



# **Warrumbungle Shire Council**

**Council Meeting**

**Thursday, 15 April 2010**

**to be held at the Fire Control Centre, Coonabarabran**

**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 FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM**

**PAGE 1**

---

Date: 9 April 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 April 2010. I further attach relevant reports from the Directors to me for the consideration of Council.

**CONFIRMATION OF MINUTES** of the Ordinary meeting of Warrumbungle Shire Council held on 11 March 2010

**ADOPTION OF THE RECOMMENDATIONS** of the Traffic Advisory Committee meeting held on 30 March 2010

**ADOPTION OF THE RECOMMENDATIONS** of the Warrumbungle Aerodromes Advisory Committee meeting held on 23 March 2010

**ADOPTION OF THE RECOMMENDATIONS** of the Yuluwirri Kids Advisory Committee meeting held on 11 March 2010

<b>GENERAL MANAGER'S REPORT</b>	<b>ANNEXURE 1</b>	<b>PAGE 03</b>
<b>CORPORATE SERVICES REPORT</b>	<b>ANNEXURE 2</b>	<b>PAGE 24</b>
<b>TECHNICAL SERVICES REPORT</b>	<b>ANNEXURE 3</b>	<b>PAGE 38</b>
<b>ENVIRONMENTAL SERVICES REPORT</b>	<b>ANNEXURE 4</b>	<b>PAGE 47</b>
<b>COMMUNITY SERVICES REPORT</b>	<b>ANNEXURE 5</b>	<b>PAGE 73</b>

### **QUESTIONS WITHOUT NOTICE**

**11.00 am Forum**

**12.30 pm Presentation of Staff Certificates**

**1.00 pm Lunch**

# **WARRUMBUNGL E SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGL E SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM**

**PAGE 2**

---

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

## **1C CRANE BUILDING SITE**

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 the Crane Building Site 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

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 3

---

## GENERAL MANAGER'S REPORT

## ANNEXURE 1

### **1.1 REGIONAL AND LOCAL COMMUNITY INFRASTRUCTURE PROGRAM 100M (RLCIP100m) ROUND TWO - NON COMPETITIVE FUNDING**

Council has been formally advised that the proposal for the Dunedoo Waste Recycling Centre project to be funded under the RLCIP100m has been assessed for compliance with the program guidelines and has been approved.

In the General Manager's absence, the Funding Agreement was signed by Director Community Services and returned to the Department for execution. After which the whole of Warrumbungle Shire Council allocated funds being \$224,000 will be deposited into Council's bank account.

RLCIP aims to *'provide one off funding to local councils for ready to proceed community infrastructure projects'* and *'to support local jobs during the global economic recession and provide long term benefits to communities by assisting local councils to build and modernise local infrastructure.'*

A small working group has met to facilitate the project milestones:

- Commencement within 3 months
- Completion by December 2010
- Submission of 3 Progress Reports and 1 Final Report

The project to establish a Recyclable Products Processing Facility that will enable all collection, handling and processing of recyclable materials harvested from the southern end of the shire includes:

- Construction of a processing shed with loading dock and hard stand areas
- New perimeter security fencing
- Extension of mains power to new shed
- Fitout of shed and purchase of all equipment
- Roadworks to facility

This is an environmental initiative that will provide a supervised recycling facility that aims to increase the volume of recyclable collected material from southern residents. The budget as at November 2009, includes:

# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 4

---

Planning and Design	\$5,000
Development Application	\$2,665
Processing Shed and Slab	\$142,937
Shed/Facility fitout	\$27,063
Hard stand areas/Loading Docks	\$10,000
Extension Mains Power	\$40,000
Fencing Upgrade	\$4,000
Processing Equipment	\$29,337
Sealing Roadworks	\$10,000
<b>TOTAL Project</b>	<b>\$271,002</b>
<b>RLCIP funds</b>	<b>\$224,000</b>
<b>Council funds</b>	<b>\$47,002</b>

At the November 2009 meeting, when the Dunedoo Waste Recycling Centre was nominated by Council as the priority project for RLCIP100m funding, Council resolved to proceed with the compulsory acquisition of Crown Land for this purpose (**Resolution No. 156**). This land acquisition process has now commenced and will proceed concurrently with the project completion. This land, on Avonside Road, is currently under the care and control of Council and reserved for a Rubbish Depot for Sanitary Purposes.

By accepting the Funding Agreement, Council is committed to allocating funds required for the land acquisition, planning and design, Development Application and purchase of equipment.

As noted above, the Dunedoo Waste Recycling Centre will be completed by December 2010. Any adjustments to the Waste Management budget will be provided to Council at the second quarterly review at the February 2011 meeting.

## **RECOMMENDATION**

That Council endorses delegation to Director Community Services signing and acceptance, of the Federal Government RLCIP100m Dunedoo Waste Recycling Centre Funding Agreement for \$224,000 and **FURTHER** that an amount of \$47,002 be provided in the 2010/2011 budget to cover the costs of this construction.

## **1.2 RFS SHEDS**

The NSW Rural Fire Service is moving to house all their brigade appliances in properly constructed purpose built sheds. Currently many landowners store these appliances in their privately owned sheds.

It is expected over the next decade that at least 19 stations will be constructed. All these sheds will be Council's as indeed is the equipment and appliances.

# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 5

---

In the past “postage stamp” subdivisions have been done. This is time consuming in the first instant and does not accommodate the flexibility needed as brigade areas and personnel change. It has been suggested that the erection of sheds on private property under licence will accommodate the shortcomings that currently exist.

The licence agreement would:

- (i) be a formal document
- (ii) define the access rights
- (iii) address the solution of disputes as they arise
- (iv) define the period and
- (v) define the cost of the presence.

With this in place the shed, for a relatively small cost, could be dismantled and moved to another more convenient site in the future if needed.

Council’s solicitor has been consulted and a draft licence agreement created that will cover any future contingencies. In future, once Council has accepted the licence agreement it would simply be a matter of Council approving the location under the standard licence agreement conditions.

A copy of the licence agreement has been forwarded to Councillors under separate cover.

Council may wish to have each proposal referred to Council or may wish to delegate that responsibility to the Mayor and General Manager.

## **RECOMMENDATION**

That Council endorse the draft licence agreement dated 10 March 2010 for the erection of Rural Fire Services sheds on private property.

## **1.3 NOTICE OF MOTION**

The following Notice of Motion has been received from Councillor Todd:

*That the Warrumbungle Shire Council investigate the possibility of obtaining copies of the Ladair Data Mapping of Baradine and possibly of the other towns of the Shire as well.*

### **Councillor Todd offers the following comment:**

At the Flood Study meeting held on the 23<sup>rd</sup> of March in Coonabarabran, the facilitator of the meeting, Siva Varathan, advised those attending to obtain Ladair Data Mapping of Baradine.

# **WARRUMBUNGLE SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM** **PAGE 6**

---

Mr Varathan informed the meeting that copies of these maps were available from the State Forest and had already been obtained by other interested parties and Flood Study Consultants.

## **RECOMMENDATION**

For Council's consideration.

### **1.4 NOTICE OF MOTION**

The following Notice of Motion has been received from Councillor Todd:

*That the Warrumbungle Shire Council investigate to obtain small parcel of land from State Rail at Morren railway paddock to straighten out the Piambra Road*

#### **Councillor Todd offers the following comment:**

Piambra Road has bad S bends near the old Morren Railway Yard. By obtaining this small area of land, before starting construction on this road would be cost effective and eliminate the need for further planning and construction in later years, and making this road a lot safer than it is at present.

## **RECOMMENDATION**

For Council's consideration.

### **1.5 CRANE BUILDING SITE**

Council at its ordinary August meeting in 2009 considered a report and plan on the proposal to construct a building on the site known as the "Crane Building Site". The requirements of the subsequent resolution were that a costing be obtained for the construction of a single storey building in a manner that allowed for a second storey at a later date.

Since that meeting the plans have been revised by Manex, submitted to an architect for several reviews and submitted to Council for agreement on the concept. That was presented to the March Council meeting and agreed to.

After that decision the geotech report on the manner of constructing the foundation have been received and a costing estimate provided by an accredited quantity surveyor.

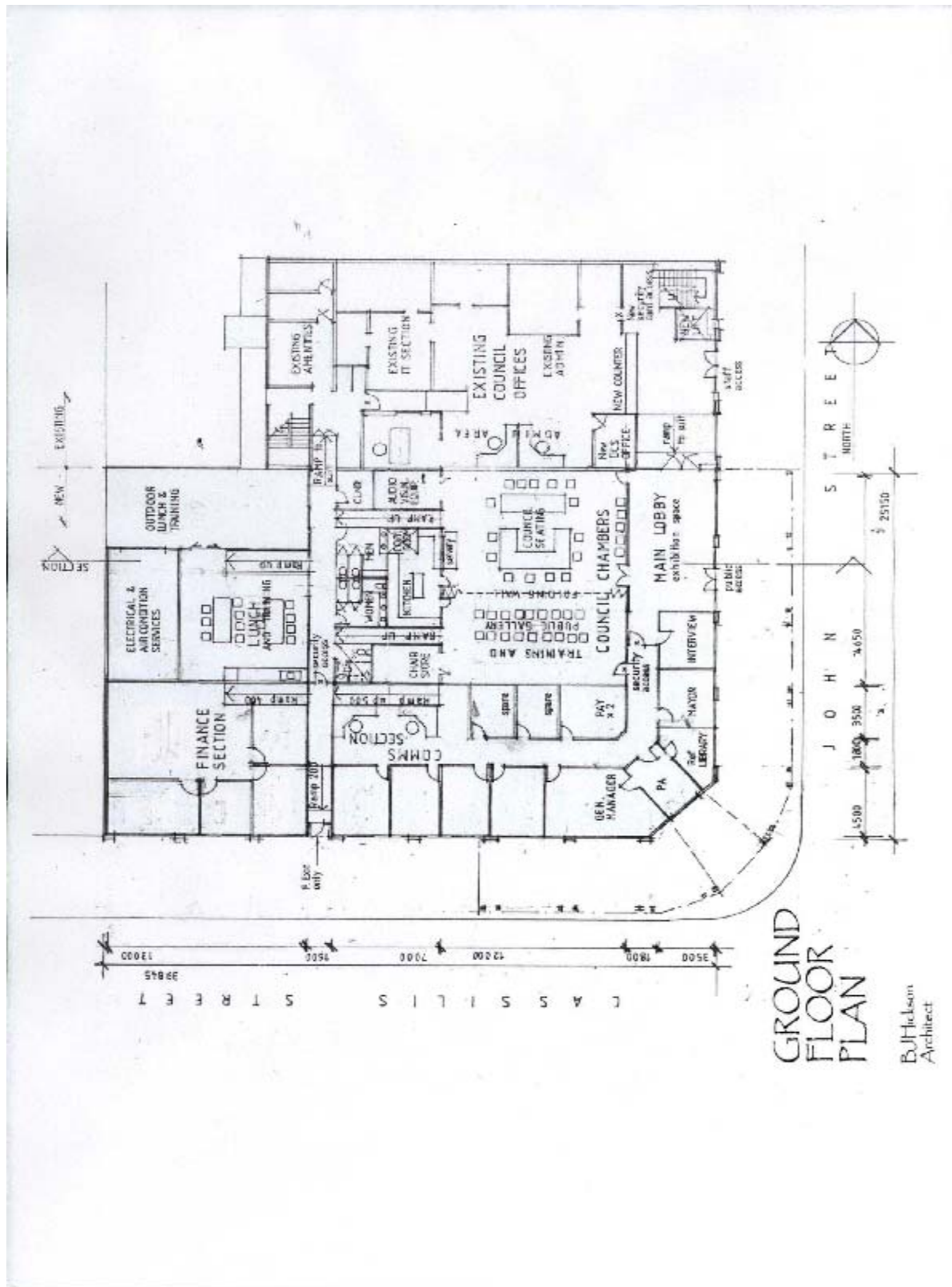
The plans agreed to are set out below:



# WARRUMBUNGLE SHIRE COUNCIL

**ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM**

PAGE 7





# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010 COMMENCING AT 11.00AM

PAGE 9

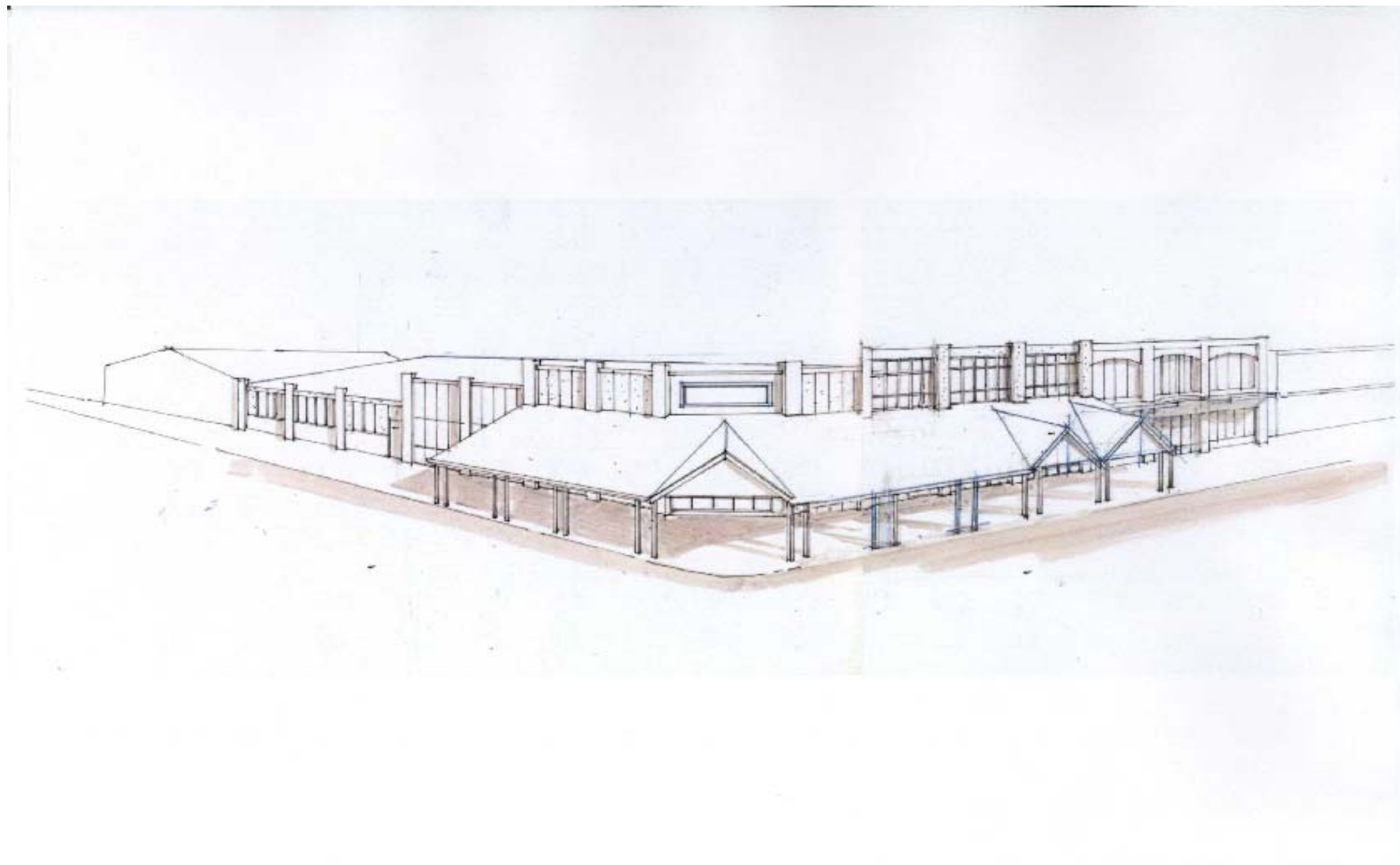


EAST ELEVATION (two)

# WARRUMBUNGL E SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGL E SHIRE COUNCIL TO BE HELD AT THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010 COMMENCING AT 11.00AM

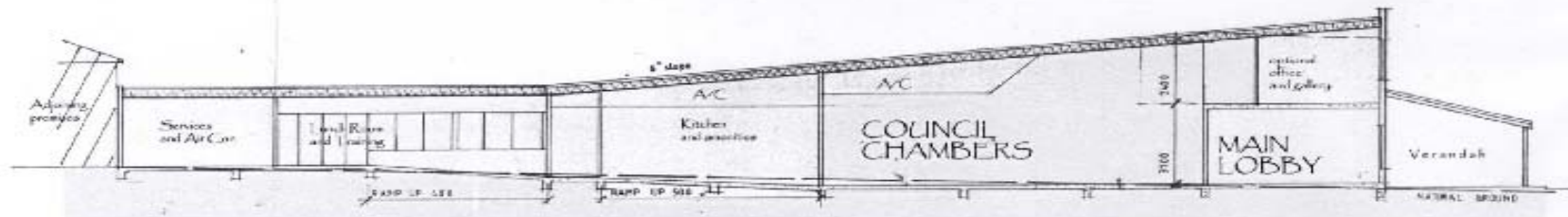
PAGE 10



# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010 COMMENCING AT 11.00AM

PAGE 11



SECTION THROUGH BUILDING

B.J. Jackson Architect 19 Jan 2010

# **WARRUMBUNGLE SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM** **PAGE 12**

---

The time taken to get to this stage has been significant from the time of the fire on 13<sup>th</sup> October 2006, through the acquisition of the burnt out shell, the demolition of that building along with the remediation of the contaminated site and the preparation of plans.

