

NOTICE OF ORDINARY MEETING

Notice is hereby given that the next Meeting of Council will be held in the Council Chambers on **Tuesday, 17 December at 4.00pm.**

Agenda

1. Submission of Questions for Next Meeting
2. National Anthem
3. Prayer
4. Acknowledgement of Traditional Owners:

"I acknowledge the traditional custodians of the land on which we live, work and play. I pay my respects to our Elders past and present and thank them for the contribution they have made, and continue to make, in the cultural identity of our nation."

5. Commencement of recording
6. Recognition of Service
7. Apologies
8. Declarations of Interest

At this juncture, Councillors should indicate any items in which they have an interest and therefore will not be participating in discussion or voting.

9. Confirmation of Minutes
 - Extraordinary meeting held on 21 November 2024
10. Listing of matters to be considered in Closed Council

The following matters are listed to be considered in Closed Council in line with the confidentiality policy of Council and Clause 10A (2) of the Local Government Act, 1993, relating to:

- (a) personnel matters concerning particular individuals (other than councillors)
- (b) the personal hardship of any resident or ratepayer
- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business
- (d) commercial information of a confidential nature that would, if disclosed:
 - I. prejudice the commercial position of the person who supplied it, or
 - II. confer a commercial advantage on a competitor of the council, or
 - III. reveal a trade secret
- (e) information that would, if disclosed, prejudice the maintenance of the law
- (f) matters affecting the security of the council, councillors, council staff or council property

- (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the grounds of legal professional privilege information concerning the nature and location of a place or an item of Aboriginal significance on community land.
- Procedural Motion to close Council to Press and Public
- Reports from Servants to Closed Council Meeting
 - Aged Care Worker Accommodation Project (c)
 - Service Development Assistance Panel Provider Capacity (d)
 - Tender T28/24 Design and Construct Upgrades to Gilgandra Speedway (d)
 - Gilgandra Industrial Estate Stage 2 Sales Strategy (c)
 - Caravan Park Request for Extension of Lease (c)
- Procedural Motion to re-open meeting to Press and Public

11. Reports



David Neeves
General Manager

Procedural Motion – to exclude Press and Public

“That by reason of the confidential nature of the matters to be considered in line with the confidentiality policy of Council and Clause 10(2) of the Local Government Act, 1993, relating to financial matters, staff matters, industrial matters, acceptance of tenders, personal affairs of private individuals, possible or pending litigation and such other matters considered appropriate – the Press and Public be excluded from the Meeting.

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MAYORAL MINUTE - 14/24
MAYORAL COMMITMENTS

SUMMARY

To advise of the Mayor's activities since the 21 November 2024 meeting.

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25/11/24	Castlereagh Macquarie County Council Meeting, Coonamble
26/11/24	Gold Wind Project Update, Council Chambers
26/11/24	Green Space Summit Session, Gilgandra Services Club
27/11/24	Traffic Committee Meeting
28/11/24	Transport for NSW Meeting, Council Chambers
28/11/24	Interagency Committee Meeting
11/12/24	Gilgandra Highschool Annual Presentation Day Celebration
17/12/24	Council Workshops and Meeting

Principal Activity

Lead

Policy Implications

Nil

Budget Implications

Nil

Delivery Program Actions

4.2.1.1

Implement the Community Engagement Strategy to inform, involve, empower, consult, and collaborate with stakeholders

RECOMMENDATION

That the report be noted.

D Batten
Mayor

MAYORAL MINUTE - 14/24
RECOGNITION OF THE LATE MR TERRY NANGLE

SUMMARY

To propose formal recognition of the late Mr Terry Nangle by Council.

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On 1 November 2024 Council received the following correspondence from Ms Maxine Elsom:

“There has been a huge amount of positive comments made by the community of Gilgandra in relation to the use of the sound shell for Under the Gums for the last 2 years, after many years of not being utilised at all. Along with the new landscaping this area is in no doubt very inviting for more events to be held in the future.

With Under the Gums being such a great success people are still commenting on it which has brought to the fore that the sound shell could be named in honour of a very deserving Gilgandra legend.

After discussions with the music community members of Gilgandra, along with the family and friends of the late Terry Nangle, it is sincerely hoped that Council could give consideration to naming the 'Sound Shell' at the Cultural Precinct after the late Terry Nangle.

Terry 'Toss' Nangle was involved in all entertainment/musical areas in Gilgandra from a very young age, being the Town Band, ANZAC Day services, Australia Day Prelude Concerts, Gilgandra Entertainers, Senior Citizens Days, to name a few, along with many fundraisers and organisations. He was a very highly valued member of our community who always volunteered his time freely and it is felt that naming the sound shell after Terry Nangle would be a very fitting tribute to a person who gave so much to our town over many many years.”

Therefore, I offer the following recommendation.

<u>Principal Activity</u>	Enjoy
<u>Policy Implications</u>	Nil
<u>Budget Implications</u>	\$800

MEETING OF: GILGANDRA SHIRE COUNCIL
HELD ON: 17 DECEMBER 2024

Delivery Program Actions

2.1.2.1

Recruit and support volunteer participation

2.1.2.2

Recognise the contribution volunteers make to Council and the community and provide regular communication.

RECOMMENDATION

That Council name the Sound Shell at the Cultural Precinct as 'The Terry Nangle Sound Shell'.

D Batten
Mayor

(CR.LI.1)

RECOGNITION OF THE LATE MR GEOFFREY KIEHNE – EMERGENCY SERVICES VOLUNTEER OF THE YEAR AWARD

SUMMARY

To present correspondence received from Barbara Kiehne outlining a proposal to introduce an Emergency Services Volunteer of the Year Award in Geoffrey's honour.

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On 10 November 2024, Council received the below correspondence from Barbara Kiehne:

“As you are aware, I would dearly love to see Geoff’s passion and dedication to the local emergency services to continue to be recognized within this community.

Geoff worked within the Ambulance Service of NSW for nearly 44 years, but he also gave hours and hours of his time to volunteering within emergency services, which was his greatest passion.

Geoff lived and breathed the SES and strived to recruit new members, upgrade the SES building to the state of the art base that now exists, new equipment, new vehicles and to strive for the wellbeing and support of this wonderful community.

Geoff never did any of this to get any “pats on the back” or “self-recognition” but he did it for his community. I know how passionate he was about this.

As a result, I would like to see Geoff’s legacy continue within the emergency services of Gilgandra. I do not want people to forget the dedication of service that Geoff gave, but rather that he be remembered.

I am proposing that a volunteer member from each emergency service, be nominated each year, with the individual to be selected and recognized for their spirit of Volunteerism within this community. It may be someone who attends every training night or has been eager to gain certain qualifications within their service or goes above and beyond for their community. I would presume that the successful member, from all nominations, would be made through the Local Emergency Management Committee.

This individual needs to display the ethos of volunteerism, going above and beyond to support and give back to their community. If this was approved with Council, could this presentation be made at the Australia Day event each year. I would love to come back to Gilgandra and present this plaque, trophy or whatever is decided upon, to the successful volunteer. Whatever presentation is decided upon, I am happy to fund this expense.

I am more than happy to discuss this with you further if required.”

Council currently has a number of awards issued to community annually. The Australia Day awards include Citizen, Young Citizen, Sports Achievement, Community Event and Community Group of the Year Awards and during Seniors Week, the Senior Citizen of the Year. Whilst both sets of awards generally attracts applicants who have made significant contributions to the community, there is no award specifically for Emergency Service Volunteers, or for that matter Volunteer of the year.

If the Council supports the naming of an Emergency Services award, the details of when it is presented and how it is to be determined should be determined in consultation with the emergency services agencies possibly through the Local Emergency Management Committee.

If an emergency services award is issued then it should encompass all emergency services in Gilgandra, regardless of whether they are volunteers or paid employees to acknowledge extraordinary efforts through the year or offer a sustained period of time.

<u>Principal Activity</u>	Enjoy
<u>Policy Implications</u>	Nil
<u>Budget Implications</u>	Nil
<u>Delivery Program Actions</u>	2.1.2.1 Recruit and support volunteer participation 2.1.2.2 Recognise the contribution volunteers make to Council and the community and provide regular communication.

RECOMMENDATION

1. That Council provides in principle support for the creation of an annual Emergency Service Award in honour of Mr Geoff Kiehne.
2. That the terms and conditions of the award be prepared in consultation with Mrs Kiehne and the Local Emergency Service agencies, through the LEMC, including but not limiting too: the purpose and intent, eligibility, assessment process and timeframes.

David Neeves
General Manager

GILGANDRA MEN'S SHED WOODEN SEATING DONATION

SUMMARY

To advise of the correspondence received from the Gilgandra Men's Shed.

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On 21 October 2024, Council received the following correspondence from the Gilgandra Men's Shed:

"Dear Councillors,

Gilgandra Men's Shed would like to offer Council, a unique oversize garden seat. (photo enclosed). It could be used as a talking piece, photo opportunity for visitors and local, or somewhere to rest.

The seat was constructed by members of Gilgandra Men's Shed. It would need to be positioned where there is some protection from the weather, and securely fixed to a permanent base.

We feel a suitable location would be at the rear of the new library precinct, against the wall, facing the river.

We look forward to Council's consideration of this project.

Regards,

Roy Duncan (Chairman)"



<u>Principal Activity</u>	Enjoy
<u>Policy Implications</u>	Nil
<u>Budget Implications</u>	Nil
<u>Delivery Program Actions</u>	1.2.4.1 Support community groups with promotion of activities and assistance with applications for external funding.

RECOMMENDATION

1. That Council thank the Gilgandra Men's Shed for offering the unique original wooden seating as a donation.
2. As the seat has been crafted at considerable expense and would be saleable by the Men's Shed, that Council respectfully decline the donation on the basis that the wooden seating is not suitable for use in public spaces.

David Neeves
General Manager

**REAL COUNTRY TOURISM EXPERIENCE STRATEGY AND
INFRASTRUCTURE BUSINESS CASE – PROJECT CLOSURE REPORT**

SUMMARY

To provide the Project Closure Report for the Real Country Tourism Experience Strategy and Infrastructure Business Case, developed in collaboration with Coonamble Gilgandra and Warrumbungle Shire Councils, following funding acquittal approval.

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Background Information

Coonamble (CSC), Gilgandra (GSC) and Warrumbungle (WSC) Shire Councils are actively working together, covering a collective area of 27,142 sq km in central west NSW, to enhance the visitor experience associated with the rich natural landscapes including the Warrumbungle National Park, Pilliga Forest, Castlereagh River, Macquarie Marshes and artesian bore baths.

The Real Country Tourism Experience Strategy and Infrastructure Business Case project leveraged the collaboration between CSC, GSC and WSC along with Destination NSW in the Real Country tourism campaign.



Funding

GSC, in partnership with CSC and WSC, received a grant under the Regional NSW Business Case and Strategy Development Fund to deliver the Project to the value of \$489,312.

Project Management was led by GSC's Project Manager Strategy and Collaboration Kathryn Larkin, on behalf of the three Councils.

The vision of the project is to

- grow Real Country region into a regional experience destination,
- provide economic support outside of the agricultural industry,

- engage with communities,
- enhance natural assets,
- drive community and visitor access,
- increase visitation and overnight stays,
- increase education,
- provide cultural experience and wellbeing opportunities,
- improve space for events,
- and leverage natural assets with initiatives of activities, art and scapes.

Project Scope

The project involved the following deliverables which formed the package of work:

1. **The Strategy.**

A strategic assessment and opportunity analysis of the Real Country region to develop the visitor experience and marketing strategy.

2. **The Business Case:**

- a) Impact of planned infrastructure across the Real Country region to make the Real Country tourism experience a reality, enhancing the natural assets of the Real Country region
- b) Real Country Tourism and Experience private investment opportunities

The business case is utilised to invest-ready projects funding opportunities and financial planning and consider opportunities to create key connections and experiences through elements and private investment opportunities.

The infrastructure project for the Business Case centres on the natural beauty of the Castlereagh River flowing through Real Country region, with the stunning backdrop of the Warrumbungle ranges and celebration of cultural recognition and country.

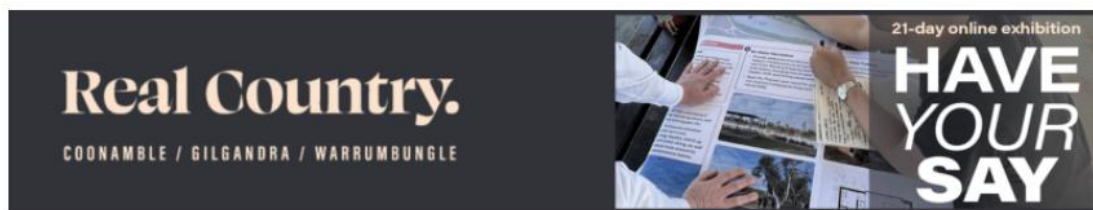
Timeline

2020	Discussion commenced with Destination NSW and three Councils
2021	Expressions of Interest process – Three Regions Tourism Campaign
	Photography and video captured across three LGAs
2022	Digital campaign launch – visitrealcountry.com.au , social media, TV
	https://visitrealcountry.com.au/
	Grant submission – Business Case and Strategy Development Fund
2023	Funding announcement and deed signed
	February - Tender T2/23 closed by Gilgandra Shire Council
	March – Resolution by Councils to process with successful tenderer
	Project engagement – workshops and site visits across the regions, collaboration with Destination NSW, Department Regional NSW (at the time), Economic Development Committee, 2357 Committee, Business Chamber, aboriginal stakeholders, communities, Council and staff.
	December – three Councils endorsed draft Business Case and Strategy for public exhibition.
2024	Council endorsement from three Councils, see resolutions below
	Project acquittal submitted and approved by NSW Government.

PUBLIC EXHIBITION

In line with Council's resolution of 19 December 2023, the Draft Strategy and associated Business Case were placed on public exhibition from 20 December 2023 to 9 February 2024, including;

- [Real Country Place Strategy Summary.pdf](#)
- [Real Country Engagement Report.pdf](#)
- [Real Country Draft Business Case and Strategy.pdf](#)
- [Real Country Tcubed Consulting - Cost Plan-01_Rev04.pdf](#)



The documents were placed on visitrealcountry.com.au website, as well as the individual Council's Have Your Say page.

Media coverage included print, radio and television with coverage across;

- Prime7 News
- 2DU radio
- Sunday Telegraph
- Western Plains Media
- Daily Liberal
- Gilgandra Weekly
- The Coonamble Times
- Coonabarabran Times.

Information was provided on the three Councils social media platforms, as well as via email distributions to businesses, community groups and economic development committees and Chambers of Commerce.

Gilgandra social media received 7,732 people reached in total, with 2,114 people engaged through Reactions, Clicking, or Commenting.

Community submissions received included questions and concerns regarding flood management, river health, water security and funding. With supportive comments speaking to tourism spend, beautification and local pride. People, Place and Partnership provided commentary in response to the submissions and a Frequently Asked Questions document was also developed in response to the questions regarding the Gilgandra infrastructure.

Gilgandra Shire Council Meeting Minutes 20 February 2024:

RESOLVED 7/24	Cr Mockler/Cr Mann
<p>That:</p> <ol style="list-style-type: none">1. Council note community submissions received, along with the commentary provided by People, Place and Partnership.2. Recognition of submissions be provided to the community, along with responses.3. The Real Country Tourism Experience Strategy and Infrastructure Business Case be endorsed4. Future funding opportunities be sought in-line with the Real Country Tourism Experience Strategy and Infrastructure Business Case5. Congratulate Mrs Kathryn Larkin, Project Manager Strategy and Collaboration, and her team in the excellent work in coordinating this project across the 3 Local Government Areas	

Funding Acquittal

The Project acquittal report was submitted by Gilgandra Shire Council to the NSW Government and advice received on 14 October 2024 of its approval.

Project Alignment

CSC, GSC and WSC have further leveraged this project with strategically aligned projects and grant funding, including:

Grants

- Get NSW Active
- OpenStreets
- Round 2 Murray Darling Healthy Rivers Program
- Pending: Regional Precinct and Partnerships Program

GSC has been successful in NSW Get Active NSW funding for \$532,477 with a co-contribution of \$25,000 for the detailed designs of the Real Country Windmill Walk extension.

This grant is due for completion 2025/26. NSW Get Active NSW is a regular, recurring funding opportunity and the project is eligible under current funding guidelines to apply for infrastructure and implementation funding in future rounds.

GSC is currently drafting documents for procurement of planning documents including Environment Assessment, Heritage Assessment and relevant geotechnical studies.

