I would like to support their letter and concerns. This is an issue that needs due consideration before any decision is made.

Yours sincerely,  
Peter G. Munns.



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24/05 2010 14:36 FAX 61 2 68431535

BARADINE MPS

002/002

'Gleneve'  
Baradine NSW 2396

24<sup>th</sup> May 2010

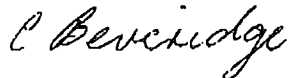
General Manager  
Mr R Geraghty  
Warrumbungle Shire Council  
John St  
Coonabarabran NSW 2357

BY: .....

Dear Mr Geraghty

I am writing this as I am concerned about the construction of a tower by Optus near the aerodrome, as you are aware the people of Baradine have put a lot of time and effort with the support of council into the maintenance of the aerodrome so we can have the Ambulance and RFDS fly into our airport to pick up critical patients . My biggest concern is the height of this construction obstructing emergency planes from using the aerodrome, hoping council will have the foresight to look into this aspect before approval.

Yours sincerely



Cecelia Beveridge

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SCANNED

DES

21/05/10

17<sup>th</sup> May 2010

21 MAY 2010

Warrumbungle Shire Council  
Mr R J Geraghty  
General Manager  
20-22 John Street  
COONABARABRAN NSW 2357

Dear Mr Geraghty

**Re: Development Application 122/0910 Optus Telecommunications Facility**

Thank you for notifying us regarding the development of an Optus Telecommunication facility on Aerodrome Road.

The proposed development brings great concern to us and as you are our local shire council we would appreciate your support in objecting to this tower to be implemented on Aerodrome Road for the following reasons:

1. We are concerned that this tower could be a possible hazard for the Baradine Airport as this could possibly lead to interference with the aeroplanes communication system and also could increase the risk of an accident as this tower is 90 meters in height.

If this tower is proven to have possible interference with aeroplanes this would bring great concern to us as the airport is used by numerous planes including Air Ambulance.

Air Ambulance is an essential need for Baradine as we are a very small remote community, 200km from the nearest Base Hospital. Air Ambulance is utilised for emergencies and may be the only transport out of town for emergency patients when roads are closed due to flooding etc.

2. As we live in a residential area we are also concerned for the unknown health problems that this tower may cause to our young family and other people. We are concerned for the possible continuous exposure of radiation that this tower may have hence leading to serious health issues such as cancer.
3. We are also concerned for the safety of children. As this tower is proposed to be developed in a residential area this would increase the risk of a child climbing on the tower or if this tower was fenced the risk would also be present as children could still climb on or over the fencing.

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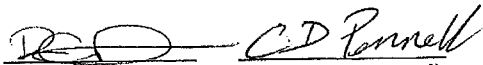
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We are asking you to please take into consideration the above points and consider the impact this may have on our Airport, Health and Safety.

We are in support of technology and this tower would be beneficial to the township of Baradine since mobile phone service is poor therefore we ask that another suitable location be found for this tower that is non residential and clear of any hazards. Another location should be easily found as we are surrounded by numerous acres of scrub lands and open country.

Thank you for your time.

Yours sincerely



Rowena Pennell & Cheyenne Pennell  
'Trifecta', Aerodrome Road  
BARADINE NSW 2396

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SCANNED

PAUL WATT

LOT 227 AERODROME ROAD

BARADINE 2396

(PART OF DP 721789).

*TJES*

28 MAY 2010

Re Development Application 122/0910.

I oppose this application.

A 90metre high structure is far too obtrusive , intrusive & overwhelming in an elevated area very close to the main area of town.

I am concerned such a structure may affect the operation of the Royal Flying Doctor Service, which uses the Baradine Airport (on Aerodrome Road). My property shares a boundary with the Airport.

I am wary of the potential health problems of such a structure, so close to town & the majority of the population in the Baradine area. There is ongoing controversy worldwide about health implications of phone towers. (I am a pharmacist & currently work at Baradine Pharmacy).

To consider such a structure , council must carefully consider the size & location.

I recommend a location further from town, that is less populated , less elevated & does not overwhelm the immediate environment.

