

### NOTICE OF ORDINARY MEETING

Notice is hereby given that the next Meeting of Council will be held in the Council Chambers on **Tuesday, 15 April 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. Apologies
7. 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.

8. Confirmation of Minutes
  - Ordinary meeting held on 18 March 2025
  - Extraordinary meeting held on 1 April 2025
9. 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 Residential Staff Accommodation Project (d)
  - Quotation 25/24: Residential Call System (Nurse Call) (d)
  - Aged Care Clinical Governance (a)
  - Used Motor Oil Collection and Recycling (d)
  - Tender T8/25: McGrane Oval Female Amenities (d)
  - Tender T382425OROC: Supply and Delivery of Stationary (d)
- **Procedural Motion to re-open meeting to Press and Public**

10. Reports

A handwritten signature in black ink, appearing to read 'David Neeves', written over a horizontal line.

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 - 5/25**  
**MAYORAL COMMITMENTS**

**SUMMARY**

To advise of the Mayor's activities since the 18 March 2025 meeting.

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25/03/25	Castlereagh Bushfire Management Committee Meeting, Gilgandra
27/03/25	Coalition of Renewable Energy Mayors (COREM) Meeting, Sydney
28/03/25	Country Mayors Association Meeting, Sydney
01/04/25	Council Workshop and Extraordinary Council Meeting
02/04/25	Climate Resilient Asset Management Webinar
04/04/25	Country Councils ARIC Conference, Gilgandra
07/04/25	Response to Request for Medica Comment regarding the Renewable Energy Zone
12/04/25	Tooraweenah CWA 100 Birthday Celebrations, Tooraweenah
15/04/25	Council Workshops and Council 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

(A3339)

**DA 2024/566 TOURIST AND VISITOR ACCOMMODATION (TEMPORARY WORKERS ACCOMMODATION FACILITY)**

**SUMMARY**

To determine DA 2024/566 Tourist And Visitor Accommodation (Temporary Workers Accommodation Facility) at 14 Marshall Street, Gilgandra.

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A Development Application (DA) was received via the NSW Planning Portal from Gilgandra Shire Council (GSC) for a Tourist and Visitor Accommodation development at 14 Marshall Street, Gilgandra. The purpose of the development is to establish a temporary workforce accommodation camp catering to major infrastructure projects such as Inland Rail or renewable projects located within Gilgandra region. The DA affects the following legal titles Lot 50 DP 1293728, Lot 26 DP 735005 & Lot 1 DP 824103, the land is owned by GSC.

The DA also seeks variation to the Gilgandra Development Control Plan 2011 (DCP) car parking standards.

The application has been assessed by internal staff and peer reviewed by Gunnedah Shire Council's, Director Community and Development and a copy of the report is include in the attachments or may be provided upon request.

**OVERVIEW OF DEVELOPMENT**

The subject land is located in GSC owned Aero Park Estate and as such is heavily disturbed. The land has an area of approximately 6.68ha with a slight natural slope falling from the north-west to the north-east into an existing drainage basin.

The land is zoned R1 General Residential under the Gilgandra Local Environment Plan 2011 (LEP).

The development seeks approval for a Tourist and Visitor Accommodation meaning:

***tourist and visitor accommodation*** means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following—

- (a) backpackers' accommodation,
  - (b) bed and breakfast accommodation,
  - (c) farm stay accommodation,
  - (d) hotel or motel accommodation,
  - (e) serviced apartments,
- but does not include—
- (f) camping grounds, or
  - (g) caravan parks, or

(h) *eco-tourist facilities.*

Council considers approval for the development as Tourist and Visitor Accommodation is most suitable to allow for the use of the land as a temporary work camp dedicated to major projects in the location. There is currently not a defined land use in the Gilgandra LEP specifically for workforce accommodation.

The land currently has access to Federation Street and Marshall Street (with a proposed extension). Proposed internal access arrangement is generally shown below and is discussed within this report.

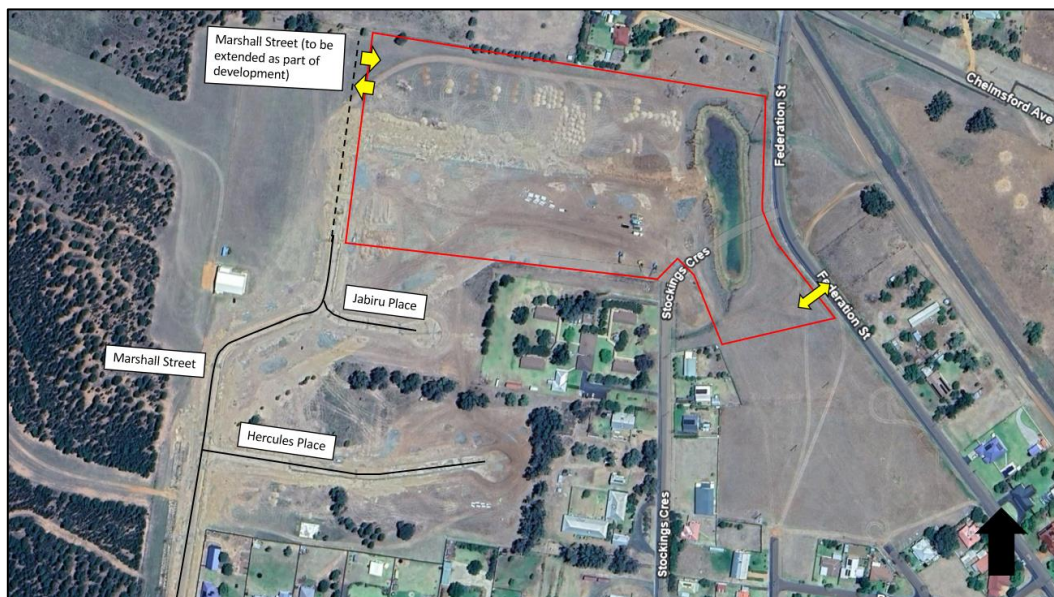


Figure 1: Subject Site, 14 Marshall Street, with internal access driveways

The proposed development will install a temporary workers camp for employees of major projects within the Gilgandra Local Government Area. Noting, there is not a specific project associated with the DA however assumptions and design considerations have been around the Inland Rail project.

The development would have a timed limited consent of 5 years from date of Occupation Certificate. The development would have a maximum capacity of 524 people housed in single sole occupancy units. The operation of the camp requires 32 employees comprised of 12 employees to be residents of Gilgandra and 20 employees to travel and live on site.

The development includes the following components:

- Temporary workforce accommodation for major infrastructure projects such as Inland Rail or renewable projects located
- Installation of prefabricated accommodation units and the associated access arrangements such as stairs and ramps.

- 66 unit blocks to provide separate rooms for 524 people.
- 205 standard vehicle parking spaces, 36 heavy vehicle parking spaces, 6 disabled car parks and 12 car parks for staff.
- Site establishment works including:
  - Installation of site environment management and traffic controls including drainage and erosion management controls
  - Site fencing surrounding the construction areas
  - Vegetation clearing and removal
  - Top soil stripping and stock piling of material for reuse
  - Construction of foundation pads for moveable buildings
  - Installation of landscaping, internal roads, stormwater infrastructure, services and utilities
  - Relocation and protection work for utilities where required.
- New temporary internal road connecting to Federation Street.
- Marshall Street extension from the end of the existing sealed road to 15 Marshall Street.
- Extension of Council's existing water and sewer infrastructure to the land.

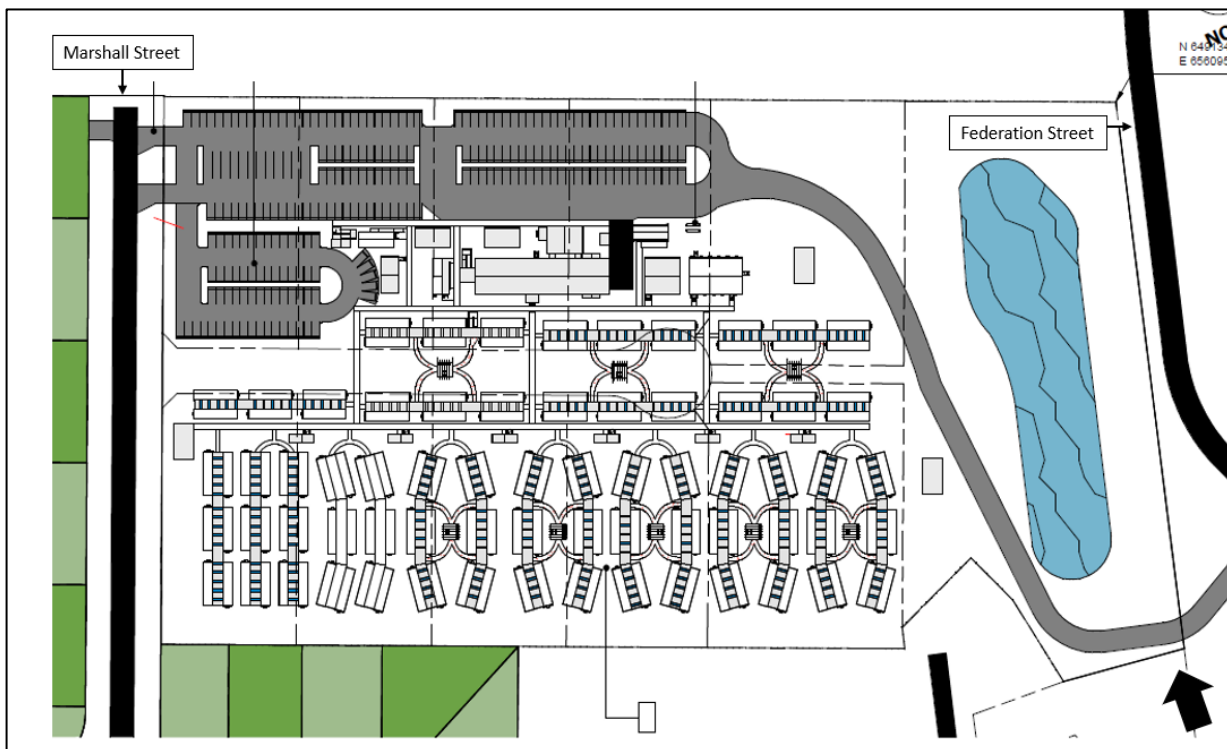


Figure 2: Proposed site layout & on-site carparking, indicative only

#### PUBLIC EXHIBITION

Public exhibition period was undertaken from 25 November 2024 to the 22 December being 28 days.

- Adjoining landowners were notified directly through letter correspondence dated 25 November 2024.
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- The DA was notified in the Gilgandra Weekly Tuesday 26 November 2024 and the 3, 10 & 17 December 2024 with one public submission received. The DA was displayed on Council's website and at Council's main office.

### **Submission 1**

- Increased 'busyness' in the locality
- Risk of unapproved activity on land owned by Gilgandra Aero Club and the cost associated to control access
- Expenses such as insurance, fencing or cameras
- Generally supportive of the development.

### **Assessment comment:**

- The increased traffic and population of the area is noted but is temporary in nature as the application seeks five-year occupation approval. It has been determined that the road network can support the development, with appropriate conditions included.
- A review of social impacts has been undertaken and found to provide generally positive social impacts to the locality & Gilgandra region.
- A condition of consent is recommended to be imposed which requires the plan of management for the operation of the camp to consider the security and protection of the land owned by Gilgandra Aero Club being 1-11 & 15 Marshall Street in consultation with Gilgandra Aero Club
- In addition, the camp would be fully fenced, have CCTV throughout the site, the office would be staffed 24 hours a day and the site would be regularly monitored by a local security firm.

### **PUBLIC AUTHORITY CONSULTATION**

The DA was referred to Essential Energy given proximity to existing infrastructure. Feedback was received with general notes provided for the notice of determination.

The DA was referred to Rural Fire Services (RFS) who rejected the referral noting that Council can undertake the assessment and to re-refer if considered necessary. Council has undertaken a bushfire assessment in lieu of RFS review.

The DA was also sent to Western Health Local Health District and Orana-Mid Western Police District as a non-compulsory notification. No response was received.

### **COUNCIL RELATED DEVELOPMENT**

As Council is the land owner of the subject land and proponent, the DA has been assessed in accordance with Council's adopted Council Related

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Development Policy. A Conflict of Interest Management Statement was prepared and adhered to. (see attachments or a copy is available to the members of the public upon request)

The key strategies to reduce potential conflicts of interest include:

- The application is assessed by internal staff with a peer review to be undertaken by a 3<sup>rd</sup> party.
- The staff involved in assessing the development were not involved in preparing the application.
- Communication between assessing officer and the project team is via the NSW Planning Portal.
- 28 days of public exhibition
- The DA shall be determined by at an Ordinary Council meeting by elected officials.

The application has been assessed by internal staff and peer reviewed by Gunnedah Shire Council's, Director Community and Development (see attachments or a copy is available to the members of the public upon request)

#### ENVIRONMENTAL PLANNING AND ASSESSMENT ACT ASSESSMENT

The application has been assessed in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979. A high-level review of the key assessment matters are provided in the below table.

State Environmental Planning Policy	
State Environmental Planning Policy (Resilience and Hazards 2021)	<p>The subject land is not listed on Council's potentially contaminated register. There is no local knowledge of sheep dips or excessive chemical spraying.</p> <p>The land is considered suitable for the development.</p>
State Environmental Planning Policy (Biodiversity & Conservation) 2021	<p>An Ecologist report was provided which included onsite surveys and determined no presence of Koalas on the site. There are no habitat trees on the site.</p>
State Environmental Planning Policy (Housing) 2021	<p>Construction workers accommodation is a defined use within this SEPP which is ancillary to an approved electricity infrastructure development. This type of development must be removed within 2 years of being installed.</p> <p>This development type is not suitable for the proposed development as it does not meet the required considerations. However, due to the similarities between the proposed development and construction workers accommodation the Guidelines for Construction Workers Accommodation were used to prepare the conditions of consent.</p>

State Environmental Planning Policy (Transport and Infrastructure) 2021	A referral to Essential Energy has been issued with general notes provided for the notice of determination.
Gilgandra Local Environmental Plan	
Clause 2.1 Zoning	<p>Tourist and Visitor Accommodation is permissible with consent in the R1 General Residential.</p> <p>The DA would provide Tourist and Visitor Accommodation for workers of major infrastructure projects. The development is sympathetic to the objectives of the zone and the residential nature of the locality.</p>
Clause 5.10 Heritage Conservation	<p>The site does not contain European heritage significant nor is it within a heritage conservation area.</p> <p>A Due Diligence Assessment report was submitted related to Aboriginal heritage conservation. The report found that no Aboriginal heritage objects or sites were found on the site and that no further investigations are required at this stage.</p>
Clause 5.14 Siding Spring observatory	The consent authority may not grant consent to development that is greater than 18 km from Siding Springs Observatory which is likely to result in 1,000,000 lumens or more. The development would not generate greater than 1,000,000 lumens.
Clause 7.4 Groundwater vulnerability	The development is considered unlikely to result in significant groundwater contamination or any adverse ecosystems due to the capture of ground water seepage in construction and correct diversion of stormwater into existing infrastructure. The development is a temporary development with a proposed occupation period of five years. It is considered that the development would be unlikely to have a long-term cumulative impact on nearby groundwater vulnerability.
Clause 7.6 Essential services	<p>The development would connect and/or extend Councils water, sewer, stormwater and road access to the development.</p> <p>The development would connect to electrical and telecommunication services.</p>
Clause 7.8 Earthworks	<p>To achieve the placement of the southern units which intersect with the existing overland stormwater, fill and levelling will be necessary. Additional grading, stripping and cutting would be necessary to establish all the swales as proposed.</p> <p>With suitable mitigation measures proposed, earthworks are unlikely to have significant impacts on the amenity of adjoining properties</p>