Projects

- CSC – Artesian Bore and Cultural Experience
- GSC – Detailed design Windmill Walk extension, Active Transport Strategy
- WSC - Activation of railway crossing Bridge Neilson Park
- WSC - Mendooran and Binnaway Camping areas

Community Strategic Planning

- \$20,000 budget inclusion 2024/25 for Marketing Strategy implementation across all three Councils
- Long Term Financial Plan considerations for infrastructure
- Operational Planning actions
- Used to develop shared website collateral, including tourist itineraries
- Endorsements for future funding opportunities to be sought in-line with business case and strategy deliverables

Project Closure

Please find attached to this report a wrap document detailing the project, with relevant imagery, including:

- Vision and overview
- Funding
- Project alignment
- Timeline
- Outcomes
- Engagement and communications
- Priority actions and deliverables
- Catalyst infrastructure concepts
- Marketing delivery priorities
- Media capturing

The success of this project demonstrates what can be achieved when neighbouring Councils combine their efforts on a regional basis for a common goal. I would like to acknowledge both CSC and WSC for their significant contributions to the project and look to future opportunities to capitalise on “Real Country” visitation.

<u>Principal Activity</u>	Enjoy
<u>Policy Implications</u>	Nil
<u>Budget Implications</u>	Received a grant under the Regional NSW Business Case and Strategy Development Fund to deliver the Project to the value of \$489,312
<u>Delivery Program Actions</u>	2.3.2.1 Develop the Real Country Tourism Experience Strategy and Business

Case in conjunction with CSC and WSC
for transformational projects in the
Region

RECOMMENDATION

1. That the Project Closure Report and Wrap Attachment for the Real Country Business Case and Strategy Development be noted.
2. That CSC and WSC be acknowledged for the significant role they have played in the success of this collaborative project

David Neeves
General Manager

ECONOMIC DEVELOPMENT COMMITTEE REPRESENTATIVES

SUMMARY

To advise of nominations received to serve on Council's Economic Development Committee for this term of Council.

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Council has called for nominations to serve on Council's Economic Development Committee.

Five business house representatives and three community representatives were sought and nominations have been received from:

- Claire Harvey – CBD Retail, Restyled by Claire
- Doug Clouten – Community Representative
- Libby Dunn – NSW Health, Community Representative
- Gail Babbage – Community Representative
- Nonie Sweeney – Community Representative
- Katherine Gaff – CBD Service, Beyond 21
- Emma Hutchison – Tooraweenah, Mountainside Beauty
- Danielle Bonnington – Online Design, Creative Sparrow Design

- Late nomination by Kate Banks – Online Retail, By. Banks

The interest in being involved in the community from local business sectors and areas within the region allows a great opportunity to gain regular valuable suggestions and feedback and keep our business community informed and enthused.

Council considered its representatives on the Committee and include:

- Cr Nick White
- Cr Madeline Foran
- Cr Amber Bunter

<u>Principal Activity</u>	Grow
<u>Policy Implications</u>	Nil
<u>Budget Implications</u>	Nil
<u>Delivery Program Actions</u>	3.1.1.1 Implement the Gilgandra Activation Blueprint to support local businesses to thrive – including Grow Gilgandra transformation projects

4.2.1.1

Implement the Community Engagement Strategy to inform, involve, empower, consult and collaborate with and empower stakeholders*

RECOMMENDATION

That Council accept all nominations received as members of the Economic Development Committee for this term of Council.

Neil Alchin
Director Growth and Liveability

COMMUNITY ENGAGEMENT STRATEGY

SUMMARY

To present the draft of Councils revised Community Engagement Strategy (CES) for consideration prior to public exhibition.

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In line with legislation, Council has reviewed its CES, and the draft document is separately enclosed for consideration. The CES is required to be reviewed within three months of LG Elections.

The CES provides the framework for Council consultation processes, and will guide our community consultation, when developing the 2025/26 Community Strategic Plan.

Subject to any suggestions for amendment, the draft will be placed on public display-“Have Your Say” for a period of 28 days to seek community feedback.

<u>Principal Activity</u>	Lead
<u>Policy Implications</u>	Nil
<u>Budget Implications</u>	Nil
<u>Delivery Program Actions</u>	4.3.2.1 Review Council’s Integrated Plans in line with NSW State Government guidelines

RECOMMENDATION

That the draft Community Engagement Strategy, as presented be placed on public display for a period of 28 days seeking community feedback with a view to adoption at Councils February 2025 meeting.

Neil Alchin
Director Growth and Liveability

VARIATION REQUEST TO LIGHT VEHICLE PURCHASING POLICY

SUMMARY

To consider a request to purchase a light vehicle outside of the current policy

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Council's Vehicles – Light Vehicle Replacement policy defines the mileage at which cars, utilities and light vehicles should be changed over. It also sets out the procedure for replacing cars, utilities and light vehicles.

Details of the policy is outlined below:

Scope

This policy provides for the management of Council's small vehicle fleet being vehicles under four tonnes.

Policy

- a) That the sale of like vehicles be staggered to promote a better trade-in value.
- b) That executive vehicles be replaced by vehicles of higher standard by negotiation between the General Manager and the relevant Director.
- c) That executive vehicles be made available to the General Manager and Directors and be available for private use in accordance with Council's policy.
- d) That all light vehicles be traded at a minimum of 4 years or 150,000km (whichever occurs first)
- e) That quotations be called for all cars, utilities and light vehicles in line with Council's Purchasing and Procurement policy and procedures.
- f) That preferred supplier status be granted to Gilgandra Toyota until the scheduled policy review in March 2025 on the basis of Local Government Contract.
- g) That the General Manager be delegated authority to purchase all cars, utilities and light vehicles in line with the approved plant replacement program.
- h) That the decision on which item of plant to purchase take into consideration such relevant issues as requirements, price, vehicle options, engine capacity and fuel consumption.
- i) That the General Manager be delegated authority to purchase vehicles from other providers on occasions where specific operational and/or safety requirements exist.

The policy does not grant the authority to the General Manager to vary from the policy on the grounds of trialling an Electric Vehicle.

The General Manager's car is due for replacement, the current vehicle is a Toyota Prado and purchased in 2021 and has travelled 190,879km and is programmed for replacement in the 24/25 year Plant Replacement program.

During the process of selecting an appropriate vehicle, an electric SUV vehicle was a serious consideration due to the opportunity to provide the Council a reduction in operational savings. Two like SUV vehicles were chosen as a comparison.

A cost benefits assessment was undertaken and is summarised in the table below:

Table 1

	KIA EV9 (Air)	Toyota Prado (GXL)
Purchase Price (excl. GST)	\$78047	\$75553
Stamp Duty	NA	NA
Fringe Benefits Tax Payable pa #	\$0	\$12,614
Luxury Vehicle Tax (on purchase only)	\$0	\$762
Fuel Costs pa #	\$3,510	\$9,904
Repairs and Maintenance pa #	\$235	\$2,364
Government Grants	\$7,000	\$0
Electric Workplace Charging Station Grant	\$4,000	\$0
Estimated Resale depreciation of Vehicle value over 2 years #	42.4%	21.8%
Resale reduction in value over 2 years	\$33,092	\$16471

Fuel Costs for the Prado is based on the previous 2 financial years and averaged as a per annum estimate

Estimated Electric costs to charge the vehicle, as per State Government EV modelling and based on 45,000km pa

Kia offer flat rate maintenance packages, the 3 year package of \$706 was used in this model, averaged per annum

FBT is the amount incurred by Council exclusive of the employees contribution

Cost of tyres were excluded from the both vehicle comparison as both vehicles would need a new set of tyres within the 2-year comparison period.

Estimated resale for the EV is based on NSW Government estimates

The resale percentage of the Prado is based on actuals

Both cars offer a comparable purchase price, noting all government vehicles are stamp duty exempt. Being an EV, the EV9 has a higher threshold before luxury vehicle tax applies an additional \$10,820 is applied to EVs luxury tax threshold. Whilst the EV has less optional extras such as a bulbar and driving lights, the two vehicles are comparable SUV's in size and functionality, particularly their ability to traverse Council's unsealed road network. This is the reason why these two vehicles were chosen for this comparison exercise. The two-year term was determined so as to minimise the resale risk by selling the vehicle with low km's and good warrantee.

The jury is still out on the resale value of an EV. According to the NSW State Government 's Net Zero Transport Team from the Department of Climate Change,

Energy, the Environment and Water, the resale value of electric vehicles (EVs) in Australia can vary depending on the age of the car, the make and model:

- Less than two years old: Retain around 82.8% of their original value
- Between two and four years old: Retain around 57.6% of their original value
- Five years or older: Retain less than 25% of their original value

For this comparison, the car aged between 2 and 4 years has been chosen.

Therefore, there is an unknown on the depreciation of the EV's value over the 2 years where as the Toyota is predictable based on actuals.

The EV's attracts a \$7000 rebate for government and business purchases and a \$4000 grant to install EV charging stations in the workplace. Coupled with the no FBT payable on EV's below the luxury tax threshold, incentivises council and businesses to pursue the transition to EV's.

Table 2: Highlights the net difference in the comparisons between the two vehicles and illustrates the net benefit over a 2 -year trial period in favour of which vehicle.

	KIA EV9 (Air)	Toyota Prado (GXL)
Net Purchase Price		\$2,494
Vehicle Depreciation		\$1,6621
Vehicle Maintenance costs	\$4,258	
Vehicle Running Costs	\$12,788	
Government Grant	\$7,000	
FBT Payable	\$25,227	
Total Benefit	\$49,273	\$19,115

The total net benefit to Council of purchasing the KIA EV9 over a Toyota Prado for a two-year trial period is \$30,118 (\$15,059 pa). Noting this value excludes the perceived environmental benefits and is on direct costs only.

Purchasing an EV outright is one way, the alternative is to lease the vehicle for a two-year period. At the time of writing this report the quotations were not received by the leasing company. These will be available at the meeting.

Gilgandra Toyota as our preferred local supplier would have the opportunity to quote on a smaller sized SUV as their only full EV is the smaller bZ4X.

Noting that EV's are potentially the long-term future of Council's light vehicle fleet, at some stage the Council should undertake a trial to truly understand the net benefit of EV's, if any. Therefore, based on the assumptions above and the potential net benefit to Council, it is recommended that Council vary the Light Vehicle Replacement policy to enable a 2-year trial of an EV and for staff to seek public quotations on the purchase of an SUV.

It should be noted that EV's will not suit all of Council operations. This report is not intended to suggest that Council move to EV's only that a trial of one vehicle be undertaken.

<u>Principal Activity</u>	Lead
<u>Policy Implications</u>	This trial should be seen as a once off so no ongoing impacts to the policy at this stage
<u>Budget Implications</u>	Nil
<u>Delivery Program Actions</u>	4.3.1.1 Ensure all governance targets and statutory requirements are met in line with relevant Acts and Regulations and Council policy.

RECOMMENDATION

That Council authorise the trial of an EV vehicle for a 2-year trial period and endorse the advertisement and subsequent purchase of electric vehicle outside of the current Light Vehicle Replacement policy.

David Neeves
General Manager

(CS.PL.1)

AGED CARE WORKER ACCOMMODATION PROJECT - AERO PARK LAND

SUMMARY

To determine a suitable block of land within Aero Park Estate for construction of a Duplex (2 x 3 bedroom) as part of the Residential Aged Care Worker Accommodation project funded through the Aged Care Capital Assistance Program.

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Council, at its November meeting Council considered an update on this project and resolved:

RESOLVED 206/24	<i>Cr Bunter/Cr Mockler</i>
<ol style="list-style-type: none"> 1. That Council note the progress of this project 2. That the use of existing Council land at Aero Park Subdivision be endorsed for construction of a duplex and that the value of the land be included as part of council financial contribution 3. That Council note the variations required to be submitted to the funding body to change the project 4. A further report to Council on the most suitable block within Aero Park Subdivision 	

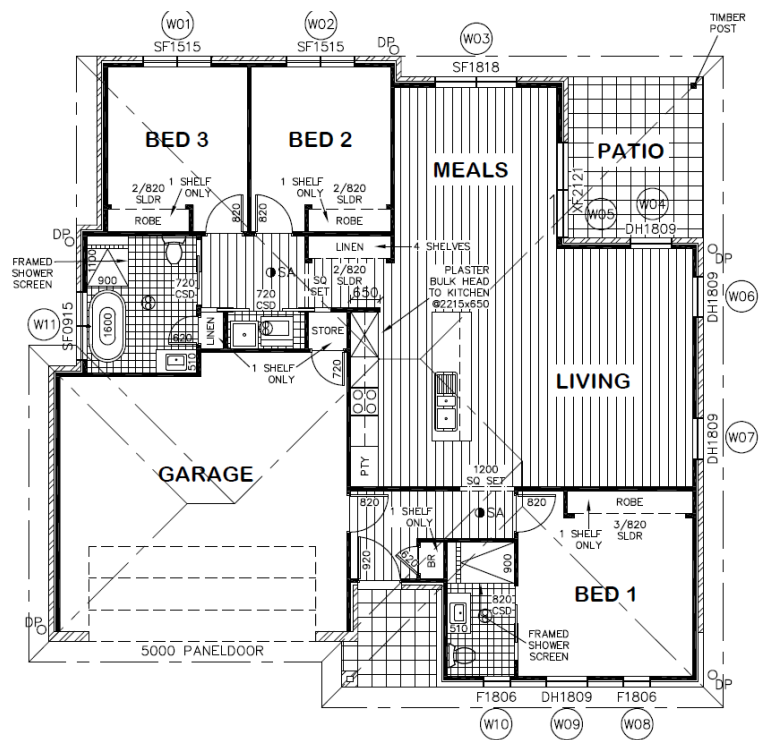


Council’s Project Control Group for this project met recently and resolved that the most suitable blocks within Aero Park for a duplex/dual occupancy would be Lot 37, Lot 28 and Lot 6 (which was originally proposed).

At the time of writing, MH Thomas Real Estate has advised that there is serious interest in Lot 28 and it is all but under offer.

Given the layout of the blocks, Lot 37 and Lot 6 are the most appropriate for a dual occupancy, with the proposal that one unit would front Hercules Place and the other would front Marshall Street. To provide the best yard space, it may be that the units are detached. This is also a requirement for Duplex's on corner blocks within the Council's DCP.

The images below indicate the possible look and layout for 2 x 3 bedroom dual occupancy (detached) units:



The following images indicate the possible look and layout for 2 x 3 bedroom duplex units:



Australian Corner Lot Duplex Design: 320.5 6 Bed + 4 Bathroom + 4 Car

FEATURES

- 6 Bedroom (3 x3)
- 4 Bathrooms
- 4 Car Garages (2 x2)
- Alfresco Areas
- Corner Lot Design

Metric Sizes

Living Area: 208.3 m2
Alfresco's : 22 m2
Garage's : 71.3 m2
Porch's : 18 m2

TOTAL BUILDING 320.5 m2

Feet & Inches

Living Area: 2241 Sq. Ft
Alfresco : 236 Sq. Ft
Garage : 767 Sq. Ft
Porch : 203 Sq. Ft

TOTAL BUILDING 3450 Sq. Ft

The floor plan shows two units, UNIT 1 and UNIT 2, side-by-side. UNIT 1 (left) includes a garage, living area (4600x4480), kitchen, dining, meals, and three bedrooms (BED 1, BED 2, BED 3). UNIT 2 (right) includes a garage, living area (4700x6190), kitchen, dining, meals, and three bedrooms (BED 1, BED 2, BED 3). Both units have alfresco areas, porches, and various storage spaces like robes and linen closets. The plan also shows shared laundry and bathroom facilities.

Width 22500 x 15690 mm CONCEPT & PERMIT PLANS Width 73'10" x 51'6"

Etsy
www.australianfloorplans.com.au

It is proposed that the project go to tender for design and construction on the selected block of land within Aero Park Estate.

If Council had concerns about presentation of the units during tenancy, it may be an option to include lawn and garden maintenance as part of the tenancy agreement.

<u>Principal Activity</u>	Grow
<u>Policy Implications</u>	Nil
<u>Budget Implications</u>	Lot 37 and Lot 6 are the same price and are one of the cheapest options available Land price of \$88,000 would form part of Council's contribution to the project
<u>Delivery Program Actions</u>	3.2.1.2 Implement recommendation of the Gilgandra Housing Strategy to investigate seasonal housing needs and options* 3.2.1.1 Coordinate the development of strategies and implementation projects associated with the Towards 5000 Vision

RECOMMENDATION

That Lot 37 be endorsed as the location for the construction of a duplex/dual occupancy (2 x 3 bedroom).