Costs to date associated with the projects have been:

Acquisition and demolition	\$278,738
Allocation to other towns	300,000
Remediation of Contaminated site	46,546
Plans and Planning	<u>44,500</u>
Costs to date	\$669,784

During that period there have been significant disruptions with a four month period where there was no operation out of the existing building. There are issues around insufficient space for staff in the present building as well as no Council meeting room in the main administration office.

All steps have now been taken and all reviews completed with the decision for Council to proceed to determine to progress with the construction of a new adjacent administration building.

Further Council will also need to determine how it will finance this project.

## **RECOMMENDATION**

That Council determine to proceed with the construction of the additional administration office on the Crane Building site. Further that Council determine to borrow the funds to undertake this major project.

## **1.6 MINING RELATED COUNCILS**

The Warrumbungle Shire Council was invited to attend a meeting of Mining Related Councils held in Newcastle. The Mayor attended on behalf of Council.

Subsequently Council has received an account for the last quarter of the financial year 09/10. The contribution sought is \$1,807.50 and based on the request the annual fee could be expected to be \$7,230.00

Council direction is now sought as to whether Council wishes to be a member of this organisation.

In addition to the membership fee there would be attendant accommodation costs associated with attending. If agreed to, this provision would need to be included in the 2009/2010 budget as a supplementary vote as well as the 2010/2011 budget.

## **RECOMMENDATION**

For Council's determination.

# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 13

---

## **1.7 ROADS OF REGIONAL SIGNIFICANCE**

Council at its ordinary December meeting 2009 considered a notice of motion from Cr Todd concerning the Coonabarabran to Mungindi Road. The notice of motion effectively sought Council commitment to the upgrade of this road to an all weather sealed road.

The resolution of that meeting sought a report on the ramifications and various issues related to the Council's agreement or otherwise to this proposal. The December resolution is:

*A motion was moved by Councillor Todd seconded by Councillor Powell that Council investigate the upgrade of the road between Coonabarabran and Mungindi as a road of significance and pursue funding opportunities for it's upgrade, in conjunction with the Narrabri and Walgett Shires from the Federal and State Government.*

*198 An amendment was moved by Councillor Sullivan seconded by Councillor Campbell that a review be undertaken of all roads of significance and a report submitted to the January meeting.*

*The amendment was put and carried.*

*The amendment became the substantive motion and was put and carried.*

The required report was prepared and submitted to the January 2010 Council meeting. The report highlighted that there were three roads that had the potential to be regionally significant to Council. They were the Coonabarabran to Mungindi Road, the Wellington Boggabri Road and the Coonamble to Mendooran Road.

From that meeting the following resolution was passed:

*A motion was moved by Councillor Todd seconded by Councillor Campbell that Council support all three road proposals being the Wellington to Boggabri Road, Mendooran – Tooraweenah to Coonamble Road and Coonabarabran to Mungindi.*

*237 An amendment was moved by Councillor Sullivan seconded by Councillor Schmidt that Council undertake discussions with adjoining councils regarding the roads of regional significance to ascertain their commitment to the upgrade works and following those discussions the matter be referred back to Council for further consideration and **FURTHER** that the upgrading of the Cobbora to Mendooran Road, Merrygoen to Binnaway Road and Beni Crossing Road be referred for budget consideration.*

*The amendment was put and carried.*

*The amendment became the substantive motion and was put and carried.*

# **WARRUMBUNGLE SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM** **PAGE 14**

---

From the January resolution a letter was sent to each of the affected Councils seeking their commitment or otherwise to the Regional Road of Significance that passed through their Shire. All but Gilgandra Shire have to date submitted the matter to a meeting with the resultant responses. The responses are listed in order of each road.

## **A. Coonabarabran – Mungindi Road**

Walgett Shire – they support a joint approach and are willing to be the lead Council in the project. They are also prepared to contribute towards the cost of a report on “the Upgrade and Seal” of the road on the basis of benefit to be derived from the upgrade. Finally they will budget up to \$600,000 per annum to the project on a one third or 50% contribution basis.

Narrabri Shire – they support a joint approach and would assist Walgett Shire to project manage the proposed project. They would contribute on an equal basis towards the upgrade and sealing report (that is a one third each basis).

## **B. Wellington – Boggabri Road**

Wellington Shire – they continue to support the project and are prepared to continue as the lead Council on the project. They would undertake the updating of the 2006 “Plan for Upgrading and Sealing” for use to lobby both Federal and State Governments. Further they have organised a meeting with the Shadow Minister for Roads to take place during the Shire Conference at the end of May 2010, as well as seeking meetings with the Federal Minister at a suitable time in the near future.

Gunnedah Shire – they support a joint approach and have this road as their number one priority for bitumen sealing.

## **C. Coonamble – Mendooran Road**

Coonamble Shire – they support a joint approach and are willing to be the lead Council in this project. They are prepared to contribute equally to the preparation of an “upgrade and sealing” report.

Gilgandra Shire – at this stage a report is being submitted to the Council’s April meeting. However the Council’s number one priority is another road traversing the western side of the Shire.

With these responses now to hand it is appropriate for Council to now determine its position on each road. In a very general sense and relative to all the other participants, Warrumbungle Shire’s contribution would be minor.



# **WARRUMBUNGLE SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM** **PAGE 15**

---

On the Coonabarabran to Mungindi Road there is approximately 25km of shoulder widening required. A similar length of should widening is required on the Wellington to Boggabri Road within the Warrumbungle Shire boundary. Both these roads are regional roads.

The Mendooran to Coonamble Road requires the realignment and construction of approximately 6km of road within the Warrumbungle Shire. This road is a local road.

The Coonamble to Mendooran Road would be of the greatest financial benefit, if successful, to Council. But it does rely on a significant length of construction and seal within Gilgandra Shire to link up with sealed accesses to the Warrumbungle National Park.

The Wellington section of the Wellington to Boggabri has the greatest potential to deliver significant number of travellers into the Shire. MR55 within Warrumbungle Shire is presently receiving REPAIR funds on an alternate year basis currently.

The Coonabarabran to Mungindi Road is currently all sealed within the Warrumbungle Shire area and received some Regional Roads block grant funds to widen the existing carriage way. But it will rely on the Narrabri section of this road (26km approximately) to be constructed and sealed before this road would be attractive to travellers.

## **RECOMMENDATION**

For Council's determination.

### **1.8 BUSHFIRE EQUIPMENT**

At the ordinary meeting of Council in April 2009 Council reluctantly accepted the advice of the Rural Fire Service to dispose of 7 tanker appliances by way of public tender and also to dispose of 31 tankers in situ. This disposal was in accordance with the Disposal of Council Assets Policy 1.16.

The Rural Fire Service has again written to Council advising of the decommissioning of 5 tanker trailers. The trailers have either failed roadworthy inspection or were not presented at the 2009 inspections. The tanker trailers are as follows:

<b>BF No.</b>	<b>Owner of last known location</b>	<b>Ex Brigade</b>
8633	Unknown location	Marran
7301	H Powell	Weetaliba
8616G	Morris	Goolhi
8613	Unknown location	Goolhi
1492S	Goddard	Coolah Creek

# **WARRUMBUNGLE SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM**

**PAGE 16**

---

The Rural Fire Service has advised that all RFS insignia has been removed and that they have written off the equipment in situ.

An additional requirement for this equipment is that the Commissioner of the Rural Fire Service must also approve the disposal of the equipment. However we are currently awaiting this approval.

Council should now determine to formalize the disposal of this equipment under the Strategic (1.16) Disposal of Council Assets Policy.

## **RECOMMENDATION**

That when the approval of the Commissioner of the NSW Rural Fire Service is received, Council write off in situ, the following 5 tanker trailers:

<b>BF No.</b>	<b>Owner of last known location</b>	<b>Ex Brigade</b>
8633	Unknown location	Marran
7301	H Powell	Weetaliba
8616G	Morris	Goolhi
8613	Unknown location	Goolhi
1492S	Goddard	Coolah Creek

## **1.9 COOLAH COUNCIL CAR PARK**

Council has been approached by the owner of the Pharmacy at Coolah to purchase an area of land at the rear of his premises. Presently the area is part of the car park and maintained as a small park area.

There are two lots within DP 1001698 and they are:

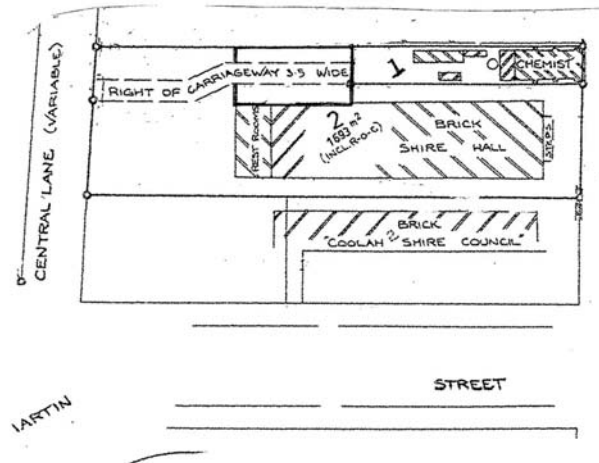
- i) Lot 1 currently houses the Pharmacy Premises
- ii) Lot 2 includes the library and tourist information centre as well as part of the existing car park. Lot 2 is also bordered by a right of way to the rear of Lot 1.

A plan of the DP is attached below.

# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 17

---



Lot 2 is designated as operational land and as such could be sold in part or in full.

The issues of concern if Council were to agree to the proposal are that,

- a) A subdivision will need to be done.
- b) The section 88B right of carriageway would have to be changed and,
- c) Council would have to determine a reasonable price for the land – this could be obtained by an estimate of recent sales in the area or from a local estate agent.

It would be reasonable to expect that all the above would be at the cost of the applicant if it were to proceed.

A further consideration is whether Council is prepared to close an existing park albeit small and somewhat isolated.

## **RECOMMENDATION**

That Council determine the following matter:

- i) Whether it wants to close the small park area and sell the land to the Pharmacist.
- ii) That the subdivision and associated costs would be met by the applicant.
- iii) Amend the section 88B right of way, and,
- iv) What price would Council seek for the land.

# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 18

---

## **1.10 COBBORA COAL MINE PROPOSAL**

This is the first formal report to Council on the proposal by a consortium known as Cobbora Unincorporated Joint Venture to develop a coal mine in the area south of the Cobbora Village. The exploration licence is in most part within the Warrumbungle Shire with small amounts spilling into Wellington and Mid Western Regional Council Local Government areas.

It is envisaged that coal from this mine would be used to fire five and possibly six electricity generating power stations. The Joint Venture consists of Macquarie Generation, Delta Electricity and Eraring Energy. A significant tract of land has been acquired within the exploration licence area.

The physical mining operation will be wholly within the Warrumbungle Shire area with some infrastructure being constructed in the Mid Western Regional Shire Council area. These associated infrastructure will be mostly rail lines and water pipes.

The Development is a part 3A proposal – that is a State Significant Development – and as such the determination process will be done by the State Government through the Department of Planning. That means the only direct contribution Council will have in the determination process will be through submissions to the Department of Planning as the review process proceeds to determination.

There are undoubtedly several major hurdles that the developer will have to address to gain approval and these relate to ground water, noise and dust pollution. In a development this size, suggested to be the largest open cut mine in the southern Hemisphere, there will be many other issues to resolve.

The Mayor, Deputy Mayor and General Manager have met several times with representatives of the consortium to open and continue dialogue. From these meetings a number of issues of concern to Council have arisen and need to be carefully considered. They are:

a) **Mine Entrance** – the preliminary proposal has suggested that the mine gate would be located at or near Cobbora thus bringing all the road traffic to the mine along the Golden Highway. This location decision is for Council the most important local decision. From this will flow the potential need for local services of the mine staff. It has been suggested that the number employed would be in the order of 750 although this would depend on the size and nature of the final mining complex.

The location at Cobbora puts the mine 15 kms from Dunedoo, 36 kms from Mendooran, 85kms from Dubbo and 95kms from Wellington.

# WARRUMBUNGL SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGL SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 19

---

Another suggestion is that the main gate would be 15kms north of Gulgong. If this were to happen the opportunities for those above communities would be negated with the services being sought from Gulgong and Mudgee.

The general regional benefit would be best served by the mine gate being at Cobbora as it offers opportunities to a group of communities that till now have been excluded from such potential. There is a wider area than the above towns that could benefit as it is suggested the miner will travel up to 70 minutes from their home to work which would bring Coonabarabran, Coolah and Gilgandra into the picture.

b) **Selection of Miner** - the Joint Venture partners are seeking a miner to undertake the actual digging and delivery of the coal. In this regard they have called tenders which have closed. A decision on who the miner is could be known by the end of June 2010.

c) **Commencement Dates** - if the development is approved it is hoped construction works would commence in 2011 with production starting in 2013 or 2014.

d) **Planning Agreement** - while Council has a section 94(a) plan in place the actual developer contribution Council receives will be determined by the Department of Planning. Potentially adjoining Councils could lodge a claim for such contributions on the basis of impacts in their area from this development.

Alternatively Council could look at commencing negotiations for a planning agreement with the Developer who will be the nominated miner. This plan would need to be carefully prepared and realistically costed. It would set aside the 94(a) plan, could be timed as far as contributions being made by the developer and be at a minimum at least what the section 94(a) plan would deliver to Council. Indeed it is an agreement or partnership by the Council and Developer to address the impacts of the Development on the local Communities.

e) **Cobbora/Mendooran Road** – If the mine gate is at Cobbora then the Cobbora to Mendooran Road would become a prime arterial road to the rest of the Shire. This road will also become increasingly important as the Wellington to Dunedoo Road is sealed with both roads sealed the travel time to Wellington from Coonabarabran would be reduced by 20 minutes or more than using the Dubbo route. With the mine proceeding the Cobbora to Mendooran Road has to become one of Council's, if not the highest, priority roads. It would need to be constructed to an all weather, bitumen sealed, 100kms an hour road. The urgency that would attract to this road would suggest that its development is outside the planning agreements consideration.

# **WARRUMBUNGLE SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM**

**PAGE 20**

---

f) **Dunedoo Township** – Dunedoo being the closest town is the prime location to benefit from the mine with the gate at Cobbora – it would also have the potential albeit smaller to benefit if the gate was located 15kms south of Gulgong. The future infrastructure needs of Dunedoo needs to be assessed and quantified. The main focus of any planning agreement would be on the needs of Dunedoo.

While all the above are exciting challenges there is still a chance the project will not progress – it is indicated that there is an 80% chance of the mine proceeding.

However, positively progressing the above concerns:

- i) An invitation has been made to the Joint Venture partners to address Council at its May meeting.
- ii) A preliminary letter has been forwarded to the Joint Venture Partners indicating that Council wished to commence discussions on a planning agreement and
- iii) Approaches have been made to the two local members to gather a commitment from both the Federal and State Governments for assistance in upgrading the road networks around the Cobbora area.