Yours Faithfully

Paul Watt

Baradine Pharmacy

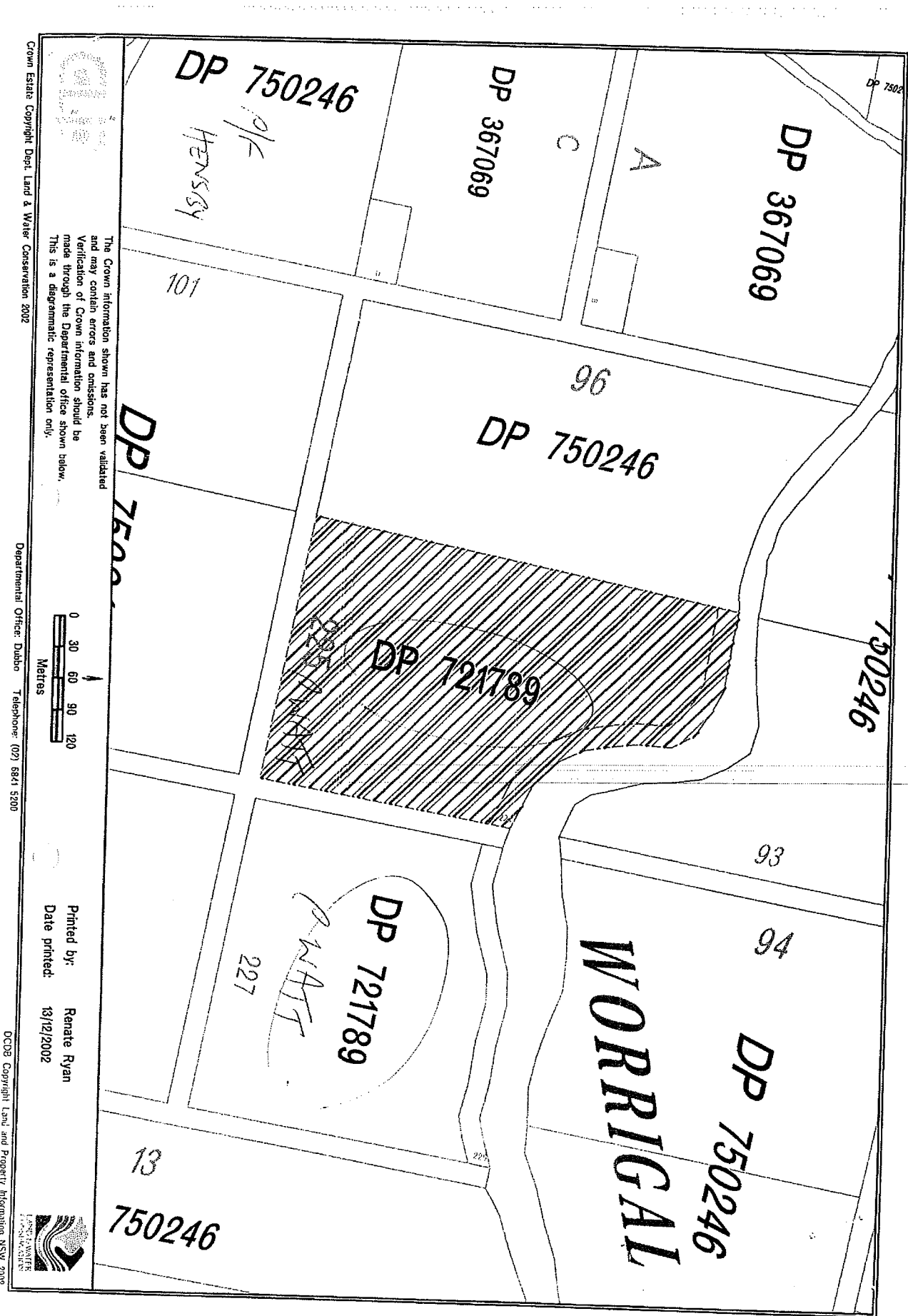
02-6843-1640

17/05/2010

*Paul Watt*

**WARRUMBUNGLE SHIRE COUNCIL**

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Crown Estate Copyright Dept Land & Water Conservation 2002

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## **4.3 Re-Classification of Public Land**

### **Background**

All public land must be classified by council as either “community” or “operational” land (ss.25 – 26). The main effect of classification is to restrict the alienation and use of the land. “Operational” land has no special restrictions other than those that may apply to any piece of land.