Donna Dobson
Director Aged Care and Disability Services

(A1907)

DA 2024/553 CHANGE OF USE (MEDICAL CENTRE), ALTERATIONS AND ADDITIONS

SUMMARY

To consider a request for variation to Development Control Plan standards and to determine DA 2024/553.

.....

A Development Application (DA) was received via the NSW Planning Portal for Coonamble Aboriginal Health Services Limited, Change of Use (Medical Centre), Alterations and Additions at 72 Miller Street, Gilgandra (Lot 7, DP 812908). The application to Council is for DA consent only.

The proposed development will facilitate relocation and expansion of the existing Gilgandra Local Aboriginal Medical Service (GLAMS) facility, currently located at corner of Warren Road and Station Street. The current facility has five (5) treatment rooms and limited on-site parking.

The subject land proposed for development has a long-term vacant building which was utilised for retail purposes, formerly occupied by Retravision, followed by Gilgandra Pharmacy on an emergency basis in 2009. The land is located towards the northern end of the CBD area, fronting Miller Street (classified road) with Wrigley Street the nearest cross street.



Figure 1: Subject site, 72 Miller Street



The land is 1123m² and is zoned E1 Local Centre under the Gilgandra Local Environment Plan 2011 (LEP). It is located in the heritage conservation area along with being identified as flood prone land. The E1 zone has the following objectives:

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.

- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To permit non-commercial development in the zone if it is compatible with the commercial character of the area.
- To maintain the status and encourage the future growth of the Gilgandra established business centre as a retail, service, commercial and administrative centre while maintaining the centre's compact form.

Notification of neighbours and opportunity for submissions was undertaken from 3-17 October 2024 being 14 days, with no public submissions received.

The DA was referred to Essential Energy given proximity to existing infrastructure, along with comments sought from Council's Heritage Advisor given location in the heritage conservation area and proposed upgrades to the façade. Feedback from both referrals have been considered as part of the overall DA assessment.

Overview of Proposed Development

The proposed development for use as a Medical Centre is permissible within the E1 zone and includes the following general elements to repurpose the existing building and overall site (Figure 2):

- Opening hours 8.30am – 5pm weekdays;
 - Anticipated maximum of 13 staff on site per day;
 - Creation of 9 consult rooms, 1 treatment room, waiting and reception, office and staff facilities;
 - Creation of 10 on site car parking spaces primarily for staff at the rear of the block including two disabled car spaces (one staff dedicated & one patient dedicated), one shared space and loading zone. Access to staff parking via Lower Castlereagh Street;
 - The proponent will implement a management system that enables patients requiring access to the patient disabled carpark to utilise an intercom system and contact staff at reception directly upon arrival. Staff will be required to meet and escort patients/visitors parking at the rear through the facility to reception.
 - New rear patio, landscaping and stormwater mitigation measures in carparking area;
 - New non-illuminated signage at Miller Street entrance and structural upgrade to footpath awning;
-

- New external cladding to side and rear of building, and;
- New footpath pram ramp on Miller Street at front of building.

The facility can support a maximum of thirteen (13) staff on any given day. However, the proponent has identified that due to the nature of available doctors and the reliance on specialist doctors who typically only spend one day at the facility per week, the regular staff numbers will typically be lower. Staff numbers while expected to increase will likely take some time to increase depending on availability of qualified personnel.

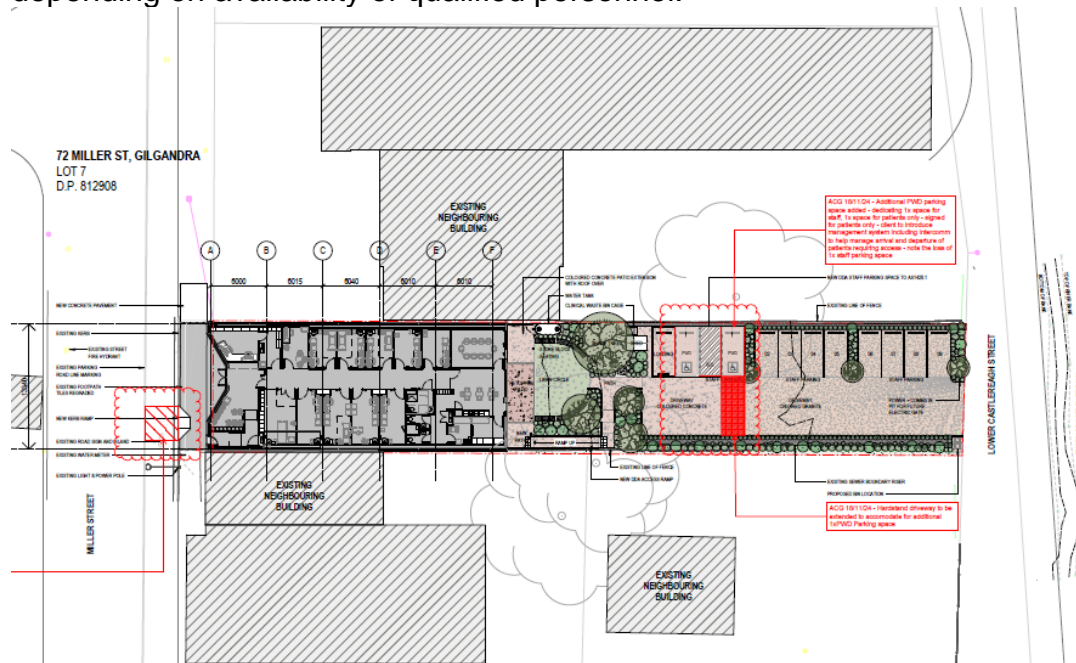


Figure 2: Proposed site layout & on-site carparking, indicative only

Request for Variation to DCP standards

Gilgandra Development Control Plan (2011) requires 3 car parking spaces per consultation or treatment room (Table 14-1) based on the Medical Centre use, resulting in the proposed development requiring 30 car parks. The DCP does not differentiate between staff and customer parking.

The proponent has provided a Preliminary Parking Assessment Report (Barnson 12.8.24) in support of the DA, using the existing GLAMS facility as a basis for the assessment and to provide a real-world assessment of expected parking demand. Under this assessment, it states the current site does not provide any on-site parking and it is predicted a total of 20 car parks would be required to cater for the new development, broken down into 10 car parks for the public and 10 car parks for staff.

The following car parking has been proposed to cater for the development:

- Providing 10 car parking spaces on site accessible via Lower Castlereagh Street, including two disabled spaces and associated

shared zone – one disabled car space dedicated to patient use, the remaining is for staff only (Figure 2)

- Relying on Miller Street public car parking to achieve the 10 customer car parks.

The proponents have requested a variation to the DCP standards based on the following justification:

- Preliminary Car Parking Assessment report
 - Council is content using this assessment submitted with the DA with regards to total car parks required instead of Council's DCP requirements given it is based on their existing facility currently operating in Gilgandra. As such, a total of maximum total demand of **20 car parks** has been calculated as required to cater for the development at 72 Miller Street;
 - The rate for provision of accessible parking spaces is given by the National Construction Code, Table D3.5. For a clinic not forming part of a hospital, the applicable rate is 1 accessible space for every 50 carparking spaces or part thereof, which is achieved by the proposed carpark arrangement;
- Following further discussion with the applicant during the assessment phase, the proposed car parking has been amended slightly (as now shown in Figure 2) to provide for a dedicated patient disabled car park in the on-site carpark. Whilst their preference was to provide an on-street disabled car park in front of the building, limitations due to road reserve width and potential impact to existing service networks (eg. stormwater). The final proposed on-site car parking includes 10 on site carparks including two disabled space, largely restricted to staff use only, leaving a deficit of 10 car parks, to be catered for via on-street parking;
- As outlined in the Statement of Environmental Effects (SEE) accompanying the DA,
“Miller Street is the primary entrance for customers and visitors to the facility. As this is the main street, the client deemed it most appropriate to have customers access the facility from Miller Street. This is a logical location for wayfinding and will serve to better activate Miller Street. There is no means to provide access from the rear of the site to the front without significant change to scope of the project including significant demolition works and additional extensions of the built footprint to compensate for the loss of productive GFA.”

“Lower Castlereagh remains an unsealed road and is not appropriate as an access point of customers.”

“It is anticipated that customer parking occurs primarily along Miller Street where available on-street parking is considered ample with minimal competing demand. Parking along Miller Street provides generally safe and direct access to the front of the facility...”

- A courtesy bus is proposed to operate reducing predicted trips and car parking requirements and as is currently in use at the existing facility. The bus would utilise on-street parking, and;
- As a result of further discussion with the applicant, the following is also proposed for the front of the building where a pram ramp is planned:

“.. this space can still be used as a secondary priority parking space, to enable patients with other mobility restrictions (ie. Walkers) or patients with prams to more easily access the facility entrance. The client is also facilitating the regrading of the front council footpath as part of the development proposal to make the crossfalls compliant and remove tripping hazards enabling more equitable and safe access to the facility for the community..... the client has also agreed to add chevron line marking to the front road reserve immediately in front of the proposed kerb/pram ramp to help delineate this space as an access point and reduce the likelihood of the ramp being blocked in by other parked vehicles. The upgrades also include minor regrading of the footpath surface to improve the falls, a pram ramp to the on-street parking space directly in front of the facility and addressing trip hazard in footpath.”

Council Staff Consideration of DCP Variation Request

Staff undertook visual assessment of the on-street parking availability from the intersection of Bridge Street/Miller Street to Wrigley Street/Miller Street in proximity of the new development site (Figure 4), making observations during typical morning and afternoon peak hours to gain an understanding of current car parking use and demand in the area.

There are a total of 14 unmarked car parks in the area with 7 car parks on the east of Miller Street and 7 car parks on the western side, including the currently marked taxi zone. Car parks directly in front of the Royal Hotel were included in this assessment.



Figure 3: Aerial image of the site location

In general, the observed area:

- Is relatively quiet with limited demand for parking, the proposed development borders the Cooe Tyres business which does have a significant customer base however has its own on-site parking and has minimal observed impact on Miller Street parking;
- There are three (3) residences directly opposite the proposed development site. Driveway access to these residences is via Wrigley Street, with the development unlikely to impact on parking availability for these properties;
- A designated bus drop-off or pick up zone is not proposed however Council staff are satisfied on-street parking could be utilised for this purpose, and;
- The proponent has identified a dedicated patient disabled car park as part of their on-site carparking, accessible via Lower Castlereagh Street, with an internal management system to ensure patients that need disabled parking can be escorted through the building via the staff only access point.

Council acknowledges that:

- An Access Statement has been provided confirming the final building design submitted with the DA has been designed and is capable of
-

meeting AS 1428.1 requirements and provisions of Disability Discrimination Act 1992, and;

- The design satisfies the NCC requirements based on the building class (Class 5) of 1 accessible car space per 50 or part thereof.

It is considered reasonable to vary Gilgandra Shire Council's Development Control Plan 2011 for the basis of overall car parking numbers based on the information provided:

- The development is considered appropriate for the subject site, noting the overall intent of the services to be provided for the community and suitability to be located in the general CBD area and;
- The proposed number of car parks (20) is considered sufficient to cater for the proposed development on the basis outlined in the SEE and supporting documentation, including an onsite staff car park and reliance on street parking for customers.

The proposed development is considered to be generally acceptable with respect to the relevant provisions of the applicable Environmental Planning Instruments, Development Control Plans and Council policies. The proposal is not considered likely to have significant negative impact upon the environment or upon the amenity of the locality and is therefore recommended for approval subject to conditions.

General Comments Regarding Activation of the Area

Council staff have also considered general pedestrian activity in the area along with the local street network, particularly Lower Castlereagh Street which is proposed as the access point into the new carpark. The following potential interventions are identified for Council to explore should the proposed development proceed, acknowledging the potential activation of the broader CBD area and alignment with the E1 landuse zoning generally;

- Potential extension of the 40km/h High Pedestrian Activity Area (HPAA). Currently, the northern boundary of the area is signposted directly out the front of the proposed development site, 72 Miller Street. Relocation of this sign further north along Miller Street is a possibility and would need to be progressed in close consultation with TfNSW;
- Consideration of sealing Lower Castlereagh Street in the Long-Term Financial Plan, between Bridge Street and Court Street to formalise its connections with the CBD, supporting existing and future developments and also contributing to improved stormwater management outcomes.

<u>Principal Activity</u>	Lead
<u>Policy Implications</u>	Variation to Council's DCP standards
<u>Budget Implications</u>	Nil
<u>Delivery Program Actions</u>	4.3.1.3 Assess and process Development Applications, Complying Development Certificates, Construction Certificate Applications and Local Activity Approvals in a timely manner

RECOMMENDATION

1. That permission be granted to vary Clause 14 of Gilgandra Shire Council's Development Control Plan 2011 for the property of 72 Miller Street (Lot 7, DP 812908) to allow for Change of Use (Medical Centre), Alterations and Additions under DA 2024/553.
2. That DA2024/553 be approved in accordance with the Environmental Planning and Assessment Act 1979
3. That the conditions outlined in Attachment A be noted as forming part of the conditions of consent.
4. That, in accordance with section 375A of the Local Government and Planning Legislation Amendment (Political Donations Act) 2008, the names of councillors who support and oppose the decision be recorded.

Neil Alchin
Director Growth and Liveability

MEETING OF: GILGANDRA SHIRE COUNCIL
HELD ON: 17 DECEMBER 2024

ATTACHMENT A – CONDITIONS OF CONSENT DA 2024/553

GENERAL CONDITIONS	
1.	<p>Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989</p> <ol style="list-style-type: none"> 1. It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the Building Code of Australia. 2. It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the Home Building Act 1989, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences. 3. It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the Building Code of Australia. 4. In subsection (1), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for the construction certificate was made. 5. In subsection (3), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made. 6. This section does not apply— <ol style="list-style-type: none"> a. to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, or b. to the erection of a temporary building, other than a temporary structure to which subsection (3) applies. <p>Condition Reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.</p>
2.	<p>Erection of Signs</p> <p>This section applies to a development consent for development involving building work, subdivision work or demolition work.</p> <p>It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out—</p> <ul style="list-style-type: none"> • showing the name, address and telephone number of the principal certifier for the work, and • showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and • stating that unauthorised entry to the work site is prohibited. <p>The sign must be—</p> <ul style="list-style-type: none"> • maintained while the building work, subdivision work or demolition work is being carried out, and • removed when the work has been completed. <p>1. This section does not apply in relation to— building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</p> <p>Condition Reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.</p>

3.	<p>Approved Development</p> <p>All construction work must be carried out in accordance with the requirements of the National Construction Code.</p> <p>Condition Reason: Compliance with statutory requirements.</p>																																													
4.	<p>Approved Development</p> <p>Development must be carried out in accordance with the following listed documents and stamped plans, except where the conditions of this consent expressly require otherwise:</p> <ul style="list-style-type: none"> • Statement of Environmental Effects, prepared Architectus+Conrad Gargett dated September 2024 • Preliminary Parking Summary Report prepared by Barnson dated 12/08/2024 with the reference 43764-CL01_2 <table border="1" data-bbox="427 651 1345 1155"> <thead> <tr> <th>Plan Title</th> <th>Project No.</th> <th>Drawing No.</th> <th>Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Finishes & Schedules</td> <td>GLAMS</td> <td>A.DA.0001</td> <td>A</td> <td>20/09/2024</td> </tr> <tr> <td>Site Plan (MARKUP in response to RFI dated 13th November)</td> <td>GLAMS</td> <td>A. DA0011</td> <td>A</td> <td>20/09/2024</td> </tr> <tr> <td>Demolition Plan</td> <td>GLAMS</td> <td>ADA0500</td> <td>A</td> <td>20/09/2024</td> </tr> <tr> <td>GA Plan – West End</td> <td>GLAMS</td> <td>A.DA1000</td> <td>A</td> <td>20/09/2024</td> </tr> <tr> <td>GA Plan – East End</td> <td>GLAMS</td> <td>A.DA.1001</td> <td>A</td> <td>20/09/2024</td> </tr> <tr> <td>GA Roof Plan</td> <td>GLAMS</td> <td>A.DA1002</td> <td>A</td> <td>20/09/2024</td> </tr> <tr> <td>North + South Elevation</td> <td>GLAMS</td> <td>A.DA2000</td> <td>A</td> <td>20/09/2024</td> </tr> <tr> <td>East + West Elevation</td> <td>GLAMS</td> <td>A.DA.2001</td> <td>A</td> <td>20/09/2024</td> </tr> </tbody> </table> <p>In the event of any inconsistency between the approved plans and documents, the approved Plans prevail.</p> <p>In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.</p> <p>Condition Reason: To ensure development proceeds in accordance with approved plans.</p>	Plan Title	Project No.	Drawing No.	Revision	Date	Finishes & Schedules	GLAMS	A.DA.0001	A	20/09/2024	Site Plan (MARKUP in response to RFI dated 13 th November)	GLAMS	A. DA0011	A	20/09/2024	Demolition Plan	GLAMS	ADA0500	A	20/09/2024	GA Plan – West End	GLAMS	A.DA1000	A	20/09/2024	GA Plan – East End	GLAMS	A.DA.1001	A	20/09/2024	GA Roof Plan	GLAMS	A.DA1002	A	20/09/2024	North + South Elevation	GLAMS	A.DA2000	A	20/09/2024	East + West Elevation	GLAMS	A.DA.2001	A	20/09/2024
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5.	<p>Damage to Council Property & Infrastructure</p> <p>The applicant shall repair any part of Council's property damaged during this development to pre-existing conditions.</p> <p>Any infrastructure damaged because of the work approved under this consent (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) must be fully repaired to the written satisfaction of Council, and at no cost to Council.</p> <p>If the works are not carried out to Council's satisfaction, Council may carry out the works required and the cost of any such works must be paid as directed by Council.</p> <p>Condition Reason: To protect public health, safety and the environment.</p>																																													
6.	<p>Works at the developer's expense</p> <p>The developer shall be entirely responsible or the cost of undertaking all conditions within this determination, including but not limited to, extension of electricity, telecommunication, water, sewer, stormwater and cross over works.</p>																																													