## **RECOMMENDATION**

That Council determine a future strategy to the Cobbora Mine proposal and endorse the action of the Mayor, Deputy Mayor and General Manager on:

- i) Offering an invitation to the Cobbora Unincorporated Joint Venture representatives to address Council at the May ordinary meeting to be held in Coolah on 20<sup>th</sup> May 2010.
- ii) In advising the Joint Venture partners that Council wishes to discuss the possibility of a planning agreement, and
- iii) The approaches being made to both the State and Federal Government local members for assistance to the upgrade of local roads in the immediate area of Cobbora.

Further that representation be made to ensure that the mine gate is located at or near the Cobbora Village on the Golden Highway.

# **WARRUMBUNGLE SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM**

**PAGE 21**

---

## **1.11 STAFF AWARDS**

At the Staff Christmas party in 2009 staff with more than 35 years service with Council were acknowledged. Following on from that it has been agreed that an invitation would be offered to all staff who had 25 years continuous service with Coolah, Coonabarabran and the Warrumbungle Shire to meet with Councillors for lunch. The arrangements were made for this to be done at this April 2010 meeting.

There are 18 staff who have had this length of service with Council and a short service record is recorded below:

### **Dick Clark**

Dick commenced with Coonabarabran Council in October 1967 as Plant Operator and continues to work as a Loader Driver.

### **Robert Cox**

Robert joined Coonabarabran Council as a Plumber from April 1971 and become Water Mains Reticulation and Sewerage Mains and Treatment Foreman in December 1996. Robert currently is the Supervisor Water & Wastewater Mains (North).

### **Trevor Jackson**

Trevor Jackson joined Coonabarabran Council in October 1978 as a plant operator and became a Ganger in 1995. In 2001 Trevor was promoted to Supervisor – Road Maintenance which is his current position with Warrumbungle Shire Council.

### **Ian Jenkins**

Ian joined Coolah Council in October 1961 as Water Attendant and in 1968 moved to Plumber. Ian currently holds the position of Council's Supervisor Water & Wastewater Mains (South).

### **Greg Kable**

Greg joined Coonabarabran Council in March 1984 as an Engineering Assistant. In 1994 Greg was appointed as Technical Officer and then in 1995 he was appointed to the position of Manager – Civil Infrastructure. Greg currently holds the position of Manager of Road Operations.

### **Dominic Kitchin**

Dominic commenced with Coolah Council in January 1984 as an apprentice plant operator and after completing his apprenticeship he became a Plant Operator (Grader Operator) in 1990 until 1994 when he was appointed as Overseer of Coolah outdoor staff. Dominic holds the position of Supervisor Coolah.

# **WARRUMBUNGLE SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM**

**PAGE 22**

---

## **Dennis (Fred) Magann**

Fred commenced with Coonabarabran Council in March 1981 as Labourer. He gained the position of Truck Driver in 1991 and Binnaway Supervisor in April 2001. Fred currently holds the position of Binnaway Supervisor.

## **Peter Martin**

Peter commenced with Coonabarabran Council in April 1978 as Minor Plant Operator and Labourer. Peter worked as a Tractor Operator until his retirement in March 2010.

## **Kim Meyers**

Kim commenced with Coonabarabran Council in December 1975 as a plant operator and then in January 1995 was regraded as a Water Operator. Kim currently holds the position of Water Treatment Plant Operator (Baradine).

## **Gregory Milsom**

Greg commenced with Coonabarabran Council in October 1980. December 1994 became a Minor Plant Operator and June 2000 a Grader Driver. Greg remains a Grader Driver with Warrumbungle Shire Council.

## **Percy Milsom**

Percy commenced with Coonabarabran Council in April 1968 as a grader driver, in 1989 he became Works Foreman Road Construction and is now Supervisor - Road Construction with Warrumbungle Shire.

## **Gerard O'Neill**

Ged commenced with Coonabarabran Council in March 1980 as a labourer and then took up the position of Minor Plant Operator in 1995. Ged was offered the position of Roller Operator in 2006 with Warrumbungle Shire Council.

## **Max Purdy**

Max commenced with Coonabarabran Council in October 1981 as Baths Manager in Baradine. Max took the position of Works Foreman in Baradine in 1995 and currently holds the position of Supervisor of Baradine.

## **Andrew Roper**

Andy commenced with Coonabarabran Council in July 1977 first as labourer and then as Tipman and Minor Plant Operator. Andrew currently works as a Roller Operator with Warrumbungle Shire Council.

## **Graham Suckley**

Graham commenced with Coonabarabran Council in January 1985 as labourer and Pool Supervisor. Graham's current position is Pool Attendant/Maintenance Officer.



# **WARRUMBUNGLE SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM** **PAGE 23**

---

## **Harold Sutton**

Harold started with Coonabarabran Council in March 1970 as a Junior Assistant Engineer then Supervising Technical Officer in January 1995. In February 1995 he was appointed as Manager – Horticulture & Landcare Services. Harold currently holds the position of Manager of Urban Services.

## **John Walden**

John commenced with Coonabarabran Council in August 1972 as Relief Plant Operator and Grader Driver since 1987. He is currently a Grader Operator.

## **Darryl Watton**

Joined Coonabarabran Shire Council in June 1984 as a Minor Plant Operator and in 2001 transferred to the position of Assistant Storeman.

One of the major strengths of an organisation is the staff who commit faithful service to that organisation over many years.

As a new Council it is appropriate to consider some means of recognizing that service.

Presently all staff are presented with a Certificate of Service at each 5 year anniversary. A more endearing recognition should be done for staff at greater milestones.

Council could present a pewter mug to all employees who have reached or passed 25 years service. After 40 years a gold watch be presented and when the employee retires that a contribution of \$2,000 towards a staff organized farewell.

## **RECOMMENDATION**

That Council initiate a recognition strategy that is as follows,

- i) Staff are presented with a Certificate of Service every 5 years of completed service – presentation to be made every two years at an end of year Christmas function.
- ii) That all staff who reach 25 years service be presented with a suitably engraved pewter mug again to be presented at the end of year Christmas function.
- iii) After 40 years continuous service that the staff member be presented with a suitably engraved gold watch and further that an amount of \$2,000 be contributed towards a staff organized farewell when the staff member retires.

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

# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 24

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 31 MARCH 2010

<b>GENERAL FUND</b>	<b>BANK</b>	<b>RESTRICTED</b>	<b>BALANCE</b>
General Fund Bank Balance	\$ 8,977,852.28		\$ 7,109,336.28
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>\$ 8,977,852.28</b>	<b>\$ 1,868,516.00</b>	<b>\$ 7,109,336.28</b>

<b>WATER FUNDS</b>	<b>BANK</b>	<b>RESTRICTED</b>	<b>BALANCE</b>
Baradine Water Bank	\$ 571,198.09		\$ 571,198.09
Binnaway Water Bank	\$ 479,365.83	\$ -	\$ 479,365.83
Coonabarabran Water Bank	\$ 1,150,287.57	\$ 914,150.00	\$ 236,137.57
Coolah Water	\$ 71,547.14		\$ 71,547.14
<b>TOTALS</b>	<b>\$ 2,272,398.63</b>	<b>\$ 914,150.00</b>	<b>\$ 1,358,248.63</b>

<b>SEWERAGE FUNDS</b>	<b>BANK</b>	<b>RESTRICTED</b>	<b>BALANCE</b>
Coonabarabran Sewerage	\$ 2,560,013.89	\$ 1,558,000.00	\$ 1,002,013.89
Baradine Sewerage	\$ 318,726.66	\$ 292,320.00	\$ 26,406.66
Coolah Sewerage	\$ 1,301,415.45	\$ 828,800.00	\$ 472,615.45
<b>TOTALS</b>	<b>\$ 4,180,156.00</b>	<b>\$ 2,679,120.00</b>	<b>\$ 1,501,036.00</b>

<b>TRUST FUND</b>			
Trust Fund	\$ 137,442.25	\$ 137,442.25	\$ -
<b>TOTALS</b>	<b>\$ 137,442.25</b>	<b>\$ 137,442.25</b>	<b>\$ -</b>

<b>SUMMARY</b>	<b>BANK</b>	<b>RESTRICTED</b>	<b>BALANCE</b>
General Fund	\$ 8,977,852.28	\$ 1,868,516.00	\$ 7,109,336.28
Water Fund	\$ 2,272,398.63	\$ 914,150.00	\$ 1,358,248.63
Sewerage Fund	\$ 4,180,156.00	\$ 2,679,120.00	\$ 1,501,036.00
Trust Fund	\$ 137,442.25	\$ 137,442.25	\$ -
<b>TOTALS</b>	<b>\$ 15,567,849.16</b>	<b>\$ 5,599,228.25</b>	<b>\$ 9,968,620.91</b>

## RECOMMENDATION

For Council's information.

## WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT THE FIRE CONTROL CENTRE, COONABARABRAN ON  
THURSDAY, 15 APRIL 2010 COMMENCING AT 11.00AM PAGE 25

### 2.2 INVESTMENTS HELD AS AT 31 MARCH 2010

<b>Warrumbungle Shire Council</b> Local Government Financial Management Regulations (Clause 16) Investments Held As At 31 March 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 \$
	<b>Suncorp Metway</b>	A - 1+	On Call	4.00%	Monthly	End of Month	1,275,000.00	1,275,000.00	0.083	Daily
<b>OTHER INVESTMENTS</b>										
1	Three Pillars - FRN-AA-	CCC-	4/06/2010	4.74%	Quarterly	4/03/2010	500,000.00	487,000.00	0.033	0
2	<b>RIM Securities</b> BOND ST CUSTODIAN- TITANIUM AAA	<b>AA</b>	14/12/2010	4.96%	Quarterly	14/03/2010	2,000,000.00	1,941,194	0.131	11,946
3	<b>CBA</b>  Range Accrual	AA-	14/12/2010	Outside Range Note 1	No Coupon	14/03/2010	1,000,000.00	967,600.00	0.0655	No Coupon

## WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT THE FIRE CONTROL CENTRE, COONABARABRAN ON  
THURSDAY, 15 APRIL 2010 COMMENCING AT 11.00AM

PAGE 26

	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 \$
4	<b>CBA</b> Range Accrual	AA-	16/12/2010	Outside Range Note 1	No Coupon	16/03/2010	1,000,000.00	967,600.00	0.0655	No Coupon
5	<b>ROYAL BANK CANADA</b> Range Accrual	AA-	16/03/2011	Outside Range Note 2	No Coupon	16/03/2010	1,000,000.00	977,300.00	0.0655	No Coupon
6	<b>ANZ CREDIT SAIL-ANZ INVESTMENT BANK CDO- A</b>	B	30/12/2011	0.00% Note 3	No Coupon	30/03/2010	500,000.00	372,000.00	0.033	No Coupon
7	<b>BENDIGO BANK</b> FRN	BBB	21/09/2012	5.22%	Quarterly	21/03/2010	500,000.00	470,585.00	0.033	6,511
8	<b>ANZ ASPIRT 1-CPPI/FRN-Aap</b>	AA	11/08/2012	0.00% Note 3	No Coupon	11/02/2010	500,000.00	452,150.00	0.033	No Coupon
9	<b>WBC DANDELION-FRN-</b>	AA	21/12/2012	0.00% Note 3	No Coupon	21/03/2010	1,000,000.00	842,500.00	0.0655	No Coupon

## WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT THE FIRE CONTROL CENTRE, COONABARABRAN ON  
THURSDAY, 15 APRIL 2010 COMMENCING AT 11.00AM

PAGE 27

	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 \$
10	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	0.05	No Coupon
11	DEUTSCHE BANK AG LONDON DAISY	AA-	31/05/2011	0.00% Note 3	No Coupon	28/02/2010	1,500,000.00	1,408,800.00	0.10	No Coupon
12	ANZ ALL SEASONS- KEOLIS AAA	AA+	16/06/2013	0.00% Note 3	No Coupon	16/03/2010	1,500,000.00	1,150,050.00	0.10	No Coupon
13	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	0.046	No Coupon
14	DRESDNER BANK OCTAGON PLC-EMU NOTE	AA+	30/10/2015	0.00% Note 3	No Coupon	30/01/2010	1,500,000.00	1,143,000.00	0.10	No Coupon
							<b>15,275,000.00</b>	<b>13,722,209.00</b>	<b>Interest Received</b>	<b>145,565.30</b>

# **WARRUMBUNGL SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGL SHIRE COUNCIL TO BE HELD AT THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010 COMMENCING AT 11.00AM**

**PAGE 28**

---

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.

Responsible Accounting  
Officer

## **Notes to Investment Report**

- 1 The Range Accrual Interest Payment for the CBA is dependant on the BBSW(Bank Bill Swap Rate March 4.536%) being between 4.5% and 6.5%.  
When the BBSW is within that range it pays 7.5% and outside it pays nothing.  
The RBA is expected to have several interest rate increases this year which will see this start paying again.
- 2 The Range Accrual Interest Payment for the Royal Bank Of Canada is dependant on the BBSW(Bank Bill Swap Rate-March 4.536%) being between 4.75% and 6.75%. When the BBSW is within that range it will pay 7.7% and outside it will pay nothing  
The valuation on this investment is almost \$ for \$ at the end of December.  
The RBA is expected to have several interest rate increases this year which will see this start paying again.
- 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.

# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 29

## 2.3 RECONCILIATION OF GENERAL FUND BANK ACCOUNT – 31 MARCH 2010

	General Managed Fund	Trust Fund	Investment Fund
<b>Cashbook as at 31st March, 2010</b>			
Opening Balance	1,100,658.44	138,776.49	15,700,000.00
Plus Deposits	2,011,989.67	3,511.00	0.00
Less Payments	-2,957,241.20	-4,845.24	-425,000.00
<b>Adjusted Cashbook Balance</b>	<b>155,406.91</b>	<b>137,442.25</b>	<b>15,275,000.00</b>
<b>Bank Statement as at</b>			
<b>31st March, 2010</b>	<b>135,557.43</b>	<b>136,472.22</b>	
Plus Outstanding Deposits	28,987.67	1,735.43	
Less Outstanding Payments	-9,138.19	-765.40	
<b>Adjusted Statement Balance</b>	<b>155,406.91</b>	<b>137,442.25</b>	<b>0.00</b>
<b>Ledger Cash Book</b>			
Closing Balance	155,406.91	137,442.25	15,275,000.00
<b>Total Ledger</b>	<b>155,406.91</b>	<b>137,442.25</b>	<b>15,275,000.00</b>
<i>Difference</i>	0.00	0.00	0.00

**RECOMMENDATION**  
For Council's information.

## WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT THE FIRE CONTROL CENTRE, COONABARABRAN ON  
THURSDAY, 15 APRIL 2010 COMMENCING AT 11.00AM PAGE 30

### 2.4 RATES AND CHARGES COLLECTION REPORT UP TO and INCLUDING END MARCH 2010

GENERAL		RATE ARREARS	2007/2008 LEVY	PENSIONER WRITE OFF	ABAND- ONED	RATE ARREARS AND NET LEVY	TOTAL PAYMENTS TO DATE	TOTAL OUTSTAND- ING 2009/2010	TOTAL OUTSTAND- ING 2008/2009	COLLECT- ION % 2009/2010	COLLEC- TION % 2008/2009
	CBN RES/RURAL RES	107,434	977,432	70,111	12,029	1,002,726	738,170	264,556	279,675	<b>73.62%</b>	42.56%
	BARADINE	42,846	135,622	16,781	1,152	160,536	105,206	55,329	63,994	<b>65.53%</b>	53.69%
	BINNAWAY	18,724	65,638	10,773	2,762	70,827	46,718	24,109	25,563	<b>65.96%</b>	51.91%
	VILLAGES	8,033	27,838	2,299	1,155	32,417	20,568	11,849	11,201	<b>63.45%</b>	48.19%
	FARMLAND	193,869	3,931,879	19,457	141,333	3,964,958	2,879,828	1,085,130	1,032,383	<b>72.63%</b>	70.22%
	COOLAH	16,446	194,288	14,283	0	196,451	140,237	56,213	43,975	<b>71.39%</b>	72.88%
	DUNEDOO	14,882	208,879	15,316	0	208,446	151,577	56,869	49,668	<b>72.72%</b>	69.71%
	MENDOORAN	8,991	66,241	7,122	1	68,109	43,498	24,611	21,126	<b>63.87%</b>	67.30%
	LEADVILLE	2,970	10,433	1,437	0	11,966	9,575	2,391	4,034	<b>80.02%</b>	55.15%
	MERRYGOEN	465	4,242	794	0	3,912	2,659	1,254	1,275	<b>67.96%</b>	56.84%
	NEILREX	336	2,372	151	0	2,557	1,755	802	914	<b>68.65%</b>	72.32%
	UARBRY	0	3,628	85	7	3,536	3,078	458	190	<b>87.04%</b>	66.73%