	No adverse impacts are anticipated to existing waterways, drinking water catchments or environmentally sustainable areas.
Gilgandra Development Control Plan	
Chapter 14 Car parking	A request for variation to carparking standards is discussed in detail below.
Chapter 22 Waste Minimisation	All waste is to be disposed on via a commercial arrangement. The location of waste storage is suitable for the development. The commercial kitchen will comply with all relevant Food Standards and inspection regimes.
Chapter 24 Utility Services, Water and Roads	The proposed development will connect to all utility services in compliance with this chapter.
Chapter 25 Erosion & Sediment Control	Erosion & Sediment Control measures are proposed and comply with this chapter.
Chapter 26 Stormwater Management	Stormwater would connect to an existing drainage basin on the land. No impacts are expected to natural waterways.
Likely Impact on natural and built environments and likely social or economic impacts on the locality	
Natural Environment	The land does not contain biodiversity value. The development would no impact on local air quality once constructed. The development will impose erosion & sediment measures.
Built Environments	<p>A noise and vibration study has been submitted with the application. The noise levels will be conditioned for construction and operational noise impacts. The report concludes that with mitigation measures noise impacts are successful managed.</p> <p>Additional light pollution will be expelled because of this development. The light is below 100,000 lumens as required for siding springs observatory.</p> <p>All utility services will be connected to the development.</p>
Social Impacts	<p>The <i>NSW Planning &amp; Environments Social Impact Assessment Guideline 2023</i> have been used to consider the temporary impacts on the community of an additional 524 people living in the region.</p> <p><b>Way of life</b> – The development is not expected to impact on how people live, work, play or interact.</p> <p><b>Community</b> – Impacts to existing infrastructure, services and facilities will be managed by a plan of management which will be submitted to Council for approval prior to Occupation Certificate and address:</p> <ul style="list-style-type: none"> <li>• operation details,</li> <li>• medical and health services for residents,</li> <li>• safety and security,</li> <li>• community &amp; residual impact,</li> <li>• resident services,</li> <li>• emergency procedures,</li> </ul>

	<ul style="list-style-type: none"> <li>• waste management, and</li> <li>• Complaint resolution.</li> </ul> <p><b>Culture</b> - The development is not expected to adversely impact upon culture including shared beliefs, customs, values and stories, and connections to land, places and buildings.</p> <p><b>Health &amp; Wellbeing</b> - The development has the potential to impact on the overall health and wellbeing of the community due to difficulties in access to health professionals such as doctors. The development is to prepare a plan of management to address this complication.</p> <p><b>Surroundings</b> - The development is not expected to adversely impact on the surroundings including access to and use of ecosystem services, natural and built environment and its amenity. This is particularly the case given the temporary nature of the development.</p> <p><b>Personal &amp; Property Rights</b> - The development is not expected to have an unreasonable impact on personal or property rights.</p> <p><b>Decision making systems</b> - The development is not anticipated to impact decision making systems.</p> <p><b>Fears and aspirations</b> - The development has an extensive history of community consultation prior to lodgement of this DA. It is considered the communities fear and aspiration have been considered in the development of this DA.</p>
Economic Impact	<ul style="list-style-type: none"> <li>• Positive economic benefit by supporting inland rail project</li> <li>• Inland Rail project indicated generation of up to 16,000 new jobs in peak construction and up to 700 additional jobs over its construction period</li> <li>• Other large infrastructure projects in renewable provide similar employment and economic benefit to rural communities.</li> <li>• Payment of developer contributions will contribute to outcomes of land infrastructure and strengthening community infrastructure.</li> <li>• The development should be encouraged to use locally sourced goods and services wherever possible. This may include contracts with local butchers, bakery, groceries shops, etc.</li> </ul>
Additional considerations	
Laundry Services	<p>This kind of development creates a significant amount of laundry which needs to be managed. No details have been provided. There are six laundries located near the accommodation units indicating that workers are to clean their own personal items.</p>

	The large quantities of bedding, towels & kitchen laundry remains. These items would be dealt with in a commercial arrangement.
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## REQUEST FOR VARIATION TO DCP STANDARDS

### **Chapter 14 Car Parking**

*14.3 a. The car parking, motorcycle and bicycle requirements for specific land uses / developments are contained Table 14-1.*

Gilgandra Development Control Plan specifies that Tourist and Visitor Accommodation (hotel) development requires one space per unit plus an additional space per employee. The development seeks to create 524 separate rooms (this includes the 20 employees who could be classed as Fly in-Fly out). There are an additional 12 employees who live within the region and would travel daily to the site for work.

The development proposed a car parking area which would include 229 off street parking spaces and 12 bus/shuttle spaces being a collective total of 241 car spaces. Therefore, the applicant is seeking a variation of the DCP by allowing a shortfall of 295 car parking spaces.

The applicant has supplied the following response:

*Up to 500 rooms could be installed, as well as staff who will be working on site. The use of this parking rates is not considered proportionate to the operation of TWAf sites. The assumed parking rate provided within the TIA confirms that a total of 241 off street parking spaces is appropriate based on similar developments within the Inland Rail Project.*

*The site provides a total of 12 bus and shuttle spaces and 229 car parking spaces; to provide a total of 241 off street parking spaces. The designated overflow car parking can be utilised for both light and heavy vehicles as required.*

The applicant has supplied a discussion within the Traffic Impact Assessment which evaluates the development in accordance with ARTC's Strategic Consultant for Accommodation and Camps.

The Gilgandra DCP 2011 is 14 years old. Since the preparation of the document temporary works accommodation facilities have grown in prominence but are not suitably addressed in Chapter 14 of the GDCP. It is considered that requiring the development to be categorised as a hotel for the purpose of calculating parking is unjust.

The Construction Workers Camp toolkit recommends a Traffic Impact Assessment is prepared for each development to determine car parking

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calculations. It is Council's staff's recommendation that the Traffic Impact Assessment (TIA) prepared by Constructive Solutions dated May 2023 be accepted as an updated and specialist report calculating actual parking demand for the development type.

The TIA states that the following should be provided:

Parking demand	Standard car parks	Bus/heavy vehicles
<b>Drive in/Drive out workers</b> 150 workers within a 2-3hour radius of the TWAF will drive and require parking for light vehicles	150	
<b>Inland Rail Employees/Major Contractors</b> Estimated that 15% of total workforce will consist of Inland Rail employee and major contractors using their own vehicles for travel to and from the TWAF.	55	20
<b>Shuttle Bus</b> It has been estimated that 425 works will require shuttle buses to and from the TWAF and Inland Rail construction sites as follows: - 6 x 40 seater buses - 6 x 22 seater buses - 4 x 12 seater buses		16
<b>Total</b>	<b>205</b>	<b>36</b>

No discussion was provided for staff car parking. 20 onsite employees would have their own unit and therefore are included in the TIA assessment above. The 12 local employees are expected to travel to the site daily for work and are not included in the TIA assessment. Therefore, an additional 12 spaces shall be provided for local employees.

Disabled car parks are not shown on the plans. The National Construction Code requires the development provide 6 disabled car parks.

Council staff recommend that the following parking spaces are conditioned for the development consent:

- 205 standard car parks
- 36 bus/heavy vehicle parks
- 12 standard car parks designated for employees/work camp staff
- 6 disabled car parks.

The DA also seeks variation to Clause 14.3e of the DCP:

*14.3 e. Car parking and service/delivery areas are to be located so that they do not visually dominate either the development or the public domain surrounding the development.*

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The car parking area is significant. The car park extends approximately 108m along the northern aspect (81 Federation Street) of the land and 78m along the western aspect (Marshall Street).

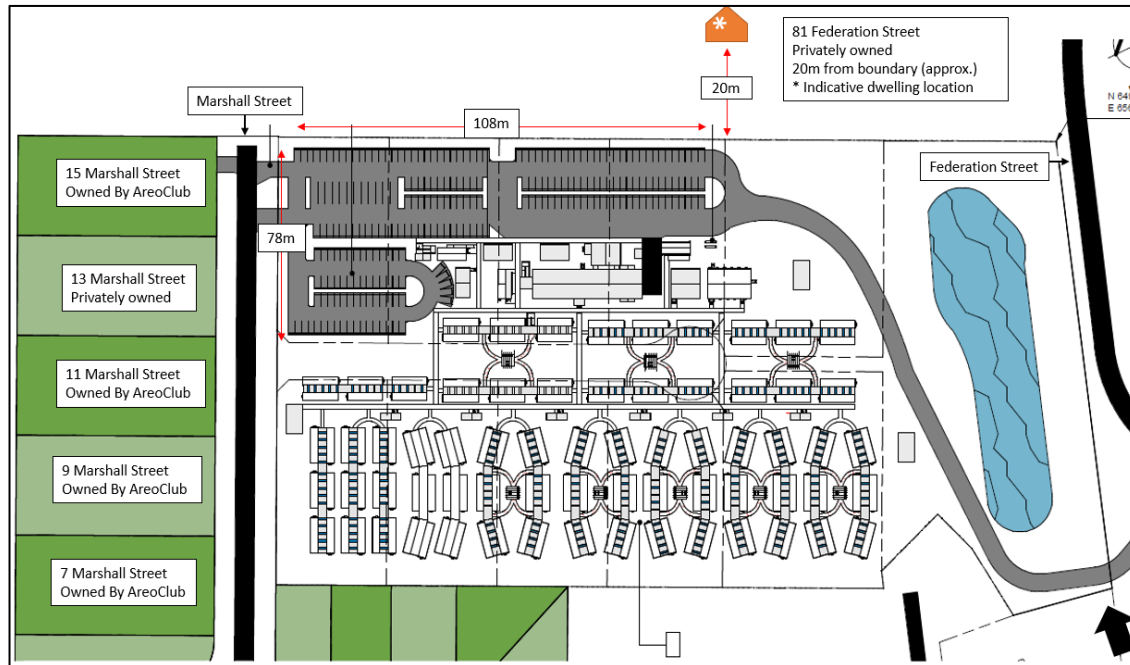


Figure 3: Car park location and impacted land

This will be visually dominating for 81 Federation Street with an existing dwelling and 11, 13 & 15 Marshall Street which are vacant residential lots. All privately owned land impacted were notified of this application during public exhibition. No response was received from 13 Marshall Street or 81 Federation Street.

15 and 11 Marshall Street are owned by the Gilgandra Aero Club who made a submission to the application (addressed above). The submission did not make comment on the concern of the visual dominance of the car park.

The visual dominance of the car park is considered acceptable and should be approved to vary the DCP due to:

- Temporary nature of the development (5-year occupation period)
- Parking spaces provided are directly related to the type of development
- The development has been conditioned to have a landscaping plan prepared to Council's approval which intends to provide vegetation screening to minimise the visual dominance of the car parking area on 15, 13 & 11 Marshall Street.
- The development has been conditioned to have a 1.8m colorbond fence to be erected along the northern boundary between the subject land and 81 Federation Street along the full aspect. This 1.8m colorbond fence would reduce the visual dominance of the car park while acting as a light and noise barrier (as discussed below). The fence would not impact upon the Asset



Protection Zone required for the development. A colorbond fence would eventually be erected once the camp has been removed and new dwellings are constructed on the residential lots. This provides an opportunity for legacy infrastructure of the fence to be passed down to Council to entice future residential development of these lots.

Council staff recommend the car park be approved as shown on the lodged plans with a condition of consent requiring a landscaping plan be prepared to Council's satisfaction to provide screening for the land impacted.

## **CONCLUSION**

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 any significant negative impact upon the environment or upon the amenity of the locality and is therefore recommended for approval subject to conditions.

<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>	<b>4.3.1.3</b> 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 Chapter 14 of Gilgandra Shire Council's Development Control Plan 2011 for the property of 14 Marshall Street (Lot 50 DP 1293728, Lot 26 DP 735005 & Lot 1 DP 824103) to allow for Tourist & Visitor Accommodation DA 2024/566.
2. That DA2024/566 be approved in accordance with the Environmental Planning and Assessment Act 1979
3. That the conditions outlined in Attachment 3 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.

David Neeves  
General Manager

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### Attachment 1 – Conditions of Consent

GENERAL CONDITIONS	
	Condition
<b>1.</b>	<p><b>Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>6. This section does not apply— <ol style="list-style-type: none"> <li>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</li> <li>b. to the erection of a temporary building, other than a temporary structure to which subsection (3) applies.</li> </ol> </li> </ol> <p>Condition Reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.</p>
<b>2.</b>	<b>Erection of Signs</b>

	<p>This section applies to a development consent for development involving building work, subdivision work or demolition work. 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"> <li>• showing the name, address and telephone number of the principal certifier for the work, and</li> <li>• 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</li> <li>• stating that unauthorised entry to the work site is prohibited.</li> </ul> <p>The sign must be—</p> <ul style="list-style-type: none"> <li>• maintained while the building work, subdivision work or demolition work is being carried out, and</li> </ul> <p>removed when the work has been completed.</p> <p>This section does not apply in relation to—</p> <p>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</p> <p>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>
<b>3.</b>	<p><b>Approved Development</b></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>
<b>4.</b>	<p><b>Approved Development</b></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"> <li>• Statement of Environmental Effects, prepared by Barr Planning dated October 2024</li> <li>• Obtrusive light – compliance report, prepared by T Bone Lighting dated 27 October 2023</li> <li>• Ecological Assessment Report, prepared by AEP, dated 19 December 2023, reference 2652.01 R03</li> <li>• Geotechnical Investigation &amp; Pavement Design, prepared by Aitken Rowe Geotechnical Engineering, dated 28 February 2023, reference S22.531</li> <li>• Traffic Impact Assessment, prepared by Constructive Solutions, dated May 2023, Revision 1.1</li> <li>• Aboriginal Due Diligence Assessment Report, prepared by OzArk Environment &amp; Heritage, dated May 2023, Version 3.0</li> <li>• Bushfire Threat Assessment, prepared by AEP, dated 13 June 2023, Reference 2652 R03</li> <li>• Noise &amp; Vibration Impact Assessment, Prepared by EMM creating opportunities, dated 8 February 2023, Version 2</li> </ul>

<ul style="list-style-type: none"> <li>Water &amp; Sewer Servicing Report, prepared by Wallace Infrastructure Design Pty Ltd, dated 26 June 2023 Version FINAL</li> <li>Social Impact Assessment, prepared by AIGIS Group, dated August 2023</li> </ul>					
	<b>Plan Title</b>	<b>Project No.</b>	<b>Drawing No.</b>	<b>No.</b>	<b>Date</b>
	Building Areas	Gilgandra TWAF	21-123-WD-0.08-J	J	09/10/2024
	Site Plan	Gilgandra TWAF	21-123-WD-0.07-J	J	09/10/2024
	Site Floor Plan Overall	Gilgandra TWAF	21-123-WD-0.11-H	H	23/08/2023
	Site Plan 2	Gilgandra TWAF	21-123-WD-0.17-A	A	09/10/2024
	Building Setout Plan Area A	Gilgandra TWAF	21-123-WD-0.14-B	B	23/08/2023
	Typical 12 Module Diamond Pwd Accommodation	Gilgandra TWAF	21-123-BA-9.01-A	A	24/07/2023
	Typical Pwd Accommodation Floor Plan	Gilgandra TWAF	21-123-BA-9.02-A	A	24/07/2023
	Pwd Room & Ramp Plan	Gilgandra TWAF	21-123-BA-9.03-A	A	24/07/2023
	Accommodation Elevations	Gilgandra TWAF	21-123-BA-9.05-A	A	24/07/2023
	Pwd Ramp & Details	Gilgandra TWAF	21-123-BA-9.08-A	A	24/07/2023
	Typical 12 Module Diamond Accommodation Buildings Perspective	Gilgandra TWAF	21-123-BA-10.01-1	1	24/07/2023
	Typical Accommodation Floor Plan	Gilgandra TWAF	21-123-BA-10.02-1	1	24/07/2023
	Typical Accommodation Roof Plan	Gilgandra TWAF	21-123-BA-10.03-1	1	24/07/2023
	Accommodation Elevation	Gilgandra TWAF	21-123-BA-10.04-1	1	24/07/2023
	Typical Section & Details	Gilgandra TWAF	21-123-BA-10.04-1	1	24/07/2023
	Typical Landing Details	Gilgandra TWAF	21-123-BA-10.06-1	1	24/07/2023

	12x6 Office Building – Floor Plan	Gilgandra TWAF	21-123-BA-1.00-1	1	24/07/2023
	12x6 Office Building Elevation	Gilgandra TWAF	21-123-BA-1.01-		Dec 2021
	12x6 Office Building – Details	Gilgandra TWAF	21-123-BA-1.02-1	1	24/07/2023
	Locker Building Floor Plan & Elevations	Gilgandra TWAF	21-123-BA-2.00-1	1	24/07/2023
	Locker Building Details	Gilgandra TWAF	21-123-BA-2.01-1	1	24/07/2023
	First Aid Building	Gilgandra TWAF	21-123-BA-3.00-1	1	24/07/2023
	First Aid Ramp & Details	Gilgandra TWAF	21-123-BA-3.00-1	1	24/07/2023
	Kitchen Building	Gilgandra TWAF	21-123-BA-4.00-1	1	24/07/2023
	Kitchen Dinning building Floor Plan	Gilgandra TWAF	21-123-BA-4.01-1	1	24/07/2023
	Kitchen Dinning Building Elevation	Gilgandra TWAF	21-123-BA-4.02-1	1	24/07/2023
	Kitchen Dining Building Details	Gilgandra TWAF	21-123-BA-4.03-		Dec 2023
	Kitchen Dining Building Ramp & Details	Gilgandra TWAF	21-123-BA-4.04-1	1	24/07/2023
	Gym Floor Plans & Elevations	Gilgandra TWAF	21-123-BA-6.00-A	A	24/07/2023
	Gym Building Details	Gilgandra TWAF	21-123-BA-6.01-A	A	24/07/2023
	Recreation Building Elevations	Gilgandra TWAF	21-123-BA-7.0-A	A	24/07/2023
	Recreation Building Floor Plan & Perspective	Gilgandra TWAF	21-123-BA-7.1-A	A	24/07/2023
	Laundry Building Floor Plan & Elevations	Gilgandra TWAF	21-123-BA-11.00-2	2	08/08/2023
	Laundry Building Details	Gilgandra TWAF	21-123-BA-11.01-2	2	08/08/2023
	Modular Covered Walkway System	Gilgandra TWAF	21-123-BA-14.00-1	1	06/07/2023