	Condition reason: To implement Council's Developer responsibilities and contribution policy.
7.	Discovery of relics and Aboriginal objects
	While work is being carried out if a person reasonably suspects a relic or Aboriginal object is discovered the work in the area if the discovery must cease immediately. The following must be notified and must issue written confirmation that site work can recommence: <ul style="list-style-type: none"> • The Heritage Council; or • For an Aboriginal object the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act, Section 85
	Condition Reason: To ensure the protection of objects of potential significance during works.
8.	Disability Discrimination
	The proposed buildings works must be designed and constructed in conformity with the applicable criteria under the National Construction Code and the Disability (Access to Premise – Buildings) Standards 2010 of the Disability Discrimination Act and in accordance with AS 1428.1-2009 (Design for Access and Mobility)
	Condition Reason: Council requirement in consideration of the Premise Standards under the DDA and the NCC
BUILDING WORK	
BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE	
9.	Construction Certificate
	A construction certificate is required for the development from either Council or an accredited certifier for the construction work.
	Condition reason: To ensure compliance with the Environmental Planning and Assessment Act 1979.
10.	Construction Site Management Plan
	Prior to the release of the construction certificate, the applicant shall provide the construction management plan to Council or the certifier. The plan must include the following matters: <ul style="list-style-type: none"> • Provision of public safety along Miller Street and Lower Castlereagh Street • vehicular site access points • construction activity zones • Proposed truck movement to and from the site • Estimated frequency of truck movement • Details of bulk earthwork to be carried out • The location of site storage areas • The equipment used to carry out works • The location of a garbage receptacle container with a tight-fitting lid • Noise, dust and vibration control measures • Location of temporary toilets
	A copy of the construction site management plan must always be kept on-site while work is being carried out. The construction site management plan may cover both the building construction and subdivision construction works.
	Condition Reason: To require details of measures that will protect the public and the surrounding environment, during site works and construction.
11.	Erosion & Sediment Control Plan
	Prior to Construction Certificate, an erosion and sediment control plan must be prepared by a suitably qualified person in accordance with the following document and provided to the certifier: <ol style="list-style-type: none"> a) Gilgandra Development Control Plan

	<p>b) The Guidelines set out in 'managing urban stormwater soils and construction prepared by Landcom (the Blue Book) The 'guidelines for Erosion and Sediment Control on building Sites' (Department of Planning, Housing and Infrastructure) 2024</p> <p>Condition reason: To ensure compliance with Gilgandra Development Control Plan</p>
12.	<p>Stormwater Works Design</p> <p>An updated Stormwater Plan and Catchment Plan shall be submitted to Council for approval prior to the issue of a Construction Certificate. The design of the systems shall adhere to Council's Infrastructure Departments requirements.</p> <p>Stormwater shall be contained within each lot with roof water (excluding rear new patio roof) discharged in Miller Street and overland flow and patio roof water to be discharged into Lower Castlereagh Street.</p> <p>Post-development flows must not exceed pre-development flows.</p> <p>Any captured stormwater discharged into Council's systems shall ensure that water quality is maintained in accordance with all quality standards as stated in ANZECC Guidelines and water quality objectives in NSW 2000.</p> <p>Stormwater design shall comply with the provision outlined in the Managing Urban Stormwater – Soil and Construction guidelines.</p> <p>Condition Reasons: To ensure stormwater works are designed to Council standards.</p>
13.	<p>Section 138 Roads Act Approval</p> <p>Prior to issue to a Construction Certificate, a Section 138 Application for Approval shall be submitted the appropriate road authority.</p> <p>Any works within the road reserve associated with the development shall require s138 Approval of the Roads Act 1993 from the appropriate road authority.</p> <p>Any work that will require traffic management on the Castlereagh Highway (Miller Street) will require Transport for NSW (TfNSW) approval. The protection of the aboveground power pole to the west of the driveway is to be considered as part of this application.</p> <p>A Pedestrian Management Plan is to be provided demonstrating how pedestrian movements will be managed past the worksite. A safe walkway or path is to be maintained to allow pedestrians to pass safely not less than 1.2m wide.</p> <p>Condition reason: To ensure compliance with the statutory requirements</p>
14.	<p>Pavement Plan</p> <p>Prior to the issue of a Construction Certificate a pavement plan is to be submitted to and approved by Council demonstrating all weather cross-over at Lower Castlereagh Street and extend to all private car spaces and driveway. Construction of the access must be approved to the satisfaction of Council's Infrastructure Division.</p> <p>Depending on surface treatment approved by pavement plan stormwater management for the site may need amending.</p> <p>Condition Reason: Trafficable areas should have a surface treatment suitable to the development</p>
15.	<p>Plumbing and Drainage Approval</p>

	<p>Prior to issue of Construction Certificate, a Local Activity Approval (Section 68) application for water supply, sewer supply and drainage for the building works shall be lodged and approved by Gilgandra Shire Council.</p> <p>Plumbing and Drainage works shall be carried out in accordance with the approved S68 approval.</p> <p>Condition reason: To comply with the Local Government (Approvals) Regulation 1993.</p>
16.	<p>Payment of Development Contributions</p> <p>A total monetary contribution of \$9,316.12 is to be paid to Council (subject to CPI), pursuant to Section 7.12 of the Environmental Planning and Assessment Act 1979, prior to the issue of any Construction Certificate.</p> <p>This condition is imposed in accordance with the provisions of Gilgandra Section 7.12 Contributions Plan, 2010(as amended). A copy of the document is available on Council's website or may be inspected at Council's Administration Building.</p> <p>The amount of the contribution payment under this condition has been calculated at the date of this consent based on the estimated development cost of \$1,863,224.96.</p> <p>Condition Reason: To ensure payments are made in accordance with legislative requirements</p>
17.	<p>Long Service Levy</p> <p>Before the issue of a Construction Certificate, the applicable long service levy as calculated at the date of this consent must be paid to the Long Service Corporation under the Building and Construction industry Long Service Payments Act 1986, Sect 34, and evidence of the payment is to be provided to Council or the Certifier.</p> <p>For information on how to pay this fee, visit https://www.longservice.nsw.gov.au/bci/levy</p> <p>Reason: To ensure the long service levy is paid</p>
18.	<p>Fire Safety Measures</p> <p>A list of Fire Safety Measures must be submitted with the Construction Certificate application pursuant to the Environmental Planning and Assessment Regulation 2021. The regulation prescribes that the information to be submitted must include:</p> <ul style="list-style-type: none"> a) A list of any existing fire safety measures provided in relation to the land or any existing building on the land; and b) A list of the proposed fire safety measures provided in relation to the land and any building on the land as a consequence of the building work. <p>Condition Reason: to ensure compliance with the Environmental Planning and Assessment Development Certification and Fire Safety Regulation 2021</p>
19.	<p>Demolition Management Plan</p> <p>A demolition management plan shall be submitted and approved by Gilgandra Shire Council or the certifier prior to demolition work commencing. Demolition on the site is to be conducted in accordance with AS2601-1991, demolition of structures. The following measures must be undertaken for hazardous dust control.</p> <ul style="list-style-type: none"> a) The demolition spoil shall be disposed of to an approved waste facility. The proponent shall notify Council of where the demolition spoil is to be disposed prior to demolition works commencing on the site b) All recyclable material including steel, timber, concrete and bricks shall be separated for recycling.

	<p>c) Hazardous dust must not be allowed to escape from the site. The use of fine mesh dust proof screen or other measures is required.</p> <p>d) Any existing accumulation of dust (e.g. ceiling voids and civilities) must be removed by the use of an individual vacuum fitted with a high efficiency particulate (HPEA) filter or be contained by wetting and removed with the demolition spoil.</p> <p>e) All dust surfaces and dust created from work is to be suppressed by a fine water spray. Water must not be allowed to enter the street and storm water system.</p> <p>f) Demolition is not to be performed during high winds that may cause dust to spread beyond the site boundaries</p> <p>g) All lead contaminated material is to be disposed of in accordance with the NSW Environment Protection Authority's requirements.</p>
	<p>Condition Reason: To ensure all demolition works are carried out in a satisfactory manner so as to protect the safety and health of the public and prevent pollution of air, soil and water.</p>
20.	<p>Construction Certificate</p> <p>Notice of Appointment of a Principal Certifying Authority and Notice of Commencement must be submitted at least two days prior to any building or ancillary work commencing. Where the Construction Certificate is obtained from an accredited certifier, the determination and all appropriate documents must be notified to Council within seven days of the date of determination.</p> <p>Condition reason: To ensure compliance with the Environmental Planning and Assessment Act 1979</p>
BEFORE BUILDING WORK COMMENCES	
21.	<p>Plumbing and Drainage Work</p> <p>Plumbing and Drainage works shall be carried out in accordance with the approved S68 approval.</p> <p>All plumbing, drainage and stormwater work, shall be carried out by a licensed person in accordance with the requirements of AS3500, Plumbing Code of Australia and the Department of Fair-Trading NSW.</p> <p>Condition reason: To comply with the Local Government (Approvals) Regulation 1993.</p>
22.	<p>Before You Dig Australia</p> <p>Prior to carrying out any works, a "Before You Dig Australia" enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW); the location of overhead and underground powerlines is also shown in the Look Up and Live app.</p> <p>Condition reason: To ensure the development is carried out safely</p>
23.	<p>Erosion & Sediment Control Plan</p> <p>Prior to Construction Certificate, an erosion and sediment control plan must be prepared by a suitably qualified person in accordance with the following document and provided to the certifier:</p> <p>c) Gilgandra Development Control Plan</p> <p>d) The Guidelines set out in 'managing urban stormwater soils and construction prepared by Landcom (the Blue Book)</p> <p>e) The 'guidelines for Erosion and Sediment Control on building Sites' (Department of Planning, Housing and Infrastructure) 2024</p> <p>Condition reason: To ensure compliance with Gilgandra Development Control Plan</p>
24.	<p>Appointment of Certifying Authority</p> <p>Notice of appointment of a Principal Certifying Authority and Notice of Commencement must be submitted at least two days prior to any building or ancillary work being carried out and must be submitted through the NSW Planning Portal.</p>

	Condition Reason: To ensure compliance with the Environmental Planning and Assessment Act 1979.
25.	Site Amenities
	Prior to any work commencing toilet facilities must be provided at or in vicinity of the work site.
	Toilet facilities within the existing dwelling may not be used if the property has a resident residing in it during construction.
	Condition reason: To provide sanitary facilities for workers
DURING BUILDING WORK	
26.	Construction activities
	All construction activities, including loading, unloading, storage of materials and construction activities must be undertaken wholly within the bounds of the site and no impact the safety of all road uses, including pedestrian or the efficiency of the public road network.
	Condition reason: To ensure the safety of the public
27.	Erosion and Sediment controls in place
	Before any site work commences the certifier or Council must be satisfied the erosion and sediment controls in the erosion and sediment control plan which was provided and approved are in place. These controls must remain in place until any bare earth has been established in accordance with the erosion and sediment control plan.
	Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.
28.	Tree Removal Permit
	A Tree Removal Permit is required to be approved by Council prior to removal of the tree depicted on the stamped demolition plan dated 20/09/2024.
	Condition reason: To ensure tree removal occurs as approved
29.	Construction & demolition hours & Delivery hours
	Construction & demolition works, and deliveries are to be limited as follows: a) Monday to Friday – 7:00am to 6:00pm b) Saturday – 7:00am to 1:00pm c) No construction work or deliveries which will adversely impact on the amenity of the area is to take place on Sundays or Public Holidays.
	Condition Reason: to preserve the amenity of the area.
30.	Excavation & Fill
	All excavations and backfilling associated with the proposed development must be executed safely and in accordance with appropriate professional standards.
	Condition reason: To ensure excavation and fill is safe and clean of contaminants.
31.	Site Safety
	An appropriate barrier fence shall be erected and maintained during the construction and building phase of this development.
	Condition reason: To protect the health and safety of the public and comply with SafeWork NSW requirements
32.	Construction waste
	All waste generated on site shall be disposed of at an approved waste management facility regulated or licenced to receive such waste.
	Condition reason: To protect public health, safety and the environment.
33.	Critical Stage Inspections
	The following critical stage inspections must be completed by the Principal Certifying Authority: (a) after excavation for, and before the placement of, a footing, (b) before pouring an in-situ reinforced concrete building element,

	<p>(c) before covering the framework for a floor, wall, roof or other building element,</p> <p>(d) before covering waterproofing in a wet area,</p> <p>(e) before covering stormwater drainage connections,</p> <p>(f) after the building work is completed and before an occupation certificate is issued for the building (the final critical stage inspection).</p> <p>After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.</p> <p>Condition Reason: To monitor compliance with the development Consent and Construction Certificate</p>
BEFORE ISSUE OF AN OCCUPATION CERTIFICATE	
34.	<p>Occupation Certificate</p> <p>An Occupation Certificate is required for the development from either Council or an accredited certifier through the NSW planning portal prior to occupying the building.</p> <p>All critical stage conditions must have been completed prior to the issue of the Occupation certificate.</p> <p>To ensure compliance with the Environmental Planning and Assessment Act 1979</p>
35.	<p>Certificate Lodgement</p> <p>Prior to the issue of the Occupation Certificate for the building the following certification must be submitted to Council or the certifier:</p> <ul style="list-style-type: none"> • Certification from a suitably qualified person that smoke detection systems have been installed in accordance with the BCA standards. • Any shower screen installed requires a manufactures certification that a shower screens system have been installed in accordance with the relevant Australian Standards; • Licenced pest controllers' certificate of method of terminate protection complies with AS 3600.1 • Certification that the wet are waterproofing is in accordance with Part 10.2.1 of the National Construction Codes 2022 • Works as executed Sewer Service Diagram (Drainage Diagram) on Fair Trading Template of external and internal drainage as wall as a certificate of compliance. <p>Condition reason: To monitor compliance with the development consent and construction certificate.</p>
36.	<p>Car Parking</p> <p>On-site car parking for the proposed development is to incorporate at least one (1) disabled car parking space. This space shall be clearly identified by sign posting complying with AS1428.1-2009</p> <p>Car parking shall be provided in accordance with Site Plan (MARKUP in response to RFI dated 13th November).</p> <p>Reason: To ensure compliance with Gilgandra Development Control Plan 2011, the National Construction Code and approved plans.</p>
37.	<p>Flood Evacuation Plan</p> <p>The land is fully inundated in a 1 in 100 flood events.</p>