Community land is different. Classification as community land reflects the importance of the land to the community because of its use or special features. Generally, it is land intended for public access and use, or where other restrictions applying to the land create some obligation to maintain public access (such as a trust deed, or dedication under section 94 of the Environmental Planning and Assessment Act 1979). This gives rise to the restrictions in the Act, intended to preserve the qualities of the land. Community land:

- cannot be sold
- cannot be leased, licenced or any other estate granted over the land for more than 21 years
- must have a plan of management prepared for it.

### **How is public land classified?**

Public land is initially classified by one of the following means:

1. by resolution of council, prior to or when the land is acquired; or
2. by a Local Environmental Plan (“LEP”) prepared under the EP&A Act 1979; or
3. by operation of the Local Government Act –
  - a. applies to certain land controlled by council at 1 July 1993, or
  - b. where council has since acquired land and there is no resolution to classify the land;

Over the last two years a review of Council’s land register has been conducted to ensure the appropriate information and classification of land is available in council’s register. The review has identified certain public lands that are incorrectly classified and as such require reclassification by means of a Local Environmental Plan. The current options for reclassification are to amend both current LEPs (Coonabarabran LEP 1990 and Coolah LEP 2000) or to include the schedule of lands being reclassified in the new LEP. The likely timeframes for both options are similar subject to the new LEP project consultants progressing the project in a timelier manner than the last consultants. It is considered that the most effect means to use is a schedule in the new LEP.

To allow for ease of future identification a complete list of sites proposed to be reclassified are included in the recommendation.

### **RECOMMENDATION**

1. That Council resolves to reclassify the following public lands from Community to Operational:
  - Baradine works depot, Coonabarabran Rd Baradine at lot 205 DP 704113.

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- Vacant Land, Liverpool St Baradine at lot 12 DP 600701
- Vacant land, Yarren St Binnaway at part lot 2 DP 1079791 Next to Tennis Club
- Mobile Phone Tower, Essex St Binnaway at lots 1,2 & 3 DP 1007189
- Cricket Field, Ulan St Coonabarabran at lot 443 DP 753378.
- Community Services Building, 27-29 John St Coonabarabran at lot 1 DP 1103578
- Connect 5 Family Day Care, 14 Robertson St Coonabarabran at lot 11 Section 3 DP 758281
- Medical Centre, 61 Cassillis St Coonabarabran at lot 2 DP 200690
- RFS Control Centre, 51 King St Coonabarabran at lot 2 Section 37 DP 414144
- Rescue Squad, 8 Essex St Coonabarabran at lot 2 Section 27 DP 758281
- Water Reservoir, Newell Hwy Coonabarabran at lot 2 DP 712551
- Water Supply, Namoi St Coonabarabran at lot 6 Section 10 DP 758281
- Vacant Land, Gardener St Coonabarabran at lot 408 DP 753378
- Vacant Land, Newell Hwy Coonabarabran at lots 3,4 & 5 DP18607
- Vacant land, Dalgarno St Coonabarabran at lot 226 DP753378
- Multi Purpose Building, 38- 40 Bolaro St Dunedoo at lot 3 Section 2 DP758364
- Communication Tower, Bullinda St Dunedoo at lot 12 Section 23 DP 758364
- Sewerage Reuse Area, Wargundy St Dunedoo at lot 3 DP 234563, Lot 321a DP 938173 and lot 321c DP 938174
- Vacant Land, Ivan Dougherty Drive Leadville at lot 1 DP 883570
- Water Treatment Plant, Dalglish St Mendooran at lot 1 DP 1076077



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- Water Supply, Baradine Rd Bugaldie at lot 1 DP 417380
  - Residence, 139 Martin St Coolah at lot 3 DP 875499
  - Residence, 143 Martin St Coolah at lot 1 DP 875499
  - Residence, 1 Lew Close Coolah at lot 2 DP 875499
  - Swanston Park, 43-67 Goddard St Coolah lot 1 DP 112026
2. That Council include the reclassification of the abovementioned lands within the comprehensive LEP to be created.