	Refuse Store	Gilgandra TWAF	21-123-BA-14-01-1	1	24/07/2023
	Covered Area	Gilgandra TWAF	21-123-BA-14.02-1	1	24/07/2023
	BBQ Covered Area	Gilgandra TWAF	21-123-BA-14.03-1	1	24/07/2023
	Ablutions Building	Gilgandra TWAF	21-123-BA-50-1	1	24/07/2023
	Ablutions Elevations	Gilgandra TWAF	21-123-BA-51-1	1	24/07/2023
	Ablutions Building Ramp & Details	Gilgandra TWAF	21-123-BA-52-1	1	24/07/2023
	Civil Works Plan – Sheet 2	211093	TW_CIV-102	D	05/04/2024
	Civil Works Plan – Sheet 3	211093	TW_CIV_103	D	05/04/2024
	Civil Works Plan – Sheet 4 (as red penned)	211093	TW_CIV_104	D	05/04/2024
	Civil Works Plan – Sheet 5	211093	TW-CIV-105	D	05/04/2024
	Soil and Water Management Notes	211093	TW-CIV-203	D	05/04/2024
	Soil and Water Management Details	211093	TW-CIV-202	D	05/04/2024
	Soil and Water Management Plan	211093	TW-CIV-201	D	05/04/2024
	Civil Details – Sheet 1	211093	TW-CIV-151	D	05/04/2024
	Civil Works Plan – Sheet 6	211093	TW-CIV-106	D	05/04/2024
In the event of any inconsistency between the approved plans and documents, the approved Plans prevail.					
In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.					
Condition Reason: To ensure development proceeds in accordance with approved plans.					
<b>5.</b>	<b>Capacity</b>				
	The total capacity of the facility is not to exceed 504 beds for occupants with 20 beds available for staff.				
	Condition Reason: To ensure the development proceeds in accordance with approved development				
<b>6.</b>	<b>Occupants</b>				

	<p>The facility is approved to support major projects in the Gilgandra Local Government Area. Only persons employed to undertake or support the construction of these major projects are to occupy the facility.</p> <p>Condition Reason: To limit the scope of the activity to facilitate the housing of major project employees only.</p>
<b>7.</b>	<p><b>Operation Time Limit</b></p> <p>The period during which the use is approved to operate is restricted to 5 years from the date of occupation. The use must cease after that time.</p> <p>An application for modification of the approval must be lodged at least 3 months before the end of the 5-year operation period for Council's consideration of an extension of time limit.</p> <p>Condition Reason: To ensure that the proposal is for temporary accommodation only.</p>
<b>8.</b>	<p><b>Bushfire Threat Assessment</b></p> <p>All construction work and onsite design is to comply with the Bushfire Treat Assessment prepared by AEP and dated 13 June 2023, Reference 2652, R03.</p> <p>Condition Reason: To ensure the development proceeds in accordance with the approved bushfire assessment.</p>
<b>9.</b>	<p><b>Bushfire Attack Level</b></p> <p>All buildings shall be constructed to withstand the threat of bushfire attack in accordance with Australian Standard 3959 -2018 and to a minimum BAL of 12.5</p> <p>Condition Reason: Compliance with Planning for Bushfire Protection 2019</p>
<b>10.</b>	<p><b>Asset Protection Zone</b></p> <p>The site shall have an APZ zone established and mapped in accordance with the of the Planning for Bush Fire Protection 2019. This map shall show the perimeter road and minimum width of 5.5 meters and overhang clearance of 4 meters establishing a buffer from any unmaintained bushland bordering the northern property boundary.</p> <p>Condition Reason: Compliance with Planning for Bushfire Protection 2019</p>
<b>11.</b>	<p><b>Disability Discrimination</b></p> <p>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)</p> <p>Condition Reason: Council requirement in consideration of the Premise Standards under the DDA and the NCC</p>
<b>12.</b>	<p><b>Decommissioning</b></p>

	<p>A Development Application for the decommission and remediation of the land must be lodged with Council at least 3 months before the end of the operation period.</p> <p>The application shall:</p> <ul style="list-style-type: none"> <li>• Outline how the natural slope of the land will be re-established.</li> <li>• Outline how all moveable and standalone structures on the site will be removed.</li> <li>• Outline how waste shall managed during decommissioning.</li> <li>• Outline all legacy infrastructure to remain on site and dedicated to Council (including, but not limited to northern &amp; western boundary colorbond fence, Marshall Street extension, sewer pump station, water mains infrastructure including fire hydrants and sewer mains infrastructure)</li> </ul> <p>The site's security measures are to remain until decommissioning is completed.</p> <p>Condition Reason: To ensure statutory compliance</p>
<b>13.</b>	<p><b>Maximum vehicle size permitted</b></p> <p>Vehicles which are longer than 12.5m are not permitted to enter or exit on the site.</p> <p>A sign displaying this shall erected at each vehicle entry to the site.</p> <p>Condition reason: To ensure the development operates as approved.</p>
<b>14.</b>	<p><b>No off-site stormwater impacts</b></p> <p>All earthworks, filling, bunding and other works, are to be designed and constructed (including stormwater drainage if necessary) so that at no time will any ponding of stormwater occur on adjoining land as a result of this development.</p> <p>All stormwater from the development is to discharge into the existing stormwater basin.</p> <p>Condition reason: To protect public health, safety and the environment.</p>
<b>15.</b>	<p><b>Damage to Council Property &amp; Infrastructure</b></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>



16.	<p><b>Works at the developers expense</b></p> <p>The developer shall be entirely responsible for 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> <p>Condition reason: To implement Council's Subdivision-Subdividers responsibilities and contribution policy.</p>
<b>BUILDING WORK</b>	
<b>BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE</b>	
	Condition
17.	<p><b>Construction Certificate</b></p> <p>A Construction Certificate is required for the development from either Council or an accredited certifier for the construction work. The Construction Certificate shall include construction details of the following:</p> <ul style="list-style-type: none"> <li>• Covered walkways</li> <li>• Any building not transportable</li> <li>• BBQ Covered areas</li> <li>• Bin storage/Refuse store</li> <li>• Communal areas</li> </ul> <p>Condition Reason: To ensure compliance with the Environmental Planning and Assessment Act 1979.</p>
18.	<p><b>Construction Site Management Plan</b></p> <p>Prior to the release of the Construction Certificate or issue of a S68 application (whichever occurs first), the applicant shall provide the Construction Site Management Plan to Council or the certifier. The plan must include the following matters:</p> <ul style="list-style-type: none"> <li>• The location and material of protective fencing and hoarding on the perimeter of the site</li> <li>• Provision of public safety along Marshall Street and Federation Street</li> <li>• vehicular site access points</li> <li>• construction activity zones</li> <li>• Proposed truck movement to and from the site</li> <li>• Estimated frequency of truck movement</li> <li>• Details of bulk earthwork to be carried out</li> <li>• Details and installation of a turf filter strip to be laid and maintained along the down slope boundary, or adjacent to the kerb and gutter, to act as a final filter for any run-off leaving the property.</li> <li>• Potential for groundwater seepage during excavation and footing installation</li> <li>• The location of site storage areas</li> <li>• The equipment used to carry out works</li> </ul>

	<ul style="list-style-type: none"> <li>• The location of a garbage receptacle container with a tight-fitting lid</li> <li>• Noise, dust and vibration control measures</li> <li>• Location of temporary toilets</li> <li>• Recommendations contained in the Aboriginal Due Diligence Assessment Report</li> </ul> <p>The Construction Site Management Plan may cover both the building construction and subdivision construction works. A copy must always be kept on-site while work is being carried out.</p> <p>Condition Reason: To require details of measures that will protect the public and the surrounding environment, during site works and construction.</p>
<b>19.</b>	<p><b>Protection of existing Council Services</b></p> <p>No foundations and or buildings shall encroach on the zone of influence of Council's existing services including water, sewer and stormwater infrastructure in the area.</p> <p>This will require the amendment of the lodged Civil Plans prepared by DRB Engineering, Revision D dated 05/04/2024, which shall be lodged for approval with Council prior to issue of a Construction Certificate or S68 approval (whichever occurs first)</p> <p>Condition reason: protection of Council's assets</p>
<b>20.</b>	<p><b>Noise &amp; Vibration Impact Assessment</b></p> <p>The Noise &amp; Vibration Impact Assessment (NVIA) prepared by EMM dated January 2023 shall be amended to include the following and re-submitted to Council for approval prior to any building work, S68 approval work or the issue of a Construction Certificate (whichever occurs first).</p> <p>60 Federation Street shall be included as a noise receiver due to close proximity of the internal road intersection with Federation Street. The amended NVIA shall show that all noise receivers (including 60 Federation Street) are below the stated criteria as explained in Table 6.2.</p> <p>The noise assessment shall be amended to consider the road noise impacts of ingress and egress vehicles using the Federation Street intersection.</p> <p>Condition Reason: To ensure that operation and construction noise remains under the background noise criteria.</p>
<b>21.</b>	<p><b>Module design</b></p> <p>Prior to Construction Certificate or lodgement of a S68 approval for transportable buildings (whichever occurs first) detailed floor plans, elevations and module arrangement (12 buildings) for 'straight accommodation' units to the west of the site are to be lodged and</p>

	approved by Council. These plans shall be based on the following lodged plans:				
	<b>Plan Title</b>	<b>Project No.</b>	<b>Drawing No.</b>	<b>Revision</b>	<b>Date</b>
	Typical 12 Module Straight Accommodation	Gilgandra TWAF	21-123-BA10.07-1	A	24/07/2023
	Typical Accommodation Floor Plan	Gilgandra TWAF	21-123-BA10.08-1	A	24/07/2023
	Typical Accommodation Roof Plan	Gilgandra TWAF	21-123-BA10.09-1	A	24/07/2023
	Accommodation Elevation	Gilgandra TWAF	21-123-BA10.10-1	A	24/07/2023
	Typical Section and Details	Gilgandra TWAF	21-123-BA10.11-1	A	24/07/2023
	Typical Landing Details	Gilgandra TWAF	21-123-BA10.12-1	A	24/07/2023
Each module (a module consists of 12 buildings) shall be provided a 'communal area' as shown on the above plans and described in the Statement of Environmental Effects dated October 2024 prepared by Barr Planning. The communal area shall include seating and a 240L communal bin.					
Condition Reason: To provide plans reflective of the actual development to Council.					
<b>22.</b>	<b>Landscaping Plan</b>				
	Prior to Construction Certificate or issue of a S68 approval for transportable buildings (whichever occurs first) detailed landscaping plan is to be submitted to Council for approval.				
	Landscaping should have a visual mitigation effect on land west along Marshall Street.				
	Landscaping species within the Asset Protection Zone shall comply with the Planning for Bushfire Guidelines of landscaping within an Asset Protection Zone.				
	Condition Reason: To lessen the visual impact to adjoining properties				
<b>23.</b>	<b>Off-street car parking</b>				
	Prior to Construction Certificate or issue of a S68 approval for transportable buildings (whichever occurs first), a car parking plan shall be submitted to Council for approval. The plan shall be prepared by a suitably qualified engineer to demonstrate the plans for parking facilities				

	<p>comply with the relevant parts of AS 2890 Parking Facilities - Off-Street Carparking and the requirements of this condition.</p> <p>Pedestrian movements should be separated from vehicular traffic as much as physically possible. Where possible pedestrian thoroughfares within the parking area should be provided.</p> <p>All vehicles are to enter and exit the car parking in a forward motion. All vehicle movements must be contained within the car park area and shall not cross adjoining property boundaries.</p> <p>In accordance with the Traffic Impact Assessment prepared by Constructive solutions dated May 2023, there must be 205 standard car parks and 36 heavy/bus parks shown on the car parking plan. An additional 12 standard car parks are to be provided on the plan dedicated to local employees.</p> <p>The car parking areas shall have a sealed surface treatment.</p> <p>Condition Reason: To ensure parking facilities are designed in accordance with the Traffic Impact Assessment (Australian Standard and Gilgandra DCP).</p>
<b>24.</b>	<p><b>Disabled Car Parks</b></p> <p>Prior to Construction Certificate or lodgement of a S68 approval for transportable buildings (whichever occurs first), a car parking plan prepared by a suitably qualified engineer prepared that demonstrates 6 disabled car parks provided to the site.</p> <p>Each disabled person's parking space must have a minimum dimension of 3.2 metres by 5.5 metres. The disabled car parking spaces shall be clearly marked and signposted and located adjacent to the entrance exit with a minimum 2.5 metre head clearance in accordance with AS 2890.1.</p> <p>Condition Reason: Compliance with BCA 2022 and Gilgandra DCP.</p>
<b>25.</b>	<p><b>Disabled access</b></p> <p>Prior to Construction Certificate or issue of a S68 approval for transportable buildings (whichever occurs first), the design of the development shall be amended to include disabled access to one of each type of room/space for use by the residents. Also, any building used by employees should be accessible in accordance with D4D2.</p> <p>Council considers the following buildings require ramp access:</p> <ul style="list-style-type: none"> <li>• Office building</li> <li>• First aid building</li> <li>• Dining/kitchen</li> <li>• Ablution building</li> <li>• Lockers</li> <li>• Gym</li> <li>• Recreation room</li> <li>• 1 Laundry</li> </ul>

	<ul style="list-style-type: none"> <li>• Maintenance/linen shed</li> </ul>
	Condition Reason: Compliance with the BCA 2022, D4D2(5)
<b>26.</b>	<p><b>Crime prevention design</b></p> <p>Prior to Construction Certificate or issue of a S68 approval for transportable buildings (whichever occurs first), a Crime Prevention Through Environmental Design Principals plan is to be prepared and shall include the following design aspects as required in the Plan of Management (Condition 58):</p> <ul style="list-style-type: none"> <li>• CCTV shall be implemented throughout the site in particular on all entries to development and throughout the carpark.</li> <li>• The site will be .d, and the office staffed 24 hours a day, the site will be regularly monitored by a local security firm to be determined by the operator.</li> </ul> <p>The measures in this plan are to be adopted during construction and occupation of the development.</p> <p>Condition Reason: To ensure the development proceeds as approved</p>
<b>27.</b>	<p><b>Social Impact Assessment</b></p> <p>The Social Impact Assessment as prepared by SIGIS Group - Mark Sargent Enterprises dated August 2023 shall be amended to address the social impact of 500 persons.</p> <p>In addition, the Social Impact Assessment shall be prepared in accordance with the Social Impact Assessment Guidelines.</p> <p>The amended plan shall be lodged and approved by Council prior to issue of a Construction Certification or issue of a S68 approval (whichever occurs first).</p> <p>Condition Reason: To ensure all social impacts are adequately address in line with the approved capacity of the camp.</p>
<b>28.</b>	<p><b>Sewer Pump Station</b></p> <p>Prior to issue of Construction Certificate of a S68 approval (whichever occurs first), the developer is to install a sewer pump station near the end of Station Street. The final location is to be confirmed with Council prior to installation. The sewer pump station shall include power connections, gravity main connections and riser main to existing sewer pump station 15.</p> <p>The provision of the infrastructure shall be at the developers cost with final approval of infrastructure design, model, brand etc. to be approved by Council before installation.</p> <p>Prior to Occupation Certificate, Works as Executed Plans are to be provided to Council demonstrating the civil details of the installed water and sewer infrastructure to be dedicated to Council.</p> <p>Note 1: Construction of the sewerage pump station will be generally in accordance with the Sewage Pump Station Code of Australia WSA-04.</p>