	<p>A Flood Evacuation Plan is to be prepared by a suitably qualified person prior to the release of an Occupation Certificate.</p> <p>During the operation of the medical centre, the Flood Evacuation Plan shall be implemented on site and educated to all staff members.</p> <p>Condition Reason: To manage the risk to life in accordance with GLEP Clause 5.21</p>
38.	<p>Bin Storage Area</p> <p>The bin storage area shown near Lower Castlereagh Street and the separate clinical waste area is to be screened and undercover prior to release of Occupation Certificate, whichever occurs first.</p> <p>Condition reason: To ensure compliance with Gilgandra Development Control Plan 2011</p>
39.	<p>Utility Service Connection Fees</p> <p>The application shall pay water, sewer and stormwater connection fees in accordance with adopted fees and charges prior to Occupation Certificate.</p> <p>Condition reason: To ensure services are in place to support the development.</p>
40.	<p>Fire Safety Schedule</p> <p>On completion of the erection of the subject development, the owner of the land/building is required to submit to the Principal Certifying Authority (PCA) a Fire Safety Certificate(s) with respect to each essential fire safety measure installed in association with the building- as listed on the Fire Safety Schedule attached to the Construction Certificate. Such certificates(s) must be submitted to the PCA prior to occupation or use of the subject building/land.</p> <p>Condition Reason: to ensure compliance with the Environmental Planning and Assessment Development Certification and Fire Safety Regulation 2021</p>
41.	<p>Ramp line marking</p> <p>Chevron line marking is to be installed along Miller Street in the road reserve marking the new kerb ramp to limit vehicles from blocking access to the new kerb ramp.</p> <p>Condition Reason: To ensure safety and efficiency for pedestrians using this ramp.</p>
ONGOING USE	
42.	<p>Occupation Certificate</p> <p>The occupation of medical centre must not commence until an Occupation Certificate has been issued by Council or the principal certifying authority.</p> <p>All critical stage inspections must have been completed prior to the issue of the Occupation Certificate.</p> <p>Condition reason: To ensure compliance with the Development Consent and Construction Certificate and to ensure that the building substantial completed and does not constitute a danger to the occupants.</p>
43.	<p>Siding Springs Observatory Protection</p> <p>All exterior lighting associated with the development shall be designed and installed so that no obtrusive light will be cast onto any adjoining property and the emittance of light to the night sky will be minimised. Details of compliance with the AS4282 "Control of obtrusive effects of outdoor lighting" must be submitted to Council for approval prior to issue of a construction certificate.</p> <p>A maximum number of seven (7) exterior light fittings is permitted, with no more than five (5) fitting being non-automatic light fittings. The exterior light fittings shall be shielded light fittings and shall not result in the total emission of light of 1,000,000 lumens or more. Should additional external lighting be</p>

	<p>requirement that will exceed this requirement, concurrence must be sought and approval granted from the Director of the Siding Springs Observatory.</p> <p>Condition reason: To ensure compliance with Gilgandra Local Environmental Plan 2011, and to minimise the effect of light on adjoining properties and reduce the effect of artificial lighting on the night sky.</p>
44.	<p>Protection of stormwater system</p> <p>No waste is to be disposed of in Gilgandra Shire Council's stormwater system</p> <p>Condition reason: To ensure no water course or groundwater is polluted.</p>
45.	<p>Native Vegetation Removal</p> <p>No native vegetation remove has been approved in this development.</p> <p>Condition reason: To ensure vegetation clearing complies with the Biodiversity Conservation Act 2016.</p>
46.	<p>Business Identification Signage</p> <p>The Business Identification Signage shall be located on the subject land and will be finished in quality material. Illuminations may not flash, slide or move. The sign shall be replaced periodically to ensure signage amenity does not deteriorate.</p> <p>The sign shall not be illuminated. The sign shall not protrude more than 300mm from the wall.</p> <p>Condition reason: Compliance with Gilgandra Development Control Plan and to ensure the safety of passing traffic</p>
47.	<p>Offensive Noise</p> <p>Offensive noise as defined under the Protection of the Environment Operations Act 1997 shall not be emitted from the proposed development.</p> <p>Condition Reason: To ensure compliance with the protection of the Environment Operations Act 1997.</p>
48.	<p>Annual Fire Safety Statement</p> <p>Copies of the Fire Safety Certificates(s) must also be forwarded by the owner to Council (if not appointed as the PCA) and the Commissioner of Fire and Rescue NSW and displayed within the subject building in a prominent position.</p> <p>The owner of the premises is required to submit to Council at least once in each period of 12 Months following completion of the building an Annual Fire Safety Statement(s) with respect to each essential fire safety measure associated with the building.</p> <p>Copies of the subject Annual Fire Safety Statements must also be forwarded by the owner to the Commissioner of Fire and Rescue NSW and displayed within the subject building in a prominent position. In this regard Fire and Rescue NSW has requested that only electronic copies of the statements be forwarded, with their dedicated email address for such statements being: afss@fire.nsw.gov.au</p> <p>Condition Reason: to ensure compliance with the Environmental Planning and Assessment Development Certification and Fire Safety Regulation 2021</p>

General advisory notes

1. This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the [Conditions of development consent: advisory notes](#) . The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out

lawfully. The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

2. Make representation to Council to activate waste and recycling collection services from Lower Miller Street
3. Referred to Essential Energy general comments from Mr Don Hugo dated 24 October 2024, attached to this Notice of Determination.

(GO.CO.1)

**ST. AMBROSE MEMORIAL ANGLICAN CHURCH RESTORATION
PROJECT UPDATE AND RESTORATION COMMITTEE (SAMACRC)
REQUEST**

SUMMARY

To advise of progress with the project, outline Council's commitment to date, and consider a request from the St Ambrose Memorial Anglican Church (SAMAC) for Council to consider funding options and financial support.

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Background

In September 2021 Council a request from Stuart and Karen Border on behalf of St Ambrose Church for GSC co-operation and assistance with the task of sourcing funds and managing this enormous project of restoring the Anglican Church building.

In response, Council resolved:

RESOLVED 154/21	Cr Mockler/Cr Peart
1. That Council endorse allocation of Council staff resources as "in kind" support to assist with restoration works at the St Ambrose Anglican Church.	
2. That the Mayor and interested Councillors discuss possible options for fundraising to assist the St Ambrose Anglican Church committee.	

Council supported preparation of the following reports through the heritage project budget:

- Building Condition Report, Calare Civil (\$5,500), dated January 2022
- Conservation Management Plan, (\$6,000), dated December 2022

St Ambrose Church was awarded \$152,000 following a Council application under the NSW Governments Stronger Country Communities Round 5 program towards the restoration works.

The SAMACRC has also received a NSW State Heritage grant for a further \$150,000 under the Caring for State Heritage program. Council is the auspice of this grant funding.

Both grants provide funding support to progress works associated with underpinning.

Council has also set aside an allocation of \$200,000 in its Long-Term Financial Plan (LTFP) in 2026/27 towards the project, noting that the allocation is subject to Council being successful in obtaining external funding for the total \$200,000.

Development Approval Progress

A Development Application (DA, 2024/558) has been lodged with Council for determination for the proposed underpinning works which is currently under assessment by Council staff. The proposed works generally include:

- Underpinning to stabilise the structure
- Removal of existing floors & replacement
- Temporary removal of walls to provide access to complete works
- Construction of apron slab around perimeter of church

The DA is Integrated Development under the Environmental Planning & Assessment Act 1979 given the works are proposed to a State Heritage Item (Item No 01853). While Council is the consent authority, being Integrated Development requires Council to refer the DA to Heritage NSW as a concurrence and referral agency for them to issue General Terms of Approval (GTA) to be included on the consent. Council cannot issue the DA consent without these terms being issued.

Heritage NSW have requested additional detail from the applicant regarding the proposed methodology and extent of works, with Council facilitating a discussion between all parties on Monday, 2 December 2024. Following this meeting, further written detail has been provided by the applicant with an on-site meeting proposed to be held after 13 January 2025. At this point it is unclear of likely timing for Council to be able to issue the DA consent.

The applicants have also requested an exemption from Council's 7.12 Contribution Plan as part of their DA. The Contributions Plan has an applicable levy rate of 0.5% of the Estimated Development Cost (EDC) (excluding GST) to all development (excluding residential) over \$500,000 EDC.

DA 2024/558 has an EDC of \$822,000 (ex GST), which equates to \$4,110 contribution under the 7.12 Contributions Plan.

The reason for the exemption request is that the owner of the site is the Anglican Church of Australia, a not-for-profit organisation which has very limited funds to make the necessary repairs of the magnitude included in the DA.

For developments that attract the contribution levy and for the type of proposed development, the levy would be payable prior to the issue of a Construction Certificate as per Section 2.8 c).

Section 2.9 of Council's Contributions Plan provides the following options for exemptions, subject to Council approval. Subsection m) provides an option for Council to consider the requested exemption:

2.9 Are there any exemptions to the levy?

.....

In addition, Council may allow for the following exemptions (partial or full):

- h. An application by or on behalf of the Council for community infrastructure, such as but not limited to libraries, community facilities, child care facilities, recreational areas, recreational facilities or car parks.*
- i. An application for or on behalf of the NSW Government for public infrastructure, such as but not limited to hospitals, police stations, fire stations; education facilities and public transport infrastructure.*
- j. An application for privately funded community infrastructure, such as but not limited to education facilities, universities, and private hospitals.*
- k. Any other development for which Council considers an exemption is warranted, where the decision is made by formal ratification of the Council at a public Council meeting.*
- l. An application for an industrial, retail or commercial development, where there is no increase in floor space within an existing building.*
- m. An application for a place of public worship.**
- n. An application for demolition (where there is no replacement building or development)*

It is recommended that Council grant the requested exemption which is in accordance with the criteria and exemption categories in the adopted 7.12 Contributions Plan.

Current grant opportunities

There are two current grant opportunities which St. Ambrose may be eligible for, both of which require a cash contribution to some extent as briefly outlined below and with full details at

<https://www2.environment.nsw.gov.au/topics/heritage/heritage-grants>

Applications for both grant opportunities close 30 January 2025, it is also mandatory to submit an application for Heritage NSW pre-lodgement service (preferably prior to Friday, 13 December 2024) and include the pre-lodgement advice in the application.

- **Caring for State Heritage**

Through the Caring for State Heritage Grants program, Heritage NSW is seeking projects that directly support better management, maintenance and conservation of State Heritage Register (SHR) listed items, as well as innovative ideas that will increase public access to these important assets.

Applicants can apply for up to \$300,000 (ex GST), with dollar-for-dollar cash contribution required, which cannot be from other grant funding. Projects must be delivered between July 2025 and May 2027.

- **Activating State Heritage**

The 2025-27 Activating State Heritage Grant program aims to increase public engagement with items listed on the NSW State Heritage Register. It's designed to protect and promote State heritage by incentivising owners to invest in heritage activation. The guidelines state that only one project will be supported.

Applicants can apply for up to \$1 million (ex GST), which requires at least 10% of the grant amount (up to \$100,000 dollar-for-dollar cash contribution for charity or local government applicants), which cannot be from other grant funding. Projects must be delivered between July 2025 and May 2027.

Recent request for support

Council have received a written request from Stuart Border, on behalf SAMAC to confirm financial support for upcoming grant application as it requires financial contribution in the application (refer separate attachment). As advised in the request, Stage 1 underpinning works (subject of the current DA) has now been estimated at \$1.15 million.

The request from Mr Border includes comment around Council's allocation of \$200,000 in its LTFP, and as outlined earlier in this report it needs to be clarified that this commitment is subject to Council's success in obtaining external funding for the same amount.

Therefore, as Council has made no commitment to a financial contribution from its own sources at this point in time, and should Council determine to accede to the request, an additional budget commitment of \$300,000 would be required.

Other Considerations

Councils Planning and Development Manager, Project Manager Strategy and Economic Development and Activation and Communications Manager recently met with SAMAC representatives, Stuart Border and Gail Babbage to discuss the current grant agreements, timeframes and project deliverables, specifically:

- Scope of Works for existing \$300,000 grant funding
 - Both grant agreements generally cover the same scope of works (associated with underpinning)
 - Council staff suggested that SAMAC prepare a complete Project Plan outlining specific Stages and associated costs which would assist with:
 - variations to scope of works under existing grant deeds and acquittal of these at the completion of respective Stages
 - applying for future grant funding opportunities
 - identifying risks and documenting a critical path for overall project delivery
-

This discussion was held on Tuesday, 19 November 2024 and prior to the written request for additional information from Heritage NSW as part of the DA assessment. It was discussed at this meeting that preparation of an overall

Project Plan is dependent on the GTA from Heritage NSW and determination of DA 2024/558.

<u>Principal Activity</u>	Enjoy
<u>Policy Implications</u>	Nil
<u>Budget Implications</u>	Nil
<u>Delivery Program Actions</u>	2.2.5.2 Support local heritage projects to proactively conserve buildings and objects of local heritage value

RECOMMENDATION

1. That Councils support of the project to date be noted.
2. That progress with assessment of DA 2024/558 be noted and in particular the role that Heritage NSW has in the process given the proposed development being considered Integrated Development.
3. That Council not provide a budget allocation to the project at this point in time, and request the SAMAC to provide a comprehensive overall Project Plan and associated budget following determination of DA 2024/558 to allow further consideration when developing Councils CSP and LTFP for 2025/26 onwards
4. That Council waive the applicable contribution for DA 2024/558 in accordance with Section 7.9 of the Gilgandra Section 7.12 Contributions Plan given the nature of the proposed development.

Neil Alchin
Director Growth and Liveability

BUSH FIRE PRONE LAND MAP 2024

SUMMARY

To seek endorsement of the new Bush Fire Prone Land Map 2024 for the Gilgandra Shire Council prepared by NSW Rural Fire Services (NSW RFS).

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The new Bush Fire Prone Land Map 2024 has been finalised and is awaiting final endorsement. Upon endorsement from Council, NSW RFS will certify the map.

Council considered a report dated 25 June 2024, with the following resolution:

RESOLVED 104/24	Cr Mockler/Cr Freeth
1. That Council note the current review of the Bush Fire Prone Land Map.	
2. That Council staff work with NSW Rural Fire Services to progress the map and prepare the buffers based on the draft map attached.	
3. That a follow up report be provided to Council seeking endorsement of the Bush Fire Prone Land Map with Buffers for the purpose of certification.	

Purpose of updating the Bush Fire Prone Land Map

The existing Bush Fire Prone Lands Map was certified in 2004 by the NSW RFS. Council is required to prepare a Bush Fire Prone Land Map in consultation with the NSW RFS, in accordance with the Environmental Planning and Assessment Act 1979. These plans are to be re-certified every 5 years.

Implications

The Bush Fire Prone Land map is a tool utilised during Development Application assessments. The Rural Fire Act 1997 S100B requires NSW RFS to grant concurrence to developments in bush fire prone land for:

- Residential subdivision;
- Rural residential subdivision; and
- Developments classed as Special Fire Protection Purpose which includes schools, childcare, hospitals and seniors living.

New dwellings in bushfire prone land are assessed in accordance with the Planning for Bush Fire Guidelines 2019. This guideline requires the consideration of a Bush Fire Attack Level (BAL) which is a measure of the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact. BAL rating is based on individual site considerations and accompanies Development Applications. As a result new rural dwellings may need to implement Asset Protection Zones, water storage for bushfire fighting and other safety measures.

Certification of the map

Council staff met with NSW RFS to finalise the map, with a key review of mapped land within Gilgandra Local Government Area, to ensure correct categorisation of land.

Once these changes were included, NSW RFS imposed the buffers to the draft plan.

The map is now finalised. NSW RFS seek Council's endorsement of the map with buffers for the purpose of certification.

<u>Principal Activity</u>	Grow
<u>Policy Implications</u>	Updated Bush Fire Prone Land Map
<u>Budget Implications</u>	Nil
<u>Delivery Program Actions</u>	4.3.1.1 Ensure all governance targets and statutory requirements are met in line with the relevant Acts and Regulations and Council policy

RECOMMENDATION

1. That Council endorse the attached new Bush Fire Prone Land Map and allow NSW RFS to seek certification of the map.
2. That Council include a notation in the Gilgandra Weekly advising certification of the new Bush Fire Prone Land Map once finalised.

Neil Alchin
Director Growth and Liveability

WESTERN COUNCILS WATER ALLIANCE RENAME

SUMMARY

To advise of the correspondence received from the Western Councils Water Alliance.

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On Friday, 29 November 2024 Council received correspondence from the Chairperson of the Western Councils Water Alliance, Mr Doug Moorby.

He advised that the 'Orana Water Utilities Alliance' has been renamed to 'Western Councils Water Alliance' to align with the Alliance of Western Councils and their governance provision under which the alliance operates.

<u>Principal Activity</u>	Live/Lead
<u>Policy Implications</u>	Nil
<u>Budget Implications</u>	Nil
<u>Delivery Program Actions</u>	1.2.1.4 Provide a potable Gilgandra town water supply that meets Australian Drinking Water standards 4.3.1.1 Ensure all governance targets and statutory requirements are met in line with relevant Acts and Regulations and Council policy.