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## 4.4 Applications Received for Month of June 2010

Complying Development (set criteria) Development Application (Specialised Conditions)	Date Received	APPLICANT'S NAME	LOCATION (of development)	(Town)	Development Type	Status (Approved or Pending)
DA 141/0910	01/06/2010	Maria Deep	John Street	Coonabarabran	New Roof	Approved
DA 142/0910	01/06/2010	John Broeksema	Stannix Road	Coonabarabran	Screen Enclosure	Approved
DA 143/0910	03/06/2010	Andrew Kensit	Avonside North Road	Dunedoo	Swimming Pool	Approved
DA 144/0910	03/06/2010	Crown Castle C/- DeWitt Const.	Newell Highway	Coonabarabran	Subdivision	Awaiting referral - RTA
DA 145/0910	04/06/2010	David Tuckwell	Rotherwood Road	Coolah	Boundary Adjustment	Finalising
DA 146/0910	09/06/2010	Melanie Harris	Timor Road	Coonabarabran	Subdivision	Awaiting referral - RFS/Tech Services
DA 147/0910	10/06/2010	Barry Grant	Hagan Avenue	Coonabarabran	Car Garage	Approved
DA 148/0910	11/06/2010	Wayne Semier	Hill Street	Coonabarabran	Two Bedroom Addition to Home	Approved
DA 149/0910	11/06/2010	Tafe Western Dunedoo College	Digilah Street	Dunedoo	Single Car Garage	Finalising
DA 150/0910	16/06/2010	T R Lewis	Renshaw Street	Binnaway	Relocate Dwellings	On Notification
DA 151/0910	17/06/2010	Ian Booth	Hawkins Road	Coonabarabran	New Residential Dwelling	Assessing
DA 152/0910	23/06/2010	Debbie Redden	Merebene Street	Coonabarabran	Subdivision	Awaiting Referral RFS/Tech Services
CDC 153/0910	23/06/2010	Herbert Busine	Bandulla Street	Mendooran	Garage/Shed	Awaiting Info - HOW/OB Permit
DA 154/0910	23/06/2010	Chris & Shannon Bush	Martin Street	Coolah	Four Bedroom House	Assessing
DA 155/0910	26/06/2010	Rowan Cox	Railway Avenue	Coolah	Concrete Slabs For Silo Footings	Assessing

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WARRUMBUNGLE SHIRE COUNCIL APPLICATIONS HELD PENDING AS AT THE END MAY 2010						
CD or DA	Date Received	APPLICANT'S NAME	LOCATION	Town	Type of Development	Status
DA 138/0809	12/06/02009	Jason Newton	Crane Street	Coonabarabran	Addition to Shed	Withdrawn
DA 46/0910	09/10/2009	Matthew Leeson	Tucklan Street	Dunedoo	Change Shed to School Bus Depot	Clock Stopped Waiting Further information - SEE
DA 122/0910	23/04/2010	Liz Easton	Baradine Aerodrome	Baradine	Install New Telecommunications Facility	Going to July Council Meeting
DA 125/0910	04/05/2010	Christine Walton	Timor Road	Coonabarabran	Subdivision	Approved
DA 128/0910	07/05/2010	Johannes Van der Walt	Umtali	Purlewaugh	5 Lot Subdivision	Approved
DA 129/0910	10/05/2010	Warrumbungle Shire Council	Waste Collection Point	Dunedoo	Council Recycling Shed	Additional info rec'd 6/7/2010 - Finalising
DA 130/0910	10/05/2010	Teacher Housing Authority	Belar Street	Coonabarabran	Construction Of Units	Tech Services referral received 30/6/2010 - Finalising
DA 131/0910	14/05/2010	John Broeksema	Stannix Road	Coonabarabran	New Sunroom	Approved

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**TONY MEPPEM**  
**ACTING DIRECTOR ENVIRONMENTAL SERVICES**

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Mr R J Geraghty  
General Manager  
Warrumbungle Shire Council  
John Street  
COONABARABRAN 2357

Dear Sir

Attached is my report for consideration by Council

**DIRECTOR OF COMMUNITY SERVICES      ANNEXURE 5**

## **5.1 NSW Sport and Recreation Grant – Binnaway Junior Sports**

At the November 2008 meeting Council resolved '*if the applications for the Baradine and Binnaway Ovals Canteen Projects are successful Council would commit a maximum of \$30,000 for each project, being a total of \$60,000 in the 2009-2010 Management Plan*' (**Resolution No 111**). This meant that the budget allocation was not made on the understanding that external funding would be actively sourced, provided Council was informed of progress and given an opportunity to consider the funding commitments if submissions were successful.