## WARRUMBUNGL SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGL SHIRE COUNCIL TO BE HELD AT THE FIRE CONTROL CENTRE, COONABARABRAN ON  
THURSDAY, 15 APRIL 2010 COMMENCING AT 11.00AM

PAGE 31

GENERAL		RATE ARREARS	2007/2008 LEVY	PENSIONER WRITE OFF	ABAND- ONED	RATE ARREARS AND NET LEVY	TOTAL PAYMENTS TO DATE	TOTAL OUTSTAND- ING 2009/2010	TOTAL OUTSTAND- ING 2008/2009	COLLECT- ION % 2009/2010	COLLEC- TION % 2008/2009
	COOLABAH ESTATE	2,567	15,056	1,701	0	15,923	10,919	5,004	4376	<b>68.57%</b>	56.45%
	RUR/RES COBBORA	572	3,040	229	0	3,383	2,639	744	1312	<b>78.01%</b>	68.11%
	GENERAL RESD/BUS-STH	12,536	161,382	9,687	1	164,231	122,033	42,198	30,566	<b>74.31%</b>	73.58%
	BUSINESS- CBN-RURAL	21,086	379,673	250	3	400,507	321,049	79,458	100,933	<b>80.16%</b>	72.31%
<b>WATER</b>						0		0			
	COONABARA- BRAN	32,524	357,555	27,321	6,052	356,706	271,378	85,328	92,564	<b>76.08%</b>	69.25%
	BARADINE	36,273	107,574	9,958	990	132,899	91,789	41,110	49,677	<b>69.07%</b>	49.69%
	BINNAWAY	30,832	112,829	8,560	4,722	130,378	88,924	41,455	37,739	<b>68.20%</b>	49.12%
	VILLAGES	18,872	11,040	875	4,837	24,199	10,671	13,528	19,748	<b>44.10%</b>	22.44%
	FARMLAND - NTH & STH	3.72	1,120.00	0.00	0.00	1,124	500	623	253	<b>44.53%</b>	85.41%
	COOLAH	20,604	210,564	11,495	0	219,673	150,631	69,042	68,728	<b>68.57%</b>	69.65%
	DUNEDOO	10,276	144,540	9,197	0	145,618	104,839	40,779	32,418	<b>72.00%</b>	68.70%
	MENDOORAN	14,837	140,985	4,879	9	150,934	94,662	56,272	36,053	<b>62.72%</b>	64.51%
	MERRYGOEN	1,857	10,580	921	0	11,516	6,845	4,672	4,693	<b>59.44%</b>	53.86%

## WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT THE FIRE CONTROL CENTRE, COONABARABRAN ON  
THURSDAY, 15 APRIL 2010 COMMENCING AT 11.00AM

PAGE 32

GENERAL		RATE ARREARS	2007/2008 LEVY	PENSIONER WRITE OFF	ABAND- ONED	RATE ARREARS AND NET LEVY	TOTAL PAYMENTS TO DATE	TOTAL OUTSTAND- ING 2009/2010	TOTAL OUTSTAND- ING 2008/2009	COLLECT- ION % 2009/2010	COLLEC- TION % 2008/2009
SEWERAGE						0		0			
	COONABARA- BRAN	46,222	587,907	27,143	4,676	602,310	445,607	156,703	174,716	73.98%	70.92%
	BARADINE	47,624	155,124	8,383	1,488	192,877	137,048	55,829	71,878	71.05%	54.02%
	COOLAH	15,882	201,003	9,001	0	207,884	146,485	61,398	40,779	70.47%	71.22%
	DUNEDOO	11,126	173,230	8,935	0	175,421	128,993	46,428	36,400	73.53%	69.98%
		<b>738,688</b>	<b>8,401,695</b>	<b>297,142</b>	<b>181,219</b>	<b>8,662,023</b>	<b>6,277,883</b>	<b>2,384,140</b>	<b>2,336,831</b>	<b>72.48%</b>	<b>65.45%</b>
GARBAGE- North		73,509	698,732	56,093	4,300	711,848	525,943	185,906	175,103	73.88%	69.04%
GARBAGE - South		35,783	434,251	38,828	2	431,204	302,206	128,998	102,883	70.08%	68.34%
FARMLAND - NTH - STH		1,491	35,741	571	11	36,649	26,838	9,811	8,259	73.23%	72.60%
LEGAL FEES		218,349	91,650	0	8,705	301,294	91,650	209,644	178,410	30.42%	40.45%
								0			
INTEREST		191,241	64,746	0	0	255,987	0	255,987	66,875	0.00%	56.46%
	<b>TOTALS</b>	<b>1,259,060</b>	<b>9,726,815</b>	<b>392,634</b>	<b>194,236</b>	<b>10,399,004</b>	<b>7,224,519</b>	<b>3,174,485</b>	<b>2,868,361</b>	<b>69.47%</b>	<b>69.75%</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.

# **WARRUMBUNGLE SHIRE COUNCIL**

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 33

---

## **2.5 REQUEST FOR TRANSFER FROM RESTRICTED ASSETS FOR REPAIRS AND RENOVATIONS OF COOLAH COUNCIL OFFICES AND CHAMBERS**

### **Background**

There is an amount of \$8,500 in the current year's budget for repairs and maintenance to the Coolah Council Building. In addition there remains in restricted assets an additional \$18,000 for the same purpose.

### **Report**

Work has commenced to in-fill the wall between the chambers and the kitchen. Work is also planned to fill cracks and re-hang doors so that they all open and close effectively. There are some other minor maintenance works included in the plans.

The carpet in the hallways and kitchen is in a very dilapidated state. The previous decision to carpet the kitchen and the selection of such a light coloured carpet is definitely questionable. To keep the carpet in a presentable condition requires professional cleaning at least quarterly which is an ongoing burden on the cleaning and maintenance budget. Whilst the carpet is still in reasonable condition in places, there are stains which cannot be removed.

Quotes have been obtained to replace the carpet in the halls and kitchen with a commercial quality vinyl which blends in with the beige coloured carpet. This floor covering has a predicted life of 30 years and would be an easily cleaned surface which can be maintained in a very presentable condition merely by vacuuming and mopping.

There is insufficient money in the current budget to complete the already commenced works and install the new flooring.

The request is for a \$10,000 transfer from restricted assets which will leave \$8,000 for any further works which may be required in the future.

### **RECOMMENDATION**

That Council approve a supplementary vote of \$10,000 to come from restricted assets to enable the completion of the repairs, renovations and replacements of floor coverings at the Coolah Office of Council.

# **WARRUMBUNGL E SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGL E SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM** **PAGE 34**

---

## **2.6 NEW WARRUMBUNGL E SHIRE COUNCIL WEB PAGE**

### **Background**

Council has expressed a desire to “freshen” our web page and make it uniquely representative of our local government area. It has been suggested that while the information on the web page is quite good that navigation is difficult and finding out what you need to know may need quite a few “clicks” of the mouse discouraging visitors to the site from persevering.

Council to date, has used the LocalE template which was originally created by the LGSA through a federal government grant to enable all councils to have a web presence.

Late last year LocalE advised that the templates would be changing and one was selected which has proven to be not that attractive. Navigation has become more complex and there is very little flexibility to “brand” the page with our image. The ongoing contribution to LocalE is just over \$10,000 per annum and rises each year.

### **Report**

Staff sought quotes from a number of providers of web services and has selected Multibase to provide an “all in one” solution, based on a combination of price, options and the service level factor.

Multibase will design a new web page which will incorporate an INTRANET.

The Intranet will allow staff single click access to regularly checked information such as policies, forms etc, with links to commonly sourced web pages such as the DLG and current legislation and will also provide a forum to regularly update staff on organisational information. It will be the first page staff will see when they log onto their computers.

Questionnaires were completed by senior staff and provided to Multibase to enable them to come up with a concept design.

Multibase will also provide very “user friendly” Content Management software so that staff can easily and regular update the look of the page as well as maintain current information. The new page will offer us the flexibility to regularly “freshen” the look so that users will want to come back to see it and will always see fresh content with the most pertinent and up to date information available on the front page or just a single “click” away.

The price for creating the web page, providing the Content Management Software and training for staff in the use of it, hosting the site, and providing ongoing support is just marginally above the cost we currently pay to LocalE every year.

After the initial web page launch the ongoing cost per annum will be less than a third of what we pay to LocalE annually.

# **WARRUMBUNGLE SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM**

**PAGE 35**

---

There will be the opportunity in the future to include a number of other options, for example:

- Accept online payments for rates and other fees and charges
- Online lodgement of development and other applications
- Run community surveys

These will be developed as time and resources permit.

## **Summary**

A brief presentation on the proposed new web site will be made to the Council meeting, which will include a “concept design” and a request will be made for feedback from Councillors.

## **RECOMMENDATION**

For Councillors information and input.

## **2.7 REFINANCING OF LOANS FOR BRIDGES NORTH AND BRIDGES SOUTH**

### **Background**

These loans (of \$500,000 for Bridges North and \$400,000 for Bridges South) are overdue for renewal/renegotiation. Council staff initially sought quotes from the existing lenders. The documents were prepared and given to the General Manager for signing however it was decided that by going out to the market better rates may be obtained.

### **Report**

Rates were requested from five major financial institutions and we received quotes from:

- Westpac
- National Australia Bank and
- Orana Credit Union.

All institutions requested that we not disclose their rates as they are “commercial in confidence” so comparative data is provided in the confidential section of the business paper to assist Councillors in making a decision.

## **RECOMMENDATION**

That Council refinance these loans over 15 years with National Australia Bank for a five year term fixed rate.

# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 36

---

## 2.8 INTRODUCTION OF ENVIRONMENTAL SCOREKEEPING

### **Background**

As an introduction to this report I include a passage from the Warrumbungle Shire Council Supplementary State of the Environment Report 2008-2009.

*The NSW Government Greenhouse Plan was released in November 2005. The Plan provides a strategic approach to combating climate changes in NSW. The Plan recognises that, in order to limit global warming impacts now and for future generations, immediate and sustainable action to limit greenhouse gas emissions is needed (DECC website, 2007).*

*The NSW Greenhouse Plan outlines ongoing strategic actions to limit greenhouse emissions in NSW and achieve key emission reduction targets announced by the government. Key principles and goals include:*

- *Raising the awareness of climate issues within the broader community*
- *Identifying strategies for adaptation to the environmental, social and economic impacts of climate change*
- *Limiting the growth of greenhouse gas emissions and reduce these emissions in NSW. The Plan outlines targets, strategies and actions to achieve significant emission reductions*
- *Promoting climate change partnerships through cooperative approaches by Government, individuals, industry, business and community groups.*

It is only a matter of time before it becomes mandatory that Councils take action on climate change and greenhouse emissions. It has also been widely publicised the proposed large increases in electricity charges.

### **Report**

This is an opportunity for Council to be proactive in taking the first steps towards environmental sustainability. This shire as a potential site for future alternative energy sources, should be seen as a leader in combating climate change and greenhouse emissions.

These are very positive opportunities but what I propose also offers us a chance to make big financial savings.

Plant Footprint specialise in providing environmental scorekeeping to local governments across Australia and now also in the USA.

They collect data from our energy providers and also from readily available Council data to provide continuously updated reports on how we are performing in the areas of :

# **WARRUMBUNGL SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGL SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM** **PAGE 37**

---

- Energy
- Fleet
- Waste and
- Greenhouse.

From that data Council would receive “Organisation Footprint Reports” for

- Energy
- Streetlights
- Fleet
- Corporate Waste
- Greenhouse.

These reports show the overall performance of Council’s operations both on its own, and compared against the performance of other local government nationally.

We would also receive “Property Footprint Reports” for each council owned property, benchmarked against the performance of other similar properties, regionally, climatically and nationally.

In addition we would receive account reports on energy accounts. These provide a detailed analysis of consumption, costs, green power, greenhouse emissions and they can be provided against an asset code (for asset management purposes) and to individual areas of management responsibility.

They also provide “anomaly” reports which identify excessive increases in consumption of energy and water.

Planet Footprint is the only service of this kind and is used by 175 Councils across Australia – some of them are Blue Mountains, Lismore, Shoalhaven, Kiama.

They are also used by the NSW State Government, Victorian State Government and the Victorian Department of Education. Most users of this service have reported substantial savings in energy costs.

The annual subscription cost is \$3,500 with most participating councils indicating savings of around three times that amount in the first year.

The cost of this first subscription can be covered in my current year subscriptions budget.

## **RECOMMENDATION**

That Council subscribe to the Planet Footprint Environmental Scorekeeping Service.

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

# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 38

---

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 PROPOSAL BY NSW NATIONAL PARKS AND WILDLIFE SERVICE TO TRANSFER OWNERSHIP OF ROADS TO COUNCIL INCLUDING NO 1 BREAK ROAD**

### **Background**

The NSW National Parks and Wildlife Service under a special provision of the Brigalow and Nandewar Community Conservation Area Act 2005 has an opportunity to address a number of different road issues that have arisen since creation of the various conservations areas in 2005. The issues are identified under the following three headings:

#### **1. Vesting of Roads in Council's Name**

The NPWS is proposing to transfer ownership to Council of the No 1 Break Road and a section of the Western Way through the former Merriwindi State Forest. The NPWS is proposing to transfer ownership to Council without compensation.

#### **2. Road Boundary Adjustments**

The NPWS has identified two roads where formation and construction of the road has occurred outside the legal road reserve. The locations of these anomalies are as follows:

- (i) Mendooran Road approximately 8.9km south of Mendooran on the Forest Road (MR7519)
- (ii) Balmoral Road off the Oxley Highway.

#### **3. Quarry and Stockpile Sites.**

One quarry site and two stockpile sites off the Oxley Highway near Balmoral Road have been identified as being within the Garrawilla Conservation Area.

A copy of the letter with associated maps has been forwarded to Councillors under separate cover.

Council is being asked to determine a position on each of the proposals by the NPWS.



# **WARRUMBUNGLA SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGLA SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM**

**PAGE 39**

---

## **Issues**

### **Vesting of Roads in Council's Name.**

The length of No 1 Break Road within the Timmallallie Community Conservation Area is approximately 29 km. There is a further 6 km of this road within the Pilliga Nature Reserve, which is also under the control of the NPWS. The length of Western Way Road within Merriwindi CCA is approximately 6km. The total length of Western Way is approximately 15km. That is, the NPWS is asking Council to assume responsibility for approximately 60km of road without compensation.

Both of these roads are unsealed and they are poorly constructed and drainage infrastructure is virtually non-existent. Each of the roads was created to service forestry operations and act as a fire break.

Both of these roads in their current condition do not have strategic importance for the rural road network within Warrumbungle Shire. The No 1 Break Road may have strategic importance if the total length was bitumen sealed. Only then would travel times between Baradine and Narrabri be reduced by up to 33% or 30 minutes. It is not clear if the movement of freight from the Coonamble area to the north east would be more efficient if the No 1 Break was sealed and constructed as a freight route. Furthermore, the strategic importance of the road between Coonabarabran and Baradine may be downgraded if the No 1 Break Road is bitumen sealed. Further analysis of the regional significance of the No 1 Break Road in comparison with the Coonabarabran Baradine Road may be necessary before Council is in a position to accept responsibility for the road whether it is bitumen sealed or left in its current condition.

### **Road Boundary Adjustments**

Under the special provisions of the Brigalow and Nandewar Community Conservation Area Act 2005, the NPWS has a limited time to address any road issues. It appears that the Act allows the NPWS to open and close roads without the need for the Land and Property Management Authority to be involved in the process, that is, the creation of a lot and deposited plan is not required. Furthermore, the roads may be identified by the Department of Environment Climate Change and Water using a 'reliable' map with boundaries identified from either differential GPS data and or the use of aerial photos. Such an approach to identifying road boundaries will make it difficult to locate the boundaries on the ground.