RECOMMENDATION

That the report be noted.

David Neeves
General Manager

MINUTES – COMMITTEE MEETINGS FOR ADOPTION

SUMMARY

To present the following minutes of Committee meetings for consideration and adoption.

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Audit Risk Improvement Committee

26 November 2024

Principal Activity

Lead

Policy Implications

Nil

Budget Implications

Nil

Operational Plan Actions

4.2.1.1

Implement the Community Engagement Strategy to inform, involve, empower, consult and collaborate with stakeholders*

AUDIT RISK IMPROVEMENT COMMITTEE

26 November 2024

PRESENT

Graeme Fleming (Chair) via Teams
Mr Sam Helweh (Independent Voting Member) via Teams
Ms Meredith Caelli (Independent Voting Member) via Teams
David Neeves (General Manager, Gilgandra Shire Council)
Cr Paul Mann (Councillor Non-Voting Member)

IN ATTENDANCE

Mrs Rebekah Berryman (Executive Assistant) – Minute Taker
Unaib Jeffrey – NSW Audit Office via Teams

APOLOGIES

Melissa Welsh (Executive Leader Transformational Change, Gilgandra Shire Council)
Gabriel Faponle – Crowe Howarth

COMMITTEE'S RECOMMENDATION 18/24	S Helweh/M Caelli
That the apologies be accepted	

DECLARATIONS OF INTEREST

Mr Sam Helweh is an employee of Campbelltown City Council sister city relationship with Coonamble Shire Council
Chair Graeme Fleming declared a Standing Declaration of Potential Interest as an occasional provider of consultancy service to local government and as Chair of Lachlan and Co-Chair of Gilgandra, Warren and Coonamble ARIC committees. He advised there were no subjects or issues which were directly affected on the current meeting agenda.

CONFIRMATION OF MINUTES

COMMITTEE'S RECOMMENDATION 19/24	M Caelli/S Helweh
That the minutes of the meeting held on 2 October 2024 be confirmed.	

BUSINESS ARISING

Risk Management Framework

Matters discussed	Action to be undertaken
<ul style="list-style-type: none">DN advised that there have been two workshops held. The external consultant	<ul style="list-style-type: none">Council to continue to progress the development of

has been developing the overall risk framework and risk categories for Council. Council is currently in the process of developing a risk statement.	the risk management framework in 2025.
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Proceedings in Brief

Mr Daryl Colwell, Director Infrastructure entered the meeting at 11:06am

Camera Screen Zoom Features

Matters discussed	Action to be undertaken
<ul style="list-style-type: none">The Chair requested whether Council were able to zoom in due to the Council staff not being clear on The Chair's screen	<ul style="list-style-type: none">Council to look into the camera zoom features on Teams

REPORTS

(GO.CO.1)

NON-VOTING MEMBER TO AUDIT RISK IMPROVEMENT COMMITTEE

SUMMARY

To consider Councillor representation on Council's Audit Risk Improvement Committee (ARIC).

RECOMMENDATION 20/24	S Helweh/M Caelli
That the Non-Voting Council member appointment to the Audit Risk Improvement Committee be noted and that ARIC extend the invitation to all councillors to attend future ARIC meetings.	

Proceedings in Brief

Mrs Donna Dobson, Director Aged Care and Disabilities entered the meeting at 11:10am.

(CM.PL.1)

2023/2024 ANNUAL REPORT

SUMMARY

To present ARIC with the Annual Report 2023/24 which will be presented to Council for endorsement on 21 November 2024.

COMMITTEE'S RECOMMENDATION 21/24	M Caelli/S Helweh
That the submission of the Annual Report be noted in accordance with the Local Government Act.	

Proceedings in Brief

The Committee complimented the format of the Annual Report for its simplicity and readability.

(FM.FR.1)

ANNUAL ACCOUNTS – YEAR ENDING 30 JUNE 2024

SUMMARY

To advise ARIC of the completion, endorsement and release of the annual financial statements for the year ended 30 June 2024.

Discussion

Matters discussed	Action to be undertaken
<p>Annual Accounts Report Content</p> <ul style="list-style-type: none"> • The Chair advised that in the next annual accounts report and any further financial reports that Council should include any issues Council has come across during that period • Committee noted the achievement of another qualified audit. 	<ul style="list-style-type: none"> • Council to include any issues it has come across in future financial reports.
<p>Annual Accounts – Finance Manager Comments</p> <ul style="list-style-type: none"> • GMc advised that Council is in a overall strong position. All funds are deemed financially healthy. Council uses the Best Practice Pricing Method which has resulted in reserves in the General Fund. This has allowed Council financial flexibility. • GMc made note that ‘Outstanding Rates and Charges’ lies outside of the benchmark and has been increasing over the past three years. Short staffing and cost of living were indicated as the main contributors. 	<ul style="list-style-type: none"> • Council to liaise with its debt recovery agency to follow up on current outstanding rates and charges. This will be a focus for the 2025 Financial Year.
<p>Aged Care and Disability Services</p> <ul style="list-style-type: none"> • The Chair requested comment on the Aged Care and Disability Services department <ul style="list-style-type: none"> ○ GMc advised that all sections under the Aged Care and Disability Services department are financially strong which has not always been 	<ul style="list-style-type: none"> • NIL

the case

- DD advised that there is current major legislative reform in both the aged care and the disability service areas which will affect the financial side of the business. Some elements will include changes around occupancy and staffing requirements. The new Aged Care Act passed through parliament yesterday, 25 November 2024, and will come into effect on 1 July 2025.

Infrastructure

- The Chair requested comment on the Infrastructure Department
 - DC advised that there is currently a backlog of work required to be completed funded from State and Federal grants
- SH requested whether Council is bound by the dates as outlined in the submission from Council for a particular grant or whether the State and Federal Governments are flexible with the dates.
 - DC advised that the requirements differ between grants
 - DN advised that Council is often required to enter into a Deed which Council and the State/Federal Government can alter by a Deed of Variation.

- NIL

NSW Audit Office Survey 2023/24

- The Chair asked GMc the following:
 - How did the NSW Audit Office perform and the external auditor?
 - GMc advised that Council only dealt with the external auditor, Crowe Howarth (CH). GMc found the process to be more time consuming and advised that it could be perhaps that CH is new to Council's audit this year. GMc also raised the issue that the draft financials were sent to CH on 16 August 2024 and were not
- The Chair to complete the NSW Audit Office Survey 2023/24 taking into consideration Council's feedback
- Council has already completed the survey raising concerns as discussed.

<p>received back until the legislative cut off date of 31 October 2024.</p> <ul style="list-style-type: none"> ▪ DC advised that Roads2Recovery grant funding report requirements are that financials are provided by 31 October 2024 ▪ DD advised that the Aged Care Reporting requirements are the same cut off date of 31 October 2024. <ul style="list-style-type: none"> ○ Did Council experience any issues during the processing of the financials? <ul style="list-style-type: none"> ▪ GMc advised that he had no further comments ▪ DN advised that Council has not had any previous issues with financial timing.
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COMMITTEE'S RECOMMENDATION 22/24	M Caelli/S Helweh
That the annual accounts for 2024 be noted.	

(GO.CO.1)

2024 AUDIT OFFICE MANAGEMENT LETTER

SUMMARY

To present to the ARIC the 2024 audit office management letter

Discussion

Matters discussed	Action to be undertaken
<p>2024 Audit Office Management Letter – Finance Manager Comments</p> <ul style="list-style-type: none"> • GMc advised that he received the letter after the final financials. Some of the issues were raised by CH prior to the audit and a few raised after. GMc advised that the excess annual leave is raised by the auditors every year – Council is happy to take that risk. GMc also questioned the issue of the incorrect indexation of assets as being an issue for Council. 	<ul style="list-style-type: none"> • Council has responded to all the matters raised in the Management Letter. • Council to address the issues outlined in the 2024 Audit Office Management Letter throughout the remainder of the 2025 Financial Year.

<p>Excessive Annual Leave</p> <ul style="list-style-type: none"> MC advised that she does not regard 9% of employees with excess annual leave as excessive and isn't material. She requested whether Council has a management Plan for the 22 employees? 1. DN advised that Council doesn't have the resources to be able to force people to take leave. Many positions also don't have people to fill once that employee goes on leave. Example of the Finance Manager was provided to ARIC. The Chair advised that he does consider 9% to be excessive. He advised that he would like Council to come up with a plan either requesting they take the leave or pay their employees out. DD advised that Aged Care and Disability Employees are being paid out 2-4 weeks in and some employees have been approved for longer leave periods. The Chair requested of GMc whether delayed services were rendered significant by CH? GMc advised that he doesn't know as it wasn't discussed with GMc. 	<ul style="list-style-type: none"> Council to arrange a Management Plan for Council staff with excessive annual leave accrued
<p>Exit Interview/Meeting</p> <ul style="list-style-type: none"> SH requested whether CH had an exit interview/meeting with GMc GMc advised that no exit interview/meeting occurred which was a shame as some of the issues presented in the letter post audit could have been easily dealt with by Council during the audit process. 	<ul style="list-style-type: none"> NIL
<p>Execution of Aged Care Contracts</p> <ul style="list-style-type: none"> The Chair requested comment on the inconsistency of the aged care contracts execution. GMc advised that CH requested five samples, one of which wasn't signed but Council did have a signed version of the contract on file. DD confirmed that the signed copy of the one unsigned contract was available in physical copy and just needed to be 	<ul style="list-style-type: none"> Council to ensure all future contracts provided to external auditors are the executed versions. Council to ensure all executed contracts are scanned to Council's electronic filing system.

scanned to records.

COMMITTEE'S RECOMMENDATION 22/24	S Helweh/M Caelli
1. That the report be noted and that management's response to the outstanding matters be noted and be referred to the appropriate management for attention. 2. Response to the management letter be included in the Action Checklist for May 2025 in the ARIC Calendar.	

(CM.TE.1)

QUOTATION Q23/24 - INTERNAL AUDIT FUNCTION

SUMMARY

To advise ARIC of the progress of obtaining an internal audit function.

Discussion

Matters discussed	Action to be undertaken
Potential Declaration of Interest <ul style="list-style-type: none"> MC advised that there may be a declaration of interest for her should Council's primary contact at Lambourne Partners be Paul Quealey as they also service Singleton Council which MC is involved with. 	<ul style="list-style-type: none"> Once the primary contact for Lambourne is known. Council to advise MC.

COMMITTEE'S RECOMMENDATION 23/24	S Helweh/M Caelli
That Council's appointment of the Internal Auditor be noted.	

Proceedings in Brief

Unaib Jeffrey, NSW Audit Office entered the meeting via Teams at 12:25pm

Matters discussed	Action to be undertaken
2024 Audit Office Management Letter <ul style="list-style-type: none"> UJ advised that the following categories have now been changed in the final letter: <ul style="list-style-type: none"> Moderate to Low risk for Excess Leave; and Moderate to Low risk for Indexation of Assets. 	<ul style="list-style-type: none"> NIL
Timeframe of Financials and Exit Meeting <ul style="list-style-type: none"> GMc advised UJ that the 16 August 2024-31 October 2024 gap for financials back to Council is too long and advised that no 	<ul style="list-style-type: none"> NIL

<p>exit meeting was held with CH. He advised that If the exit meeting occurred Council could have addressed some of the issues and they would no longer be issues as outlined in the letter.</p> <ul style="list-style-type: none">• UJ advised that the Audit Office were not satisfied with the timeframe for 2024 either and the Annual Audit Plan 2025 will aim to remedy this matter.	
<p>ARIC Feedback to NSW Audit Office</p> <ul style="list-style-type: none">• MC provided the following feedback to UJ: The Audit Office must:<ul style="list-style-type: none">○ include financials to go to ARIC in their Annual Audit Plan for 2025○ ensure that its external auditors are conducting exit interviews; and○ ensure all issues are brought to the relevant Council manager during the audit process to be addressed.• The Chair advised UJ that this feedback will be reflected in his 2023/24 Survey which he will provide to the NSW Audit Office.	<ul style="list-style-type: none">• The Chair to provide a completed Audit Office 2023/24 Survey to the NSW Audit Office
<p>NSW Audit Office Standards and Processes for External Auditors</p> <ul style="list-style-type: none">• SH requested whether the NSW Audit Office have standards/processes for their external auditors• UJ advised that the NSW Audit Office obtain their external auditors through the Tender process and CH are their most used external auditors obtained through their tender process.	<ul style="list-style-type: none">• NIL

Proceedings in Brief

Unaib Jeffrey, NSW Audit Office left the meeting via Teams at 12:35pm

(CM.CP.1)

CALENDAR OF COMPLIANCE UPDATE

SUMMARY

To advise ARIC of its current compliance with the Office of Local Government's Calendar of Compliance and Reporting Requirements 2024/25 in accordance with the *Local Government Act 1993* and related policies.

Discussion

Matters discussed	Action to be undertaken
<p>Calendar of Compliance Report Content</p> <ul style="list-style-type: none"> • The Chair and MC would like further commentary on the progress of the items for the next calendar of compliance report • Cr Mann requested whether ARIC would like a separate Compliance Calendar for Aged Care and Disabilities? <ul style="list-style-type: none"> ○ The Chair and MC advised they would like a separate Compliance Calendar for AC&D <ul style="list-style-type: none"> ▪ DD requested whether ARIC would like a separate report for AC&D or have it with the overarching one. ▪ The Chair and MC advised they would like a separate report and a separate column on the activities undertaken by Council 	<ul style="list-style-type: none"> • Council to provide further commentary on the progress of the items for the next calendar of compliance report in the form of a column of activities • Council to also provide a separate report for the Compliance Calendar for AG&D at the same time

COMMITTEE'S RECOMMENDATION 24/24	S Helweh/M Caelli
That Council's compliance with the requirements for 24/25 to date end and that the Committee note that Council is compliant to date.	

(CM.PO.1)

IT DISASTER RECOVERY PLAN

SUMMARY

To provide information on Council's IT Disaster Recovery Plan.

COMMITTEE'S RECOMMENDATION 25/24	S Helweh/M Caelli
That ARIC noted the Council's Cybersecurity Protocols aligns fully with Cybersecurity NSW and the Australian Cybersecurity Centre and further that the IT disaster recovery plan is currently in place and will be updated when new servers are installed.	

ACTION ITEMS

SUMMARY

To provide an update on items noted for action at the previous meeting.

Matters discussed	Action to be undertaken
Completed Items <ul style="list-style-type: none"> SH advised that Council's next action items report can see 'completed' items removed from the report. 	<ul style="list-style-type: none"> Council drop off completed items once reported to ARIC
Financial Management <ul style="list-style-type: none"> The Chair requested when Council would provide a report for financial management. SH advised that he would prefer that they are provided to ARIC quarterly. The Chair and MC agreed. DN noted that the financial statements were provided to this meeting that's why Council did not provide a financial management report to this meeting. 	<ul style="list-style-type: none"> Council to report on ratios quarterly to align with Council's QBR reports
Cybersecurity Insurance <ul style="list-style-type: none"> The Chair requested the amount for Council's current cybersecurity insurance <ul style="list-style-type: none"> GMc advised that Council is currently insured for \$1Mil but requested ARIC's feedback on the requirement for Council. SH advised that it is difficult to put a price on how much to insure for but suggested focusing more on prevention. 	<ul style="list-style-type: none"> NIL as \$1Mil insurance is deemed appropriate.

COMMITTEE'S RECOMMENDATION 26/24	S Helweh/M Caelli
That the action items be noted and that the list be updated following discussion at the meeting.	