Whilst both these applications were unsuccessful in that round (2009-2010), the same commitment was provided via letters of support to both projects for the 2010-2011 funding round. This ensured the applications met funding guidelines and allowed Council the opportunity to become a partner if NSW Government support was forthcoming.

The Baradine and Binnaway Ovals Canteen Projects involve Council, in that the proposed new facilities are on Council land. Significant collaboration with the local sporting groups has been undertaken to develop the plans and coordinate the volunteer labour or community cash/materials donations for completion of funding applications.

The existing canteens do not meet current food safety handling or OH&S regulations and are seen as the main priority by sporting clubs and community groups using the facilities at each of the ovals.

On 29th June the successful projects were announced and the Binnaway Oval Kiosk project has been granted \$14,250.

Baradine Oval Kiosk remains currently unfunded and no doubt failing any other success will resubmit in 2011.

The budget for Council consideration for the demolition of old Kiosk, materials, building and construction and funding partners is as follows:

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NSW Sport and Recreation	\$ 14,250
Warrumbungle Shire Council	30,000
Binnaway Junior Sports	2,500
<hr/>	
TOTAL	\$ 46,750

This does not include the significant voluntary component provided by local trades people and Junior Sports Club members who have committed their support.

There is a list of submissions received for the RLCIP Round 3 funding which is provided to Council consideration in General Manager's section of this business paper. This project was not included on the basis of the limited timeframe required to partner this opportunity and assurance of funding.

Whilst the project meets RLCIP guidelines, approval is not guaranteed and turnaround for assessment/approval of submitted projects has been taking three to four months. In the event of a Federal election being called soon, this process will be delayed further as the government enters into caretaker mode. Binnaway Junior Sports Association will be required to sign a Funding Agreement as soon as the Department forwards documentation.

For this reason the recommendation for a supplementary vote will provide the Binnaway Junior Sports with confidence that the project may proceed as planned.

## **RECOMMENDATION**

That Council provides a supplementary vote of \$30,000 to the 2010-2011 Ovals Capital budget towards the Binnaway Oval Kiosk project.

## **5.2 Coonabarabran Fringe Brigade – Essex Street Depot**

The Coonabarabran Rural Fire Service (RFS) Fringe Brigade is located in King Street, behind the Coonabarabran Town Hall and was constructed with the new Castlereagh Zone Fire Control Centre (FCC) building in 2001. This provides a shared facility between RFS office functions and brigade operations. The FCC building has been catering for various activities for many years and with the expansion of its function as a training facility and meeting room to office spaces and Emergency Control Centre; the actual use as a Brigade Station has become secondary.

Storage has become limited for both activities, with amenities such as kitchens, toilets and showers being hard to access with office and equipment required to be locked away when Fringe Brigade operations take place, often out of business hours.

The function of the Brigade has been constrained to the vehicle parking shed area space. In Emergency Operations, such as the 2006 Section 44 fires, there is a conflict between emergency management and brigade operations.

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Options to resolve this issue include: extending the FCC by constructing a second storey or find another location for the Coonabarabran Fringe Brigade.

The former does not remove the issue of managing a large number of volunteers from outside areas amongst the Incident Control Centre activity. The latter however, is relatively less expensive and in terms of Brigade functions, offers more flexibility in the long term. It is very accessible to the VRA shed.

It is proposed then, to relocate the RFS Fringe Brigade to the former Council depot in Essex Street, Coonabarabran. This area has enough room for the RFS to build a new double bay Brigade Shed including kitchen, toilets and storage areas. This will enable the fire brigade vehicle parking bays of the FCC to be refurbished into office and storage spaces; which in turn will vacate a storage shed being used at the current shire depot in Gardener Street.

The area will be fenced off providing separate vehicular and personnel access to Essex Street. This location is central to town giving easy access to the highway. The large turning bay area in front of the proposed Brigade shed will allow training away from busy streets and also parking for volunteers attending incidents.