	<p>Note 2: Construction of the raising main will be generally in accordance with the Pressure Sewer Code WSA-07.</p> <p>Note 3: Construction of the gravity main will be generally in accordance with the Gravity Sewage Code WSA-02.</p> <p>Condition Reason: To service the development effectively.</p>
<b>29.</b>	<p><b>Water Main Extension</b></p> <p>Prior to issue of Construction Certificate or a S68 approval (whichever occurs first), the water main shall be extended from Councils end connection (near Lot 21) approximately 194m. Pipe shall be 150mm PVC Blue Brute class 16 pipe. The entry point to the subject lot is to be approved by Council.</p> <p>Note 1: Construction of the water main will generally be constructed in accordance with the Water Supply Code of Australia WSA-03.</p> <p>Note 2: All spindles in stop valves are to have clockwise off arrangements.</p> <p>Condition reason: to service the development</p>
<b>30.</b>	<p><b>Cross Overs</b></p> <p>Prior to issue to a Construction Certificate or S68 approval (whichever occurs first), 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>The Federation Street and Marshall Street crossovers shall be designed to allow a 12.5m vehicle entry and exit. Vehicle movements shall occur in a forward movement within the correct lands for both left and right turn movements.</p> <p>Condition reason: To ensure compliance with the statutory requirement</p>
<b>31.</b>	<p><b>Intersection upgrade – Oxley Highway/Marshall Street</b></p> <p>Prior to issue to a Construction Certificate or S68 approval (whichever occurs first), the developer will (at their own expense) upgrade the intersection of Highway 11 (Oxley Highway) and Marshall Street to accommodate Basic Right (BAR) and Basic Left (BAL) turn treatments.</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>Condition reason: To ensure compliance with the statutory requirement</p>
<b>32.</b>	<p><b>Extension of Marshall Street</b></p>

	<p>The design and construction by the developer (at their own expense) and to the satisfaction of Council, of all the extension of Marshall Street to its full extent.</p> <p>All roadways are to be constructed fully kerbed and guttered, with associated underground stormwater drainage, street tree planting (as required by Council’s Development Control Plan 2011) and the installation of a footpath matching the existing footpath along Marshall Street.</p> <p>All roads shall be designed in accordance with the following <u>minimum</u> requirements:</p> <table><tr><th>STREET</th><th>MINIMUM ROAD RESERVE WIDTH (m)</th><th>MINIMUM CARRIAGEWAY WIDTH (m)</th></tr><tr><td>Marshall Street</td><td>15</td><td>8</td></tr></table> <p>All kerb and guttering shall be “rolled” type concrete kerb and gutter and shall be constructed on both sides of the proposed roadways.</p> <p>All roadworks are to be undertaken in accordance with Council Policy, with detailed engineering design plans being submitted to, and approved by Council prior to any construction works commencing.</p> <p>Any landscaping proposed within Marshall Street must not impair on the desired sight lines of motorists, with particular attention being paid to locations in the vicinity of all curves, intersections, pedestrian facilities, etc.</p> <p>Condition Reason: Implementation of Council Policy</p>	STREET	MINIMUM ROAD RESERVE WIDTH (m)	MINIMUM CARRIAGEWAY WIDTH (m)	Marshall Street	15	8
STREET	MINIMUM ROAD RESERVE WIDTH (m)	MINIMUM CARRIAGEWAY WIDTH (m)					
Marshall Street	15	8					
33.	<p><b>Payment of Development Contributions</b></p> <p>A total monetary contribution of \$11,394.72 (based on estimated development cost of \$2,278,944.27) is to be paid to Council, 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. In accordance with the provisions of the Contribution Plan, this amount shall be indexed at time of actual payment in accordance with the Consumer Price Index. Indexation of contributions for payment occurs quarterly. Any part</p>						

	<p>intending to act on this consent should contact Council prior to the date of payment to determine the indexed amount payable.</p> <p>Condition Reason: To ensure payments are made in accordance with legislative requirements</p>
<b>34.</b>	<p><b>Long Service Levy</b></p> <p>Before the issue of a Construction Certificate, the long service levy of \$5,697 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 <a href="https://www.longservice.nsw.gov.au/bci/levy#information-for-approving-authorities">https://www.longservice.nsw.gov.au/bci/levy#information-for-approving-authorities</a></p> <p>Reason: To ensure the long service levy is paid</p>
<b>35.</b>	<p><b>Preparation of construction and fit out plans for the commercial kitchen</b></p> <p>Prior to Construction Certificate or issue of a S68 approval for transportable buildings (whichever occurs first), detailed plans of all food and beverage preparation, serving and storage areas (including perishable stock, waste, chemicals and personal belongings) must be prepared by a suitably qualified person.</p> <p>The detailed plans must be prepared in accordance with the following editions in for on the date of determination and provided to Council or the certifier:</p> <ul style="list-style-type: none"> <li>a) Food Standards Code (Australia) and Food Safety Standard 3.2.3 – Food Premises and Equipment</li> <li>b) Food Act 2003 and Food Regulation 2015</li> <li>c) AS 4674:2001: Design and Construction and Fit-out of Food premises</li> <li>d) Plumbing Code of Australia and Australian Standard/New Zealand Standard AS/NZS 3500 series on Plumbing and Drainage</li> </ul> <p>Condition Reason: To ensure detailed construction and fit out plans are submitted which comply with the relevant standards</p>
<b>36.</b>	<p><b>Preparation of mechanical ventilation plans</b></p> <p>Prior to Construction Certificate or issue of a S68 approval for transportable buildings (whichever occurs first), detailed plans of the mechanical exhaust ventilation systems must be prepared by a suitably qualified person.</p> <p>The detailed plans must be in accordance with the following and submitted to the certifier:</p> <ul style="list-style-type: none"> <li>a) AS 1668:- The use of ventilation and air-conditioning in buildings; and</li> <li>b) Ensure all generate heated air, smoke, fumes, steam or grease vapours do not: <ul style="list-style-type: none"> <li>i) Cause a nuisance to persons within or nearby to the premises, or</li> </ul> </li> </ul>



	ii) Cause air pollution as defined under the NSW Protection of the Environment Operations Act 1997.
	Condition reason: To ensure that detailed professional plans of the mechanical ventilation system are submitted
<b>BEFORE BUILDING WORK COMMENCES</b>	
	Condition
<b>37.</b>	<b>Appointment of Certifying Authority</b>
	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.
	Condition Reason: To ensure compliance with the Environmental Planning and Assessment Act 1979.
<b>38.</b>	<b>Site Amenities</b>
	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
<b>39.</b>	<b>S68 approval for Transportable buildings</b>
	A Local Activity Approval (Section 68) is required to be submitted and approved by Council for the installation of all the proposed the manufactured building prior to the commencement of any building works.
	The S68 Local Activity Approval shall include construction details of the following:
	<ul style="list-style-type: none"> <li>• All Transportable/Moveable buildings</li> <li>• Ancillary (and attached) components such as steps, ramps and railing.</li> </ul>
	Detailed floor plans, elevations and module arrangement for units to the west of the site are to be included in this approval. Each module (12 buildings) shall be provided a 240L communal bin in the common arrangement as shown on the typical module plans and described in the Statement of Environmental Effects dated October 2024 prepared by Barr Planning.
	Condition Reason: To ensure compliance with statutory provisions.
<b>40.</b>	<b>S68 approval for drainage works</b>
	A Local Activity Approval (Section 68) is required to be submitted and approved by Council for the installation of any drainage works including stormwater and sewer for the proposed buildings, payment of associated fees in accordance with Council's adopted fees and charges.
	Condition Reason: To ensure compliance with statutory provisions.
<b>41.</b>	<b>Structural adequacy</b>
	The applicant shall ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures are

	constructed in accordance with the relevant requirements of the National Construction Code.
	Condition Reason: To ensure structural adequacy and NCC compliance
<b>42.</b>	<b>Fire Safety</b>
	The applicant shall submit to Council for approval and prior to any works commencing the following, <ul style="list-style-type: none"> <li>An assessment by a qualified person showing how the proposal complies with the deemed to satisfy provision of the NCC for fire separation of buildings with different NCC classifications on one allotment and/or an alternative solution signed off by a suitably qualified accredited certifier</li> <li>A report from a certified fire engineer for the purpose of establishing that Councils water main can deliver the required mains pressure and volume for the purpose of fire hydrants and/or an alternative solution that complies with the NCC requirements.</li> </ul>
	Condition Reason: Safety of occupants and structures and compliance the National Code of Construction of Australia
<b>43.</b>	<b>Excavation &amp; Fill</b>
	All excavations and backfilling associated with the proposed development must be executed safely and in accordance with appropriate professional standards.
	The existing stockpiles of material are to be certified in accordance with the Protection of the Environment Operation Act 1997 (POEO Act) as suitable for use before using onsite or transporting off site. If fill is to be disposed of due to contamination it shall be disposed of at a licenced waste facility accepting this waste source.
	Condition reason: To ensure excavation and fill is safe and clean of contaminants.
<b>44.</b>	<b>Dial before you dig</b>
	Prior to carrying out any works, a "Dial Before You Dig" 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 are also shown in the Look Up and Live app.
	Condition reason: To ensure the development is carried out safely
<b>DURING BUILDING WORK</b>	
	Condition
<b>45.</b>	<b>Discovery of relics and Aboriginal objects</b>
	In accordance with the Aboriginal Due Diligence Assessment Report dated May 2023 prepared by Oz Ark shall be kept on site and referred to throughout building works. The following recommendations contained in the report shall be followed: <p>1) The proposed work may proceed at the study area without further archaeological investigation under the following conditions:</p>

	<p>a) All land and ground disturbance activities must be confined to within the study area, as this will eliminate the risk of harm to potential Aboriginal objects in adjacent landforms. Should the parameters of the proposal extend beyond the assessed areas, then further archaeological assessment may be required.</p> <p>b) All staff and contractors involved in the proposed work should be made aware of the legislative protection requirements for all Aboriginal sites and objects.</p> <p>2) This assessment has concluded that there is a low likelihood that the proposed work will adversely harm Aboriginal cultural heritage items or sites. If during works, however, Aboriginal artefacts or skeletal material are noted, all work should cease and the procedures in the <i>Unanticipated Finds Protocol</i> (<b>Appendix 2</b>) should be followed.</p> <p>3) Inductions for work crews should include a cultural heritage awareness procedure to ensure they recognise Aboriginal artefacts (<b>Appendix 3</b>) and are aware of the legislative protection of Aboriginal objects under the National Parks &amp; Wildlife Act 1974 and the contents of the <i>Unanticipated Finds Protocol</i>.</p> <p>4) The information presented here meets the requirements of the <i>Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales</i>. It should be retained as shelf documentation for five years as it may be used to support a defence against prosecution in the event of unanticipated harm to Aboriginal objects.</p>
	Condition Reason: To ensure the protection of objects of potential significance during works.
<b>46.</b>	<b>Construction Hours &amp; Delivery Hours</b>
	<p>Construction works and deliveries are to be limited as follows:</p> <p>a) Monday to Friday – 7:00am to 6:00pm</p> <p>b) Saturday – 8:00am to 1:00pm</p> <p>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.</p>
	Condition Reason: to preserve the amenity of the area.
<b>47.</b>	<b>Federation Street Connection</b>
	The connection of the temporary internal access road to Federation Street shall be designed so that swept paths of a 12.5m vehicles do not exceed the limits of Federation Street's shoulder width.
	Condition reason: Safety and efficiency of Federation Street
<b>48.</b>	<b>NBN Connection</b>
	The applicant shall connect to NBN telecommunication network to their standard. The location of the services is to be designed in consultation with Council.

	Condition reason: To ensure urban utilities are provided in locations which ensure the longevity of infrastructure for the future residential subdivision.
49.	<b>Essential Energy Connection</b> The applicant shall connect to Essential Energy's network to their standard. The location of the services is to be designed in consultation with Council. Condition reason: To ensure urban utilities are provided in locations which ensure the longevity of infrastructure for the future residential subdivision.
50.	<b>Fire hydrants</b> Fire hydrants shall be installed along the new water main and are to be constructed generally in accordance with Water Supply Code of Australia WSA-03. Condition reason: provision of statutory life saving infrastructure
51	<b>Trade Waste Infrastructure</b> The developer is required to install trade waste infrastructure in the kitchen and laundries in accordance with the Liquid Trade Waste Management Guidelines (DPIE, 2021). Condition reason: To ensure liquid trade waste is disposed of in an environmentally safe manner.
52.	<b>Construction activities</b> 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
53.	<b>Construction waste</b> 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.
54.	<b>Critical Stage Inspections</b> The following critical stage inspections must be completed by the Principal Certifying Authority: <ul style="list-style-type: none"> <li>(a) after excavation for, and before the placement of, a footing,</li> <li>(b) before pouring an in-situ reinforced concrete building element,</li> <li>(c) before covering stormwater drainage connections,</li> <li>(d) after the building work is completed and before an occupation certificate is issued for the building (the final critical stage inspection).</li> </ul> After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building. Condition Reason: To monitor compliance with the development Consent and Construction Certificate
	<b>BEFORE ISSUE OF AN OCCUPATION CERTIFICATE</b>

	Condition
<b>55.</b>	<p><b>Occupation Certificate</b></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. All critical stage conditions must have been completed prior to the issue of the Occupation certificate.</p> <p>Condition reason: To ensure compliance with the Environmental Planning and Assessment Act 1979</p>
<b>56.</b>	<p><b>Certificate Lodgement</b></p> <p>Prior to the issue of the Occupation Certificate for the building the following certification must be submitted to Council:</p> <ul style="list-style-type: none"> <li>• A licenced electrician certification that a smoke detection system has been installed in accordance with AS 3786 for all sole occupancy units;</li> <li>• Works as executed Sewer Service Diagram (Drainage Diagram) on Fair Trading Template of external and internal drainage as well as a certificate of compliance.</li> </ul> <p>Condition reason: To monitor compliance with the development consent and construction certificate.</p>
<b>57.</b>	<p><b>Internal Access Road (Temporary)</b></p> <p>Prior to issue of a Construction Certificate, an internal temporary sealed access road shall be constructed with a pavement width of no less than 6m. The design shall be submitted and approved prior to construction of the road.</p> <p>Condition reason: To ensure the internal access road can cater to the expected traffic levels</p>
<b>58.</b>	<p><b>Plan of Management</b></p> <p>Prior to the issue of an Occupation Certificate, the applicant shall submit a Management Plan which shall be approved by Council:</p> <ol style="list-style-type: none"> <li>a) includes a code of conduct for residents and management of any breaches of the code</li> <li>b) no sale of alcohol is permitted</li> <li>c) Includes a medical services plan prepared in consultation with Western NSW Local Health District</li> <li>d) Includes a safety and crime prevention plan including 24/7 security preparing in consultation with and to the satisfaction of NSW Police. The security and protection of operation for the Aero Club land being 1-11 &amp; 15 Marshall Street is to be considered in consultation with Gilgandra Aero Club.</li> <li>e) Operational details</li> <li>f) Emergency procedures</li> <li>g) Waste management, including details of source separation of various waste streams to cater to a capacity of 50L per person per week</li> <li>h) Complaint resolution</li> <li>i) Laundry management</li> <li>j) Resident services</li> </ol> <p>Condition reason: To ensure development operates in a positive and efficient manner for residents whilst minimising negative external impacts.</p>

<b>59.</b>	<p><b>Bush fire Emergency Management plan &amp; Evacuation Plan</b></p> <p>The applicant shall submit to Council a Bush Fire Emergency Management plan &amp; Evacuation Plan for the site for approval prior to the issue of any type of Occupation Certificate.</p> <p>Condition Reason: Compliance with Planning for Bush Fire Protection 2019</p>
<b>60.</b>	<p><b>Installation of landscaping</b></p> <p>Before the issue of an Occupation Certificate, the principal certifier must be satisfied all landscape and tree-works have been completed in accordance with approved plans and documents and any relevant conditions of this consent.</p> <p>To ensure the approved landscaping works have been completed in accordance with the approved landscaping plan(s).</p>
<b>61.</b>	<p><b>Noise mitigation</b></p> <p>A screening test with all noise sources/plan equipment turned on, is to be undertaken prior to issue of Occupation Certificate. The screen test is to provide evidence that all noise receivers recommended in The Noise &amp; Vibration Impact Assessment prepared by EMM dated January 2023 (including 60 Federation Street) shall achieve compliance with the noise criteria as outlined in Table 6.2 of the report being 40/35/35 (day/evening/night).</p> <p>Condition Reason: To achieve compliance after mitigation methods have been applied</p>
<b>62.</b>	<p><b>Work as Executed Plans</b></p> <p>Prior to Occupation Certificate, Work as Executed Plans confirming the following works must be submitted to the satisfaction of Council:</p> <ul style="list-style-type: none"> <li>• Extension to water main</li> <li>• Installation of Sewer Pump Station and associated infrastructure</li> </ul> <p>Condition Reason: To ensure services are installed in accordance with Council Policy.</p>
<b>63.</b>	<p><b>Site Manager</b></p> <p>Prior to the issuing of an Occupation Certificate, Council shall be advised in writing of the 24-hour contact details for the site manager. A caretaker/manager must be contactable 24 hours a day and must maintain a register of the occupants at the premises.</p> <p>The register is to be kept current at all times and must include the following particulars in relation to a person whose occupation of a site is registered under this clause—</p> <ol style="list-style-type: none"> <li>a) the person's name and address,</li> <li>b) the dates of arrival and departure of the person,</li> <li>c) the site identification of the site occupied by the person,</li> <li>d) the registration number (if any) of the moveable dwelling, in the case of a caravan or campervan,</li> <li>e) particulars of the relevant compliance plate, in the case of a relocatable home.</li> </ol>