GENERAL BUSINESS

Matters Discussed	Action to be Undertaken
Councillor Induction Program <ul style="list-style-type: none"> DN advised that Council is arranging legislative training for Councillors and workshops. Majority completed by Christmas and 2025 begin CSP and budget process. All currently on track for legislative requirements. 	<ul style="list-style-type: none"> Council to continue progressing Councillor Induction Program
Country Councils ARIC Conference <ul style="list-style-type: none"> DN advised that he has liaised with other General Managers and proposes the following date for the event with GSC to host: <ul style="list-style-type: none"> Friday, 4 April 2025 	<ul style="list-style-type: none"> The Chair to approach the Auditor General to attend the event as the Keynote Speaker Council to arrange a venue and an Aged Care and Disabilities session

<ul style="list-style-type: none">○ ARIC agreed to this date at the event.• The Chair suggested the Auditor General as the keynote speaker for the event.• MC requested whether Council would be open to conducting an Aged Care and Disabilities session at the event given how impressed she is with Council's current operations.	
<p>Sharing of Resources and Information</p> <ul style="list-style-type: none">• The Chair advised that Coonamble (CSC) was not aware that GSC put a report to Council on the Internal Audit Function• DN advised that the councils were not specifically using the same auditor. GSC and CSC were to operate separately and were just sharing the tendering process for efficiency.	<ul style="list-style-type: none">• DN/MW to discuss with CSC and confirm responsibilities and autonomy.
<p>Business Papers</p> <ul style="list-style-type: none">• The Chair advised that Warren set out their Business Papers Schedule to fit under the headings for Sections of the legislation and proposed Council use the same schedule.	<ul style="list-style-type: none">• The Chair to provide Council with Warren's current agenda

NEXT ARIC MEETING

Tuesday, 4 March 2025

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 12:56am.

Graeme Fleming
Chairperson

RECOMMENDATION

That the minutes of the Audit Risk and Improvement Committee held on 26 November 2024 be adopted.

David Neeves
General Manager

MINUTES – COMMITTEE MEETINGS FOR NOTATION

SUMMARY

To present the following minutes of Committee meetings for notation.

.....

<u>Interagency Committee</u>	28 November 2024
<u>Local Emergency Management Committee</u>	26 November 2024
<u>Traffic Committee</u>	27 November 2024

Principal Activity Lead

Policy Implications Nil

Budget Implications Nil

Operational Plan Actions **4.2.1.1**
Implement the Community
Engagement Strategy to inform,
involve, empower, consult and
collaborate with stakeholders*

MEETING OF: GILGANDRA SHIRE COUNCIL
HELD ON: 17 DECEMBER 2024

INTERAGENCY COMMITTEE

28 November 2024

PRESENT

Gilgandra Shire Council – Library – Liz McCutcheon (Acting Chair)
Gilgandra Youth Services and Gilgandra Housing & Homelessness Support Services - Tracey Stevenson
Services Australia – Jordyn Hayward
Services Australia – John Letfallah
NSW Health – WHIN – Molly Redden
Gilgandra Shire Council (Mayor) – Councillor Doug Batten
D.A.N.S - In Home Care – Emma Meyers
NSW Health - Lakisha Williams
Barnardos – Lisa Arkell

PRESENT ON ZOOM

Red Cross, Emergency Services Regional Officer – Kerrie Edwards
Wellways/Stride- Medicare Mental Health Centres (Dubbo/Bathurst) – Ivette Labib
Transport for NSW – Carmel Hannelly
Marathon Health – CPS Community Engagement Officer – Ewen Jones
WACHS, ANFPP First Time Mothers Program – Tjarnara Talbot

Proceedings of the meeting commenced at 12.08 pm.
Technology issues saw Recommencement of Proceedings at 12.16pm

APOLOGIES

Gilgandra Local Aboriginal Medical Service – Aboriginal Outreach Wellbeing Worker – Ashley Kelly
Miyagan Empowerment Advocate (Gilgandra Local Aboriginal Medical Service – Domestic Violence Worker) - Sonya Graham
Services Australia – Sarah Bligh
Gilgandra Preschool – Kristy Hyndes
Baptist Care – Leanne Monk
Wellways HASI – Trish Henry
NSW Health - Candice Gregory
Countryside Compassion – Samantha White
Western NSW Primary Health Network (WNSW PHN) – Michelle Droulers

StandBy Support after Suicide – Social Futures – Anne-Maree Ryan
Early Childhood NDIS – Mission Australia – Nicole Wall

COMMITTEE'S RECOMMENDATION 4/24	T. Stevenson / M. Redden
That the apologies for the meeting on the 28 November 2024 be confirmed.	

CONFIRMATION OF MINUTES

COMMITTEE'S RECOMMENDATION 4/24	T. Stevenson / J. Hayward
That the proceedings of the previous Interagency meeting held on 22 August, 2024 be confirmed.	

BUSINESS ARISING

No business arising.

GILGANDRA YOUTH STRATEGY

Dr Jenny Thompson, University of Newcastle's Institute for Regional Futures, gave a brief introduction about the Gilgandra Youth Strategy.

Dr Jenny Thompson advised that the Gilgandra Shire Council is working with other levels of Government, Stakeholders and Community Organisations to address the needs of the Youth and Young People within the community.

She encouraged all to discuss with family, friends, children and young people to complete online survey and to also participate in the Community Engagement Focus Groups and Youth Summit.

Phone: (02) 4055 1073

Email: jenny.thompson@newcastle.edu.au

SERVICE UPDATES - ZOOM

Transport for NSW

Carmel Hannelly, from the Community Partnering Team, discussed current Transport for NSW Programs; Low Speed Zone, Truck Awareness – during harvest and Driver Behaviour.

Attended Community Hub Day – 5 Child Restraints fitted on the day.

Discussed Coonamble Community Transport results – had 120 responses to the survey and 67 people attended the Community Session.

Email: Carmel.Hannelly@transport.nsw.gov.au

Red Cross

Kerrie Edwards, Emergency Services Greater Western Regional Officer, spoke about upcoming emergency seasons.

Planning for the Pillow Case Program Yrs 3-4; what you need to take vs what you have to take and how to work together.

Emergency Ready Workshops for adults with SES.

Progressing numbers of volunteers – declining numbers, members retiring, and members overstretched

Email: kaedwards@redcross.org.au

Phone: 0417 216 617

Medicare Mental Health Centres (Dubbo/Bathurst)

Ivette Labib discussed new Medicare Mental Health Services in Dubbo (Ivette Labib) and Bathurst (Alex Wood). (Wellways and Stride Mental Health partnership.)

Telehealth Services beginning at end of November, walk in services opening in February.

Offices will have a space for chatting and kitchen for meals

Free of Charge Service – no referrals, no mental health plans

Integrated care, psychologists, psychiatrist, peer support navigation and First Nations peer support (coming)

Services available to eliminate need to attend Emergency Department

Email: ilabib@wellways.org

Commonwealth Psychosocial Support Program – Marathon Health

Ewen Jones, Marathon Health Dubbo Community Engagement Officer, spoke about the Commonwealth Psychosocial Support Program (CPS). This program is free, confidential and for people aged 16 years and over. Self-referral is available. CPS is for people with severe and persistent mental illness who are not currently supported by the NDIS or state-funded programs; recovery coaches work with clients one-to-one – Karen from Coonabarabran works with Gilgandra clients. Ewen advised Outreach Services in Gilgandra fortnightly (Tue) but have the capacity to attend weekly.

Funding has been approved till June.

Email: psychosocialsupports@marathonhealth.com.au

ewen.jones@marathonhealth.com.au

M: 0488 546 075

Wellington Aboriginal Corporation Health Service

Tjanara Talbot, Acting Team Leader Australian Nurse Family Partnership Program (ANFPP), which operates in Dubbo, Wellington, Narromine and Gilgandra.

Working closely with Sarah Cruickshank at the Gilgandra MPS.

Providing:- co-ordination of care, connecting to services, health education, transportation to appointments, parenting activities, culturally safe space for aboriginal first time mums, those having the first opportunity to parent.

A nurse, midwife and an Aboriginal Family partnership Worker will support the mum from antenatal care through until the child reaches 2 years of age, through visits at home, in the park, or wherever the mum is comfortable.

Mums can self-refer or be referred to ANFPP prior to 26 weeks of pregnancy (sometimes this can be extended if circumstances require it).

Programs for Fathers – parenting education, milestone, expectations and goals.

Referral form to be distributed through Interagency.

Email: TjanaraT@wachs.net.au

Phone: 02 5816 9010

SERVICE UPDATES - GENERAL

Services Australia

Jordyn Hayward, Indigenous Services Officer with Services Australia, advised that she is able to come out to Gilgandra help people who are unable to attend the office in Dubbo.

John Letfallah, Financial Information Services (FIS) Officer with Services Australia spoke about the help his service can provide. John stressed that they can provide information only – they are not financial advisers – they work to educate customers; commonly about pensions, superannuation, budgeting and financial help.

Appointment can be conducted by phone or by video link, if linked through MyGov. They also hold live webinars, which are recorded to allow people to watch at a later time. These are available on the Services Australia website.

John also advised that Service Australia have an Aged Care Specialist, Karen who is able to conduct either Face to Face or Video appointments to assist those entering Aged Care or through MyAged Care and accessing services at home.

Phone: 132 300

NSW Health

Molly Redden spoke about her role as a Wellbeing Nurse employed by NSW Health, working alongside Candice Gregory in Schools in our area (Gilgandra, Gulargambone and Coonamble). Molly advised that both she and Candice are the link between Education and Health and work closely with the School's wellbeing, learning and support teams to help students and families.

Referrals are made by contacting the School and by self-referral and will then work with other Service Providers in Community.

Molly advised she and Candice are very busy with waiting lists for services.

Molly will be taking maternity leave and Candice will be doing role fulltime in January.

Emails: molly.redden@health.nsw.gov.au and

Candice.gregory@health.nsw.gov.au

Cr Doug Batten (Mayor)

Doug Batten advised that he was pleased to be here today to hear from all the Services Providers that attend Gilgandra and provide the necessary services for Community Members.

Doug also spoke about the White Ribbon Gilgandra Says No to Domestic Violence March. The March will commence at Hunter Park at 11.45am and proceed to Miller Street Community Plaza on Saturday 30 November 2024. A Domestic Violence Spokesperson will speak from 12.00pm

D.A.N.S In Home Care

Emma Meyers, Care Manager at D.A.N.S spoke about the services they offer in Orange, Wellington, Dubbo, Gilgandra and Coonamble. D.A.N.S are able to support clients funded under the NDIS, DVA, TACP or through a Home Care Package and provide most services such as:- gardening, in-home care, personal or domestic care.

Emma advised that the new office in Gilgandra has opened and staff will be there on Tuesday and Thursday from 9.00 – 3.00pm. Will be servicing the communities of Mendooran and Coonamble from the Gilgandra office. .

Email: emma@dansinhomecare.com.au

NSW Health

Keisha (Lakeisha) Bennett, Aboriginal Health Worker, advised that she continues the 24hr follow-ups on all patients and has been regularly following up on Indigenous patients to provide links to services and education on what services provide.

Keisha advised that funding has been obtained for the Aboriginal Arts and Signage Project. EOI for Aboriginal Working Party and Artist.

Phone: (02) 6880 5900

Email: Lakisha.Williams@health.nsw.gov.au

Barnardos

Lisa Arkell spoke about the various programs offered by Barnardos in Gilgandra which support children and their families.

- Reconnect Program - for young people aged 12 and over – Lisa Fairey
-

- Early Intervention – Children and Parenting Support – Luana Reiri
- Family Preservation Program – for families with children 0-17 years or who are expecting a baby, who are facing specific problems – Lisa Arkell

All programs have a specific referral form, please email any of the Barnardos contacts to receive one.

Lisa advised that Playgroups are starting to wrap up for the year and staff are currently working on Community Christmas Support. If you know of someone who requires assistance at Christmas please contact the office. Donations of nappies, wipes, tinned goods, cleaning products and household items can be dropped off at the office or the GYS as an alternative location.

Phone: 02 5824 3070

Email:

larkell@barardos.org.au

lreiri@barnardos.org.au

lfairey@barnardos.org.au

gjohnson@bardardos.org.au

Gilgandra Youth Services and Gilgandra Housing and Homelessness

Tracey Stevenson outlined activities from Youth and Recreation Services.

GYS – Slight decrease in numbers attending Breakfast Club with children exhausted from busy school year. A slight increase in numbers attending After School Drop In. Children enjoying healthy afternoon snacks; carrot/cucumber, dips, fruit, eggs. Eggs very kindly donated by This 'N' That and Annabel Kenny.

Housing and Homelessness – Working with Clients currently in Temporary Accommodation to work towards restoration with family and friends as limited rental accommodation as we get closer to the end of the year.

Successful visit with Homes NSW. Discussed with Clients requirements for priority housing.

Gilgandra Fitness Centre – continued increase in numbers utilising Gym and classes.

The Gilgandra Swimming Pool opened on the 21 October 2024. Early Morning Lap Swimmer Toggle entry going well with 40 swimmer using the Pool from 5.30 – 9.00am. Pool used by the three Schools, Swim Club, Learn 2 Swim and Orana Lifestyle during the day.

The Gilgandra Youth Services and Gilgandra Housing and Homelessness Support Service will be closed from COB Friday 20 December and will re-open on Monday 6 January 2025. The Gym will be only available to Toggle Users and the Swimming Pool will be closed on Public Holidays.

Phone: (02) 6817 8798

Email: gys@gilgandra.nsw.gov.au

Gilgandra Shire Library

Liz McCutcheon gave an update on the GIL Library Hub and advised that they will be moving in February. The Library will be shut for the month reopening in March with extended hours.

MEETING OF: GILGANDRA SHIRE COUNCIL
HELD ON: 17 DECEMBER 2024

Liz advised that they are currently planning for the Summer School Holiday Activity Program with Science, Lego Club, Crafty Story Time and Make a Machine available for children.

Regular activities at the Library – For adults; Book Club, Writers' Group. For School-Aged Children; LEGO Club and Tech Club, and for 0-5 years; Story time and baby Rhyme Time.

The Gilgandra Library will be closed from COB Friday 20 December and will re-open on Monday 6 January 2025.

M: (02) 6817 8877

Email: lmccutcheon@gilgandra.nsw.gov.au

Countryside Compassion & Wellness

Email received from Samantha White, Countryside Compassion and Wellness advising that they will no longer have an office space in Gilgandra from the 22 November, 2024.

Will be able to provide services for Gilgandra Clients:- face to face home visit/safe location or in medical/meeting rooms.

Mobile: 0457 177 804

Email: info@countrysidecompassionandwellness.com.au

GENERAL BUSINESS

- No General Business

NEXT YEAR'S MEETINGS

Thursday, 27 February November @ 12.00noon

Thursday, 22 May @ 12noon

Thursday, 28 August @ 12noon

Thursday, 27 November @ 12noon

THERE BEING NO FURTHER BUSINESS, THE MEETING CLOSED AT 1.07 pm.

Liz McCutcheon
Acting Chair

LOCAL EMERGENCY MANAGEMENT COMMITTEE

26 November 2024

PRESENT

Mr D Neeves (Gilgandra Shire Council – Chair)
Sergeant J Berryman (Orana Mid-Western Police District – Dubbo Police
LEOCON)
Mr C Waters (NSW Police – REMO)
Mr A Hazelton (Essential Energy)
Mr S Basham (NSW Rural Fire Service)
Mr M Arkell (NSW Rural Fire Service)
Mr D Gillespie (NSW Rural Fire Service)
Mr M Sandry (NSW Rural Fire Service)
Mr C Cusack (Fire and Rescue NSW)
Mr L Mathieson (Fire and Rescue NSW)
Mr C Riley (SES)
Mr A Smithers (SES)
Ms A Watson (SES)
Mr C Jones (SES)
Mr S Beaton (NSW Ambulance)
Mr S Edwards (Transport for NSW)
Mr D Minehan (Department of Communities and Justice – Disaster Welfare)

IN ATTENDANCE

Mrs Rebekah Berryman (Gilgandra Shire Council)

Proceedings of the meeting commenced at 4.00pm
At Gilgandra Shire Council, Shire Hall Training Room, 15 Warren Road Gilgandra
NSW 2827

APOLOGIES

Cr D Batten (Mayor, Gilgandra Shire Council)
Mr D Colwell (Gilgandra Shire Council - LEMO)
Mrs M Basham (Local Land Services)
Ms D White (NSW Rural Fire Service)
Ms S Masonwells (Reconstruction Authority)
Mr D Dickey (Transport for NSW)
Mr J Alchin (NSW Health)
Mr T Cameron (Local Land Services)
Ms K Edwards (Australian Red Cross)
Ms M Manning (NSW Education)
Inspector J Connelly (NSW Police)
Ms D Faulks (NSW Rural Fire Service)
Mr D Jordan (Fire and Rescue)
Mr A Hojel (Fire and Rescue)
Ms D Best (NSW Ambulance Service)
Mr N Jennings (NSW Education)
Mr N Dwight (RSPCA)
Mr C Briggs (NSW Ambulance)

MEETING OF: GILGANDRA SHIRE COUNCIL
HELD ON: 17 DECEMBER 2024

COMMITTEE'S RECOMMENDATION 36/24	A Hazelton/C Cusack
That the apologies submitted be accepted.	