### **Options**

Council will need to determine if there is any merit in accepting responsibility for either the road known as No 1 Break or the Western Way. However, in the current condition neither road appears to have strategic importance to Council's rural road network. Council has discretion in this matter and may want to reject any proposal to accept responsibility for either road.

# **WARRUMBUNGLE SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM** **PAGE 40**

---

Where the constructed road is within the CCA and outside the road reserve, it appears that Council has no choice other than expedite the realignment as efficiently as possible.

The quarry site and stockpile sites on the Oxley Highway are not used by Council and hence there appears to be no benefit in seeking to retain control over the land.

## **Financial Considerations**

The condition of No 1 Break Road is currently below standard acceptable for normal traffic and the cost to upgrade the road and bitumen seal the surface is estimated to be in excess of \$6,000,000. Ongoing maintenance for No 1 Break road, as an unsealed road and without any upgrades such as gravel resheeting, is estimated to be around \$175,000 year. Council currently undertakes to maintain around 1700km of unsealed road and unless funding for rural roads increases Council could not allocate funds to No 1 Break Road without a reduction in service on other roads within the Shire.

The NPWS is seeking a contribution of around \$4,000 from Council towards the cost of redefining the road boundary on Forest Road and Balmoral Road where they adjoin the Conservation areas. There is no budget allocation for such a project and a supplementary vote will be required.

## **RECOMMENDATION**

1. That in response to the proposal by the NSW National Parks and Wildlife Service, Council absolutely refuses to accept responsibility for any part of the road known as No 1 Break Road and for any part of the road known as the Western Way Road.
2. Where a constructed road, that is regularly maintained by Council falls outside the road reserve and hence lies within a Community Conservation Area, Council agrees to realign the road reserve in consultation with the NSW National Parks & Wildlife Service. Furthermore, a supplementary vote of \$4,000 is made to implement the road realignment.
3. That Council has no claims in relation to an old quarry and stockpile sites on the Oxley Highway in the Garrawilla Community Conservation Area.

## **3.2 APPLICATION TO LEASE ADJOINING ROAD RESERVE**

### **Background**

Council considered an application on 17December 2010 from the owner of Lot 272 DP753378 to lease unused road reserve at the rear of their property in River Road. Council's resolution at the time is as follows;

*“That the application by the owner of Lot 272 DP753378 to lease adjoining unused road reserve be refused on the basis that intended use of the land is not stated. Furthermore, Council will only consider another application if it is supported by a plan of management for the five(5) year lease period”*

# **WARRUMBUNGLA SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGLA SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM**

**PAGE 41**

---

The owner has again requested Council consideration and has provided more detail about the proposed use of the road reserve during the lease period. The owner has now indicated that the purpose of the proposed lease is for “the parking of equipment & storage of materials”. The owner also wants to obtain access to the site via an existing laneway and unformed road at the rear of the adjoining property. Furthermore, it appears that the owner wants to clear the road reserve of vegetation to enable use of the land as requested and for access.

A copy of the letter from the owner has been forwarded to Councillors under separate cover.

Council cannot delegate its authority in relation to leasing of unused road reserve and hence a resolution of Council is required.

## **Issues**

As previously reported, the Roads Act allows Council to lease unused public road subject to the following conditions and processes;

- The land can only be leased to an adjoining owner or lessee
- The period of the lease cannot exceed five (5) years
- Council must place a notice in the local newspaper of its intention to lease the land
- Notice of the intention to lease the land must be served on owners adjoining the length of public road concerned.
- Any submissions received as a result of the notices must be considered by Council.
- If Council grants a lease a notice must be published in the local newspaper.
- No permanent structures are to be erected on road reserve that is leased.

The slope of the land within road reserve area is steep and the area is generally heavily vegetated with remnant Ironbark, Grey Box, Red Gum, Angophora and Cypress. Also, the proposed access off the laneway is reasonably steep and covered with similar vegetation. Clearing of the vegetation would reduce the fire hazard; however, the ground will be more prone to erosion. Furthermore, it appears that the steep terrain makes it impractical for the storage and parking of equipment

The proposal to create the second access to lot 272, will result in increased traffic movements along the laneway. The laneway is just an unformed track that has developed over the years to service two residences, it has never been formally constructed. That is, the increase in traffic associated with the business in lot 272 will mean that the laneway will require additional maintenance and construction expenditure.

## **Options**

Council has discretion in this matter, however, Council should be mindful of the nature of business activity being undertaken on applicants own property and consider whether these activities if extended to the road reserve, would irrevocably damage the land.

# **WARRUMBUNGLE SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM**

**PAGE 42**

---

## **Financial Considerations**

The cost of upgrading the laneway is estimated to be around \$10,000 and the annual maintenance expenditure around \$500. The administrative costs associated with leasing the road reserve could be accommodated within Council's existing budget.

## **RECOMMENDATION**

The application by the owner of Lot 272 DP753378 to lease adjoining unused road reserve is approved subject to the following conditions;

- The proposal is advertised by Council in accordance with statutory requirements
- There is no clearing of tree vegetation.
- An erosion and sediment control plan for the site is submitted for approval by the Director Technical Services
- There is no access created, either formed or unformed, to the site off the existing laneway.

### **3.3 PROPOSAL TO RENAME TIMOR STREET TO LITTLE TIMOR STREET**

#### **Background**

Council resolved to pursue a name change for the road John Renshaw Parkway to Timor Road. However, in order obtain approval from the Geographical Names Board for this proposal, it is necessary to change the name of Timor Street in Coonabarabran. Consultation has now occurred regarding the proposal to rename Timor Street to Little Timor Street.

The consultation involved writing to all property owners in Timor Street with a tick box questionnaire and a self addressed envelope. Also, the proposal was advertised in the local newspaper and relevant government agencies were notified in accordance with Council's statutory requirements. Details of the consultation have been forwarded to Councillors under separate cover.

The number of objections received from property owners to the proposed change of name from Timor Street to Little Timor Street is 14, while the number of property owners in agreement with the proposal is 12. The number of Timor Street property owners who have not responded is 22. Council is now asked to determine if it wishes to pursue the two road name changes, that is, Timor Street to Little Timor Street and John Renshaw Parkway to Timor Road.

Furthermore, Council is asked to consider a proposal from one property owner in Timor Street to have a road name completely different in recognition of the fact that Timor Street is not a through street in one block.

# **WARRUMBUNGLA SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGLA SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM** **PAGE 43**

---

## **Issues**

Most property owners objecting to the proposed change from Timor Street to Little Timor Street, do so on the basis they will need to change personal details about their property address. Also, affected businesses will need to change their address on stationary and advertising. There are six properties in Timor Street that run a business operation and three of these properties have objected to the proposed road name change.

Timor Street in Coonabarabran runs in an east west direction over the full extent of the urban area. However, the road does not exist between Horsley Street and Neate Street, yet it exists between Neate Street and Ulamambri Street. That is, Timor Street between Neate Street and Ulamambri Street is disconnected from the rest of Timor Street – as shown on the map in attachment 1.0. One property owner in this section of Timor Street has previously sought to change the name of this section because street deliveries and visitors to the property are not able to find the property if they are using house numbers as a reference and are travelling along Timor Street.

## **Options**

Council has discretion in relation to the proposal to change the name of Timor Street to Little Timor Street.

In relation to the proposal to change the name of Timor Street between Neate Street and Ulamambri Street to something other than Little Timor Street, Council will be required to choose a name and then undertake consultation in accordance with the Roads Regulation 2008. A floral name has been suggested for the road, such as; Wattle Street or Waratah Street. Alternatively, reference to a geographical feature has been suggested such as Mopra Street.

## **Financial Considerations**

The administrative process associated with naming Timor Road and any changes to Timor Street is not expected to be a significant impact upon existing budget allocations.

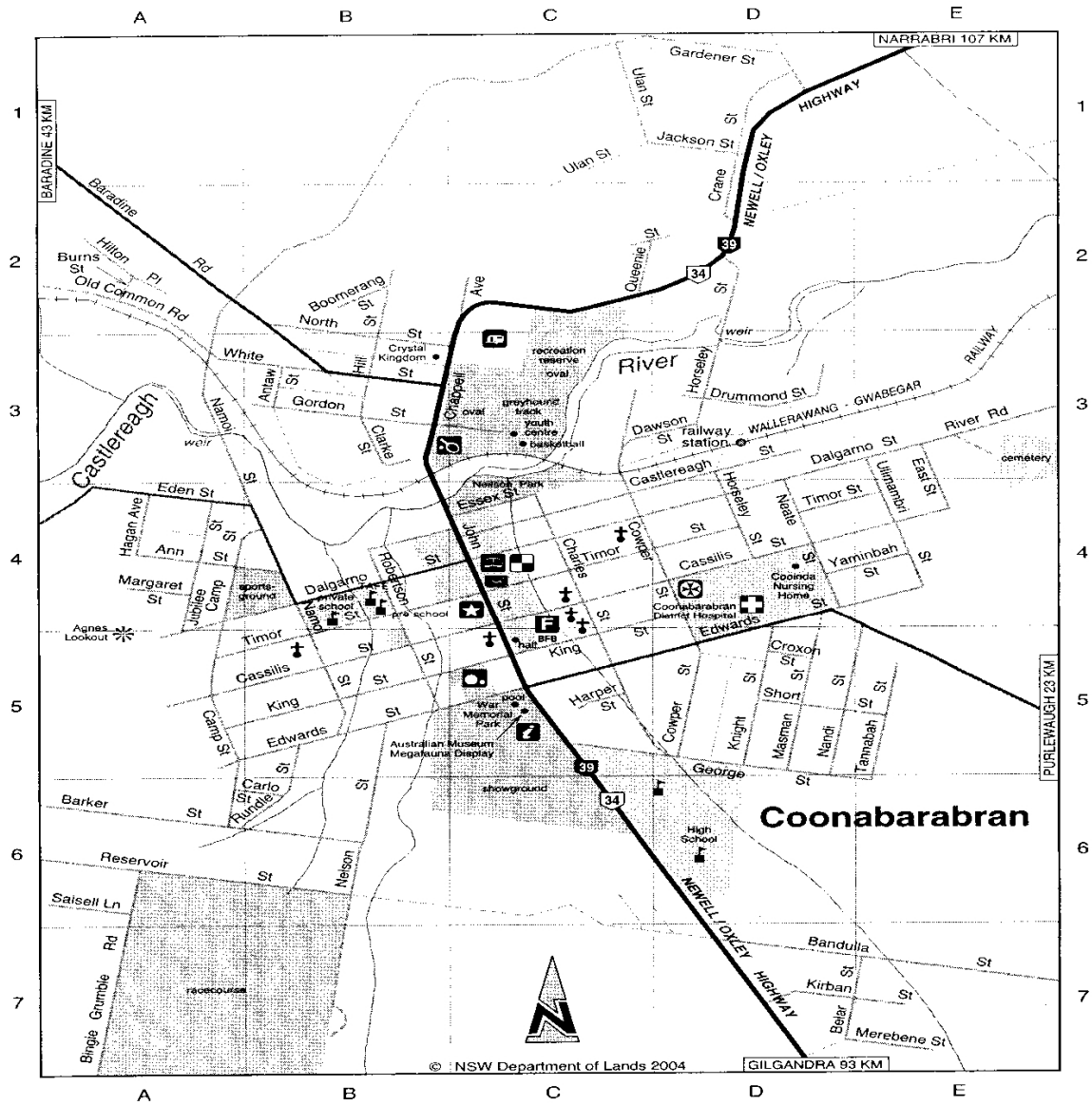
## **RECOMMENDATION**

1. That Council proceeds with the proposal to gazette the name of Timor Road between Eden Street and the boundary of Warrumbungles National Park.
2. That Council proceeds with the proposal to rename Timor Street between Camp Street and Horsley Street as Little Timor Street.
3. That Council undertakes consultation in accordance with requirements of the Roads Regulation 2008 to rename Timor Street between Neate Street and Ulamambri Street as Mopra Street.

# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 44

Attachment 1.0 – Coonabarabran Town Streets.



# **WARRUMBUNGLE SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM**

**PAGE 45**

---

## **3.4 SALINITY AND WATER QUALITY ALLIANCE FIVE YEAR PLAN AND FINANCIAL CONTRIBUTION**

### **Background**

Council will be aware that it is a member of the Salinity & Water Quality Alliance and that there are 13 Councils in the Alliance. The Alliance is supported by the Central West Catchment Management Authority which has supplied funding for various projects in each Council area. Approximately 64 % of the land area in Warrumbungle Shire area falls within the area managed by Central West Catchment Management Authority.

The Alliance is seeking endorsement by Council of a Five Year Plan that has recently been developed. Also, the Alliance is seeking a financial commitment from Council for the 2010/11 year. A copy of the letter from the Central West CMA and the Five Year Plan have been forwarded to Councillors under separate cover.

### **Issues**

Council has received funding from the Central West CMA through the Alliance for a number of projects in the Shire. In particular, rehabilitation works have occurred on the Castlereagh River at Coonabarabran. Also, vegetation works have occurred along the banks of the Castlereagh River in reserves above Coonabarabran.

The funding relationship between the Federal Government and the CMAs has changed and the Alliance will now be required pursue a wider range of funding opportunities through other programs.

The Five Year Plan identifies a number of water quality projects relevant to Warrumbungle Shire Council such as removal of certain types of Willow and control of exotic vegetation species in riparian areas.

### **Options**

Council has discretion in this matter; however membership of the Alliance and endorsement of the Five Year Plan will allow Council to have input into development of plans for protection and enhancement of natural resources. Furthermore, membership will provide Council with access to funding opportunities.

### **Financial Considerations**

The financial commitment sought by the Alliance for 2010/11 is \$3,000. Specific projects may require a funding commitment from Council and these projects are considered on their merits when they become available.

# **WARRUMBUNGL E SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGL E SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM**

**PAGE 46**

---

## **RECOMMENDATION**

That Council continues to be an active member of the Salinity & Water Quality Alliance and the Five Year Plan prepared by the Alliance is endorsed. Furthermore, Council commits to making a contribution of \$3,000 to support ongoing activities of the Alliance in 2010/11.

.....  
**KEVIN TIGHE**  
**DIRECTOR TECHNICAL SERVICES**



# **WARRUMBUNGLE SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM** **PAGE 47**

---

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 ACCREDITATION OF COUNCIL BUILDING SURVEYORS**

The building certification system in NSW was altered in 1998 in line with national competition policy to allow for the private sector to perform building inspections and issue construction, complying development and occupation certificates in competition with local Council's who had previously enjoyed a monopoly in this service delivery. The right to determine development applications was not privatized and Council continues to be the usual determination body for these approvals.

To facilitate the private certification process a system of accreditation of private individuals was introduced to ensure a degree of accountability and skill in executing what was basically the function of acting in the public's interest and in Council's usual role. The system experienced significant problems and as a result the Department of Planning took over the private accreditation scheme to fix the problems. A new authority being the Building Professionals Board was established to specifically deal with accreditation of building professionals and the board has now extended the requirements for persons involved in building assessment and inspection to include Council employees. Prior to the introduction of the new Local Government Act 1993 a system of qualification and accreditation had been in place which required certification works to be performed by persons who had obtained an Ordinance 4 qualification only.

The new Act removed these requirements and Council's were able to perform their duties of certification of buildings through unqualified staff if needed. Everything old is new again and now Council's are being required to only use accredited persons to perform certification works?

From 1 March 2010, the Building Professionals Board will be able to issue certificate's of accreditation to employees of council who carry out building certification work.

# **WARRUMBUNGL SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGL SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM**

**PAGE 48**

---

**Councils have until 1 September 2010** to have a sufficient number of accredited certifiers available to undertake all council's building certification work. After this date, any building certification work undertaken on behalf of councils **must** be undertaken by either a council accredited certifier or a private accredited certifier.

The accreditation scheme for Council certifiers contains four proposed levels of accreditation with A1 being the highest level and A4 the lowest level with restrictions imposed on each certifier as to the complexity of works that can be certified. Where a Council receives an application for building projects which are above the level of accreditation held by its accredited staff it will have no choice but to contract out the works to an appropriately accredited private certifier (includes inspections).

Council's issues in relation to the new system are that it has only one building surveyor on staff that would be eligible at the present time to achieve accreditation under the new scheme for Council employees. Clearly Council will not be able to adequately service its community effectively without disruption with just one accredited certifier given the inevitable periods of absence.