Under separate cover for Councillors is an aerial map and site plan, marked Attachment 'A'. Whilst we refer to the former works Depot as Essex Street the proper address is 15 Castlereagh Street, Coonabarabran. Being Lots 1 and 2 DP 208692 and Lot 3 Section 28 DP 758281. The land is owned by Council and is operational.

The cost of this project will be funded from RFS building projects allocation. Depending on Council approval, the RFS will proceed with a Development Application and, as owner of the land, Council will be required to sign consent to lodge. The existing land use is complementary for a brigade station and will not interfere with the Coonabarabran Men's Shed or proposed Community Transport Garage. There is no need for a subdivision of the land for this project to proceed.

At the November 2009 meeting Council resolved *'that the old works depot site in Essex Street Coonabarabran be withdrawn from sale (Resolution No 161)*. And more recently, Council agreed to *'enter into a Licence Agreement for three (3) years with the Coonabarabran Men's Shed following their incorporation for a section of the old works depot site in Essex Street Coonabarabran'* (Resolution No 403), in May 2010.

Whilst this decision does effectively eliminate any future plans for Council to sell the former works depot site, unless the area was subdivided, it will create an attractive facility with associated service activities, people movement and community benefit.

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## RECOMMENDATION

That Council agree to the proposal and subsequent lodgement of Development Application for the Coonabarabran RFS Fringe Brigade and operations at the Essex Street Depot and allow the Rural Fire Service Castlereagh Zone to proceed with the project with no cost to Council.