	The register must be available for inspection by Council without cost during normal working hours.
	Condition Reason: To ensure that Council has contact details
<b>64.</b>	<b>Construction and installation of ventilation system</b>
	Prior to the issuing of an Occupation Certificate, a suitably qualified person must provide details demonstrating compliance to the principal certifier which demonstrates that the mechanical exhaust ventilation system has been constructed and installed in accordance with the approved plans.
	Condition Reason: To ensure mechanical ventilation system has been constructed and installed as approved.
<b>65.</b>	<b>Notice of Food Preparation Commencement</b>
	Prior to the issue of an Occupation Certificate, Council and any other appropriate enforcement agency must be notified of the food business in accordance with the NSW Food Act 2003 and Australia/New Zealand Food Standards Code – 3.2.2 Food Safety Practices and General Requirements.
	Condition Reason: To enable Council to ensure compliance with the consent when the commercial kitchen is operating.
<b>66.</b>	<b>Food Premise Final Inspection</b>
	Prior to the issue of an Occupation Certificate, the food premise shall be inspected by an Authorised Officer of Gilgandra Shire Council under the Food Act 2003, to determine compliance with the Food Act 20003, Food Safety Standards and AS 4674:2004: Design, Construction and Fit-out of Food Premises.
	Condition Reason: To enable Council to ensure compliance with the Food Act 2003 before the commercial kitchen operation
<b>67.</b>	<b>Fencing Along Northern &amp; Southern Boundary</b>
	Prior to issue of an Occupation Certificate, a 1.8m colorbond fence is to be erected along the northern boundary between the subject land and 81 Federation Street and the southern boundary between Jack Towney Hostel and Marshall Street. The fence shall be supplied and installed at the developers cost.
	The construction of the fence shall be 1.8m in height and made of colorbond in the colour “Woodland Grey”.
	The fence shall remain on site as a legacy benefit upon conclusion of the timed consent.
	Condition Reason: To reduce the visual, noise and light impacts of the adjoining land
<b>ONGOING USE</b>	
<b>68.</b>	<b>Siding Springs Observatory Protection</b>
	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

	<p>outdoor lighting” must be submitted to Council for approval prior to issue of a construction certificate.</p> <p>The exterior light fittings shall be shielded light fittings and shall not result in the total emission of light of 1,000,000 lumens.</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>												
<b>69.</b>	<p><b>Waste Management</b></p> <p>Each individual room shall be afforded a small personal waste bin.</p> <p>Each accommodation modules (12 buildings) shall be afforded a communal 240L bin in an accessible location.</p> <p>The bin storage building shall be able to hand the following capacity of waste streams and volumes:</p> <table border="1"> <tr> <th>Waste Stream</th><th>Annual Material volume</th></tr> <tr> <td>Food/organic waste</td><td>20t/a</td></tr> <tr> <td>Wastewater</td><td>30ML/a</td></tr> <tr> <td>Waste paper and cardboard</td><td>30t/a</td></tr> <tr> <td>Waste containers – plastic, glass, metals</td><td>7t/a</td></tr> <tr> <td>Other domestic waste</td><td>28t/a</td></tr> </table> <p>Bin storage shall be designed to be covered and airtight in an easily washable location,</p> <p>All waste is to be disposed of via commercial arrangements from the site to a registered waste collector.</p> <p>Details of waste management is to be included in the Plan of Management.</p> <p>Condition reason: to protect the environment</p>	Waste Stream	Annual Material volume	Food/organic waste	20t/a	Wastewater	30ML/a	Waste paper and cardboard	30t/a	Waste containers – plastic, glass, metals	7t/a	Other domestic waste	28t/a
Waste Stream	Annual Material volume												
Food/organic waste	20t/a												
Wastewater	30ML/a												
Waste paper and cardboard	30t/a												
Waste containers – plastic, glass, metals	7t/a												
Other domestic waste	28t/a												
<b>70.</b>	<p><b>Landscaping Longevity</b></p> <p>The proposed landscaping plan as approved within the Construction Certificate shall be maintained in a healthy condition. This may mean additional care and watering is provided when landscaping is planted.</p> <p>If any re-planted flora die they shall be replanted and maintained.</p> <p>Condition Reason: To ensure that landscaping is in a good condition and that screening between the development and adjoining land is preserved and maintained.</p>												



71.	<p><b>Polluted water</b></p> <p>The discharge of polluted waters from the site is not permitted. Discharges from premises of any matter, whether solid, liquid or gaseous is required to conform to the Protection of the Environment Operations Act and its Regulations, or a pollution control approval issued by the NSW Department of Environment, Climate Change and Water for Scheduled Premises.</p> <p>Condition Reason: Protection of the environment</p>
72.	<p><b>Offensive odour</b></p> <p>The Applicant shall not cause or permit the emission of offensive odours from the site, as defined under Section 129 of the POEO Act.</p> <p>Condition Reason: To minimise impacts on neighbourhood amenity</p>
73.	<p><b>Limitation on Food Preparation during ongoing use</b></p> <p>During ongoing use of the commercial kitchen, food preparation that generates heated air, smoke, fumes, steam or grease vapours must not be undertaken unless mechanical ventilation has been approved and installed under this consent.</p> <p>Condition Reason: To ensure the safe operation of the premise and to protect the amenity of adjoining premises and the surrounding area</p>
74.	<p><b>Managing noise</b></p> <p>During ongoing use of the camp, the camp must be operated in accordance with the approved acoustic report as reviewed under this consent. All measures of acoustic treatments are to be implemented onsite until operation timeframe ceases.</p> <p>Condition reasons: To ensure operation noise levels comply with the approved acoustic report and do not unreasonable impact on the amenity of adjoining and nearby premises.</p>

### *General advisory notes*

Essential Energy makes the following general comments:

- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- Please note, due to there being no measurements shown on the plans provided, the clearance area for an elongated padmount substation is 5.4m x 4.5m, also minimum distance to any ventilated infrastructure (Gas, air conditioning units) is 6.0m;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;
- Any activities in proximity to electrical infrastructure must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure;
- Note that there is LV underground mains present in the vicinity of the proposed structures;
- Prior to carrying out any works, a "Dial Before You Dig" 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)*; and
- It is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW ([www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.

Should you require any clarification, please do not hesitate to contact us.  
Information about when and how to request safety advice from Essential Energy.  
[Request for Safety Advice \(essentialenergy.com.au\)](http://essentialenergy.com.au)

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.

Building work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

**RESPONSE TO QUESTION ON NOTICE – EXECUTIVE CERTIFICATE  
FOR ELECTED MEMBERS**

**SUMMARY**

To advise Council of the current budget allocations for training of elected members in response to question on notice by Cr Foran at the March 2025 Council Meeting.

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The University of Technology (UTS) offers an Executive Certificate for Elected Members. The course focuses on local government planning and reporting processes, and the role and responsibility of councillors. Learn about community engagement and land-use planning, communication, and the councillor capability framework.

**Learning Outcomes**

At the completion of the Executive Certificate for Elected Members course those who attend the course will have:

- a strong understanding of your role and responsibilities within the local government system.
- a strong understanding of the councillor's code of conduct and how council meetings should be facilitated.
- the ability to be an effective contributor to your council's land use and strategic planning processes.
- the ability to obtain the information you need to make informed decisions.
- confidence in your communication and community engagement skills.
- a good understanding of the development assessment process.
- a practical plan for your continued professional development.

**Delivery and Price**

The course takes place over 4 days, 9am-5pm face-to-face sessions (32 hours in total) at UTS Sydney.

Dates:

Block 1 - Friday 16 & Saturday 17 May 2025  
Block 2 - Friday 20 & Sat 21 June 2025

Or

Block 1 - Friday 27 & Saturday 28 June 2025  
Block 2 – Friday 25 & Saturday 26 July 2025

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The Local Government NSW Member's price for the course is \$3,500.

Return flights would cost approximately \$2,000 per person. Accommodation for 6 nights would cost approximately \$1,500 per person. Overall the training would cost \$7,000 per person

### **Budget Allocation for Councillors**

Council allocated \$10,000 for Councillor training in the 24/25 financial year. Currently, the Councillor training budget has been expended at the sum of \$9,782.41. Unfortunately, the remaining allocated budget for 2024/25 does not allow for Councillors to complete this course without an additional vote.

There may be an opportunity at the March QBR to reallocate unspent staff training funds. The amount of money available from the staff training budgets is unknown as the 24/25 as the staff training plan is still in the delivery phase.

Alternatively, Council could consider increasing the Councillor training allocation in 25/26 to enable training to occur in the next financial year.

<u>Principal Activity</u>	Lead
<u>Policy Implications</u>	Nil
<u>Budget Implications</u>	To undertake the training in 24/25 will require an additional budget allocation or a transfer from unspent staff training allocations from elsewhere in the budget.
<u>Delivery Program Actions</u>	<b>4.3.1.1</b> Ensure all governance targets and statutory requirements are met in line with the relevant Acts and Regulations and Council policy

### **RECOMMENDATION**

1. That Councillors indicate their interest in completing the Executive Certificate for Elected Members through the University of Technology.
2. That Council acknowledge the budget constraints in the 24/25 year and consider the required budget allocation for Councillor training as part of the 25/26 budget process.

David Neeves  
General Manager

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**OUTDOOR STAFF ANNUAL PICNIC DAY**

**SUMMARY**

To advise of a request from the Outdoor Staff Picnic Committee to hold the annual picnic on Friday, 3 October 2025.

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The following letter has been received from the Outdoor Staff Picnic Committee:

“The Outdoor Staff Picnic Committee requests permission to hold their annual picnic day on Friday, 3 October 2025. The venue for the picnic will be the Gilgandra Services Club and, in line with previous years, we ask that Council donate \$200 towards to cost of the picnic.

An invitation is extended to the Mayor and Councillors to attend the picnic and we ask that those attending advise Council’s customer service staff to assist with catering.

Thank you for your support and generosity in previous years.”

Council should, in line with previous years, also confirm a general shutdown on Friday, 3 October 2025 for Council’s Picnic Day.

<u>Principal Activity</u>	Lead
<u>Policy Implications</u>	It has been Council’s custom in the past to close on picnic day and to assist with a donation of \$200 towards the outdoor staff picnic
<u>Budget Implications</u>	Usually funded from Council’s Contributions and Donations budget
<u>Delivery Program Actions</u>	<b>4.1.2.5</b> Implement recommendations of the Business Service Review in relation to ICT People and Culture

**RECOMMENDATION**

1. That Friday, 3 October 2025 be approved as Council’s picnic day and Council declare a general shutdown.
2. That Council make a donation of \$200 towards the picnic to be funded from the Contributions and Donations allocation.

David Neeves  
General Manager

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**INTERNAL AUDIT FUNCTION CHARTER ADOPTION**

**SUMMARY**

To present the draft Internal Audit Function Charter for adoption.

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The *Local Government (General) Regulation 2021* NSW (Regulation) outlines that a Council must adopt an Internal Audit Charter setting out how the council will exercise its internal audit functions by resolution of Council.

The ***attached*** Internal Audit Function Charter is based on the model internal audit charter approved by the Departmental Chief Executive and was approved by the Audit Risk Improvement Committee at its March Meeting.

It is now presented for your consideration and adoption. See attached

<u>Principal Activity</u>	Lead
<u>Policy Implications</u>	Nil
<u>Budget Implications</u>	Nil
<u>Delivery Program Actions</u>	<b>4.3.1.1</b> Ensure all governance targets and statutory requirements are met in line with relevant Acts and Regulations and Council policy.

**RECOMMENDATION**

That the draft Internal Audit Function Charter be adopted as presented.

Melissa Welsh  
Executive Leader Transformational Change

**41 MILLER STREET, GILGANDRA - FITOUT**

**SUMMARY**

To provide a project update on fitout of 41 Miller Street.

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Fitout of 41 Miller Street by JDV Projects is going to plan and is even slightly ahead of schedule at this stage.

All internal offices have been constructed, including glass office front installation. Paint colours, tiles have been selected, furniture has been ordered and internal painting has commenced.

In the past week, the front automatic door has been installed, the kitchen cabinetry has been installed and external painting is about to commence.



*Kitchen cabinetry*



*Cabinetry in Orana Living open area*

An issue was identified in the bathrooms at the end of March with leaking cisterns and taps which has necessitated new taps and seals.

Variations to date total \$14,295.17. Council considered and endorsed funding for this project at its November 2024 meeting, noting that any variations or overruns will be funded from the Community Care reserves.

JDV Projects are working to have the fitout finalised by Easter pending alignment of a few trades. Once JDV Projects have completed the fitout, Council staff will be creating some car parking at the rear of the building, completing fencing and tidy the at the side of the building utilising some recent grant funding.

<u>Principal Activity</u>	Live
<u>Policy Implications</u>	Nil
<u>Budget Implications</u>	Variations can be funded within allocated budgets
<u>Delivery Program Actions</u>	Not in current Delivery Program. Council resolved to purchase building in late 2024 and amalgamate services as a result of the need to relocate Orana Living

#### RECOMMENDATION

That the report be noted.

Donna Dobson  
Director Aged Care and Disabilities



**REQUESTS FOR INFORMATION – COOEE LODGE HOSTEL**

**SUMMARY**

To advise of requests for information from the Aged Care Quality and Safety Commission and the Department of Health and Aged Care in relation to Cooee Lodge Hostel.

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**Aged Care Quality and Safety Commission**

On 2 April 2024 an email was received from the Aged Care Quality and Safety Commission under s 67 of the Aged Care Quality and Safety Commission Rules 2018 in relation to RN 24/7 non-compliance with a completion date of 5pm on Thursday, 10 April 2025.

**Department of Health and Ageing**

On 4 April an email was received from the Department of Health and Ageing under Sections 44(5) and 44C(4) of the *Accountability Principles 2014*. Gilgandra Council are required to submit information or documents relevant to assessing the accuracy of the Quarterly Financial Reports (QFR) submitted for the quarter ending 30 September 2024 and 24/7 Registered Nurse (RN) Reports for the months of July 2024, August 2024, and September 2024 for Cooee Lodge – 232.

A detailed response addressing the concerns and outlining Council strategies of working towards compliance with the 24/7 Registered Nurse standard was submitted prior to the due date.

<u>Principal Activity</u>	Live
<u>Policy Implications</u>	Nil
<u>Budget Implications</u>	Considerable staff time
<u>Delivery Program Actions</u>	<b>1.3.1.7</b> Meet the governance requirements applicable to Gilgandra Lifestyles

**RECOMMENDATION**

That request for information and appropriate response be noted.

Donna Dobson  
Director Aged Care and Disabilities

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**GILGANDRA REGION GREEN SPACE STRATEGY**

**SUMMARY**

To present the draft Gilgandra Region Green Space Strategy for public exhibition.

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For some time now, Council staff have been working towards developing a Gilgandra Region Green Space Strategy (the Strategy). The objectives of the Strategy are to:

- Provide clear direction to Council on current and future public green space requirements to service our community and visitors to our region
- Provide green spaces that are activated, sustainable, engaging and accessible for a broad range of users
- Provide a framework for the management and delivery of green space, including priorities for investment and direction on the use of Council's resources
- Increase the liveability of our Region
- Identify the gaps and opportunities
- Align strategically and assist in Towards 5000 population vision, and
- Attract funding and opportunity.

To assist with developing the Strategy, Better Cities Group were engaged as consultants in September 2024 to work with Council's internal team. A primary component of Better Cities Group's work was to engage with the community and key stakeholders in order to provide a strategic assessment and opportunity analysis of the open spaces in the Gilgandra Region.