CONFIRMATION OF MINUTES

COMMITTEE'S RECOMMENDATION 37/24	S Basham/J Berryman
That the minutes of the meeting held on 27 August 2024 be accepted as a true record of proceedings	

BUSINESS ARISING.

NIL

AGENDA ITEMS

REMO'S REPORT

Chris Waters – as tabled and brought special mention to a recent memorandum in relation to online reporting aimed at police.

COMMITTEE'S RECOMMENDATION 38/24	C Waters/S Beaton
That the REMO's report be noted.	

REPORTS FROM OTHER AGENCIES

NSW Reconstruction Authority (NSWRA) Agency Report

Sarah Masonwells – apology for today

COMMITTEE'S RECOMMENDATION 39/24	C Cusack/S Beaton
That the report be noted.	

Transport for NSW

Shane Edwards – advised that major preventative maintenance on vegetation has been carried out across the region.

COMMITTEE'S RECOMMENDATION 40/24	S Edwards/J Berryman
That the report be noted.	

SES

Chris Riley – as tabled

COMMITTEE'S RECOMMENDATION 41/24	A Watson/S Basham
That the report be noted.	

Australian Red Cross Report

Kerrie Edwards – apology for today

COMMITTEE'S RECOMMENDATION 42/24	C Riley/L Mathieson
That the report be noted	

Disaster Welfare F A Agency Report

David Minehan – as tabled

COMMITTEE'S RECOMMENDATION 43/24	D Minehan/C Waters
That the report be noted.	

Agricultural and Animal Services Function Area Report

Marita Basham – apology for today

COMMITTEE'S RECOMMENDATION 44/24	C Riley/S Beaton
That the report be noted	

NSW Ambulance

Scott Beaton – as tabled

COMMITTEE'S RECOMMENDATION 45/24	S Beaton/C Riley
That the report be noted	

RFS Report

Steve Basham – advised that there have been 39 incidents since August 2024.

On Friday afternoon a caravan fire erupted approximately 5km out of town on the highway. The Fire and Rescue team attended the scene as the Rural Fire Service was short on staff due to staff being in Dubbo for a funeral. Steve thanked the F&R Team on behalf of RFS for their assistance. Steve also thanked Gilgandra Shire Council for its assistance during that incident.

COMMITTEE'S RECOMMENDATION 46/24	S Basham/C Riley
That the report be noted	

CORRESPONDENCE RECEIVED REQUIRING DISCUSSION

NIL

EVENTS

Christmas Wonderland, 19 December 2024

MEETING OF: GILGANDRA SHIRE COUNCIL
HELD ON: 17 DECEMBER 2024

Gilgandra Races, 28 December 2024 and 5 January 2025
Gilgandra Speedway, 25 January 2025

UPDATE OF EMERGENCY CONTACT DETAILS

Contact details were provided and circulated for updating

REVIEW AND AMEND CMGS

NIL

GENERAL BUSINESS

State EMPLAN Endorsement

In Sarah's absence the State EMPLAN Endorsement matter will be deferred to the next meeting.

Local Land Services Agency - Department of Primary Industries & REMO Waters

Steve Basham in Marita's absence and Chris Waters
Exercise "Stock Cube" Transport Incident involving Livestock
Date: 4 February 2025

Location: Being held at the new police facility in Dubbo. Address to be provided closer to the event date

Tristan Cameron from LLS will be leading the exercise.
LEMC Members are invited to attend.

Gilgandra Says No to Domestic Violence March

David Neeves – advised of the Event (Poster handed out and went around the room)

Saturday, 11:45am from Hunter Park in support of White Ribbon Week

NEXT MEETING

Proceedings in Brief

A committee member suggested the future LEMC Meetings be held at the SES Training Room. A brief discussion was had on the confusion created by changing meeting venues through the various agency meeting rooms.

COMMITTEE'S RECOMMENDATION 47/24	C Riley/S Basham
That the LEMC hold all future meetings at the SES Headquarters at Warren Road, Gilgandra.	

25 February at 4:00pm – SES Headquarters, Warren Road, Gilgandra NSW 2827

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 4.18PM.

David Neeves
Chairman

TRAFFIC COMMITTEE

27 November 2024

PRESENT

Mr Daryl Colwell (Chairman & Council Representative)
Mr Richard Drooger (TfNSW Representative)
Sgt Joshua Berryman (NSW Police)
Cr Doug Batten (Local Member's Representative) (Via Teams)

IN ATTENDANCE

Katie Dobson (Executive Assistant)

Proceedings of the meeting commenced at 11:10 am

APOLOGIES

Nil

DECLARATIONS OF INTEREST

Nil

CONFIRMATION OF MINUTES

COMMITTEE'S RECOMMENDATION – 15/24	J Berryman /R Drooger
That the previous minutes be confirmed.	

BUSINESS ARISING

Nil

A CHRISTMAS WONDERLAND FESTIVAL

SUMMARY

To advise of the 'A Christmas Wonderland Festival' to be held in Gilgandra on 19 December 2024.

COMMITTEE'S RECOMMENDATION – 16/24	R Drooger / J Berryman
That the closure of Miller Street in Gilgandra between 3:30pm-9:30pm, Gilgandra be approved for A Christmas Wonderland Festival to be held on 19 December 2024.	

MEETING OF: GILGANDRA SHIRE COUNCIL
HELD ON: 17 DECEMBER 2024

MATTERS OUTSTANDING FROM PREVIOUS MEETINGS

SUMMARY

To advise the status of outstanding matters

COMMITTEE'S RECOMMENDATION – 17/24	D Colwell / R Drooger
That progress with the matters outstanding from previous meetings be noted.	

GENERAL BUSINESS

Cr Batten advised that there is a domestic violence march being held on Saturday 30 November 2024 from Hunter Park to the Plaza in Miller Street. JB advised that the police will briefly stop traffic while they cross the road.

NEXT MEETING

Wednesday, 26 February 2025 at 11.00 am

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 11:16AM

D Colwell
Chairman

MATTERS OUTSTANDING FROM PREVIOUS MEETINGS

SUMMARY

To advise the status of outstanding matters

Item	Subject	Determination	Status
12.22	Request for additional disabled car spaces in Eura Street.	That Council line mark the car spaces at the end of Eura Street and include an additional disabled car parking space adjacent to the existing one, noting that this space will be removed when Orana Living relocates from the area. That this information be communicated to Gilgandra High School prior to implementation.	No progress to date. Orana Living is relocating but DC was unsure where to. It has been placed on hold until more is known. JB provided information that the Gilgandra High School is redoing their boundary fence which will eliminate rear access to the school. Completed.
06/24	Request for 'no stopping' signs along Len Kelly Drive as vehicles are blocking rear access for the houses and businesses	That "no stopping" signs be installed along Len Kelly Drive on the Miller street side and 'no stopping and hash marks on the pavement after the designated parking on the Morris street side	No progress to date, to be roster for work to be done
04/24	Request to remove part of a kerb extension at the Gilgandra Post Office.	That the Local Traffic Committee endorse the removal of the kerb extension indicated.	Work has been rostered but has not been completed yet.

MEETING OF: GILGANDRA SHIRE COUNCIL
HELD ON: 17 DECEMBER 2024

24/8/2022	Request for parking signage at the front of Rohr's Home Timber & Hardware.	Implement parking signage at the front of Rohr's Home Timber & Hardware.	DC advised that they are working on installing signage however due to cables underground there are delays and council is waiting on resources to be available. Has been placed on the roster to be completed
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D Colwell
Chairman

RECOMMENDATION

That the minutes be noted.

David Neeves
General Manager

REPORTS FOR INFORMATION AND NOTATION

SUMMARY

To present reports for information and notation.

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- Statement of Bank Balances (Local Government (Financial Management) Regulation No. 93) and Investment Balances
- Matters Outstanding from Previous Council Meetings
- Questions for Next Meeting
- Development Applications

Any questions which Councillors may have in relation to these reports and/or issues to be raised, should be brought forward at this time.

STATEMENT OF BANK BALANCES AND INVESTMENT BALANCES

SUMMARY

Statement of Bank Balances and Investment Balances
 To present the following information relative to the above report headings:

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1. Statement of Bank Balances (Local Government Financial Management Regulation No.19) – Month of November 2024.
2. Certificate of Bank Reconciliation – Month of November 2024.

Details of investments as at 30 November 2024 (Local Government Financial Management Regulation No.19).

CASH BOOK BALANCE AS AT	31-Oct-24	\$3,017,355.99
Plus: Receipts		\$4,357,478.87
Less: Payments		\$4,894,216.11
CASH BOOK BALANCE AS AT	30-Nov-24	<u>\$2,480,618.75</u>

STATEMENT BALANCE AS AT	31-Oct-24	\$3,028,293.34
Plus: Receipts		\$4,257,732.10
Less: Payments		\$4,827,380.79
STATEMENT BALANCE AS AT	30-Nov-24	<u>\$2,458,644.65</u>

Plus: Unpresented Receipts		\$38,980.65
Less: Unpresented Payments		\$17,006.55
RECONCILED BALANCE AS AT	30-Nov-24	<u>\$2,480,618.75</u>

Cashbook balance as at 30 November 2024:	\$2,480,618.75
Investments held as at 30 November 2024:	\$33,000,000.00
Total Cash & Investments Held as at 30 November 2024:	<u>\$35,480,618.75</u>

The bank balances in each of the funds as at 30 November 2024 are:

General Fund	\$12,833,930.99
Water Fund	\$3,590,334.82
Sewer Fund	\$3,373,368.49
Orana Living	\$5,331,061.44
Carlinda Enterprises	\$504,858.99
Cocee Villa Units	\$3,802,464.27
Cocee Lodge	\$4,571,780.96
Jack Towney Hostel	\$1,037,019.41
Trust Fund	\$435,799.38

Balance as per Total Cash & Investments Held: \$35,480,618.75

Details of Council's investments are as follows:

(1)	\$1,000,000.00	For 270 days	5.05%	Due	03-Dec-24	With Defence
(2)	\$1,000,000.00	For 365 days	4.65%	Due	04-Sep-25	With Bendigo
(3)	\$1,500,000.00	For 365 days	4.75%	Due	04-Mar-25	With Bendigo
(4)	\$2,000,000.00	For 182 days	5.00%	Due	11-Apr-25	With Bank of Qld
(5)	\$2,000,000.00	For 182 days	4.80%	Due	24-Feb-25	With Bank of Qld
(6)	\$2,000,000.00	For 181 days	4.95%	Due	07-Apr-25	With Bank of Qld
(7)	\$1,000,000.00	For 180 days	5.00%	Due	02-Dec-24	With IMB Bank
(8)	\$2,000,000.00	For 180 days	4.90%	Due	24-Mar-25	With IMB Bank
(9)	\$2,000,000.00	For 120 days	4.85%	Due	23-Jan-25	With IMB Bank
(10)	\$1,000,000.00	For 151 days	5.05%	Due	07-Apr-25	With NAB
(11)	\$2,000,000.00	For 210 days	5.00%	Due	08-May-25	With NAB
(12)	\$3,000,000.00	For 270 days	5.20%	Due	07-Feb-25	With NAB
(13)	\$3,000,000.00	For 333 days	5.20%	Due	22-Apr-25	With NAB
(14)	\$2,000,000.00	For 181 days	5.05%	Due	07-Apr-25	With NAB
(15)	\$1,000,000.00	For 180 days	5.10%	Due	28-May-25	With NAB
(16)	\$2,000,000.00	For 182 days	5.35%	Due	06-Jan-25	With NAB
(17)	\$2,000,000.00	For 182 days	5.10%	Due	26-May-25	With NAB
(18)	\$2,500,000.00	For 182 days	5.09%	Due	05-May-25	With Suncorp
Total						\$33,000,000.00
Investments:						

OUTSTANDING MATTERS FROM PREVIOUS MEETINGS

SUMMARY

To provide an update in relation to matters previously resolved at Council Meetings requiring further action to be taken.

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<u>Res. No.</u>	<u>Subject</u>	<u>Action</u>
<u>July 2022</u>		
141/22	Compulsory Acquisition by Agreement Of Road Reserves and Licence Agreement	No further progress, remains outstanding
<u>June 2024</u>		
104/24	Draft Bush Fire Prone Land Map 2024	Report to this Council Meeting
<u>October 2024</u>		
167/24	Enterprise Lane Lease	Report to future meeting
177/24	Planning Proposal Update – Industrial Land	Report to future meeting once gazettal of the plan is complete

PROGRESS ON “QUESTIONS FOR NEXT MEETING”

SUMMARY

To inform Council of appropriate action which has or will be taken in relation to Councilors “Questions for Next Meeting” outstanding from previous meetings.

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August 2024

Gil Library Hub	Report to future Council Meeting.
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October 2024

Purchase of the Tavern	Report to this meeting.
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Disabled Parking in CBD	Reported to November Council meeting.
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MEETING OF:
HELD ON:

GILGANDRA SHIRE COUNCIL
17 DECEMBER 2024

DEVELOPMENT APPLICATIONS

Council League Table

As of 1 July 2024, the Department of Planning, Housing and Infrastructure is now publicly monitoring timeframes and expectations set for lodgment and assessment of development applications for all Local Government Areas in New South Wales. This will become a new addition to the monthly Notation Report.

Council is expected to:

1. Lodge DAs within 14 days of submission to the planning portal.
2. Determine DAs (including DAs determined by a local planning panel) as soon as practical and whichever is the lesser of Council's previous financial year average, or within an average of 115 days. Gilgandra previous financial year average was 55 days.

November 2024 – Lodgement Timeframes

Average lodgement days	Number of applications lodged	Number of applications meeting expectation (14-day lodgement)	% of applications meeting expectation (14-day lodgement)	Total development cost
5	4	4	100%	\$2,343,939

November 2024 – Assessment Timeframes

Expectation days*	Average Assessment days	Number of applications assessed	Number of applications meeting expectation	% of applications meeting expectation	Total development cost
55	21	4	4	75	\$573,985

MEETING OF:
HELD ON:

GILGANDRA SHIRE COUNCIL
17 DECEMBER 2024

November Development Application Details

The following development applications were approved during October 2024

DA Number	Applicant's Name	Application	Property address	Total Development Cost
2024/562	Peter Mellor	Alterations and additions	53 Newell Highway, Gilgandra	\$6,000
2024/555	Gilgandra Shire Council	Alterations and additions (Pergola)	6 Castlereagh Street, Gilgandra	\$64,350
2024/559	Bradley Acheson	Demolition and new dwelling	35-37 Barden Street, GILGANDRA	\$429,984.92
2021/430/1	SLR Consulting Australia Pty Ltd	Modification to site layout and noise mitigation measures (solar farm)	361 Oxley Highway, GILGANDRA	\$9,534,359.25
			AUGUST	\$10,034,694.17
			Total 2024	\$17,763,376.35

MEETING OF:
HELD ON:

GILGANDRA SHIRE COUNCIL
17 DECEMBER 2024

Applications Under Assessment

The following development applications are currently under assessment

DA Number	Applicant's Name	Application	Property address	Estimated Development Cost
2024/539	Barnson	9 lot rural residential subdivision	172 Quealeys Road, GILGANDRA	\$407,386
2024/553	Coonamble Aboriginal Health Service Limited	Change of use (medical Centre)	72 Miller Street, GILGANDRA	\$1,863,224.96
2024/558	Anglican Property Trust Diocese of Bathurst	Alteration and additions (underpinning)	58 Myrtle Street, GILGANDRA	\$904,200
2024/564	Chelsea Broom	Shed	52 Wamboin Street, GILGANDRA	\$9,995
2024/565	Brian Mulholland	Alterations and additions	41 Farrar Street, GILGANDRA	\$55,000
2024/566	Gilgandra Shire Council	Change of use to allow temporary workers accommodation facility	14 Marshall Street, GILGANDRA	\$2,278,944.27
2024/567	Thomas Consulting	Dual Occupancy (moveable buildings)	61 Wamboin Street, GILGANDRA	\$705,000
			Total under assessment	\$6,223,750.23

RECOMMENDATION

That the reports be noted.

David Neeves
General Manager

MEETING OF: GILGANDRA SHIRE COUNCIL
HELD ON: 17 DECEMBER 2024

PRECIS OF CATEGORY B CORRESPONDENCE

SUMMARY

To pass on relevant information from correspondence received.

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Documents mentioned are available upon request for any interested Councillors.

1. **ALLIANCE OF WESTERN COUNCIL MINUTES**

Minutes of the meeting held on 8 November 2024.

RECOMMENDATION

That receipt of the Category B correspondence be noted.

David Neeves
General Manager