Council needs to develop a plan to manage its certification processes to ensure that it has sufficient accredited staff or contractors available to meet the demands expected. Part of the management plan may need to involve training of new or current staff in the building surveying role to create a larger pool of accredited employees as well as having accredited contractors available when required as a short term measure. Either option will add to Council's cost base.

To achieve accreditation of staff Council is required to make recommendations to the board as to the levels of accreditation appropriate to its staff and it is appropriate for the General Manager to be given delegated authority to make recommendations to the Building Professionals Board on Council's behalf.

## **RECOMMENDATION**

That Council delegate authority to the General Manager to make recommendations to the Building Professionals Board in relation to applications for accreditation of Council employees.

# WARRUMBUNGL E SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGL E SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 49

---

## **4.2 VARIATION OF RESTRICTIVE COVENANT- T G & G T CROMB**

Council has received a letter (copy attached) from solicitors acting on behalf of Mr & Mrs Cromb being the owners of lot 112 DP 1065650 Bugaldie ( existing motorcross facility) requesting Council to vary the existing restriction on the title in favour of council.

Originally the land was restricted with a covenant which required *“No development other than general agriculture is permitted on the lots burdened”* The current owners of the land proposed to construct a motorcross facility on the site and to facilitate the development requested Council to vary this restriction at its meeting held on the 18 December 2008. Council resolved to alter the restriction to read *“No development other than general agriculture, forestry and/or a recreation vehicle area as defined under the Recreation Vehicle Act 1983 is permitted on the lot burdened”*.

The solicitors now advise that the current restriction effectively requires all vehicles using the facility to be registered to comply with the requirements of the Recreation Vehicle Act 1983 and that this is not practical as most of the users of the facility own unregistered motor cycles.

It is now proposed that the following restriction be placed upon the land to replace the current covenant *“No development other than general agriculture, forestry and/or a motor cycle recreation park be permitted on the lot burdened”*

## **RECOMMENDATION**

1. That the existing restrictive covenant upon lot 112 DP 1065650 Parish of Bugaldie County of Baradine be varied at the land owners expense as follows:

*“No development other than general agriculture, forestry and/or a motor cycle recreation park be permitted on the lot burdened”*

2. That Council resolve to affix its common seal to all necessary legal documents to execute the variation of restriction.

# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 50

---

## 4.3 DA 84/0910 PROPOSED 10 LOT SUBDIVISION LOT 83 DP 755523 MAROO RD PURLEWAUGH

<b>Address</b>	Lot 83 DP 755523 Maroo Road Purlewaugh
<b>Application Number</b>	84/0910
<b>Proposal</b>	Subdivision of one (1) lot into ten (10)
<b>Owner</b>	Johannes Van der Walt
<b>Applicant</b>	Johannes Van der Walt 478 White Rock Road Rylstone 2849
<b>Date Lodged</b>	18 January, 2010
<b>Date of Report</b>	7 April, 2010

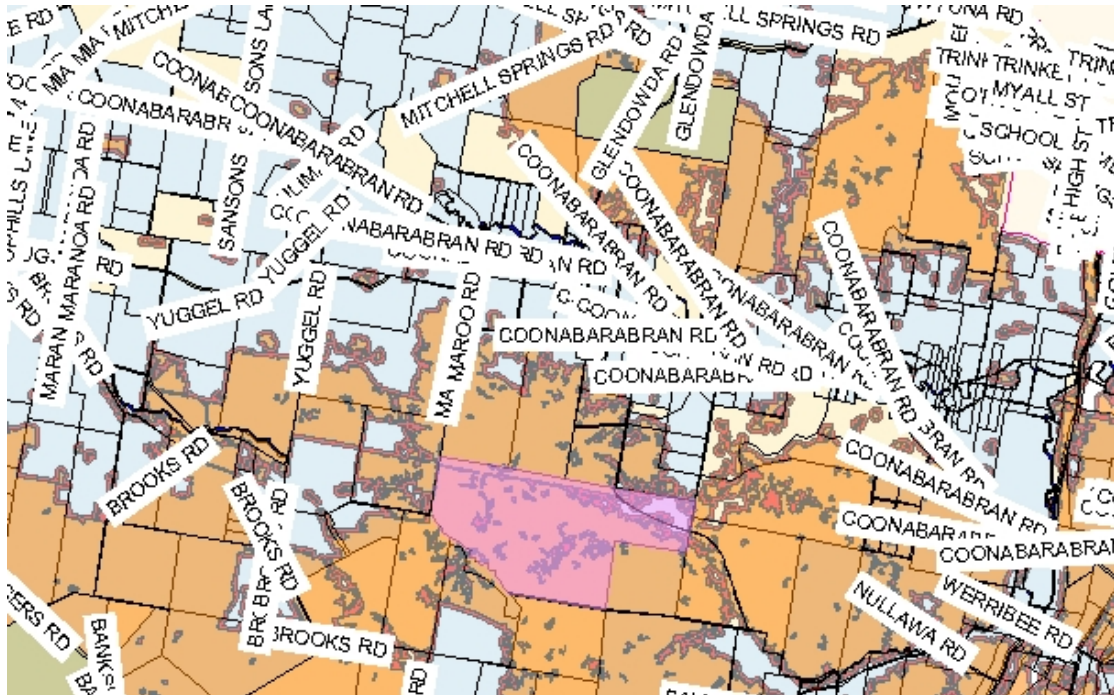
---

### SUMMARY

**ISSUES:** Bushfire Prone, Electricity, Environmentally Sensitive Land, Inconsistent with SEPP (Rural Lands) 2008  
Coonabarabran LEP 1990  
**SUBMISSIONS** Four (4)  
**RECOMMENDATION:** Refusal

---

### LOCALITY MAP



# **WARRUMBUNGLE SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM**

**PAGE 51**

---

## **DESCRIPTION OF PROPOSAL**

The application is for the subdivision of one (1) lot into ten (10) green eco lots. The lots are proposed to range from 80 to 280ha. The property is serviced by Maroo Road, Purlawaugh and two roads within the subdivision are proposed, which will be dedicated to Council. The property is identified as being bushfire prone land and containing environmentally sensitive land.

## **STATUTORY CONTROLS**

Environmental Planning & Assessment Act 1979

State Environmental Planning Policy (Rural Lands) 2008

Coonabarabran Local Environmental Plan 1990

- Zoning – Rural 1 (b), Environmentally Sensitive Land
- S94 Contributions
- Integrated Development

## **POLICY CONTROLS**

Coonabarabran Section 94 Contributions Plan

## **DESCRIPTION OF LOCALITY**

The subject site is identified as Lot 83 in DP 755523, “Umtali” Maroo Road, Purlawaugh. The site is located south of the Purlawaugh Road on the eastern side of Maroo Road. The subject site consists of thick natural bushland.

## **RELEVANT HISTORY**

The current application was lodged with Council on 18 January 2010.

## **REFERRALS**

### **Engineering/Traffic**

The application was referred to Council’s Director of Technical Services for comment. A response was received detailing the following:

*The proposed subdivision must be serviced by a dedicated public road constructed to rural road standards normally associated with construction of local rural roads in Warrumbungle Shire. Currently, access to Lot 83 DP 755523 is via Maroo Road and an access road south of Maroo Road. Maroo Road is an unsealed road maintained by Council between Purlawaugh Road and the Maroo property entrance.*

# WARRUMBUNGL SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGL SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 52

---

*The access road is a Crown Road and is not maintained by Council. The length of the Crown access road between the property 'Maroo' and the entrance to the proposed subdivision is approximately 3.9km.*

The proposed conditions of consent from Technical Services are detailed as Appendix 4.

## **EXTERNAL REFERRALS FOR CONCURRENCE**

### **NSW Rural Fire Service**

The application was referred to the NSW Rural Fire Service on 19 January 2010. A response was received on 19 February which detailed 2 of the usual standard conditions of consent for the application regarding access.

## **SUBMISSIONS**

Surrounding properties were notified of the development proposal between 23 February and 12 March 2010.

Four (4) submissions were received with the main issues raised being summarised below:

<b>Submittor</b>	<b>Basis of Submissions</b>
Alec Bruce "Uliman" COONABARABRAN NSW 2357	<ul style="list-style-type: none"><li>▪ Access</li><li>▪ Isolation / poor quality land</li></ul>
David Bruce "Uliman South" COONABARABRAN NSW 2357	<ul style="list-style-type: none"><li>▪ Access</li><li>▪ Isolation / poor quality land</li><li>▪ Bush Fire</li></ul>
Gary Baglee 243 Maroo Road COONABARABRAN NSW 2357	<ul style="list-style-type: none"><li>▪ Access</li><li>▪ Bush Fire</li></ul>
Beryl Pickering PO Box 19 COOLAH NSW 2843	<ul style="list-style-type: none"><li>▪ Access</li><li>▪ Fences</li><li>▪ Lot Size</li><li>▪ Inconsistent with surrounding area</li></ul>

# WARRUMBUNGL E SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGL E SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 53

---

## 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 subdivision within the Rural 1 (b) zone.

#### 2. Zone Objectives

The objectives of this zone are to promote the proper management and utilisation of resources by:

*(a) protecting, enhancing and conserving:*

*(i) agricultural and pastoral land in a manner which sustains its efficient and effective agricultural production potential,*

*(ii) soil stability by controlling and locating development in accordance with soil capability,*

*(iii) forests of existing and potential commercial value for timber production,*

*(iv) valuable deposits of minerals, coal, petroleum and extractive materials by controlling the location of development for other purposes in order to ensure the efficient extraction of those deposits,*

*(v) trees and other vegetation in environmentally sensitive areas where the conservation of the vegetation is significant to scenic amenity or natural wildlife habitat or is likely to control land degradation,*

*(vi) water resources including groundwater for use in the public interest,*

*(vii) areas of significance for nature conservation including areas with rare plants, wetlands and significant habitat, and*

*(viii) places and buildings of archaeological or heritage significance, including the protection of Aboriginal relics and places,*

*(b) preventing the unjustified development of prime crop and pasture land for purposes other than agriculture,*

*(c) ensuring that any allotment created for intensive agricultural purposes is potentially and physically capable, on its own, of sustaining a range of those purposes or other agricultural purposes as a commercial agricultural operation suitable to the locality,*

*(d) facilitating farm adjustments,*

# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 54

---

- (e) minimising the cost to the community of:
  - (i) fragmented and isolated development of rural land, and*
  - (ii) providing, extending, and maintaining public amenities and services,**
- (f) providing land for small rural holding development and for development, for other non-agricultural purposes, in accordance with the need for that development, and*
- (g) enabling the continuation of traditional forms of rural land use and occupation.*

The proposed development is identified on Council's Environmentally Sensitive Land Map as being Environmentally Sensitive. Objective a(v) is to protect, enhance and conserve environmentally sensitive areas. It is considered that the proposed development will not protect, enhance or conserve the environmentally sensitive land.

The proposed development will result in fragmented and isolated development of rural land. The subject area is surrounded by rural development, being farmland with lot sizes of the immediate surrounding allotments of 1424.13ha, 1881.45ha, 1200.88ha and 651ha. The proposed development will reduce the lot size to ten (10) blocks ranging in size between 80ha and 280ha, which would not be of sufficient size to be genuinely used for agricultural purposes. It is considered that the proposed subdivision would transform the locality from traditional rural land use to rural residential land use.

There is existing appropriate Rural 1 (b) land in the Warrumbungle Shire to facilitate the demand for this type of rural residential development. This existing Rural 1 (b) land has existing services, whereas the creation of a new Rural 1 (b) subdivision would create an added cost to the community through providing, extending and maintaining public services such as the extra road length required to be maintained in areas distant from service centres.

### **3. General considerations for development within rural zones (Clause 10)**

Clause 10 of the Coonabarabran Local Environmental Plan 1990 requires Council to take into consideration the relationship of the development to development on adjoining land or on other land in the locality. The submissions raised from adjoining land owners and owners of land in the locality reflect that the proposed development is inconsistent with development in the area. The subdivision of one lot into ten, with sizes of approximately 200 hectares is not appropriate given the surrounding land use patterns which are mainly large grazing properties.

### **4. Subdivision of land generally (Clause 11)**

*(1) A person shall not subdivide land to which this plan applies except with the consent of the Council.*

The applicant has applied for consent from Council for the proposed development.



# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 55

---

*(2) The Council shall not consent to an application to subdivide land within Zone No 1 (a), 1 (b) or 1 (c) unless it has obtained all relevant information in relation to, and made an assessment of:*

*(a) the primary purpose for which each allotment to be created by the subdivision is intended to be used,*

Each allotment is proposed to be used as a green eco block (lifestyle block).

*(b) whether any allotment to be created by the subdivision is intended to be used primarily for the purpose of agriculture, and*

No allotment created by the subdivision is intended to be used primarily for the purpose of agriculture.

*(c) whether a dwelling is intended to be erected on any allotment to be created by the subdivision and the approximate location of any such dwelling.*

A dwelling entitlement is proposed for each allotment to be created by the subdivision, however approximate locations of any such dwelling was not submitted to Council.

## **5. Dwellings in Zone No. 1 (b) (Clause 20)**

Any erection of dwellings in the future will be subject to a separate development application with Council.

## **6. Environmentally sensitive land (Clause 24)**

*(2) A person shall not, except with the consent of the Council, cause the destruction of trees on:*

*(a) more than one hectare of environmentally sensitive land of an existing holding, or*

*(b) more than 5 per cent of the area of an existing holding, where that 5 percent comprises environmentally sensitive land, whichever is less.*

The proposed development is not seeking to carry out any prohibited development or cause the destruction of more than 1ha of trees.

The construction of dwellings and sheds anticipated with this development would lead to likely pressure for clearing of areas in excess of 1ha to achieve bushfire protection.

# **WARRUMBUNGLE SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM** **PAGE 56**

---

## **7. Land subject to bushfire hazard (Clause 26)**

The application was referred to NSW Rural Fire Service. The application was approved. The applicant is required to provide adequate provision for access for fire fighting vehicles and adequate safeguards in accordance with *Planning For Bush Fire Protection 2006*.

## **8. Access (Clause 32)**

Access requirements would be considered as part of the road design.

## **STATE ENVIRONMENTAL PLANNING POLICIES**

### **State Environmental Planning Policy (Rural Lands) 2008**

It is considered that the proposed development is inconsistent with the Rural Planning Principles and the Rural Subdivision Principles of the State Environmental Planning Policy (Rural Lands) 2008. It is considered that the proposed development is not located in an appropriate location given the traditional land uses of the surrounding area. The proposed development is considered to be rural land fragmentation and could result in land use conflicts with other existing development in the locality.

## **REGIONAL ENVIRONMENTAL PLANNING POLICIES**

### **Orana Regional Environmental Plan**

The Orana Regional Environmental Plan is not applicable to the proposed subdivision application as no lighting.

## **DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS**

There are no draft Environmental Planning Instruments that apply to the subject site.

## **DEVELOPMENT CONTROL PLANS**

The application has been assessed against the provisions of the Coonabarabran Shire Council DCP NO 3 Rural Lands. The proposed development is consistent with frontages as specified by DCP 3. Building envelopes were not identified in the application and as such cannot be assessed. As the blocks are proposed as eco blocks, no electricity is proposed for the subdivision. A letter is provided from Country Energy stating that an estimated cost for the design and construction of the electricity supply to the block (11km) would be in the range of \$340,000 – \$400,000.

## **REGULATIONS**

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

# **WARRUMBUNGLE SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM**

**PAGE 57**

---

## **LIKELY IMPACTS OF DEVELOPMENT**

### **Context and Setting**

The subject site is located within a rural area of the Warrumbungle Shire approximately 45km east of Coonabarabran. The surrounding area is characterised by rural (farm) development. The subject site is predominantly natural bushland.

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

The subdivision of Lot 83 Maroo Road into ten (10) lots would result in the fragmentation of rural land, resulting in the formation of an isolated community without services. Given the locality of the subject site, 45km east of Coonabarabran, it is not an appropriate location for a rural residential subdivision. The adjoining lot sizes range from 650 – 1300ha. The proposed development is not consistent with the surrounding area.