The Community engagement involved a number of approaches. These included:

- Councillor workshops (x2)
  - Gilgandra Green Spaces Summit (night session with representatives from community, business, government, sports and elected officials)
  - Online portal for community and clubs
  - Structured interviews with key stakeholders, and
  - On-site discussions with park users.
-

Feedback was compiled and grouped into three themes: parks and open space (passive), sports fields (active) and green connections (linkages). A hierarchy was also developed that assigned the green spaces in Gilgandra, Tooraweenah and Armatree into those listed in the table below.

HIERARCHY	DESCRIPTION
NSW Regional	NSW Regional profile People travel to see/enjoy Drives tourism and supports reputation Heightened embellishment and maintenance
Regional	Visited by people across the Shire High level embellishment and maintenance
Local	Visited by the local catchment only
Town Signage	Entrances to towns and villages
Public realm	Civic Space eg. town hall Plazas
Cemeteries	Town cemeteries

The hierarchy was then used to formulate levels of service for each green space and an action plan for the future management of these areas.

The culmination of this work is the final draft of the Strategy (attached). It is recommended that the Strategy be placed on public exhibition for 28 days with feedback considered prior to its adoption.

<u>Principal Activity</u>	Enjoy
<u>Policy Implications</u>	Development of a strategy for the management of Council's open spaces.
<u>Budget Implications</u>	Nil
<u>Delivery Program Actions</u>	<b>2.1.1.3</b> Develop a greening strategy for Gilgandra Region's green spaces

### RECOMMENDATION

That Council commence public exhibition of the draft Gilgandra Region Green Space Strategy inviting comment for a period of 28 days.

Daryl Colwell  
Director Infrastructure

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(RD.MT.1)

**REALLOCATION OF LOCAL ROADS AND COMMUNITY  
INFRASTRUCTURE ROUND 4A FUNDING**

**SUMMARY**

To consider the reallocation of Local Roads and Community Infrastructure (LRCI) Round 4A funding.

.....

At the March 2023 Ordinary Meeting, Council resolved to allocate LRCI funding of \$874,444 towards sealing of National Park Road. At the time Council had already committed to sealing 9.5km of the road with the Fixing Local Roads program (FLR4). The FLR4 funding had a maximum budget of \$4M (\$3M FLR4: \$1M Council), which left approximately 2.5km unsealed. Hence, the LRCI allocation was required to complete the link.

However, the estimates for sealing work were conservative as they allowed for contingencies associated with wet weather delays or other unforeseen circumstances. So far, the project has encountered few.

Costs vs budget have been monitored as the works progressed and projections indicate that the remaining 2.5km sealing can be achieved entirely within the FLR4 project budget. This means that the LRCI will not be required for this project. Staff have contacted the LRCI funding administrators and enquired as to a possible extension of time, but they have indicated that the 30 June 2025 deadline is firm.

With only one quarter of the financial year left there is no time to plan for replacement of structures, such as the creek crossing on Hilliers road. However, in the context of the issues raised at the recent community consultations sessions Council could deliver an immediate community benefit by reallocating these funds to the Tooraweenah-Mendooran Road. This would involve a variation request to the LRCI funding body to change the scope to sealing a 2.5km unsealed section on that road. It is proposed that the sealing work would be undertaken in the unsealed section (segment 0) at the Newell Highway end of the Tooraweenah-Mendooran Road as traffic volumes are higher in this location. As this is time sensitive and it aligns with an identified community need, it is recommended that Council proceed with this action.

<u>Principal Activity</u>	Live
<u>Policy Implications</u>	Nil
<u>Budget Implications</u>	Nil
<u>Delivery Program Actions</u>	<b>1.1.1</b>

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Manage works program for all funding sources in accordance with Council's Asset Management Plan, adopted Road Hierarchy and TfNSW agreement

RECOMMENDATION

That Council request a variation in the scope of LRCI Round 4A funding to reallocate \$874,444 from sealing of National Park Road to sealing of 2.5km of the Tooraweenah-Mendooran Road prior to 30 June 2025, commencing on segment 0 at the Newell Highway end,.

Daryl Colwell  
Director Infrastructure

(FM.BU.1)

**UNEXPECTED EXPENDITURE IN WATER OPERATING BUDGET 24-2025**  
**FINANCIAL YEAR**

**SUMMARY**

To provide an overview of unplanned expenditure in the water in fund this financial year.

.....

Council has had some unplanned maintenance and infrastructure replacements in its reticulated water supply this financial year. These are summarised in the table below.

Bore 9	\$110,070	Electrical fault with pump, when retrieving pump ties to electrical cable broke meaning cable was lost down bore hole.
Bore 1	\$44,874	Motor fusion, thought to be as a result of lightning strike.*
Bore 6	\$21,000	Motor fusion (unknown cause)
Bore 7	\$42,618	Motor fusion – cable rubbed through
WTP clearwater pump	\$47,560	Emergency replacement pump (cast iron componentry)
Electrical works	\$7,190	Associated with new pump install
WTP refurbish old clearwater pump	\$37,408	Purchase Order – may fall into next financial year
Total	\$310,720	

\* possible insurance claim

As the year unfolded and the level of unplanned expenditure rose, a hold was placed on budgeted items that could be carried over into next financial year. These were mostly associated with electrical switchboard upgrades, bore condition assessments (Tooraweenah) or progression of the IWCM. By not progressing with these items, the expenditure identified in the table above is offset by \$197,500. This reduces the overall impact of the operational budget this year to \$113,220. There could possibly be further savings identified in the quarterly budget review.

Council presently has \$3,537,818 in the water fund reserve. It is recommended that the 2024/2025 operating budget be adjusted upward by \$113,220 with these funds to be transferred from the water fund reserve.

Principal Activity Live

Policy Implications Nil

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Budget Implications

\$310,720 Unplanned expenditure  
24/25 financial year with \$113,220  
transferred from the water fund  
reserve.

Delivery Program Actions

**1.2.1.4**

Provide a potable Gilgandra water  
supply that meets Australian  
Drinking Water standards

RECOMMENDATION

That \$113,220 be transferred from the water fund reserve to the operating  
budget to offset unplanned expenditure that was incurred in the 2024-2025  
financial year.

Daryl Colwell  
Director Infrastructure

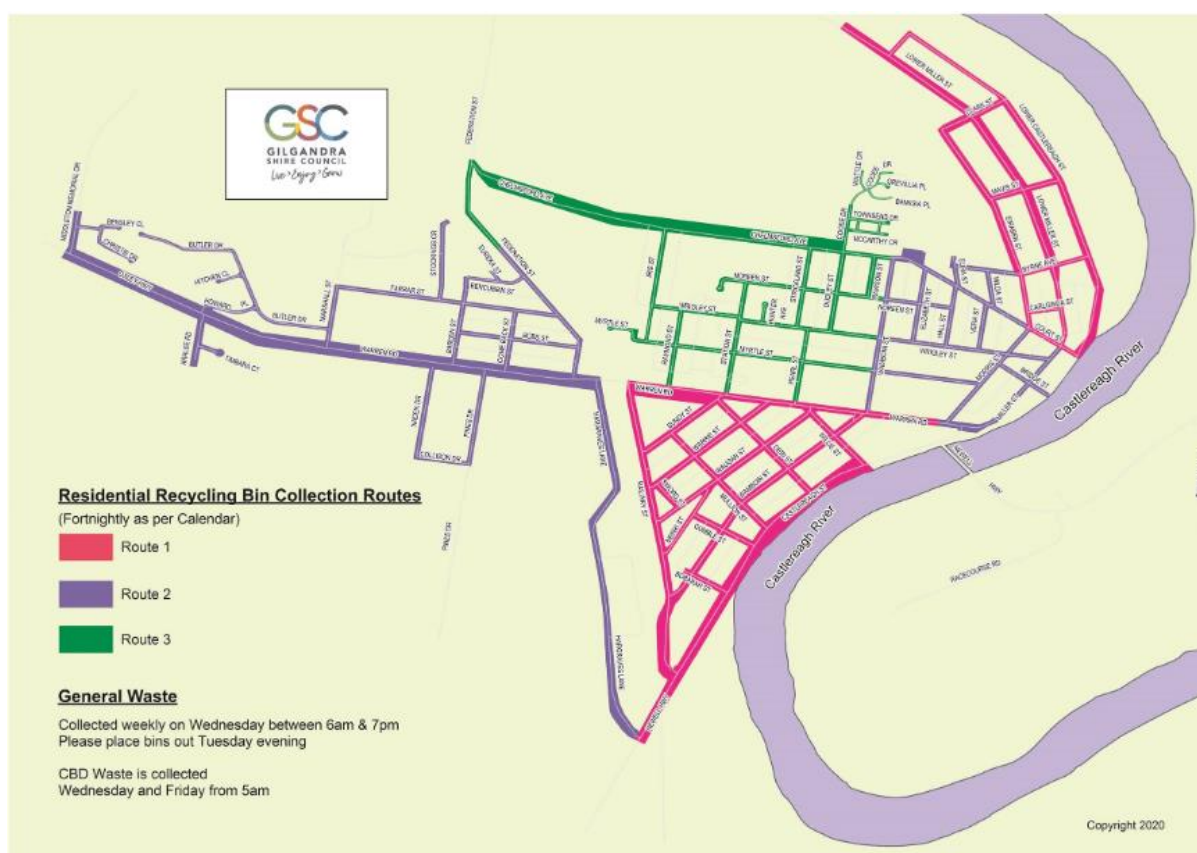
## **WASTE & RECYCLING COLLECTION SERVICES**

### **SUMMARY**

To consider procurement options and timeframes for waste and recycling services

#### **Existing contract background**

Gilgandra Shire Council (Council) currently provides a weekly 240 litre residual waste bin and fortnightly 240 litre bin recycling service to the residential and commercial premises in Gilgandra (Figure 1) along with the villages of Tooraweenah and Armatree.



Collection services are currently provided by JR Richards and Sons under a contract arrangement which is due to expire including the extension arrangement on 30 June 2026. Residual waste collected under the contract is delivered to the Gilgandra Waste Facility for disposal, with recyclables delivered to the Gilgandra Material Recovery Facility (MRF) for sorting and recovery by Carlinda Enterprises.

#### **Food and Garden Organics (FOGO) mandate**

The Protection of the Environment Legislation Amendment (FOGO Recycling) Bill 2025 was passed through Parliament on 20 February 2025, available at <https://legislation.nsw.gov.au/view/html/bill/a93bd076-9fcc-4427-a6bf-bfe84c7ea62c> which includes mandates for the collection and transportation of FOGO waste for households and certain business premises.



The mandate forms part of the state governments commitment to diverting waste from landfill under the Waste and Sustainable Materials Strategy, which includes the following targets:

- Reduce total waste generate by 10% per person by 2030
- 80% average recovery rate from all waste streams by 2030
- Halve organics waste send to landfill by 2030
- Net zero emissions from organic waste landfilled from 2030

In summary, the following key points are noted from the FOGO Recycling Bill:

**Household mandate**

- A local Council must provide each household a weekly FOGO service (but does not include those households who are not provided a residual waste service by Council).
- The FOGO material must be collected and transported separately to other waste streams
- A local Council is not required to provide the FOGO collection and transportation service prior to 1 July 2030
- Daily financial penalties will apply to Councils for non-compliance of providing household FOGO collection services thereafter

There are significant details still to come on the legislative reforms, including requirements around the processing of the FOGO material and the potential for an exemption based on the definition of a *local council* in the FOGO Bill:

*local council –*

- (a) means a council within the meaning of the Local Government Act 1993, but*
- (b) does not include a council prescribed by the regulations as not being a local council for the purpose of this chapter*

The regulations referenced in (b) above have not yet been developed and it remains unclear the timing for release of these, or any guidance around what considerations may be given when determining an exemption.

The Alliance of Western Councils (AWC) have approached NetWaste to facilitate a regional project (for Councils who do not currently have a FOGO service) to gain a better understanding of the implications of the mandate and potential opportunities for funding support and regional collaboration. The Councils involved include Central Darling, Bourke, Cobar, Brewarrina, Bogan, Walgett, Warrumbungle, Warren, Coonamble and Gilgandra, with discussions in the very early stages. EPA representatives have also been invited to the upcoming AWC meeting in early May.

The NSW Environment Protection Authority (EPA) Go *FOGO* grant fund is an opportunity for Councils to secure some support for the introduction of a new household service.

Some basic details of the grant include:

- FOGO must be collected and transported separately to other waste streams, and treated off site at a lawful facility to make a quality product
- \$50 funding per single dwelling and \$25 per multi-unit dwelling
- Provision of education – 3 stages (pre roll-out, during and post roll-out) and then yearly as part of the collection contract.
- Eligible items for funding associated with roll-out of a new household service includes collection bin, kitchen caddy, liners and education.

FOGO service roll-out must also occur within three (3) years of Council entering into a funding agreement and provide a weekly service for a minimum of seven years.

Based on the current guidelines and funding criteria, Council would potentially be eligible for approximately \$55,000 to assist with the introduction of FOGO services.

The FOGO Bill also includes requirements for certain business premises, along with mandatory record keeping requirements for food donations. It is the responsibility of the occupier of relevant premises to meet the requirements of the mandate, with council identified as the regulatory authority. Council may consider the option to include a FOGO collection service for relevant businesses as part of a waste contract if a new household service is rolled out.

The EPA has also released the NSW Guide to best practice FOGO which outlines key considerations for FOGO introduction <https://www.epa.nsw.gov.au/Your-environment/Recycling-and-reuse/business-government-recycling/Food-organics-and-garden-organics>

### **Gilgandra premises and annual waste volumes**

Currently there are 1,125 domestic services and 227 commercial premises (some receive 2 pickups) contracted weekly along with weekly collection of 78 street bins. The following volumes are currently collected for the waste streams under the existing contract arrangement (2024/25 data):

- 1,047 tonnes of waste
- 138 tonnes of recycling, equating to 12% diversion rate

Council undertook audits of both the waste and recycling bins in 2019 (Kerbside Bin Audit, JustWaste 2019) which showed that there was 4.7kg of organic material per household, per week in the residual waste bin (noting this is seasonal and does not include green waste directly delivered to the waste facility). This equates to approximately 275 tonnes per year away.

The audits also did reveal a significant number of recyclables remaining in the waste bin (4.14kg).

### 3.2. Residual bin

The average bin weighed 11.90 kg, of which 35% was classified as recyclables.

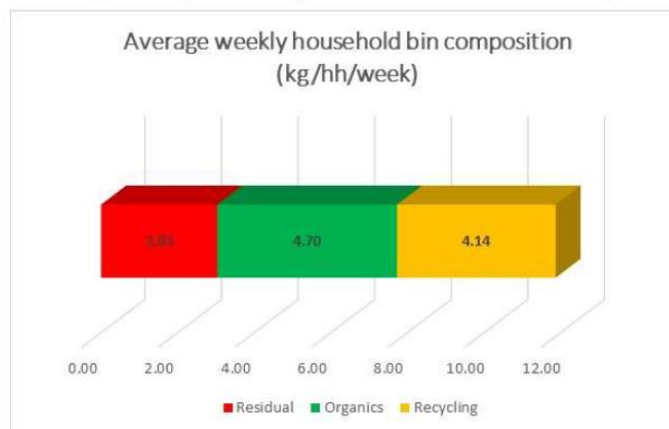


Figure 2: Average household bin composition (kg/hh/week).

The overall composition showed that the majority was organic material. Recycling contamination was high at 35%.

Figure 1: Extract from 2019 waste audit report

## Consideration of tendering options

With the upcoming expiry of the current waste and recycling collection contract (30 June 2026), along with the FOGO mandate, it is an opportune time to consider the potential procurement timing and pathway for future residual waste, recycling and possibly FOGO services.

Clause 2.2.3 of the existing Waste and Recycling Collection contract provides an option for extension of the contract term by agreement should Council consider this beneficial to pursue with the current contractor, which is discussed further in Table 1.

### 2.2.3 Contract Term

The Contract Term is to be the period set forth in Item 4(a) of the Annexure ('Initial Contract Term') plus any period for which the operation of this Contract is extended under Clause 2.2.4, and any other period for which the operation of this Contract is extended by agreement between the Parties.

Planning now for introduction of FOGO would allow Council to explore opportunities that meet the legislative obligations for service commencement by 1 July 2030 (as currently adopted), secure possible funding opportunities and prepare the community for upcoming service change and likely cost implications. Under current federal arrangements, Council may also be eligible for carbon credit units once FOGO is introduced which at current prices would be approximately \$10,000 income per annum for a period of seven years.