## Attachment 'A'

Aerial Photo

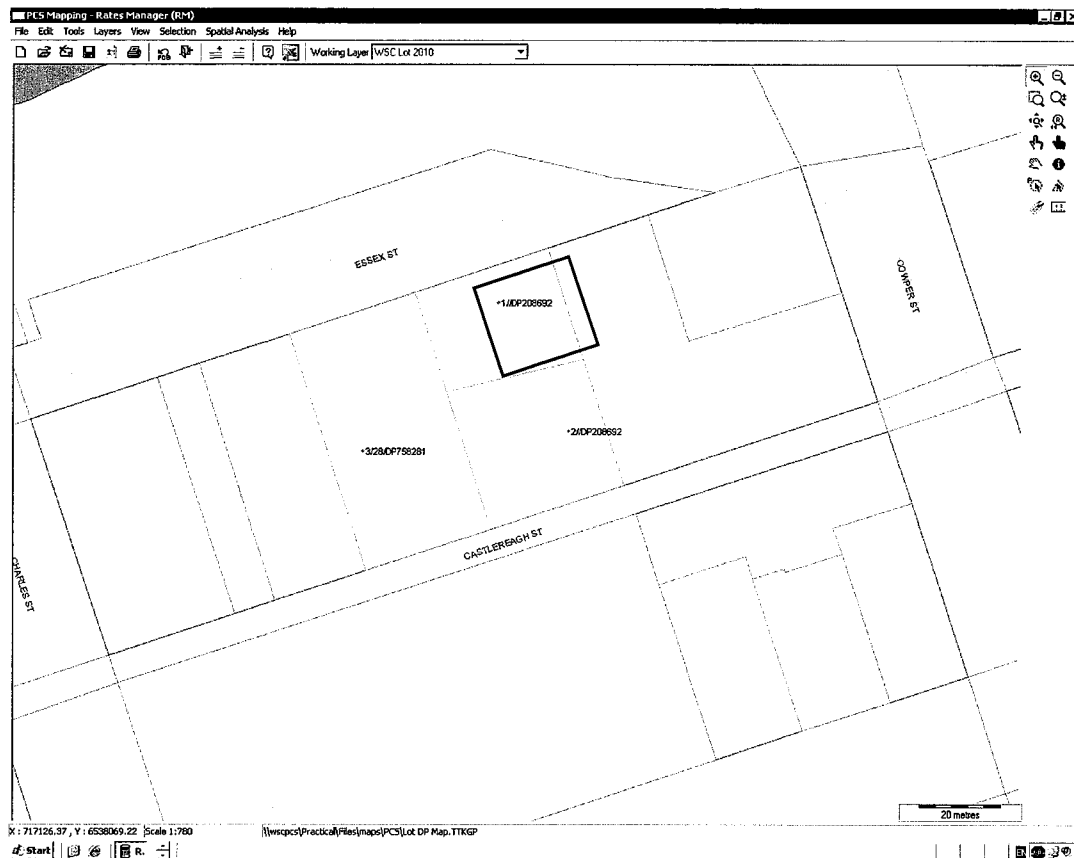
Proposed Site



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## Cadastre Map



### 5.3 Community Transport Garage Coonabarabran

Council received a report at the February 2009 meeting in regard to seeking permanent housing for the Community Transport and Meals on Wheels vehicles and equipment. Whilst a shed, referred commonly as the 'Bird Cage', at the former Council works depot on the Castlereagh Street side was approved in principal (Resolution No 241), there were too many issues relating to security and access that deemed this option unsuitable. This was when permission was granted to lodge a development application for the Town Hall parking area location (Resolution No 133) in November 2009.

A complying development approval has been granted for a 4 vehicle bay garage to be constructed at the rear of the Warrumbungle Community Care offices, adjacent to the Fire Control Centre in the Coonabarabran Town Hall parking area. However, after a further report to Council's May 2010 meeting item 5.4 - Community Transport Garage, a decision was held over to allow further investigation and resubmission.

The issues being, a reduction of available car, service and emergency vehicle parking spaces at the Town Hall/RFS car park and loss of parking and turning space for caravan and trailer vehicles. Furthermore, given Council's approval for the Coonabarabran Men's



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Shed lease on part of the buildings on the Essex Street side of the former Council depot, Council asked that staff reassess the options at this site.

There is a large shed, which is on the town/western end of the Essex Street entrance. This shed is next to but not required for the activities of the Coonabarabran Men's Shed, although access is possible via a lockable door.

The potential for this shed is excellent. It will comfortably park the Community Transport and Meals on Wheels vehicles and equipment. The floor is level and in good condition apart from a mechanic's pit that will be required to be filled. The access from Essex Street with construction of a layback and realigning of security fence is good. There is no evidence of vandalism and there is good opportunity for partnerships with Men's Shed and other community groups. The capacity for the vehicles to be cleaned and volunteers vehicles to be garaged securely is reassuring.

However, the lighting and security access needs to be addressed, as does the shed in general. It has deteriorated significantly and is in need of a major clean up, and repair to make weather and bird proof. It is proposed to install a new key pad entry roller door to the front and alarm system, close off one rear roller door and install a new smaller one to enable access onto concrete pad at the rear of the shed.

Quotes have been received to renovate this building to a usable state and includes; clean up and filling of pit, connection to power, installation of roller doors, an alarm system, new roofing, guttering, replacing sky lights and windows, new fascia to either side of roof, new ridge capping, new layback and concrete driveway into Essex Street, realignment and new fencing.

The total cost for this project is \$53,500. Community Transport has non recurrent grant funding available totalling \$38,000; which means there is a shortfall of \$15,500. This has been submitted to Council for consideration for nomination as a suitable project under RLCIP Round 3 funding. If Council has not deemed this a priority project, then a supplementary vote from general fund will be requested for \$15,500.

A Development Application will be prepared and submitted if Council is agreeable to this request.

As for other services at this site, Council is asked to provide this shed free of rental, building insurance and rates charges, noting that this land is not rateable. With all user utility expenses such as power, water and contents insurance costs being met by the Social Services recurrent budget.

The existing land use is complementary for a garage and will not interfere with the Coonabarabran Men's Shed or proposed RFS Brigade. There is no need for a subdivision of the land for this project to proceed. Whilst this decision does effectively eliminate any future plans for Council to sell the former works depot site, unless the area was

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subdivided, it will create an attractive facility with associated service activities, people movement and community benefit.

A site plan, Attachment 'B', is provided under separate cover for Councillors' information.

### **RECOMMENDATION**

That Council elects not to proceed with the construction of the Community Transport Garage as approved by Complying Development Certificate No: 75/0910 at the rear of Community Care Offices in King Street **FURTHERMORE** agreeing to the proposal for the large shed adjacent to the Coonabarabran Men's Shed to be refurbished and provided free of charge for the purposes of a Community Transport and Meals on Wheels vehicles and equipment garage.

.....  
REBECCA RYAN  
DIRECTOR COMMUNITY SERVICES