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

Access is provided via an unsealed Crown Road following on from Maroo Road, south of Purlewaugh Road. No enclosure permit is currently held over this portion of Crown Road. Access to each allotment proposed within the subdivision is proposed via an unsealed access road which is proposed to meet Council's standards for rural roads.

### **Utilities**

Telephone service currently exists on the subject site. Electricity is not proposed for the subdivision as the lots are identified as lifestyle eco blocks.

### **Natural Hazards**

The subject site is identified as bush fire prone on Council's bush fire prone land map. The application was referred to the NSW Rural Fire Service. Conditions of consent were recommended regarding access.

### **Cumulative Impacts**

It is considered that the cumulative impacts as a result of the development could affect the amenity of the existing locality.

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

Given the lot sizes of the surrounding area (between 500-1500ha) the proposed subdivision consisting of ten (10) lots of approximately 200ha is not an appropriate form of development for the subject site. The proposal does not fit in the locality. Given the natural bushfire hazards on the subject site, the site attributes are not conducive to the development.

## **THE PUBLIC INTEREST**

The proposed development is considered to not be in the public interest as the location for the development is considered to be inappropriate and will impose extra demands for the provision of services such as road maintenance, ambulance and other emergency services.

# **WARRUMBUNGLE SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM** **PAGE 58**

---

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

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

### **ENVIRONMENTAL APPRAISAL**

### **CONSIDERED**

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 Car parking 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

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

The development is inconsistent with the specific aims of the plan and the objectives of the zone and the objectives of the controls as outlined in this report and as such, consent must not be granted.

### **SUBMITTOR CONCERNS**

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

#### **▪ Access**

The road access is considered by the objectors to be inadequate for the number of subdivision lots and do not believe that it is appropriate for the applicant to rely on the gas exploration company to maintain the road. One objector refers to the crown road going from Lot 83 into Lot 160.

#### **Planning comment**

The road will be required to be upgraded to an appropriate standard. The gas exploration company will not be relied upon to maintain the road. The road going through Lot 83 and into Lot 160 is not an issue as the proposed access for the subdivision is via the Crown Road off Maroo Road.

#### **▪ Isolation/Poor Quality Land**

Objections were made stating that the subject site consists of very rough undeveloped and isolated land which if subdivided will not be viable as farmland.

#### **Planning comment**

The land is considered to be isolated and inappropriate for the proposed development given the location. This has been addressed in the report.

# WARRUMBUNGL SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGL SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 59

---

▪ *Inconsistent with surrounding area*

Objections were made based on the proposed development being inconsistent with the surrounding farmland.

Planning comment

Although the proposed lot sizes are permissible under the Coonabarabran Local Environmental Plan 1990, it is considered that the proposed lot sizes are inconsistent with the surrounding area. There is considerable Rural 1 (b) land in more appropriate locations within the Warrumbungle Shire LGA. The rural potential of the land will be diminished if the land is subdivided.

▪ *Bush Fire*

Objections were made stating that the area has extreme bush fire potential. The fires of the past have threatened surrounding farm land and three years ago a dwelling was destroyed. With the possibility of absent land holders increased pressure will be place on the already under-staffed Saltwater Bush Fire Brigade.

Planning comment

The subject site is located within bushfire prone land. The application was referred to the NSW Rural Fire Service for comment on the proposed subdivision. The NSW Rural Fire Service issued conditions of consent.

## CONCLUSION

The application is unsatisfactory when assessed against Section 79(C) of the Environmental Planning and Assessment Act 1979. The location of the proposed development is unsuitable.

The proposal is not in keeping with the site context and is an inappropriate form of development for the site given its remote location from service centres.

## RECOMMENDATION

Pursuant to section 91 of the Environmental Planning and Assessment Act 1979 (as amended) that Council refuse development consent to Development Application No. 85/2009 development of Subdivision of one (1) lot into ten (10) on land at Lot: 83 DP:755523, Maroo Road, Purlewaugh, for the following two (2) reasons:-

1. The proposal is inconsistent with State Environmental Planning Policy (Rural Lands) 2008 as the location of the subject site is not appropriate for the proposed development, the proposal is considered to be rural land fragmentation and could result in land use conflicts with existing traditional development in the locality.
2. Inconsistent with Coonabarabran Local Environmental Plan 1990 as the subject site is Environmentally Sensitive Land, is inconsistent with existing land use in the vicinity and is not appropriate given the distance from services of the subject site.



# WARRUMBUNGLA SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLA SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM

PAGE 61

## APPENDIX 2 – Submissions

12.Mar. 2010 10:07

GLEASON SALES AUSTRALIA P/L

No. 8121 P. 1

*DP*

RECEIVED  
12 MAR 2010  
BY

Beryl Pickering  
P O Box 19  
COOLAH  
NSW 2843

11 March 2010

The General Manager  
Warrumbungle Shire Council  
P O Box 191  
COONABARABRAN 2357

Development Application 84/0910

Dear Sir/Madam,

I would like to submit an objection to the above.

1. The map attached to this application is incorrect, misleading and out of date (October 1978) in respect to boundaries. My husband and I own the two adjoining blocks lot 160 and 161.
2. There is a road showing on this map going through lot 83 and into lot 160. This road has been closed and purchased by us. Therefore there is no access available.
3. Recent rains, which, although unusual, have happened in the past. This caused considerable damage to existing tracks due to the lightness of the soil. I don't think that annual maintenance will be enough to allow access for the amount of traffic 10 lots would create.
4. The fire that went through 3 years ago although did clear a considerable amount of old undergrowth and trees most of this has since regrown. This also took out a large amount of fencing.
5. This area is agricultural land and needs to remain a benefit to the community. Parcels of 500 acres are not viable on this country and would therefore take this whole 5000 acres out of production.
6. This area is not semi urban therefore this development would be inconsistent with the neighbourhood.

Yours sincerely :

*B. Pickering*  
(Beryl Pickering)

# WARRUMBUNGL SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGL SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAM ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 62

---

DB

GARY BAGLEE  
243 MAROO RD  
COONABARABRAM  
12/3/2010

Mr Bob Geraghty  
General Manager  
Warrumbungle Shire Council  
Coonabarabran 2357



12<sup>th</sup> February 2010

SCANNED

Dear Bob

RE: SUBDIVISION DA 84/0910 - "UMTALI" PURLEWAUGH

We wish to object to the Subdivision DA 84/0910, of 9 new lots on the property "Umtali", Purlewaugh for the following reasons.

- (1) The road access into the property is completely inadequate for the number of subdivision lots.
- (2) The land is in an area of extreme bush-fire potential. History shows that lightning strikes cause bushfires about every five years. The heavy timber makes it impossible to extinguish. As a result, it threatens surrounding farming land. Three years ago a fire in this area destroyed a residence and was only stopped at the main road.

Please reject this application.

Regards  
Gary Baglee



# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 63

---

SCANNED

*DCB*

*P 90766.  
to Jane*

RECEIVED  
12 MAR 2010

BY:.....

David Bruce  
Uliman South  
Coonabarabran  
NSW 2357

RE: DEVELOPMENT APPLICATION NO.84/0910

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

Dear Sir

I wish to make a submission regarding the above Development Application.

I have two main concerns with the development;

1. The applicant's claim that the exploration company who found gas on an adjacent property will automatically upgrade and maintain the road is premature and hypothetical. Exploration is still in early stages and many years from production if and or when it does go ahead.
2. The land involved in the application is very rough, undeveloped and isolated, not suitable for agricultural production. Any buyers will surely treat their blocks as "weekenders" resulting in absentee landholders unavailable at short notice to control bushfires, thus putting more pressure on our already under-staffed Saltwater BFB. For those residents present when a bushfire occurs in an isolated area with limited access a very dangerous situation arises as shown by the Black Saturday fires in Victoria last year.

The applicant's claims of maintenance and hazard reduction are general rather than specific.

I would urge the Council to consider this application carefully and in a realistic light.

Yours faithfully

*DA Bruce*  
David Bruce

# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 64

SCANNED

RECEIVED  
12 MAR 2010  
BY:-----

DA 8410910  
Ullimera  
Coonabarabran  
11.3.210

The General Manager  
Warrumbungle Shire Council  
Coonabarabran.

Dear Sir,

Re Development Application No  
84/0910  
Property  
Lot 83 D.P. 755523.

In reference to the above I would suggest  
Council not allow the subdivision to go  
ahead at this time. - without further enquiries.

The matter came to my notice only 3  
yrs ago. As the access road to this  
site goes through our property - is dedicated  
& not enclosed but paid for on a yearly  
basis - I find it incredible that notice of the  
application had not been forwarded to us.

The land in question has attracted the  
attention of many different individuals over  
the last 60 years that I have known it and  
seen a sink for the money of all who  
owned it. It's isolation and poor quality  
could be well known to council.

Along come Santos and their hole  
in the ground. We have had dealings

## WARRUMBUNGLA SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLA SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM

PAGE 65

with them and have found them both reliable and informative. There is a drilling site proposed for on our own property. Knowing this, I feel that there is no sure way of finding out what the results of the bore were (by politicians, developers or even the landholders involved). In short, secrecy is the name of the game.

And so I urge Council to proceed slowly and be satisfied, particularly the benevolent ideas of the developer. It would be a pity for Council to add its name to a very long list of individuals who have lost great amounts of money on this property.

For me, when Santos starts to put in more holes, or makes a public statement, will be the time to act.

Apprehension by all who live in the area is only natural for there have been many undesirable intrusions on to this property (from police raids for drug cultivation, complete strangers etc.).

And I am disappointed that we were not included in the notification process and wonder if all neighbours have been so treated.

Yours faithfully  
Alec Bruce.

# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 66

---

## APPENDIX 3 – Applicant Response to Submissions

31 March 2010

General Manager  
Warrumbungle Shire Council  
Attention: Planning and Development  
PO Box 191  
Coonabarabran NSW 2357

Dear Sir

**Re: Development application No. 84/0910, Lot 83 DP: 755523 “Umtali” sub-division  
Maroo Road Purlewaugh**

Herewith are my comments to the four submissions to the above application received  
after public exhibition:

Issues raised	Comment
<p>Mrs Beryl Pickering Mrs Pickering resides on lot 160 and 161 which are on the eastern borders of lot 83 and is raising issues regarding the road access and maintenance thereof through their property. She also raised the issue that the area is agricultural land and not semi urban and therefore inconsistent with the neighbourhood.</p>	<p>Proposed access does not affect lot 160 &amp; 161 and therefore the road in question will never be used for access. Further more the proposed subdivision is consistent with the objectives of the zone. The site is considered suitable for less intensive form of agriculture and the creating of lots consistent with the minimum areas stipulated by the LEP will facilitate this. The proposed building envelopes are generally not located in visually prominent locations and the density of the development is consistent with the local LEP. While the proposed subdivision will create the opportunity for the erection of additional dwellings in the locality the impact of such dwellings is not considered to be unreasonable.</p>
<p>Mr Gary Baglee Mr Baglee is raising the issues of the road access being inadequate and the fire danger of the area which threatens surrounding farming land.</p>	<p>The main access to proposed sub-division being Maroo Road will be upgraded to comply with Council’s current standards. The NSW Rural Fire Service has approved the subdivision layout on drawings submitted with application according</p>

# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM

PAGE 67

	<p>verbal confirmation from Jane McIntosh in your planning office. I have not as yet seen the approval, but assume that it would have been based on compliance of section 4.1.3(2) of the Planning for Bush Fire Protection 2006.</p> <p>The proposed sub-division will open the area with more access roads and therefore more adequate control in preventing such fires.</p>
<p>Mr Alec Bruce Mr Bruce is raising issues with Santos development in the area and is warning Council to proceed with caution.</p>	<p>No comment</p>
<p>Mr David Bruce Mr Bruce is concerned that the assumption of the upgrading of Maroo Road by Santos is premature and hypothetical. Secondly, he is concerned that new owners will treat their blocks as "weekenders" resulting in absentee landholders unavailable at short notice to control bushfires.</p>	<p>The access to proposed sub-division will be upgraded to comply with Council's current standards. Lot 83, being the sub-division block has been unoccupied for many years and more landowners will only contribute to the control of bushfires, with better access roads and fire breaks. It is also not reasonable for Mr Bruce to pre-empt the actions of future owners.</p>

Yours faithfully



JJ Van der Walt

# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 68

---

## APPENDIX 4 - Technical Services Conditions

**DA 84/0910 – Lot 83 Maroo Road, Purlewaugh  
Subdivision of 1 Lot into 10.  
Proposed Engineering conditions**

The proposed subdivision must be serviced by a dedicated public road constructed to rural road standards normally associated with construction of local rural roads in Warrumbungle Shire. Currently, access to Lot 83 DP755523 is via Maroo Road and an access road south of Maroo Road. Maroo Road is an unsealed road maintained by Council between Purlewaugh Road and the Maroo property entrance. The access road is a Crown Road and it is not maintained by Council.

The length of the access road between the property 'Maroo' and the entrance to the proposed subdivision is approximately 3.9km.

1. The access road to the subdivision and the proposed subdivision road must be constructed in accordance with the following general parameters;
  - Road reserve width of at least 30 metres.
  - Road formation width of 8 metres, with widening at bends in accordance with Austroads guidelines. Road grades, horizontal and vertical curves designed for a design speed of 60 kph.
  - Two coat bitumen seal applied to the road surface where longitudinal grades exceed 5%.
  - A road base depth of at 200mm.
  - Cul-de-sac diameter of 30 metres
  - Pipe culverts or concrete causeways where drainage across the road is required and designed to 1 in 10 year ARI standard.
  - Adequate scour protection for roadside drainage and table drains shall be provided.

(Reason: To ensure adequate design standards.)

2. All road works shall be designed by an appropriately qualified engineering consultant. All design and construction works shall be in accordance with Council's engineering standards, relevant Austroad guidelines for road design and water way design. No construction work shall commence until the plans have been approved by the Director of Technical Services.

(Reason: To ensure that works are designed to an acceptable standard prior to construction.)

3. The applicant shall submit a soil and water management plan that will be used during construction for approval by the Director Technical Services

(Reason: To avoid pollution, soil erosion and soil degradation.)

4. A Review of Environmental Factors must be prepared by an appropriately qualified person and submitted for approval by the Director Technical Services.

(Reason: To meet requirements of the Environmental Planning and Assessment Act 1979 in relation to Activities..)

# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 69

---

5. The proposed new road shall be fenced on both sides. The standard of fence shall be at least 1.2 m high with four (4) plain wires and one (1) barbed wire, with hinge joint netting or equivalent. No strainers or fence bracing shall extend onto or within the road reserve. The installation of gates or grids across the road will not be permitted.

(Reason: To meet the requirements of Council's Rural Subdivision Engineering Standards.)

6. All street and road furniture including road name signs, traffic advisory signs, guide posts, etc are to be supplied and erected by the applicant at no cost to Council and in accordance with all relevant Australian Standards and Council's Rural Subdivision Engineering Standards.

(Reason: To ensure adequate street furniture and signage is installed.)

7. A maintenance bond of 5% of Council's estimates of new roadworks being deposited prior to the release of the linen plan with the bond remaining in force for a period of six months from the date of completion of the roadworks.

(Reason: A surety against quality of works.)

8. A driveway access shall be constructed to each lot with pipe culverts or concrete dish drains and design/construction work shall comply with current engineering standards. Access layout shall comply with RTA Road Design Guide Figure 4.9.7. The location of each driveway must be approved prior to commencement of any roadworks. The number of accesses shall be limited to one per lot unless otherwise approved by the Director Technical Services.

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

Kevin Tighe

  
9/3/10

# **WARRUMBUNGL SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGL SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM** **PAGE 70**

---

## **4.4 AMENDMENT TO BURIALS POLICY**

In response to the increasing cost of providing new sections at the Native Grove Cemetery Council adopted the following policy at its meeting on the 21<sup>st</sup> May 2009:

- (a) The right of burial reservation fee must be paid at the time of acquisition of the reservation, and
- (b) Burial rights (reservations) at all lawn cemeteries will only occur when a funeral is to take place, at this time a second adjacent site may be booked, i.e., a maximum of two (2) sites can be reserved with one to be used immediately. In the case of the burial of a child (under 18) two (2) sites immediately adjacent to the deceased child may be reserved, and
- (c) Double depth grave sites are to be encouraged by Council through appropriate concessional rates for the second interment within a grave site in Council's fees and charges structure.