Table 1 provides a summary of the possible options for Council consideration with regards to contract timing:

CONSIDERATION	OPTION 1	OPTION 2	OPTION 3	OPTION 4
	<b>Undertake Gilgandra Waste &amp; Recycling Collection tender</b>	<b>Option 1 (Waste &amp; Recycling) + FOGO to commence 1 July 2030</b>	<b>Option 1 (waste &amp; recycling) + participate in FOGO tender with DMN regional group</b>	<b>Extend existing contract &amp; explore regional opportunities</b>
New contract start date:	Commence 1 July 2026	FOGO collection from 1 July 2030 Option 1 + Include a pricing option in tender for contractor to commence collections at specified date	FOGO collection services 1 July 2028 Option 1 + Participate in the regional tender process for FOGO only with Dubbo/Midwestern/Narromine regional NetWaste contract.	1 July 2028 <ul style="list-style-type: none"> <li>Explore possible opportunity to join with DMN regional process (will commence tender docs March 2026) - preliminary discussions with Dubbo Waste Manager indicated open to considering Council joining to the regional process, would need to confirm/formalise.</li> <li>Explore possible FOGO opportunities with AWC group</li> </ul>
Impact to current Gilgandra waste & recycling contract term	Nil	Nil	Nil	GSC would need to extend current contract with JR Richards to align - no formal extension options remaining, however Clause 2.3.3 provides for by agreement. Contractor has verbally indicated interest.
WASTE BINS/COLLECTION FREQUENCY	<ul style="list-style-type: none"> <li>Weekly 240L waste &amp; fortnightly 240L recycling</li> <li>Current recycling bins ok – yellow lidded, delivered to residents 2016</li> <li>Opportunity to consider roll-out of standard red lid waste bins given the</li> </ul>	<ul style="list-style-type: none"> <li>Move to 3 bin system as of 1 July 2030: Weekly 240L FOGO, Fortnightly 240L recycling, <b>Fortnightly 240L waste</b> (this frequency change typically occurs when FOGO introduced)</li> </ul>	<ul style="list-style-type: none"> <li>Move to 3 bin system as of 1 July 2028: Weekly 240L FOGO, Fortnightly 240L recycling, <b>Fortnightly 240L waste</b> (this frequency change typically occurs when FOGO introduced)</li> </ul>	Move to 3 bin system as of 1 July 2028 (or 2030 if preferred) Weekly 240L FOGO Fortnightly 240L recycling, <b>Fortnightly 240L waste</b> (this frequency change typically occurs when FOGO introduced)

	<p>inconsistency in bins currently being presented. Could incorporate as part of FOGO bin roll-out to minimise immediate costs.</p>			
<b>TIMING CONSIDERATIONS</b>	<ul style="list-style-type: none"> <li>Need to draft tender specs in coming months to ensure new contract commencement 1 July 2026</li> </ul>	<ul style="list-style-type: none"> <li>Would need to also consider transportation &amp; processing/disposal of organics – currently that requirement is not specified in the FOGO bill</li> </ul>	<ul style="list-style-type: none"> <li>Confirm possibility of joining regional DMN process formally with Dubbo Council as the contract lead</li> </ul>	<ol style="list-style-type: none"> <li>Confirm extension of current waste &amp; recycling by agreement between the involved parties</li> <li>Confirm possibility of joining regional DMN process formally with Dubbo Council as the contract lead</li> </ol>
<b>CONSIDERATIONS OF OPTION TO COUNCIL/ COMMUNITY</b>	<ul style="list-style-type: none"> <li>Current contract commenced 2016 - testing the market for service providers</li> <li>A 9-year contract period would provide potential future alignment with DMN regional contract timeframes</li> <li>Substantial staff time to focus on preparing tender documents &amp; data, coordinate process over next 12 months</li> <li>Potential service cost increases will apply from 26/27 &amp; direct cost implications, difficult to know until tender process</li> </ul>	<ul style="list-style-type: none"> <li>Have a firm price for FOGO to include in LTFP for new service, with lead time to prepare for introduction 1 July 2030</li> <li>Time for the FOGO mandate to fully evolve &amp; implications becoming clearer &amp; potential exemption?</li> <li>Time to educate the community on new service</li> <li>Significant time and resources involved from Council to roll-out new service from customer enquiries, marketing &amp; comms, including how education would be handled (in house/council, budget etc?)</li> </ul>	<ul style="list-style-type: none"> <li>Some extra time for the FOGO mandate to fully evolve &amp; implications becoming clearer - &amp; potential exemption?</li> <li>Preparation of regional tender documents likely commencing from March 2026</li> <li>Regional contracts prepared with EPA funding assistance for join procurement, includes utilising project managers to draft tenders &amp; contracts, probity and legal services where needed</li> <li>Potentially could specify start date as 1 July 2030 to align with current mandate date – would need to confirm</li> </ul>	<ul style="list-style-type: none"> <li>Preparation of regional DMN tender documents likely commencing from March 2026</li> <li>Regional contracts prepared with EPA funding assistance for join procurement, includes utilising project managers to draft tenders &amp; contracts, probity and legal services where needed</li> <li>Economies of scale, potentially lower cost/service given costs shared across more collective services</li> <li>Potentially could specify start date as 1 July 2030 to align with current mandate date – would need to confirm</li> <li>Consistency of service/education/messaging for waste overall, including trying to divert more recycling</li> </ul>

		<ul style="list-style-type: none"> <li>Go FOGO grant opportunity to support new service introduction</li> </ul>	<ul style="list-style-type: none"> <li>Proximity to <u>existing</u> organics plant –Dubbo Regional Ccl owns the land &amp; building where the Dubbo Regional Organics Processing Plant (DROPP) is located, contractor owns fit-out &amp; operates for contract term.</li> <li>Regional delivery of services and education initiatives – DMN currently provide FOGO services, would benefit from tapping into existing programs &amp; resources, consistent messaging</li> <li>Go FOGO grant opportunity to support new service introduction</li> </ul>	<p>from the residual bin to MRF and reduce waste landfill</p> <ul style="list-style-type: none"> <li>Recycling would still be nominated for processing by Carlginda, however could require an alternative processing facility if a backup option needed due to circumstances changing</li> <li>Proximity to <u>existing</u> organics plant –Dubbo Regional Ccl owns land &amp; building where the Dubbo Regional Organics Processing Plant (DROPP) is located, contractor owns fit-out &amp; operates for contract term.</li> <li>Potential to purchase AS certified compost product back from DROPP to involved Councils.</li> <li>Potential opportunity to include a Gilgandra only tender price + regional tender price</li> <li>Time for FOGO mandate detail to further evolve, including any possible exemptions and opportunities that may arise through the AWC initiative</li> <li>Changeover to standardised bins is part of the contract price &amp; apportioned over life of contract</li> <li>Go FOGO grant opportunity to support new service introduction</li> </ul>
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## CONCLUSION

Waste management has evolved significantly in recent years from the need to collect everything as waste and disposal to landfill, with the state government now mandating in some instances high waste diversion targets. While there are some specific details to be confirmed around the FOGO mandate, Council needs to be prepared. We are fortunate in Gilgandra to have the current recycling service through Carlinda Enterprises and diverting recyclable material that many rural Councils are not able to due to distances and costs.

Looking forward to the next ten years and as state government drivers becoming more specific around waste management, increasing diversion from landfill and the possibility of a regional waste levy, there are significant costs that will be borne by Council and the community. While there is some limited financial support for the initial roll-out of a new FOGO service, it is not for ongoing collection and education.

Given the approaching waste and recycling contract expiry date and the FOGO mandate as currently adopted, it is an opportune time for Council to explore any potential cost efficiencies and savings that could be achieved in providing this essential service to the community to minimise further financial impact where possible.

Option 4 as outlined in Table 1 provides the following key opportunities and is considered the most advantageous largely attributed to additional time for Council to understand the FOGO mandate and explore potential regional opportunities:

- Current waste services remain until 2028, familiar to Council and the community
- Regional contracts prepared with EPA funding assistance for joint procurement, includes utilising project managers to draft tenders & contracts, probity and legal services where needed
- Time for FOGO mandate detail to further evolve, including any possible exemptions and opportunities that may arise through the AWC initiative
- Potential cost efficiencies through economies of scale, consistency in services and learning from Councils who have already introduced FOGO, including the Dubbo/Midwestern/Narromine regional contract
- Opportunity to include a Gilgandra only price category in regional contracts to ensure smaller/local contractors can tender, supporting Councils commitment under the Local Purchasing Policy.

<u>Principal Activity</u>	Live
<u>Policy Implications</u>	Nil
<u>Budget Implications</u>	\$15,000 in current budget for waste tender process

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Delivery Program Actions

**1.3.4.1**

Manage Gilgandra Waste Facility, waste collection contract for town and village kerbside pickup and encourage recycling in Gilgandra Region\*

**1.3.4.2**

Prepare tender documents for Domestic Waste & Recycling Collection and undertake process\*

RECOMMENDATION

1. That Council explores extension of the Domestic Waste and Recycling Collection contract by agreement with the current Contractor, JR Richards and Sons Pty Ltd to 30 June 2028
2. That Council explores the possible participation in the Dubbo/Midwestern/Narromine regional waste tendering process and confirms what is involved
3. That Council actively participates in the Alliance of Western Councils FOGO Mandate Working Group
4. That a further report be presented to the Council on the outcomes of Recommendation 1 and 2 to confirm the timing and direction for tendering of the next waste services contract

Neil Alchin  
Director Growth and Liveability



## **LAND CLASSIFICATION**

### **SUMMARY**

To seek approval from Council to categorise recently purchased land.

.....

The following land has been purchased by Council:

- A2806 41 Miller Street settlement date 30 August.2024
- A2048 68 Myrtle Street Gilgandra settlement date 13 March 2025

To fulfil legislated requirements under the Local Government Act 1933 stipulates:

- Part 2, section 25 of the Act that all public land must be classified as either community land or operational land.
- Part 2, section 31 of the Act states that public land may be classified, by Council resolution, on or before the date which is 3 months of the acquisition of the land. Failure to classify land within such timeframe deems the land to be classified as community land.
- Part 2, section 34 of the Act states public notice must be given of a proposed resolution to classify or reclassify public land.

The proposed use of the properties is considered to be operational in nature, and as such, this report recommends that the Properties are classified as operational under the Act. Noting that both properties require 28 days' public notice for the reclassification and classification to operational land.

- A2806 41 Miller Street – re-classification as operational land.
- A2048 68 Myrtle Street Gilgandra – classification as operational land.

### **BACKGROUND:**

Resolution 86/24 Cr Walker / Cr Mann, relocation of Orana Living and Community Care functions to the “Tavern” building located in Miller Street (*41 Miller Street Gilgandra*). Resolution 143/24 Cr Mockler / Cr Walker that the purchase of Lot 103 DP 1142079 (*premises known as the “Tavern” building*) in line with Councils resolution be noted.

Resolution 237/24 Cr Mann/ Cr Bunter to authorize the General Manager to finalise, and execute the purchase of 68 Myrtle Street, subject to receiving a satisfactory Hazardous Substance report (*current residence to be demolished and replaced with a new dwelling*).

<u>Principal Activity</u>	Grow
<u>Policy Implications</u>	Nil
<u>Budget Implications</u>	Nil
<u>Delivery Program Actions</u>	<b>3.1.1</b> Provide support for existing business and facilitate opportunities for business development and growth

#### RECOMMENDATION

1. That Council resolve to give 28 days' public notice that the property at 41 Miller Street be reclassified as operational land, and after the 28 days' notice period if no objection is given be classified as Operational Land.
2. That Council resolve to give 28 days' public notice that the property at 68 Myrtle Street be classified as operational land, and after the 28 days' notice period if no objection is given be classified as Operational Land.

Neil Alchin  
Director Growth and Liveability

(FM.AC.1)

## **WRITE OFF SUNDRY DEBTOR ACCOUNTS**

### **SUMMARY**

To seek approval from Council to write off a number of long term, outstanding sundry debtor accounts.

.....

Council charges members of the public for several services outside of the standard rates and annual charges. The cost for these services are invoiced through Council's sundry debtor system. Statements are also issued on a monthly basis. Once accounts move past 90 days outstanding, they are referred to Council's debt collection agency for recovery actions.

From time to time, some of these outstanding accounts become long term debts due to difficulty in recovering for a variety of reasons. Once this occurs, consideration must be given to writing these debts off Council's financial statements.

Below is a list of sundry debtor accounts that are submitted to be written off:

<b>Name</b>	<b>No. of Days</b>	<b>Total</b>	<b>Reason</b>	<b>Manager</b>
DONALD WILLIAM ZELL	1,227	79.97	HCP fees	Bec Bishop
UNA JUNE BELL	1,038	590.13	HCP fees	Bec Bishop
BERYL LESLEY MCKENZIE	1,375	609.25	HCP fees	Bec Bishop
JOHN WALLACE	1,031	50.00	HCP fees	Bec Bishop
		<b>1,329.35</b>		
R MCEWEN	977	4,387.49	JTH fees	Bec Bishop
HEALTH CONSULT	1,324	34,400.00	JTH training	Bec Bishop
		<b>38,787.49</b>		
THE ESTATE OF THE LATE DEI	744	317.85	CL fees	Di Thomas
THE ESTATE OF THE LATE MR	1,103	825.47	CL fees	Di Thomas
DOROTHY YOUNG	774	1,061.41	CL fees	Di Thomas
JOY SMITH	1,038	746.02	Respite fees	Di Thomas
JOHN SMITH	981	765.66	Respite fees	Di Thomas
		<b>3,716.41</b>		
STEVEN FITZPATRICK	536	882.68	OL rent	Janelle Lummis
		<b>882.68</b>		
DANELLE MARGUERETTA JONES	1,164	840.00	Dog fees	Kristy Cosier
ARMATREE HOTEL	295	110.00	Food inspection	Kristy Cosier
DAVID MICHAEL COLEMAN	616	385.00	Overgrown block	Kristy Cosier
BURSTOWS FUNERAL CARE	457	185.00	Funeral fees	Merscia
BULL FAMILY FUNERALS	2,303	895.00	Funeral fees	Kouroulis

TRACEY ANNE ALLPORT	357	396.00	Bus hire	Kouroulis
TANYA KASSAS	3,600	457.00	Gym membership	Tracey Stevenson
BRENSHAW MEDICAL PTY LTD	1,065	39,444.04	Medical centre rental	Tracey Stevenson
		<b>42,712.04</b>		Neil Alchin
		<b>87,427.97</b>		

Any outstanding debt is uneconomical to proceed to recovery action if it is \$500 or less.

Of the total of \$87,427.97, there are two outstanding debts that add up to \$73,844.04 which are:

- \$34,400.00 for training costs at Jack Towney Hostel. Health Consult were the providers of the training and there was some confusion as to who was to pay for the training. Health Consult have denied that they were responsible. The debt has been around now for 1,324 days.
- \$39,444.04 for medical centre rental costs. Brenshaw Medical Pty Limited have since gone into bankruptcy. The debt has been around now for 1,065 days.

<u>Principal Activity</u>	Lead
<u>Policy Implications</u>	Nil
<u>Budget Implications</u>	An additional \$87,427.97 expense in the relevant areas for the year.
<u>Delivery Program Actions</u>	<b>4.3.1.1</b> Ensure all governance targets and statutory requirements are met in line with the relevant Acts and Regulations and Council policy

### RECOMMENDATION

That Council resolve to write off the sundry debtors listed at a cost of \$87,427.97 included in the 2024/25 financial year.

Neil Alchin  
Director Growth & Liveability

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## **COMPANION ANIMALS LEGISLATION REVIEW**

### **SUMMARY**

To note the review of Companion Animals Act 1998 and the Council's key points for submission to the Discussion Paper.

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The Department of Planning, Housing and Infrastructure (DPHI) has released a discussion paper seeking feedback from stakeholders and the public on how to improve the *Companion Animals Act 1998* (the Act), with submissions closing 4 May 2025. The discussion paper is available at <https://www.olg.nsw.gov.au/companion-animals-act-review/>

The Act provides the legislative framework for managing pet cats and dogs in NSW and was last comprehensively reviewed in 2005. It legislates the identification and registration requirements of companion animals and the duties and responsibilities of their owners, with the principal object being to *'provide for the effective and appropriate care and management of companion animals'*.

The Companion Animals Regulation 2018, which is due for statutory review, will be reviewed in tandem with the Companion Animals Act to ensure the entire companion animal regulatory framework is examined holistically.

Stakeholders (including Local Councils) are invited to contribute to the discussion which may then lead to further consultation, including papers, targeted stakeholder meetings and workshops as required.

Enforcement of companion animal legislation and monitoring of compliance is primarily the responsibility of Councils, who have the authority to:

- manage unregistered, lost, or surrendered companion animals
- investigate and report dog attacks
- declare dogs as menacing, dangerous or restricted
- handle complaints about companion animals
- define and oversee off-leash and prohibited areas

Councils' obligations under the Companion Animals Act include providing pound facilities, which can be outsourced to approved organisations or veterinarians. Councils must also report annually on their enforcement activities and compliance with the Companion Animals Act and Regulation.

Council is just one stakeholder with responsibilities under the legislation, others being pet owners, vets, rehoming organisations, Office of Local Government and NSW Police.

A number of other inquiries will also be considered as part of the review, including:

- Inquiry into Pounds in NSW
- Veterinary workforce shortage in NSW
- Cat management in NSW

The Discussion Paper highlights that the move to outcome and performance-based deliverables would allow for more adaptive and efficient use of resources, reducing unnecessary regulatory burdens. There are three Strategic Focus Areas for comment which are outlined below, along with guiding questions to prompt feedback.

1. Strategic framework for encouraging responsible pet ownership of companion animals
2. Compliance and enforcement role of councils
3. Companion animal population and rehoming

### ***Council feedback***

Whilst there are obligations for pet owners under the legislation regarding microchipping, registration and desexing, there is significant reliance on reactive and regulatory measures when dealing with companion animal issues, which typically occurs if the animal is impounded by Council and/or there is an incident or complaint.

Compliance is an important part of responsible pet ownership, however the onus of should be placed on the owner in the first instance and the legislation should be changed to focus on this expectation. Local Councils largely deal with the issue once it has occurred and have limited resources to respond, in particular in rural and regional councils that cover significant geographic distances.

- Programs that would encourage responsible pet ownership, including consistent education messaging and be driven at the state level by Office of Local Government which would have broader impact to reach pet owners generally. Broad topics could include focus on:
  - Key responsibilities as breeders and companion animal owners, including the difference between microchipping and registration - many pet owners that Council encounters do not understand their responsibilities, or the process involved
  - General public awareness and education campaigns to emphasise the risks posed by dogs in public spaces
  - Responsible pet ownership and Adopt, Don't Shop resources are available (such as social media tiles), Council have limited resources to implement these, and with no tangible way of measuring impact.
  - Government subsidies for desexing, microchipping and registration of companion animals.

- Pet registration fees are set by Office of Local Government (OLG), are complicated and considered to be a significant deterrent to pet owners meeting their legislative obligations. As an example, currently the registration fee for a dog under 6 months old is \$78. The fee for registering a dog over 6 months old is \$184 (not desexed). A grace period for someone who acquires a dog older than 6 months is suggested for consideration, to encourage owners to follow through with desexing and registration.
  - There are many ways people can become a pet owner – and they do not have to be bred by a registered breeder. Desexing should be compulsory for all companion animals that are not from registered breeders and the responsibility be with the person who bred the animal.
  - Stricter penalties for registered breeders who do not update microchip details of animals that they sell – in many circumstances where Council impounds dogs in particular, the details are still in the breeder name, making it very difficult and time consuming to identify the owner.
  - Currently there are no penalties in the legislation for repeat offenders, and no restrictions on individuals being able to own animals (due to having previously owned a dangerous dog for example).
    - Escalation of penalties for repeat offenders and/or those who will not co-operate with Council Authorised Officers.
  - Council Authorised Rangers could have more power to seize animals that are dangerous or potentially dangerous. i.e. a dog isn't declared dangerous until after it attacks. In some there are indicators of a dog that is highly likely to attack but isn't declared dangerous.
  - A suggested alternative to introduce a licensing system for owners as opposed to a registration system for companion animals (an owners license with an annual fee as opposed to one off registration fees for companion animals). Pets could be microchipped with that microchip number then assigned to an owners license number. This is also a means by which to control the number of dogs owned by any one person and to potentially disqualify people from owning pets if required.
  - Council is seeing a reduced number of adoptions and an increase in animals being managed through rehoming organisations. This is being largely attributed to the cost involved in animals needing to be microchipped, vaccinated, registered and desexed prior to adoption (let alone contribution to Council fees) – this is impacting on the operational income for Ranger Services, which has flow on effect to available funds for animal shelter maintenance, operational costs and any proactive responsible pet ownership initiatives.
    - Dedicated funding support for Councils to operate animal shelters should be more readily available
    - Dedicate funding support to coordinate microchipping days locally
-

## **CONCLUSION**

Submissions on the Discussion Paper is the first step in the Companion Animals Act legislative review process.

Council will continue to participate in joint discussions and feedback opportunities throughout the review including through formal submissions.

<u>Principal Activity</u>	Live
<u>Policy Implications</u>	Nil
<u>Budget Implications</u>	Nil
<u>Delivery Program Actions</u>	<b>1.3.4.7</b> Provide animal shelter and ranger services*

## **RECOMMENDATION**

1. That Council notes the review of the Companion Animals Act 1998 currently being undertaken
2. That Council actively participates in the legislative review process and makes submission on the Discussion Paper as outlined

Neil Alchin  
Director Growth and Liveability



**BUSH FIRE PRONE LAND MAP 2024**

**SUMMARY**

To advise that the new Bush Fire Prone Land Map was certified on the 7 March 2025 by the Deputy Commissioner Preparedness & Capacity NSW Rural Fire Service (NSW RFS).

.....

Council considered a report dated 17 December 2024, with the following resolution:

<b>RESOLVED 252/24</b>	<b>Cr Mann/Cr Freeth</b>
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.	

The new Bush Fire Prone Land Map 2025 was certified on the 7 March 2025 by NSW RFS. The map is included in **Attachment 1**. The mapping is available on state wide mapping databases including NSW Planning Portal Espatial Viewer.

A notation will be included in The Gilgandra Weekly GSC Block Ad to advise the community of the Bush Fire Prone Land Map 2025.

The new Bush Fire Prone Land Map 2025 is a tool for identifying bushfire hazards in accordance with the Planning for Bush Fire Protection Guidelines 2019. The map will be used to inform all bushfire related enquiries, 10.7 Planning Certificates and Development Application assessment matters.

<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>	<b>4.3.1.1</b> Ensure all governance targets and statutory requirements are met in line with the relevant Acts and Regulations and Council policy

RECOMMENDATION

That Council note the Bush Fire Prone Land Map 2025 has been certified.

Neil Alchin  
Director Growth and Liveability

**THE MILL AT THE GIL PLAZA - GAZEBO FOR KIOSK**

**SUMMARY**

Outlining the plans to provide a gazebo as a kiosk facility in the Mill at the Gil Plaza at the GIL Library Hub.

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It is planned that the GIL Library Hub will purchase a 3m x 3m gazebo with 4 roll-up and down walls, to provide shelter for a street stall in the Mill at the Gil Plaza. The gazebo will have GIL Library Hub and Gilgandra Region branding.

The gazebo is to be stored at the GIL Library Hub in the compactus room, and the Hub has a spare folding trestle table and chairs that could be used. The gazebo could be erected in various locations in the Plaza (not necessarily only against the wall of the building). There are power points in several locations.

It is intended that the gazebo be set up and pulled down by either the user group where practical or nominated Council staff by prior arrangement, noting that only one person is working at GIL Library Hub 8:30-9:30am, and 4:30-5:30pm. The bookings for this space are to be taken by GIL Library Hub staff, enquiries for bookings for the gazebo in the plaza will be directed to [library@gilgandra.nsw.gov.au](mailto:library@gilgandra.nsw.gov.au) or phone (02) 6817 8877.

It is proposed that bookings are to be free for local community organisations/ events. For commercial bookings e.g. Goldwind Information days, it is proposed that the same rate apply as for the Business Incubator- \$60 per day. The same rate would be used for an individual stall or a wider plaza booking.

Bookings are to be considered on a case by case basis. Some commercial bookings may be regarded as inappropriate, as the space is a designated community space. For example: no commercial bookings for retailers or food vendors.

If the Business Incubator is not booked and a street stall is booked in the Plaza in bad weather, we will invite the street stall operators to come in and use the Business Incubator, free of charge. This would be on an ad hoc basis only - it will not be possible to book the Business Incubator for this purpose free of charge. The Business Incubator is to be the subject of an EOI for a lease. The lease is not likely to be in place until 1 July. In the interim, we will accept casual bookings of the Business Incubator - Commercial rate - \$60 per day, Community rate - \$30 per day.

Principal Activity

Enjoy

Policy Implications

Nil

Budget Implications

Purchase cost of gazebo \$3,000,  
ongoing cost of staff erecting and  
pulling down the gazebo as required

Delivery Program Actions

**2.1.5**

Activate The GIL Library Hub as a  
vibrant community living room that  
generates social engagement and  
supports development in our  
business sector

RECOMMENDATION

1. That Council note plans around the booking of the Mill on Miller Plaza as a location for local community groups to conduct fund raising activities and commercial entities to promote on a case by case basis.
2. That Council support the purchase of a gazebo for use as a temporary kiosk in the GIL Library Hub Plaza.

Neil Alchin  
Director of Growth and Liveability

**TOORAWEEAH AERODROME WATER SUPPLY PROJECT**

**SUMMARY**

To consider a Council contribution to the Arthur Butler Aviation Museum (ABAM) Tooraweenah Water Supply Project

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In 2024 ABAM was successful in obtaining a grant for \$20,000 under the NSW Government Community Building Partnerships Program, to deliver a water supply to the Tooraweenah Aerodrome. The plan as per the grant application was for the grant funds to cover materials required in relation to connection from the Tooraweenah Water Supply including a storage tank at the Aerodrome amenities.

Labour and plant required to run the water from Tooraweenah to the Aerodrome was to be provided by ABAM as an in kind contribution.

The required tank has been installed and required piping and fittings purchased by ABAM.

It was subsequently determined by Council that the required water pipes should be located in the road reserve to ensure ease of access for long term maintenance. As part of due diligence, a locator was engaged to determine the location of other services in the road reserve. This exercise identified that there is significant Telstra cabling running through the road reserve, and further that it does not run in a completely straight line.

An onsite meeting was recently held with the executive of ABAM and during these discussions it was determined that given the high risks associated with this element of the project it should be Council staff and labour used to run the water supply through the road reserve.

This element of the project is estimated to cost \$11,520, which has not been budgeted.

**Estimated cost based on 5 days to complete:**

- Labour - \$1300/Day
- Plant - \$320/Day
- Trencher Hire - \$300/Day
- 20% contingency
- **Total Estimated Cost - \$11,520**

Given the circumstances it is recommended that Council support the project's completion by way of a contribution equivalent to the cost of these works noting that the assets are ultimately Councils and water and power have been identified as two key elements in progressing the showcasing of the Arthur Butler Aviation story associated with Tooraweenah's history.

<u>Principal Activity</u>	Enjoy
<u>Policy Implications</u>	Nil
<u>Budget Implications</u>	Estimated cost \$11,250 not budgeted
<u>Delivery Program Actions</u>	<b>2.2.1.4</b> Implement the Gilgandra Cultural Precinct Strategic Plan to gain understanding and respect for local history and heritage*

#### RECOMMENDATION

That Council contribute plant and labour required to run the water supply infrastructure from Tooraweenah to the Tooraweenah Aerodrome at an estimated cost of \$ 11,250.

Neil Alchin  
Director Growth and Liveability

## **REPORTS FOR INFORMATION AND NOTATION**

### **SUMMARY**

To present reports for information and notation.

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1. Statement of Bank Balances (Local Government Financial Management Regulation No.19) – Month of March 2025.
2. Certificate of Bank Reconciliation – Month of March 2025.

Details of investments as at 31 March 2025 (Local Government Financial Management Regulation No.19).

<b>CASH BOOK BALANCE AS AT</b>	<b>28-Feb-25</b>	<b>\$2,575,735.09</b>
Plus: Receipts		\$4,914,612.96
Less: Payments		\$4,204,418.88
<b>CASH BOOK BALANCE AS AT</b>	<b>31-Mar-25</b>	<b>\$3,285,929.17</b>

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<b>STATEMENT BALANCE AS AT</b>	<b>28-Feb-25</b>	<b>\$2,555,104.88</b>
Plus: Receipts		\$4,901,058.45
Less: Payments		\$4,172,345.49
<b>STATEMENT BALANCE AS AT</b>	<b>31-Mar-25</b>	<b>\$3,283,817.84</b>

Plus: Unpresented Receipts		\$2,311.33
Less: Unpresented Payments		\$200.00
<b>RECONCILED BALANCE AS AT</b>	<b>31-Mar-25</b>	<b>\$3,285,929.17</b>

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Cashbook balance as at 31 March 2025:	\$3,285,929.17
Investments held as at 31 March 2025:	\$32,000,000.00
<b>Total Cash &amp; Investments Held as at 31 March 2025:</b>	<b>\$35,285,929.17</b>

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The bank balances in each of the funds as at 31 March 2025 are:

General Fund	\$11,803,113.76
Water Fund	\$3,415,814.15
Sewer Fund	\$3,436,228.38
Orana Living	\$5,533,341.61
Carlinda Enterprises	\$491,403.06
Cooee Villa Units	\$4,414,017.06
Cooee Lodge	\$5,276,679.53
Jack Towney Hostel	\$464,566.89
Trust Fund	\$450,764.73

<b>Balance as per Total Cash &amp; Investments Held:</b>	<b><u>\$35,285,929.17</u></b>
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Details of Council's investments are as follows:

(1)	\$1,000,000.00	For 274 days	5.10%	Due 03-Sep-25	With Defence
(2)	\$1,000,000.00	For 365 days	4.65%	Due 04-Sep-25	With Bendigo
(3)	\$1,500,000.00	For 184 days	4.30%	Due 04-Sep-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	4.60%	Due 25-Aug-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 92 days	4.70%	Due 05-Jun-25	With IMB Bank
(8)	\$1,000,000.00	For 184 days	4.65%	Due 24-Sep-25	With IMB Bank
(9)	\$2,000,000.00	For 151 days	4.85%	Due 23-Jun-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 180 days	4.80%	Due 06-Aug-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 91 days	5.00%	Due 07-Apr-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				<b>\$32,000,000.00</b>	
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>
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#### **July 2022**

141/22	Compulsory Acquisition by Agreement Of Road Reserves and Licence Agreement	No further progress, remains outstanding
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#### **October 2024**

177/24	Planning Proposal Update – Industrial Land	Report to future meeting once gazettal of the plan is complete
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MEETING OF: GILGANDRA SHIRE COUNCIL  
HELD ON: 15 APRIL 2025

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**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 this Council Meeting.

MEETING OF:  
HELD ON:

GILGANDRA SHIRE COUNCIL  
15 APRIL 2025

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## **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.

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.

In August 2024, the NSW Government created a Housing Taskforce to bring together experts from multiple government agencies to streamline planning processes, with a focus on state agency involvement in development applications (DA). The NSW government agency performance is reviewed every 6 months for matters of concurrence, integrated development and referrals. In the 2024/2025 Financial Year 89% of referrals meet the legislated timeframe.

### **March 2025 – Lodgement & Assessment Timeframes**

The March figures for the Council League Table have not been uploaded. These figures will be supplied in May Notation Report.

### **March Development Application Details**

The following development applications were approved during March 2025

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MEETING OF:  
HELD ON:

GILGANDRA SHIRE COUNCIL  
15 APRIL 2025

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DA Number	Applicant's Name	Application	Property address	Total Development Cost
2025/579	Mr Trevor Rogers	Alterations & Additions (Shed & Carport)	1 Christie Drive, Gilgandra	\$31,000.00
2025/581	SJ Pools Pty Ltd	Alteration & Additions (Swimming Pool)	4337 Castlereagh Highway, Armatree	\$96,104.00
2024/539	Barnson Pty Ltd	Subdivision (9 rural residential lots)	172 Quealeys Lane, Gilgandra	\$407,386
2025/574	Gilgandra Shire Council	Demolition (dwelling and ancillary structures)	68 Myrtle Street, Gilgandra	\$0
			March	\$534,490
			Total 2025	\$606,290

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MEETING OF:  
HELD ON:

GILGANDRA SHIRE COUNCIL  
15 APRIL 2025

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### **Applications Under Assessment**

The following development applications are currently under assessment

<b>DA Number</b>	<b>Applicant's Name</b>	<b>Application</b>	<b>Property address</b>	<b>Estimated Development Cost</b>
2024/566	Gilgandra Shire Council	Temporary workers accommodation facility	14 Marshall Street, GILGANDRA	\$2,278,944.27
			<b>Total under assessment</b>	<b>\$2,278,944.27</b>

### **RECOMMENDATION**

That the reports be noted.

David Neeves  
General Manager

**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 COUNCILS MEETING MINUTES**

Minutes of the meeting held on 7 March 2025.

**RECOMMENDATION**

That receipt of the Category B correspondence be noted.

David Neeves  
General Manager