The proprietor of Castlereagh Funerals and Monuments, Mr Steve Hadfield has written to Council requesting Council to allow some flexibility in the abovementioned policy to allow for pre-paid funerals to be achieved at Coonabarabran. Mr Hadfield advises that Council's current policy does not allow for this increasing trend in the funeral industry. Mr Hadfield has also verbally advised that the numbers requiring a pre-paid funeral would not be such as to significantly increase the frequency that Council has to outlay more funds for new bays.

It would appear that an amendment to the policy can be made which would allow for the flexibility requested while ensuring the reservations at the cemetery don't return to the previous approach of allowing multiple reservations of sites. The policy could be amended as follows to allow the pre-paid funerals as requested:

- (d) Notwithstanding clause (b) Council will allow for the reservation of one grave site with the pre-payment both the grave reservation and current interment fees where the application is made through a licensed undertaker on behalf of a client as part of a pre-paid funeral plan.

## **RECOMMENDATION**

That Council amends its current lawn cemetery burial policy by including a new sub-section (d) which provides as follows:

Notwithstanding clause (b) Council will allow for the reservation of one grave site with the pre-payment both the grave reservation and current interment fees where the application is made through a licensed undertaker on behalf of a client as part of a pre-paid funeral plan.



# WARRUMBUNGLE SHIRE COUNCIL

**ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010 COMMENCING AT 11.00AM**

**PAGE 71**

## 4.5 APPLICATIONS RECEIVED FOR MONTH OF MARCH 2010

Complying Development (set criteria) Development Application (Specialised Conditions)	Date Received	Applicant's Name	LOCATION (of development)	Town	Development Type	Status (Approved or Pending)
CDC 99/0910	01/03/2010	Private Certifier / Dep't Education	Central School	Coolah	Extensions to Library & Administration	Approved
DA 100/0910	02/03/2010	Ben Edwards	Timor Road	Coonabarabran	Erection of Relocatable Dwelling	Approved
CDC 101/0910	05/03/2010	Daniel Bonnella	Timor Road	Coonabarabran	Install In-ground Swimming Pool	Pending
CDC 102/0910	11/03/2010	Stephen Gilbert	Martin Street	Coolah	Demolish Existing Carport & Erect Garage	Approved
CDC 103/0910	19/03/2010	Gordon Jewiss	Charles Street	Coonabarabran	Erection of Patio Cover to Dwelling	Pending
CDC 104/0910	22/03/2010	Tony McWilliam	Timor Street	Coonabarabran	Erection Of a Dwelling	Pending
DA 105/0910	22/03/2010	Cherie Heslin	Yarrow Street	Dunedoo	Home Based Craft Studio & Retail Centre	Pending
DA 106/0910	23/03/2010	Michelle Smith	Laheys Creek Road	Dunedoo	Convert Shed to Dwelling	Pending
CDC 107/0910	24/03/2010	Daniel Miller	Cliff Lane	Coolah	Install In-ground Swimming Pool	Pending
DA 108/0910	25/03/2010	Ronald Wright	Worrigal Street	Baradine	Remove Moveable Dwellings	Pending
DA 109/0910	29/03/2010	Ted Hayman	Pilliga Forest Way	Kenebri	Erect two Sheds	Pending
DA 110/0910	31/03/2010	David & Virginia Knyvett	Black Stump Way	Hannah's Bridge	Erection of Dwelling	Pending
DA 111/0910	31/03/2010	Justin Bull	Cobra Street	Mendooran	Erection of Pre Fabricated Dwelling	Pending

# WARRUMBUNGL E SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGL E SHIRE COUNCIL TO BE HELD AT THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010 COMMENCING AT 11.00AM

PAGE 72

## APPLICATIONS HELD PENDING AS AT END FEBRUARY 2010

Complying Development (set criteria) Development Application (Specialised Conditions)	Date Received	Applicant's Name	Location (of development)	Town	Development Type	Status
DA 138/0809	12/06/2009	Jason Newton	Crane Street	Coonabarabran	Addition to Shed	Clock Stopped Waiting Further information
DA 46/0910	09/10/2009	Matthew Leeson	Tucklan Street	Dunedoo	Change Shed to School Bus Depot	Clock Stopped Waiting Further information
DA 59/0910	5/11/2009	RJ Crooks & Associates	Rotherwood Road	Coolah	Subdivision	Clock Stopped Waiting Further information
DA 62/0910	11/11/2009	Graham Taylor	Caigan Street	Dunedoo	Urban Subdivision	Clock Stopped Waiting Further information
DA 84/0910	19/01/2010	Yuri Vander Walt	"Umtali" Maroo Road	Purlewaugh	Subdivision, 9 new lots	Clock Stopped Waiting Further information
DA 94/0910	17/02/2010	Feliks Slacek	Cunningham Street	Coolah	Additional Powered Sights	Clock Stopped Waiting Further information
DA 98/0910	19/02/2010	Coonabarabran Soccer Club	Chappel Avenue	Coonabarabran	Storage Container	Clock Stopped Waiting Further information

.....  
**TONY MEPP EM**  
**ACTING DIRECTOR ENVIRONMENTAL SERVICES**

# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 73

---

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 CENTRELINK SERVICES - COONABARABRAN**

At the July 2009 meeting, Council resolved to *'retain Centrelink Services in Coonabarabran for 2009/2010 budget period and that a review of the services be prepared for consideration as part of the 2010/2011 budget deliberations'* (**Resolution No 31**).

Reviewing the income and expenditure as at 31 March; there is an anticipated annual operating deficit of \$1,435. There is no restricted asset fund available or appropriate to cover this shortfall. \$1,730 of the expenditure to date is employment of casuals.

Discussions have been held with Centrelink representatives about the Centrelink service delivery, and a proposal prepared for Council consideration. Also involved in this planning process has been Council's Centrelink Agency Officer, Manager Social Services and Coonabarabran Community Care staff.

The current location of the Centrelink Agency is within Council's Community Services building at 27 John Street, Coonabarabran. It is not a terribly user friendly space for staff or clients; it collects no natural light, has steps, is regularly cold, has poor air ventilation, the phone booths are not private and the waiting room opens out into a staff kitchen area.

It is proposed to undertake some minor building modifications to the internal set up of the offices located at the back of the same building to accommodate the Centrelink Agency within the multiservice outlet; Warrumbungle Community Care. Construction of an L shaped half height wall and counter to meet the existing front counter area will provide room for 2 Centrelink PC's, printer and fax machine and 1 Centrelink Phone Booth; waiting room and brochure information space. Centrelink service is becoming more of a self service facility with staff employed to guide or assist clients accessing PC's or phones. The Phone Booth and PC's will be situated inside an open meeting room offering clients privacy.

# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 74

---

The Centrelink Agency Officer position will remain the same with the current hours however will move into the Social Services/Warrumbungle Community Care area of responsibility as shown on the attached organisational structural diagram.

Following a report to Council in May 2009, the accumulated deficit of a number of years \$8,482 was cleared in June 2009 via a transfer from Restricted Asset \$9,000 (**Resolution No 409**).

Benefits to the Centrelink service include:

- Elimination of annual deficit estimated \$1,500 - \$2,000 per annum
- Cost savings by efficiency of co-sharing of offices, phone and resources
- Increase hours of operation from 9.00am - 12.00pm (3 hours) to 8.30am - 4.30pm (8 hours)
- Flexibility to utilise Service Coordinator staff that will replace the need for casuals
- The office has plenty of off street parking, is wheelchair accessible and is a light and airy, air-conditioned office
- Removes the stigma attached for clients accessing Centrelink resources
- Improved job satisfaction of staff employed at Centrelink Agency
- Improves OH&S working conditions and staff safety overall

In addition, it provides another government service for clients and volunteers of Warrumbungle Community Care that is becoming a one stop shop.

The proposal is strongly supported by Centrelink Regional Management, who have undertaken an onsite meeting and consulted with National Office. Centrelink will fund the costs associated with relocation of Centrelink phone and PC lines, new lines and power points, installation of Centrelink furniture and signage. The costs associated with the internal modifications; estimated to be \$2,500 will have to be met by Council.

If Council agrees to proposal the aim would be to undertake building works and office fitout in the next few months in preparation for a mid June opening.

## **RECOMMENDATION**

That Council support the relocation of Coonabarabran Centrelink Agency and Staff so that it becomes another service provided by Warrumbungle Community Care with associated responsibility and **FURTHER** funds for office modification is provided from the Community Services Building budget.

# WARRUMBUNGLE SHIRE COUNCIL

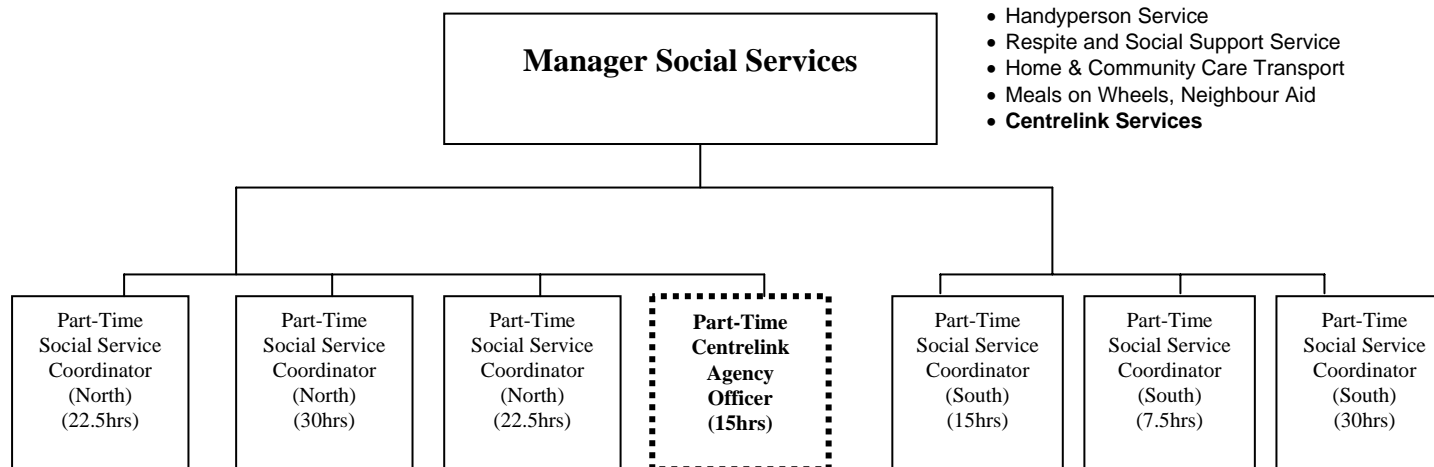
ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010 COMMENCING AT 11.00AM

PAGE 75

Attachment

## SOCIAL SERVICES STRUCTURE

### (WARRUMBUNGLE COMMUNITY CARE)



# WARRUMBUNGLE SHIRE COUNCIL

ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM PAGE 76

---

## **5.2 LIBRARY SERVICES MENDOORAN AND BINNAWAY**

Council received reports in April and June 2009 in regards to the library services at Binnaway and Mendooran service outlets. Council first resolved to seek possible sharing arrangements with local schools then agreed in principal to; over the ensuing 12 months close both Mendooran and Binnaway Library Service Points, with hours to be transferred to Dunedoo and Coonabarabran respectively, first gaining consensus with each community as to alternative solutions such as a Mobile Library Service or Deposit Station in order to retain a library service of some kind. (**Resolution No's 336 and 412**).

The advice given to each community about this decision was;

1. the 2009-2010 Management Plan had been adopted without any changes to hours or delivery of local library services and
2. the implementation of the recommendation was subject to a suitable alternative being found or agreeable community position attained.

The ramifications of providing the library service equitably across a shire this size is always going to be balanced with cost effectiveness. Warrumbungle Shire, with six individual community libraries; has the most number of library service points compared to Wellington which has one, Narromine with two and Dubbo having one. A community library is an emotional issue and it was stated quite clearly that Council was committed to ensuring that a library service would remain.

The Director Community Services has met with schools and user groups, MRL Regional staff and community members to discuss the issues and options. The option for schools sharing these facilities was not appropriate or suitable and currently the addition of a mobile library service run, brokered through Dubbo TAFE, is not cost effective or delivers an equal level of service. The matter of these smaller services has been discussed at MRL meetings; and community feedback taken to MRL Regional office in regards to collection change over, returns and reservations.

The consulting and sharing of Council's decision, explaining the costs of maintaining an equitable level of service with the residents of Binnaway and Mendooran was met with significant community concern. Some changes have been implemented to after hours returns, installed some signage and implemented local promotion campaigns. The benefit of the 'shock' was that it brought the library service; some residents having no knowledge they had a library in their town, to everyone's attention.

A summary comparing the last 2 years library service statistics; where available, compared to this current year to date and estimate for the year; with % relative to MRL allocation is shown in the following table:

# WARRUMBUNGLE SHIRE COUNCIL

**ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM**

PAGE 77

	2007-08	2008-09	2009-10	2009-10	% Inc/dec	% stats : MRL contribution	
			Actual to date - 9 months	Estimate based on actual	2009-10 compared to 2007-08	2010-11 MRL	Av %
<b>Mendooran</b>						<b>\$23,273</b>	<b>6%</b>
Issues	1067	1311	1321	1761	65%	3%	
Reference Enquiries	105	207	178	237	126%	4%	
Visitations	932	987	895	1193	28%	2%	
New Borrowers	11	19	22	29	167%	7%	
<b>Binnaway</b>						<b>\$21,402</b>	<b>6%</b>
Issues	1866	1835	1901	2535	36%	5%	
Reference Enquiries	N/A	50	148	197	295%	3%	
Visitations	N/A	353	594	792	124%	1%	
New Borrowers	2	0	2	3	33%	1%	
<b>Coonabarabran</b>						<b>\$186,989</b>	<b>46%</b>
Issues	28834	29856	21714	28952	0%	56%	
Reference Enquiries	3731	3508	2929	3905	5%	63%	
Visitations	33925	32022	23092	30789	-9%	58%	
New Borrowers	246	155	137	183	-26%	45%	
<b>Baradine</b>						<b>\$30,630</b>	<b>8%</b>
Issues	1562	1766	1960	2613	67%	5%	
Reference Enquiries	11	59	61	81	38%	1%	
Visitations	N/A	691	840	1120	62%	2%	
New Borrowers	9	41	36	48	17%	12%	
<b>Coolah</b>						<b>\$92,686</b>	<b>21%</b>
Issues	10159	9375	6534	8712	-14%	17%	
Reference Enquiries	506	430	439	585	16%	9%	
Visitations	13023	12490	9256	12341	-5%	23%	
New Borrowers	171	91	64	85	-50%	21%	
<b>Dunedoo</b>						<b>\$59,654</b>	<b>15%</b>
Issues	8954	7937	5427	7236	-19%	14%	
Reference Enquiries	N/A	1243	914	1219	-2%	20%	
Visitations	6021	6222	5407	7209	20%	13%	
New Borrowers	75	45	42	56	-25%	14%	

# **WARRUMBUNGLE SHIRE COUNCIL**

**ORDINARY MEETING OF THE WARRUMBUNGLE SHIRE COUNCIL TO BE HELD AT  
THE FIRE CONTROL CENTRE, COONABARABRAN ON THURSDAY, 15 APRIL 2010  
COMMENCING AT 11.00AM** **PAGE 78**

---

In summary, based purely on the budget allocation to MRL; being annual contribution, book vote, salary contribution and State Library grants, the library statistics are not significantly different. And whilst some pleasing increases to the Mendooran and Binnaway library usage statistics can be attributed by some decreases in the larger centres and better recording, the 'use it or lose it' motto and increased community awareness has certainly had a positive short term effect. Whether this increase is sustained for the long term will determine the future of these library service outlets.

It is important that communication with the individual communities is now maintained, and that an agreed and maintained usage level be the trigger for any action by Council to cease or change service delivery of levels. The implementation of IP&R and the Community Strategic Plan will assist Council engage the community in this decision making process.

## **RECOMMENDATION**

That Council continue to work with MRL and each community to promote the library services and develop alternative service delivery models for Service Outlets and **FURTHER** a review of all services within the shire be reported to Council in April 2011 in preparation of the 2011-12 Operational Plan.

.....  
**REBECCA RYAN**  
**DIRECTOR COMMUNITY SERVICES**